

A TIRZ 18 Initiative

The Fifth Ward Housing Study

Our Space is a Great Place

"OUR SPACE IS A GREAT PLACE"

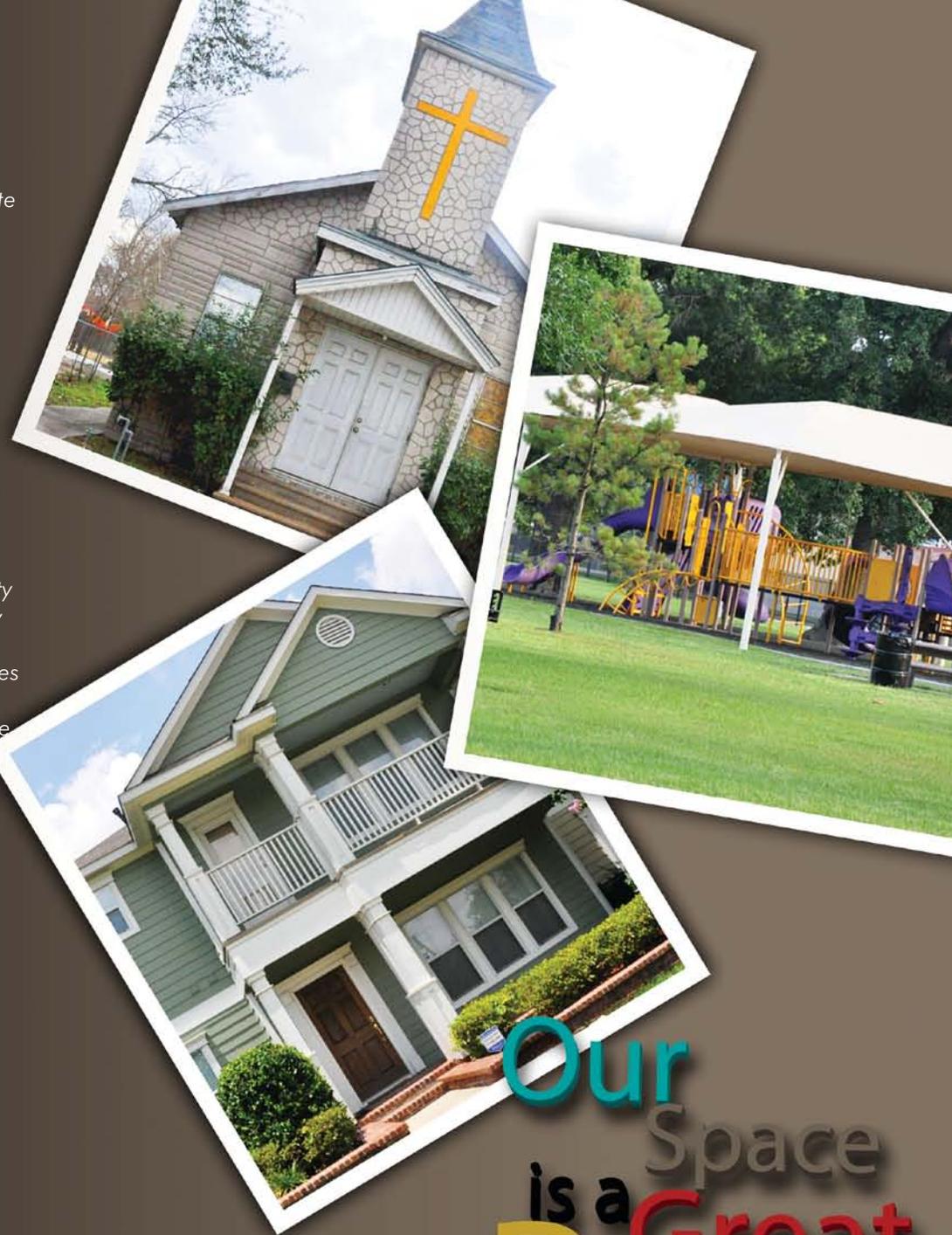
Every attempt has been made to provide the most current and accurate information as of the time of this publication. However, in light of a continually evolving community and economy, information, projects and statuses contained herein may have changed since the time of initial inquiry.

Strategies to bring substantial investment capital into the community are already well underway and are also articulated throughout this study. Even as the planning continues, the Fifth Ward Tax Increment Reinvestment Zone (TIRZ 18) is a valuable tool and resource in establishing a more appealing neighborhood and attracting external investments. We hope that you will join us as we attempt to transform the Fifth Ward community into a pleasant and desirable place to live and do business. Our primary goal is to attract (1) a wide range of people who desire to live near the city's center and (2) capital liquidity to support new and existing businesses in the community. As property values and economic activity increase, outside businesses and developers will begin to recognize the enormous financial opportunities in Fifth Ward. Enterprises of all types may see expansion and development opportunities and the resulting infusion of capital has the potential to transform 5th Ward into one of the most dynamic and vibrant communities in the city.

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*“We keep moving forward,
opening new doors, and doing
new things, because we're
curious and curiosity keeps
leading us down new paths.”*

—Walt Disney





The Doors of Fifth Ward



A TIRZ 18 Initiative

The Fifth Ward Housing Study

Our Space is a Great Place

Introduction and Project Overview

February 2011

To the Residents, Constituents, and Stakeholders of the Fifth Ward Community and Study Area,

In July 1999, the Fifth Ward Redevelopment Authority was created and later ordinances were approved to expand the boundaries of the Tax Increment Reinvestment Zone by the City of Houston. The Authority is organized as a public non-profit corporation for the purpose of aiding, assisting, and acting on behalf of the City in the performance of its governmental function to promote the common good and general welfare of Reinvestment Zone Number Eighteen (the “Zone”) and neighboring areas and to promote, develop, encourage and maintain housing, educational facilities, employment, commerce and economic development in the City. It is for the reason that the Board of Directors, consisting of five active members and appointed by the Mayor with the approval of City Council deemed it necessary to embark upon a Housing Study.

No longer could we be guided purely by our passion of “creating a community of choice”. Neither could we successfully attract the level of investment necessary to transform this community without the science of a research team and strategist to demonstrate the demands of this community. Clearly, by all indicators the Fifth Ward today has changed from the community we once knew. By far, the greatest challenges to beset the Fifth Ward Community are the result of a declining economy and disinvestiture, long before the recent recession.

TIRZ 18, viewed as a tool to support redevelopment, has strategically operated within the confines of limited resources and capacity until measurable increments for the area had been sustained. As the financial positioning of the TIRZ is strengthened and the demands of the community are evidenced throughout the study, we have designed an implementation strategy that will be both visible and impactful. We will aggressively pursue activities and investments designed to improve the lives of the residents of Fifth Ward. That being said we could not adequately evaluate the demand for housing without looking back at the work, investments and commitments that many of you have made to help make Fifth Ward a place to call home.

This study inquired of various facets of community living in Fifth Ward and helped to establish a framework and create conditions for redevelopment to occur that will stabilize a declining tax base, establish the basis for a consistency of land uses and strengthen the character of residential and commercial properties needed to attract new residents and businesses to the area while safeguarding and nurturing current residents and businesses. We are not content resting in the past but believe that opportunity resides behind every door. We thank you for your support and hope that this study will “open the door on another chapter of history”

Harvey Clemons Jr., TIRZ 18 Chairman

Introduction and Project Overview

PURPOSE AND CONTENT OF THIS STUDY

City of Houston Tax Increment Reinvestment Zone (TIRZ) #18, also known as the Fifth Ward TIRZ, has contracted a team of consultants and other knowledgeable professionals to perform a study of the housing market in the Fifth Ward and nearby areas. The Fifth Ward Community Redevelopment Corporation (Fifth Ward CRC), the major nonprofit housing developer in the Fifth Ward, is serving as the administrative overseer of the study and is also assisting with research and analysis.

This study offers a complete picture of the forces shaping the demand and supply of housing within the geographic area defined for this study. It also provides recommendations for actions, investments, and policies that can:

- Enhance and enlarge the market to increase its dynamism while serving existing residents;
- Improve and diversify the housing product type offered in the area;
- Increase the stability and desirability of the Fifth Ward's neighborhoods; and

- Position the Fifth Ward to capture the residential resurgence of Houston's urban core by nurturing a distinctive sense of place.

To achieve these objectives, the study contains a number of components that represent complete reports unto themselves. These include:

1. A brief history of the area
2. The Fifth Ward Cityscape – an overview of the physical and aesthetic conditions that form the setting for residential living
3. The Housing Market Analysis
4. Strategic recommendations and a housing implementation plan
5. In-depth analysis of particular opportunities for housing development
6. An overview of the Social Services available in the Fifth Ward
7. A brief assessment of the market for retail space

These reports have been completed between summer 2010 and winter 2011.

STUDY AREA DEFINITION

While TIRZ #18 contains a limited area with irregular boundaries, the Study Area analyzed in this effort covers a much more extensive area with a more easily definable shape. The boundaries are defined as Kelley Street on the north, Hardy Street on the west, Buffalo Bayou on the south, and Lathrop Street and Homestead Road on the east. The Study Area includes not only the traditional Fifth Ward district but also Kashmere Gardens and a significant portion of Denver Harbor, two residential areas with their own characteristics.

To further refine the analysis in this study, the Study Area has been subdivided into nine component subareas. These subareas may not necessarily correspond to general historical and community perceptions of neighborhoods.

PREVIOUS PLANS AND PROJECTS

The Fifth Ward has been the subject of previous planning efforts that influence the current activities of the community, including this study. These include the plans described below.

Lyons Avenue Revitalization Plan (1996)

A Plan prepared by the City of Houston Planning and Development Department collaboratively with the Fifth Ward community and its representative organizations such as the Fifth Ward Community Redevelopment Corporation. The

Plan focused on attracting commercial businesses back to Lyons Avenue, the traditional commercial spine of the district. It outlined the “leaked” sales by area residents who were making their purchases in other parts of Houston rather than within the neighborhood and recommended actively pursuing financial assistance from public sources to recruit and sustain businesses. The Plan also examined the need for housing revitalization, emphasizing the removal of dilapidated structures, promotion of affordable home ownership, and intensified efforts to reduce crime, littering and dumping, and property neglect.

Urban design recommendations included the reconstruction and landscaping of Lyons Avenue and creation of cultural “nodes” along Lyons Avenue at Lockwood, Gregg, and Waco. The plan culminated in a land use concept that emphasized a mix of commercial and residential uses along Lyons and identified specific opportunities for the rehabilitation or enhancement of properties.

Fifth Ward Arts District Master Plan

The vacant and decaying but salvageable Deluxe Theater at Lyons and Gregg formed the centerpiece of this 2006 plan. The Plan saw the arts and cultural activity as a way to stimulate neighborhood revitalization. The transformation of the theater into a multipurpose arts and cultural venue was the key recommendation of the Plan, and today the City of Houston and other organizations are beginning that task.

The Plan also called for an “artists village” in close proximity of The DeLuxe. Demolition of the older “shotgun”

houses on this site has rendered this recommendation unable to be implemented in its current form. Other recommendations included a charter school focused on the arts and increasing public art in the area, both of which have been weaved into the design of the Arts District.

TSU Graduate Planning Study

Led by lecturer Peter Brown, a former City Council member, a group of Texas Southern University Urban Planning graduate students studied the Fifth Ward and produced several vision plan alternatives, principally examining the southwestern corner of the Study Area. Key recommendations included a transit investment such as a light rail on Lyons Avenue, streetscape improvements to Gregg Street, commercial development and retail at Gregg and Clinton Drive.

PROFESSIONAL TEAM

The study has been performed by an accomplished team of community representatives and consultants. The team format has allowed a variety of different perspectives to coalesce in the ultimate findings and recommendations of this study.

City of Houston TIRZ #18 (Fifth Ward TIRZ)

Created in 1999, the Fifth Ward TIRZ covers an area focused on the Lyons Avenue corridor and other key locations within the greater housing Study Area.

The Project Plan for the TIRZ emphasizes infrastructure improvements and public facilities along Lyons Avenue to support commercial and retail development. Other plan elements include reimbursements to developers for affordable housing development, improvements to Harris County facilities such as Finnigan Park, and educational facilities. The outcomes and recommendation of this study will likely lead to an updated project plan to allow for successful implementation.

In 2008, the City expanded the TIRZ boundaries to include the MDI site between IH 10 and Clinton Drive, a few blocks west of Waco / Hirsch. It is a former steel plant that is now vacant, mostly remediated environmentally, owned by a Houston developer, and slated for residential development. The TIRZ also expanded to include an area bounded by IH 10, Market Street, and Gregg, and an industrial area adjoining the intersection of Lockwood and Clinton on the northeast. In addition to geographical expansion, the amendment also provided that one-third of all future tax increment revenues generated by the TIRZ go to an affordable housing fund administered by the City's Housing and Community Development Department. The amendment requests that preference for affordable housing assistance go to home purchasers within the Fifth Ward.

The City of Houston and the Houston Independent School District have contributed their incremental tax revenue generated within the original 1999 TIRZ area. HISD does not participate in the expansion area. Harris County may participate in both the original and expansion area. The TIRZ's Financing Plan authorizes expenditure of up to \$18.1

million during the zone's life if Harris County does not participate; \$21.95 million if otherwise. The City also created a local government corporation, the Fifth Ward Redevelopment Authority, to which it allocates the zone's funds and through which transactions to benefit the zone are conducted.

Fifth Ward Community Redevelopment Corporation (Fifth Ward CRC)

The Fifth Ward CRC has engaged in community development activities for 22 years as a 501(c)(3) corporation. It has been the most active CDC in the greater Fifth Ward and offers several programs designed to improve the housing stock, promote home ownership, encourage commercial development and business activity, help residents develop social and economic capital, and improve the area's quality of life. The organization's extensive housing activities have included:

- Land assembly – The CRC has a program of land acquisition for future new residential development. Approximately 70 lots have been procured for this purpose.
- Single family housing development - The CRC has built over 300 affordable single family homes.
- Homebuyer education and assistance – Potential home buyers in the Fifth Ward receive advice and planning assistance related to credit management, budgeting, and home ownership responsibility and preservation.

- Community marketing – The CRC promotes the Fifth Ward as a place to live and invest in residential development, reaching out to other agencies to leverage their resources and capabilities in the process.

Much as management districts serve the operational needs of community improvement in other parts of Houston, the Fifth Ward CRC has provided the manpower, technical expertise, and community sensitivity required to accomplish the economic turnaround of this culturally distinctive area. For this Study, in addition to oversight of the effort, the CRC has also provided research and analysis of existing land use and infrastructure.

Consultants

The TIRZ and Fifth Ward CRC have led a team of consultants to provide the research, analysis, and report production for this study. The team includes:

- Fifth Ward CRC – Project management and oversight, land and infrastructure assessment, community outreach, signature projects, and implementation
- CDS Market Research – Housing market analysis and retail assessment
- Spillette Consulting – Physical and aesthetic evaluation, team and plan document coordination, signature project analysis and housing implementation strategy

- The Clerkley Watkins Group – Architectural Renderings, Streetscape and consultancy.
- Dr. Michael Emerson (Rice University) – Fifth Ward history and social services, and intern advisor
- Thomas Scott (Core Mgt Group) – Signature project analysis
- Gail Clifton (Designtrix) – Graphic design
- Michael Pickett (Designtrix) – Graphic design and photography
- Rosalyne Taylor, Engineer (Fifth Ward CRC)
- 2010 Community Development Interns – a group of college and graduate students who have provided invaluable assistance:
 - ◆ Gustavo Herrera, Rice University
 - ◆ Rebba Moore, Rice University
 - ◆ Tessa Pearson, Sam Houston State University
 - ◆ Iman Price, Texas Southern University
 - ◆ Austin Thomas, Rice University
 - ◆ Nikkia Thomas, Texas Southern University
 - ◆ Rachel Vogel, Vassar College

- ◆ Kendrick White, Texas Southern University

Other Acknowledgments

- TIRZ 18 Board Members
 - ◆ Harvey Clemons, Jr.
 - ◆ Richard Farrias
 - ◆ Kathy Flanagan Payton
 - ◆ Eleanor Jones
 - ◆ Edwina Loche Barrett
- City of Houston, Housing and Community Development Department
- City of Houston - Economic Development - Tax Increment Reinvestment Zone (TIRZ) Program
 - ◆ Ralph DeLeon
- Peter Brown (CVC Design)
- Houston Habitat for Humanity
- Yes Prep Academy



*"This opens the door on
another chapter of history."*

—Walter Cronkite



The Doors of Fifth Ward





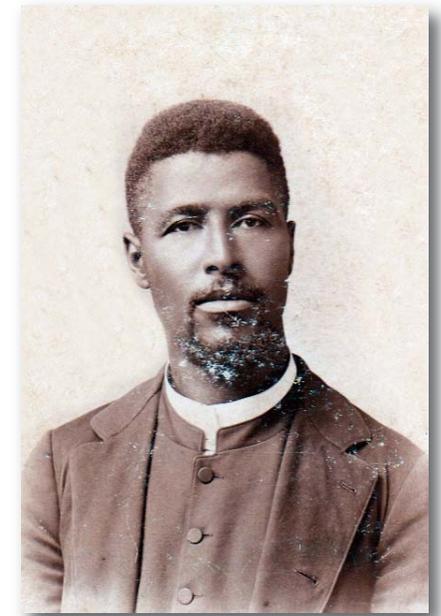
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Defining the Fifth:

A Brief Historical Overview of the Fifth Ward



Defining the Fifth: A Brief Historical Overview of the Fifth Ward

Introduction

The Fifth Ward as a neighborhood has a rich and complex history. To understand why and how we can preserve and move forward as a community we must come to understand our own history and identity.

Name

An important aspect of any identity is the name. The Fifth Ward takes its name from Houston's original system of city government. Houston was originally divided into four wards

to represent the communities in the city government. Prior to the Civil War, Houston was a sparsely populated community: its population barely numbered 2,300 in 1850¹. After the Civil War, emancipation and federal occupation caused a huge migration into the city. Newly freed slaves were now legally able to leave the plantations they had once called home and travel in search of employment. The presence of the federal garrison near Houston inspired rumors of aid and jobs from the Union Army²; combined with Houston's reputation for a liberal attitude towards race relations the city was a destination for

¹ Bullard "Blacks in Heavenly Houston" *In search of the New South* p. 17

² Mintz, *Ethnic Groups of Houston* p. 15



many newly freed slaves. The expanding population led the city to add a Fifth Ward in 1866 incorporating areas which were previously part of the First and Second Wards. Although the original boundary designations for the Ward were loosely defined and covered a large area, this political designation has

remained the moniker of the community we know today.

Drawing Boundaries

In 1906 the ward political system of government ceased to exist. However, the name and identity remained attached to the community and the boundaries have been in dispute since then. The original Ward system did not provide definitive boundaries itself, following Houston's tradition of loose organization.³ A directory of the Houston streets from

³ Ibid p. 20

⁴ Crouch, "A Few Words on the Wards" HMgazine

⁵ City of Houston http://www.houstontx.gov/planning/suprnbhds/TechCntrlInfo/SN_55.htm

⁶ Houston Post 1-17-88

1890 defined the Fifth Ward as "Bounded by Buffalo and White Oak Bayous to the south and west and the northeast city limits"⁴. This definition inevitably changed over the course of Houston's history as the city expanded but the Ward system remained. Switching to a city council system dropped the vague political definitions of the area, replacing it with an even vaguer sense of culturally and traditionally accepted boundaries. Many areas that technically fell into the constituency of the Fifth Ward broke off and organized into their own separate identities. Today, the Fifth Ward is recognized as a "Super Neighborhood" within the city of Houston. It is situated in an area "bounded by Buffalo Bayou on the south, Lockwood Drive on the east, Liberty Road on the north, and Jensen Drive on the west"⁵. This area is generally consistent with reports from the 1980s and 1990s which defined the Fifth boundaries as "bounded roughly by Jensen on the west, Collingsworth on the north, Lockwood on the east and Buffalo Bayou on the south".⁶

Early History 1870-1900

The Fifth Ward's development in the later part of the nineteenth century would largely follow the narrative of Houston's development; it occurred and flourished by chance and due to loose enforcement of ordinances. Though the Fifth Ward is today a





largely African American community with an increasing Hispanic population, in the 1870s the ward remained fairly diverse with half the population being African American. In 1881 the Southern Pacific Rail Road line was built and consequently led to a construction boom in the area. This building surge provided many jobs for unskilled/lower-skilled laborers and attracted many African Americans

to the area.⁷ Much of the industrial section of the Fifth Ward was gutted in an 1891 fire at the Phoenix Lumber Mill.⁸ More than 20 acres of industry and business were damaged by the fire, yet the area quickly recovered and continued to grow: a testament to the vitality and determination of the community and its residents.

Turn of the Century to the 1960s

The second half of the nineteenth century would see Houston positioned as a city which embraced “unrestrained capitalism”⁹, attracting businesses and workers to the area. This mercantile explosion caused an increase in the

population from only about 2,300 in 1850 to over 44,000 by the turn of the century. The Fifth Ward did benefit from this expansion, although the Third and Fourth Wards outpaced the Fifth in growth during this period.¹⁰

During this period the Fifth Ward demographic would become predominantly African American. Despite competition among the wards, strong African American communities developed and grew within the wards and across the city. However, thriving business and social networks would be heavily disrupted by the Great Depression and turmoil of World War II.

The turbulence of the World War II era was followed by a strong period of growth and prosperity, especially for the



Fifth Ward community which would enjoy the fifties serving as the economic center of black Houston. The Lyons Avenue commercial district was the heart of Fifth Ward



⁷ McComb, Houston The Bayou City p.109

⁸ Ibid p.127

⁹ Bullard “Blacks in Heavenly Houston” In search of the New South p. 17

¹⁰ Wintz, The Ethnic Groups of Houston p.22



and became the heart of black Houston. This time at the top would not last as the Fourth Ward recovered, reclaiming its spot as the economic center of Houston's African American Community. Additionally, as barriers to segregation were being broken down in the 1960s, the African-American

communities of the Wards would find themselves inadvertently weakened. Business owners who once had the command of the African American market now found themselves in competition with white-owned businesses that were increasingly accessible to the African-American population. An outmigration of upper and middle class African-Americans saw more influential families and individuals leave to reside in previously white neighborhoods or the suburbs. This set in place an ongoing cycle in which business owners would see their sales drop and either close shop or move to another part of the city.¹¹ This cycle further weakened the community, leading to continued declines in sales.

¹¹ Bullard "Blacks in Heavenly Houston" In Search of the New South p.23

¹² McComb Houston: The Bayou City p.185

¹³ Kaplan "The Golden Buckle of the Sunbelt" Sunbelt Cities p.198

Energy and Expansion

Houston's early proximity to oil and gas deposits put it in prime position to become central to the expanding petrochemical market. World War II would see huge federal purchases of fuel that would steer contracts and federal dollars towards energy companies in Houston. Investment in the chemical and energy sectors exceeded \$600 million during the war and would amount to an additional \$300 million by the late 1960s.¹² Even with the massive investment and growth of World War II and the post-War era Houston still had room to grow.

The 1970s would see Houston solidify itself as one of the energy capitals of the world due to the previous decades of massive investment by the federal government, the high gas prices after a spike in 1973, and a pro-business attitude which claimed itself as "the nation's best economic climate."¹³ This period of a post World War II economic boom was accompanied by rapid population growth in Houston. This growth occurred as the economic environment attracted new workers and the city's policy of annexation expanded its municipal borders and constituency. While the city was enjoying a boom period African-American neighborhoods such as the Fifth Ward were not in a position to enjoy the benefits of economic expansion. While energy, chemical and medical markets experienced the benefits of the boom, the Fifth Ward's own economy continued to experience decline. The Lyons Avenue Commercial district had already experienced losses

due to the resurgence of competing African-American markets in the Third and Fourth Wards, new competition with white-owned businesses, and the outmigration of African-Americans from the neighborhoods they served. In



the 1960s, the construction of the I 10 split the community in two, further disrupting a weakened community.¹⁴

The economic boom created many consequences for inner-city communities including the Fifth Ward. City services in Houston had always been kept to a minimum to keep taxes down, but beyond that minimalist philosophy, in an inner-city and minority neighborhood such as the Fifth Ward, city services had always been below adequate standards.¹⁵ The annexation of new neighborhoods saw city services stretched even thinner, meaning the traditionally below-par services

¹⁴ Bullard "Blacks in Heavenly Houston" In Search of the New South p.22

¹⁵ Darker Side of Heaven p.396

¹⁶ Houston Chronicle 12-17-898

¹⁷ Houston Chronicle 7-27-1980

¹⁸ Houston The Golden Buckle of the Sunbelt p.207

provide in the Fifth Ward became even poorer. Declining neighborhood services fed into the cycle of flight as poverty and crime rates increased, encouraging more community members to leave the neighborhood.

Though the Fifth Ward had always been marked by economic and social disadvantages even during its time at the top in the 1950s, the disparities increased noticeably during the 1970s. Houston was often described in glowing terms for economic opportunities for African-Americans, even being boosted by the African-American Paper *The Informer* in the 1920s. Statistics from the 1970s would show that the average unemployment rate for African-Americans in Houston was lower than that of the national level. This average was not reflected in the Fifth Ward, however, where unemployment rates remained much higher.¹⁶ Additionally, as the city was undergoing renovation and expansion, it led the nation in housing starts. Housing in the Fifth Ward was marked by inadequacy and age. More than three quarters of the homes that existed in that period were built before 1950.¹⁷ Compare this statistic with the fact that at the same time, for Houston overall, three-quarters of housing had been built after 1945. The disparities were clear.

The Justice Department had ruled that due to continued annexation of primarily white suburbs, that African-American and Hispanic votes were being diluted in the city's at-large elections for city council.¹⁸ A new system of 5 at-large members and 8 district councilmen was intended to increase representation of Houston's minority communities. The Fifth

Small organizations and community efforts had evolved into larger and more effective organizations.

political victory for the civil rights of the residents of the community.

80's and Recession

The problems the Fifth Ward and many African American communities faced in the 1960s and 1970s were serious social issues. These decades were also a period that saw African American communities attempting to find their place in the expanding economic, political and social atmosphere of Houston. Their gains and losses however would pale to the problems the communities faced in the 1980s. The recession hit Houston, halting even its energy-fueled growth. While the Fifth Ward and other African-American communities did not reap many benefits from the economic

Ward, however, continued to lack true clout or representation as evidenced by continued sub-standard city services.

Although the new system did not bring about immediate changes for the Fifth Ward, it was still an important

boom of the previous decade, they felt the full force of the recession. By the end of the 1970s the unemployment rate for African Americans in Houston stood in the lower double digits at about 11.2%. The recession in the 1980s however would see that rate explode to 22.7% more than doubling the 1970s rate¹⁹. For the rest of the 1980s, unemployment remained consistently above 20%. The unemployment rate for African-Americans in Houston was more than double the rate of their white counterparts. In the Fifth Ward, high unemployment rates were but one of the social ills the community was forced to face during this period.

The deteriorating state of homes and businesses intensified as a serious problem. The number of people living in inadequate housing only continued to rise as more and more homes fell into disrepair. Absentee landlords left their mark on the community, charging inflated rent prices for dangerously inadequate housing, or simply abandoning lots, attracting vagrants and crime. Despite the recession, housing costs remained high, which when combined with discriminatory practices, meant few families could afford to leave the area. With high unemployment local businesses continued to suffer. Most ended up closing; only a few shops on the once thriving Lyons Avenue Corridor survived the decade.

Crime and poverty continued to plague the neighborhood, keeping businesses and private investment at bay. With high unemployment, few businesses, a lack of investment, a dangerously substandard housing stock, and a high poverty rate, violence and drugs became all too common for

¹⁹ Blacks in Heavenly Houston In search of the New South p. 28

wayward youth of the Fifth Ward. Despite the prevalence of poverty and other difficulties, the community responded with efforts to clean up the area and provide for their neighbors in time of need. The lead efforts such as Target Hunger, which organized food pantries throughout the Fifth Ward, and the Blue Angels, a watchdog group which attempted to address crime in the community.^{20,21} Social organizations dedicated to helping wayward youth attempted to counteract the influence of gangs and poverty. The Fifth Ward Community Redevelopment Corporation was organized in 1989 to address the devastation that the decade brought on the neighborhood. Community organizing was still relatively young, but would provide the first steps to reorganizing and renewing the community.

Recovery Efforts

The 1990s provided the community rays of hope as opposed to mere glimmers its residents had grown used to in over the latter half of the twentieth century. The unemployment rate had dropped below 20% to around 14% by the early 1990s, though this was still nearly double the average rate for the city. Hunger remained an issue for a third of the residents. Progress was being made throughout the course of the decade however. Small organizations and community efforts had evolved into larger and more effective organizations. The Fifth Ward Civic Association for example began as an Adopt-a-Lot program with the original and simple aim of taming unruly abandoned lots to improve the aesthetics of the surrounding area. The Fifth

Ward CRC became recognized as a “model of sustainable nonprofit-private partnership” that facilitated changes that “are small but significant”. Along with the efforts of these community organizations the Fifth Ward benefited from overall improvements in the economy. The organization also benefited from the passage of the Community Reinvestment Act which increased loans to, among others, residents of the Fifth Ward and began investigations against discriminatory loan practices.

The opening of a Chase Bank (then, Texas Commerce) on the corner of Lyons and Lockwood in 1994 indicated the progress of the community. The Fifth Ward had previously not had a full consumer bank within its neighborhood since the last local bank had failed in the 1980s. The trends of recent years are positive. Momentum for growth is on the upswing. With improvements in the economy and the support of the community, the Fifth Ward can reclaim its identity as a thriving center of the Houston Community.

Rich in History

Rich in history, Houston’s Fifth Ward is the site of the city’s first settlement house, first black cultural centers (Club Matinee and the DeLuxe Theater) and of numerous historic churches. Numbered among its sons and daughters were/are pioneering educators, statesmen and stateswomen, athletic champions, and ground breaking musicians to include

²⁰ Houston Chronicle 12-17-89

²¹ Houston Chronicle 1-13-1983



Fifth Ward

- Barbara Jordan (deceased), constitutional champion and first black Congresswomen from the South;
- Mickey Leland (deceased), Congressman and leader in providing relief to Africa's needy;
- Dr. Lonnie Smith (deceased), whose 1944 Supreme Court case opened Southern primaries to blacks;
- Rev. L. H. Simpson (deceased), pastor, the first black candidate for public office in Houston since Reconstruction, and appointed to the Houston Housing Commission
- Heavyweight Champ, George Foreman;
- Joe Sample and the Crusaders, pioneers of Fusion Jazz;
- Dr. Ruth J. Simmons, Brown University president, the first black to head an elite Eastern college;
- County Commissioner El Franco Lee;
- State Representative Harold Dutton; and
- Walter Mosley's fictional detective Easy Rawlings, now in film from Columbia Pictures.

"*D*oors of opportunity don't open, they unlock; it is up to you to turn the knob."

—*Lily Taylor*





The Doors of Fifth Ward



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The Fifth Ward Cityscape



The Fifth Ward Cityscape

The Study Area housing market exists in a physical and aesthetic context that exerts a strong influence on its economic performance. This assessment provides an overview of this context. The findings here will influence the findings of the Market Study and other plan components, particularly the strategies recommended for the TIRZ and other entities regarding future housing activities.



Study Area portion of the City of Houston Major Thoroughfare and Freeway Plan map

OVERALL COMMUNITY CHARACTER

The Study Area is similar in character to several older urban neighborhoods in Houston. It is mostly dominated by various types of single family homes, yards, trees, and a network of streets punctuated by bayous, parks, industrial and

commercial uses, and railroads. Within the Study Area, the community character varies from district to district.

Street and Highway Patterns

The Fifth Ward is typified by a rectilinear street grid overlaid by three freeways, IH 10, US 59, and IH 610. A thoroughfare and collector grid spaced ½ to 1 mile covers the Study Area. These streets usually have at least four lanes, sometimes with medians, and form the Study Area’s primary commercial corridors. This grid is continuous except for the Lathrop – Homestead corridor, the eastern edge of the Study Area, which has a gap north of Wallisville due to rail yards. All thoroughfares cross the freeways via underpasses, with the exception of Waco and Lockwood, where the freeway is depressed.

Within the major grid of freeways, thoroughfares, and collectors, a minor grid of smaller streets forms the framework for the Study Area’s residential neighborhoods. The block size of this grid varies widely across the Study Area and many of these streets are not continuous across freeways,

(CS Table 1) Study Area Land Use Summary

Land Use	Acreage	Share
Commercial	178.56	4.7%
Industrial, Transportation, and Utilities	1,173.49	30.8%
Institutional and Public	194.35	5.1%
Mixed-Use	8.95	0.2%
Multifamily	77.07	2.0%
Residential	1,216.75	32.0%
Vacant	955.60	25.1%
Total	3,804.78	100.0%

Sources: Harris County Appraisal District; CDS Market Research



(CS Photo 1) **Single family homes**

thoroughfares, railroads, or large commercial or institutional properties, giving rise to distinctions between neighborhoods. For example, the French Town

district has blocks as small as 200 by 150 feet. In contrast, Kashmere Gardens has much larger blocks of up to 1050 by 525 feet. The western portion of Denver Harbor has alleys platted in a north-south direction along the length of the blocks; however, these alleys have never been constructed.

Railroads and large industrial properties create significant areas with few or no public streets. Except for areas along the south side of Liberty Road, most of these areas are



(CS Photo 2) **Commercial properties along Lyons Avenue**

along the periphery of the Study Area, such as along Clinton Drive, between Jensen Drive and Hardy Street, and

the clusters of institutional and government facilities between IH 610 and Kelley.

Land Use Patterns and Character

Compared to nearby Downtown Houston, the Study Area is of a decidedly low-rise character. Although

large scale industrial and institutional uses flank the Study Area, the Study Area's predominant land use is single family residential, accounting for about a third of total acreage. Single family lot size typically varies with the age of neighborhood and tightness of the street grid: the smallest lots are generally found in the earliest developed areas with the tightest street grid. In some parts of French Town and the Lyons Avenue Corridor, lot widths are as narrow as 25 feet and as shallow as 50 to 60 feet. Even on such small lots, however, homes are detached with yard space separation from neighbors. The architectural style in these areas is primarily pre-World War II wood "shotgun" houses and simple bungalows. One-story homes are typical.

Single family development generally becomes younger and lot sizes larger in the more northern and eastern portions of the Study Area.



(CS Photo 3) **Industrial property along Clinton Drive**



(CS Photo 4) **LBJ Hospital**



Although lot widths are not unusually large, they are much deeper than what is found in the southwestern portion of the Study Area. This lot depth creates larger backyards when improvements are limited, such as a single home plus garage. In scattered locations, larger lots have been developed as “courts” of small single family units, most likely rental homes, each with very little yard. Vacant single family lots are also common throughout the Study Area.

Attached and multifamily dwellings are scattered throughout the Study Area, typically in limited quantity in any one location. There are only three large scale apartment complexes similar to those found elsewhere in Houston: Kelly Village, a property of the Houston Housing Authority immediately northeast of the IH 10 – US 59 interchange, Cleme Manor adjacent to Finnigan Park, and Columns of 59, at US 59 and Collingsworth.

Non-industrial commercial uses are predominately small-scale and found along major thoroughfares. The most significant concentration of retail activity is at Lyons Avenue and Shotwell. Small convenience retail buildings are found off of the thoroughfares in the middle of residential neighborhoods as well. There are no major commercial office properties in the Study Area, though the Halliburton campus on Clinton has large single-user office buildings.

Industrial uses have agglomerated in several locations, mostly around the Study Area’s edges, often in conjunction with rail or port infrastructure. On the west, the land

between Elysian Street and Jensen, from Quitman to the north side of Cavalcade, is a mix of small and large scale industrial uses. The Clinton Drive corridor east of Gregg is heavily industrialized, especially with large-scale buildings. Rail yards extend on the south side of Liberty Road, starting east of Altoona and extending to the eastern edge of the Study Area. One new industrial use (though not a new building), is the new Saint Arnold Brewery on Lyons Avenue just north of IH 10 at the southeastern corner of the Study Area. Industrial uses often lie directly adjacent to single family residential uses.

Institutional and public uses have a strong presence in the Study Area. The most common are churches, located both



It is mostly dominated by various types of single family homes, yards, trees...

along thoroughfares and within residential areas, and usually with relatively compact sites. There are 24 public schools, including two high schools with relatively large campuses. Medical uses are not common; there is one hospital, the Harris County Hospital District’s Lyndon Baines Johnson Hospital at the northeastern corner of the Study Area. Other relatively small scale public uses include three City of Houston multi-service centers, three libraries, and one Harris County administrative annex. METRO also has a large operational center at IH 610 and US 59. With a high school and middle school as well, the large block bounded



(CS Photo 5) **Hunting Bayou at Hutcheson Park**

Natural Features

There are few prominent natural elements within the Study Area. The two most notable are Buffalo Bayou, comprising the southern edge of the Study Area and generally inaccessible due to its bordering industrial uses, and Hunting Bayou in the northern portion of the Study Area just south of IH 610 which is integrated into its adjacent residential neighborhoods. There are secondary drainage channels, perhaps remnants of naturally occurring streams, which have been channelized by public agencies and are of little recreational, topographical, or aesthetic value.

Despite the few remaining pre-existing landforms, much of the Study Area does not feel devoid of nature. This is because its single family residential areas contain a great deal of yard space that is well vegetated. Most of these areas have substantial tree cover; vacant or abandoned lots can be considerably overgrown. The Study Area also has a number of parks, mostly within or adjacent to residential areas, which consist of manicured turf and paved areas as well as mature tree cover. Thus there is a fairly dramatic contrast between the commercial and industrial areas,

by IH 610, US 59, Kelley, and Hirsch is thus devoted entirely to institutional and public uses.

which tend to have little or no landscaping and tree cover, and the residential areas which have a “green” character.

THE PUBLIC AND PRIVATE REALM

An important way to view the physical environment of the Study Area described above is that it is composed of two primary areas of responsibility: the Public Realm and the Private Realm. The Public Realm consists of rights of way, schools, parks, publicly owned buildings – anything owned and operated

by a public agency. The Private Realm includes single family homes, businesses, railroads, and nonprofit facilities whose property rights are owned by non-public entities. In some places there is overlap between the two due to





the details of government code or contractual transactions between public and private entities.

The burden of responsibility for the public and private realms differs. However, both have an impact on the desirability of the Study Area in the housing market.

Public Facilities

Various types of public facilities are scattered throughout the Study Area. Some, such as parks, offer general public use during daytime. Others, such as medical facilities and schools, limit the public’s access and use to specific populations and functions.

Schools

There are 21 public HISD-administered schools in the Study Area: 14 elementary schools, 4 middle schools, and 3 high schools, including the Barbara Jordan High School for Careers magnet school. There are also two charter schools within the Study Area.

Some HISD schools have relocated, closed, or rebuilt over the years. Wheatley High School is in a new building that opened in 2006, adjacent to its former location. One HISD site, the former Bruce Elementary on

School	Address	Type
Atherton	2011 Solo Street	Elementary
Bruce	510 Jensen	Elementary
Crawford ¹	1510 Jensen Drive	Elementary
Dogan	4202 Liberty Road	Elementary
E O Smith	1701 Bringhurst Street	Elementary
Eliot	6411 Laredo Street	Elementary
Henderson N	701 Solo Street	Elementary
Isaacs	3830 Pickfair Street	Elementary
Kashmere Gardens	4901 Lockwood Drive	Elementary
McDade	5815 Hirsch Road	Elementary
Pleasant Hill Academy	1305 Benson	Elementary
Pugh	1147 Kress Street	Elementary
Ross	2819 Bay Street	Elementary
Scott	3300 Russell Street	Elementary
Fleming	4910 Collingsworth Street	Middle
Key	4000 Kelley Street	Middle
McReynolds	5910 Market Street	Middle
Smith Education Center	1701 Bringhurst Street	Middle
HP Carter Career Center	1700 Gregg Street	High
Barbara Jordan	5800 Eastex Freeway	High
Wheatley	4801 Providence	High
Benji’s Special Educational Academy Charter School	2903 Jensen Drive	Elementary/Secondary, Charter School
Inspired for Excellence Academy North	5426 Cavalcade Street	Middle, Charter School

¹ Will close and be consolidated with Sherman Elementary outside the Study Area in 2011.
Sources: Houston Independent School District and Spillette Consulting



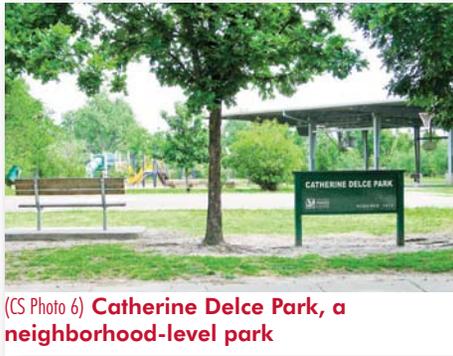
(CS Table 3)

Park Name	Agency	Address	District	Size (acres)	Facilities
Adams Park	City	4800 Rawley	Lyons Ave. Corridor	0.4	Picnic areas
Atwell Henry Triangle	City	4000 Hirsch	Kashmere Gardens	0.29	Picnic areas
Boyce-Dorian Park	City	2000 Erastus	Heart of 5th Ward	9.48	Playground, walking path
Brewster Park	City	1790 Des Chaumes	French Town	5.55	Basketball, baseball, playground
Cliff Tuttle Park (Padilla Skate Park)	City	6200 Lyons Ave.	Heart of 5th Ward	3.4	Basketball, playground, picnic areas, skate park
Catherine Delce Park	City	5700 Collingsworth	Kashmere Gardens	2.67	Basketball, playground, restrooms, walking path
Evella Park	City	5210 Evella	North 5th Ward	0.26	Playground
Finnigan Park	City / County	4900 Providence	Heart of 5th Ward	19.07	Community center, baseball, basketball, picnic areas, playground, pool, tennis courts
Gregg St. Park	City	605 Gregg	Lower French Town	0.1	Playground
Henderson Park	City	4250 Elysian	West 5th Ward	1.4	Basketball, playground, picnic areas, walking trail
Hennessy Park	City	1900 Lyons Ave.	West 5th Ward	1.4	Basketball, baseball, playground
Hutcheson Park	City / County	5400 Lockwood	Kashmere Gardens	3.45	Jogging trail, picnic areas, playground, tennis courts
Barbara Jordan Family Park (formerly Wipprecht)	City	2400 Wipprecht	Lyons Ave. Corridor	0.69	Playground
Kelley Street Triangles	City	Kelley at US 59	Kashmere Gardens	0.3	(none)
McReynolds Middle School Park	City / HISD	5905 Larimer	Denver Harbor	4.11	Baseball, restrooms
Mickey Leland Memorial Park	County	3701 Cavalcade	Kashmere Gardens	0.57	Plaza, memorial, walking paths
Selena Quintanilla Perez / Denver Harbor Park	City	6402 Market	Denver Harbor	17.2	Community center, baseball, playground, picnic areas, pool, walking paths, volleyball



Park Name	Agency	Address	District	Size (acres)	Facilities
Swiney Park	City	2812 Cline	Lower French Town	2.5	Community center, basketball, playground, walking path
Tuffly Park	City	3200 Russell	Heart of 5th Ward	11.32	Community center, basketball, baseball, playground, pool, walking paths

Source: City of Houston, Harris County, CDS Market Research, and Spillette Consulting



(CS Photo 6) Catherine Delce Park, a neighborhood-level park

Cage Street, is currently vacant. The district relocated the school to Jensen Drive in 2007.

Parks

There are 19 parks containing about 84 acres of land in the Study Area. There are also one “official” (Hunting Bayou) and one “unofficial” (Buffalo Bayou north bank) hike and bike trail.

The size and role of the parks vary considerably. The tiny Gregg Street Park is essentially a small playground serving immediately adjacent residents. In contrast, larger community-level parks such as Finnigan, Tuffly, Denver Harbor, and Hutcheson have a larger array of recreational offerings



(CS Photo 7) Safety rules posted at Hunting Bayou Hike and Bike Trail

and serve a larger population base.

Parks are generally well-distributed within the Study Area. Nearly all residential areas are within ½ mile of a park. The areas which have the least park proximity are the Lyons Avenue corridor between Gregg and Waco and Kashmere Gardens east of Hirsch along Cavalcade and Kelley. It should be noted that freeways can separate parks from nearby residential neighborhoods; this affects especially the southern part of the Study Area, where numerous parks are located south of IH 10.

Other Public Facilities

Public agencies own and operate several other types of facilities within



(CS Photo 8) Harris County Precinct 1 is enhancing Hutcheson Park



(CS Photo 9) Atwell Henry Triangle, excess street right of way along Hirsch that has added picnic tables



the Study Area that serve surrounding residents. These include libraries, health facilities, fire stations, police storefronts, and multi-service centers. Since many Study Area residents are elderly, disabled, or low-income, access to these facilities can be of great importance as they house services essential for these residents' well-being. Most of these facilities are located on



(CS Photo 10) **Community-level parks, such as Selena Quintanilla Perez / Denver Harbor Park, have more extensive athletic facilities plus amenities such as community centers**

major thoroughfares, collectors, or other significant connecting streets.

Though not listed in the table of public facilities on the following page, numerous private nonprofit organizations serving residents are also located in the Study

Area. The Fifth Ward Community Redevelopment Corporation's development projects at 4300 Lyons Avenue and Lyons Village house several such entities. Another significant nonprofit is the Denver Harbor Clinic on Hahlo Street. The City of Houston multi-service centers also accommodate community outreach locations for a number of nonprofits.



(CS Photo 11) **Kashmere Gardens branch library**



(CS Photo 12) **Lyons Avenue Health Center**

Transportation Facilities and Services

The Study Area is one part of Houston where a variety of different transportation modes are popular. Infrastructure and facilities exist to serve each of them

Roadways

As noted earlier, the Study Area has relatively high connectivity at the freeway, thoroughfare and collector level,

(CS Map 3)



Park proximity map



Public Facility Type	Agency	Address
Health facilities		
Lyons Avenue Health Center	City of Houston	5602 Lyons Ave.
LBJ Hospital	Harris County	5656 Kelley
Libraries		
Fifth Ward	City of Houston	4014 Market St.
Tuttle	City of Houston	702 Kress
McCrane - Kashmere Gardens	City of Houston	5411 Pardee
Community Centers		
Denver Harbor Multi-Service Center	City of Houston	6402 Market St.
Environmental Service Center North	City of Houston	5614 Neches
Fifth Ward Multi-Service Center	City of Houston	4014 Market St.
Kashmere Multi-Service Center	City of Houston	4802 Lockwood
Kashmere Annex	Harris County	3815 Cavalcade
Public Safety		
Denver Harbor HPD Storefront	City of Houston	6402 Market St.
Fifth Ward HPD Storefront	City of Houston	4014 Market St.
Fire Station 19	City of Houston	1801 Gregg
Fire Station 27	City of Houston	6515 Lyons Ave.
Fire Station 39	City of Houston	5810 Pickfair
Precinct 6 Storefront	Harris County Constable	6402 Market St.

Source: City of Houston, Harris County, and Spillette Consulting

both within its boundaries and to areas outside it. Furthermore, apart from occasional congestion on the freeways, traffic conditions for cars are relatively good. Thus driving is generally a very convenient way to travel in this part of Houston. The one exception is travel to and from Downtown; although the Study Area is adjacent to

Downtown, there are few direct routes – all travel must be via Jensen or Hardy / Elysian.

Roadway pavement conditions vary considerably in the Study Area depending upon the age of construction and amount of heavy truck traffic each road endures. Clinton Drive, for example, serves mostly industrial properties and thus receives a higher volume of heavy truck traffic than streets such as Collingsworth (east of US 59). Some streets, most notably Lyons Avenue and various local residential streets in Kashmere Gardens, have benefited from reconstruction as concrete, curb-and-gutter designs.

Roadway design exhibits considerable variation depending on age and right of way width. The City considers most major thoroughfares and collectors to be of sufficient width. However, the Major Thoroughfare and Freeway Plan designates Lathrop and segments of Clinton, Hirsch, and Jensen for future widening. Lyons Avenue is somewhat unique in Houston as it is a two-lane major thoroughfare that is not designated for widening. Most major thoroughfares do not allow on-street parking.

Many older residential streets are asphalt and quite narrow, without curbs and lined with ditches. While this may increase driving difficulty for larger vehicles, it does tend to slow down traffic speeds and thus make streets safer.



Transit

The Study Area has considerable transit service. The adjacent map shows the array of relevant bus lines. All routes through the Study Area except the 26/27 and 42 also run through Downtown; many also go on to the Third Ward and Southeast Houston. Thus Study Area residents must travel Downtown or Midtown and transfer to access most other parts of the city. This makes the 26/27 an important route because it provides the only “one-seat ride” to locations such as the Texas Medical Center, Rice Village, and the Heights.

The Fifth Ward / Denver Harbor Transit Center at Lyons Avenue and Lockwood provides a transfer point among eight routes, including the 26/27. It is an especially convenient point for transfers between lines serving different neighborhoods within the Study Area.

Most routes are basic local or cross-town, without express travel to particular locations; these are considered the slowest types of routes in terms of travel time. The exceptions are the 3 Jensen and 137 Northshore Limited, which provide limited stop and express service respectively to Downtown.

While many routes serve the Study Area, none provide truly high frequency service. Only a few routes have headways of 15 minutes or less during peak hours. Most routes have 20 to 30 minute headways during weekday daytime hours, including the 3 and 137. Therefore the Study Area lacks transit service of a quality that would encourage

development of market rate housing or commercial uses due to the attraction of improved accessibility.

Pedestrians

Whether by necessity or choice, pedestrian travel is important for Study Area residents. The quality of pedestrian infrastructure varies widely from street to street, however. According to City of Houston code, sidewalks, the key element of pedestrian infrastructure, are the responsibility of the property owner, not the owner of the public right of way. For several decades, sidewalks were not required of new development. Thus sidewalk prevalence and continuity is highly inconsistent over much of Houston, including the Study Area.

Some major thoroughfares have fairly continuous sidewalks. These sidewalks are particularly important because most retail and community services are located along these thoroughfares, which also have vehicle traffic in greater quantities and higher speeds, necessitating protection for pedestrians. Hardy Street and Wallisville Road are examples of major thoroughfares without continuous sidewalks.

Local residential streets are much more inconsistent. Provision of sidewalks varies neighborhood to neighborhood, street to street, and property to property. Many residentially-oriented streets are narrower and have lower traffic volumes and speeds, so walking on the roadway is relatively comfortable and safe.

It should be noted that any City of Houston street reconstruction project will include construction of sidewalks



to the new 5-foot width standard. Most sidewalks have been built to the previous 4-foot standard.

Most signalized intersections, as well as non-signalized four-way stops, provide safe pedestrian crosswalks with pedestrian signals. Some major thoroughfares, however, are quite wide due to extra turn lanes, meaning that crossing the street can take a considerable amount of time. This has an especially negative impact on the older pedestrians who may walk more slowly. It also provides more opportunities for children to be obscured by other vehicles.

Freeway underpasses present another barrier to pedestrian connectivity. The noise, darkness, and other negative elements discourage travel on foot between neighborhoods separated by freeways. Overpasses such as Meadow, Waco, and Lockwood are generally less intimidating as long as sidewalks are sufficient to buffer pedestrians from traffic.

(CS Map 4)



Study Area transit map

Bicycles

Study Area residents use bicycles not only for recreation but also for

commuting and errands. Some bicycle infrastructure does exist in the Study Area to accommodate this demand.

Three streets have curbside bike lanes – Cavalcade, Waco / Hirsch, and Lyons Avenue. There are also off-street trails available for biking in two locations along Hunting Bayou as well as along Buffalo Bayou in the far southwestern corner of the Study Area. A designated bicycle route, indicating streets where motorists and bicyclists are expected to share the roadway, connects Finnigan Park with southern portion of Denver Harbor. Despite these infrastructure elements, however, many schools and parks in the Study Area lack designated bicycle connections.

Plans and Projects

Several streets have benefited from recent improvements. Other improvements are planned by the City in its Capital Improvement Program. The list to the right summarizes these projects.

One project not listed is the Hardy Toll Road extension, to be built by the Harris County Toll Road Authority (HCTRA). This will add a limited-access tollway along the western edge of the Study Area, which could form a barrier from neighborhoods further west. It could also bring noise and



(CS Photo 13) Fifth Ward/Denver Harbor Transit Center



visual impacts that diminish the appeal for residential living in neighborhoods along its border. HCTRA's website states that planning and design are scheduled to be completed by fall 2010, with construction beginning at that time.



(CS Photo 14) **Lyons Avenue has had continuous sidewalks since its reconstruction**

Private Properties

Privately built development constitutes the majority of the cityscape in the Study Area – homes, commercial

buildings, railroads, churches, etc. Together, these properties constitute the “private realm.”

Older Properties' Condition

As mentioned earlier, the vast majority of development in the Study Area is low-rise, small-to-medium scale. With a few exceptions, most architecture is fairly simple in its ornamentation and styling; even many older buildings



(CS Photo 15) **Kress is a collector street with continuous sidewalks, but without actual street trees to provide shade**

considered historic are of limited detailing. Many commercial buildings housing independent businesses (as opposed to chain retailers or service providers) are basic cinder block construction, often with few or no windows.

Building condition varies widely throughout the Study Area. Among more well maintained homes and buildings are numerous dilapidated and decaying structures, often vacant. For some of these properties, demolition is necessary. Vacant residential lots with empty concrete slabs are not uncommon in several parts of the Study Area.

Occupied properties also vary widely in their state of maintenance and appearance. Some occupants actively maintain their landscaping and external building surfaces, while neighbors may allow yards to overgrow and miscellaneous items to



(CS Photo 16) **Gregg Street is an important route to Lower French Town that lacks continuous sidewalks**



(CS Photo 17) **Force Street in Denver Harbor is a local residential street that lacks sidewalks**



(CS Photo 18) **Intersections of major thoroughfares, such as Lockwood at Cavalcade, have long pedestrian crosswalks**

accumulate in yards.

One serious issue on formerly industrial properties is environmental contamination. One large contaminated property just east of Lower French

Town, now owned by a development company that intends to remediate it, is on the federal Superfund list. Other contaminated sites also exist and present an economic and legal challenge for infill development.

New Development

New development is sparse throughout most of the Study Area. Solitary or small groups of recently built single family detached homes are scattered through several neighborhoods. The only neighborhood



(CS Photo 19) **The Lathrop freeway underpass, and others, present intimidating barriers to pedestrian connectivity**

neighborhood that has experienced large-scale infill development is Lower French Town, near Gregg Street and Clinton Drive. These blocks are home to several attached townhome developments that typically feature gated common driveways and are three stories tall. Sufficient construction has occurred to have had a significant change in the character of this neighborhood, previously dominated by modest single family wood frame houses.

On the south side of Lyons between Gregg and Waco, the Fifth Ward Community Redevelopment Corporation and Pleasant Hill Baptist Church have constructed



City of Houston Bikeway Plan in the Study Area



(CS Photo 20) **Lyons Avenue bike lane**



new multifamily projects which have significantly changed the character of this stretch of thoroughfare. A new “green” multifamily project, the Sakowitz Apartments, is under construction on Sakowitz Street between Colfax and Glenarm, adjacent to single family homes and industrial property. The Kennedy Place public housing property in Lower French Town is undergoing redevelopment, which will further enhance that neighborhood’s transformed character.

(CS Table 5)

City of Houston Street Project	City Fiscal Year
Completed projects	
Lyons Avenue reconstruction	
Wipprecht (Crane to IH 610) reconstruction	
Lavender (Crane to IH 610) reconstruction	
Pickfair(Crane to IH 610) reconstruction	
Pardee (Wipprecht to Lockwood) reconstruction	
Planned projects	
Elysian Viaduct reconstruction	2011
Clinton Dr. (Hirsch to Harvey Wilson) reconstruction	2014
Armor Dr. and Harvey Wilson Dr.	2010-2013
Wallisville Rd. reconstruction	2012-2014
Jensen Dr. Buffalo Bayou bridge replacement	NA

Sources: City of Houston and Spillette Consulting

New commercial development has been minimal. A few new small strip centers plus fast-food outlets are scattered along major thoroughfares, particularly the northern portion of Lockwood and the eastern end of Lyons Avenue. The Fifth Ward CRC built a one-story

office building, at the southwest corner of Lyons Avenue and Waco Street.

Some of the largest new construction projects have been for public and institutional facilities. Wheatley High School and Bruce Elementary School have both moved into new campuses. LBJ Hospital is adding a new wing; its existing facility is relatively new for its neighborhood as well.

Interaction Between Public and Private Realms – Placemaking

In recent years, there has been



(CS Photo 21) **New single family home**



(CS Photo 22) **New townhome construction in Lower French Town**



(CS Photo 23) **Sakowitz Apartments under construction**



(CS Photo 24) **Pleasant Hill Village seniors community on Lyons**



(CS Photo 25) **Lyons Village mixed-use project on Lyons**



(CS Photo 26) **Recent fast food restaurant on Lockwood**

increasing recognition in both the planning and real estate community that locations with distinctive urban character, unique cultural or historic attributes, and walkable environments can become attractors of new development, anchors for residential growth, and generators of property value. The key to creating such locations, called “placemaking,” is optimizing the interaction between the public and private realm on several levels.

Infrastructure and Public Spaces

Pedestrian accessibility is important in placemaking. Although many residents in and visitors to the Study Area (including nearly all transit patrons by definition) travel on foot, there are relatively few places that are considered “pedestrian-oriented.” Such places are characterized by wider sidewalks and development that connects to the sidewalk with entrances and windows, without intervening parking. These environments often



(CS photo 27) **New wing of LBJ Hospital under construction**



(CS Photo 28) **The Falls store on Lyons is close to the wide sidewalk but puts a**



(CS Photo 29) **The Mickey Leland Memorial on Cavalcade**



(CS Photo 30) Homes that face neighborhood parks facilitate placemaking



(CS Photo 31) Historic building on Lyons Avenue



Photo 32) Deluxe Theater on Lyons Avenue

also integrate usable public spaces such as parks and plazas. The essential area of focus in these environments is the intersection, and really the mixing, of the public and private realms.

Houston's sidewalk width requirement, recently expanded from 4 to 5 feet, is not generally considered sufficient for placemaking. Furthermore, most major thoroughfares do not have curbside parking, which provides a buffer for pedestrians from traffic and also facilitates sidewalk-fronting commercial uses.

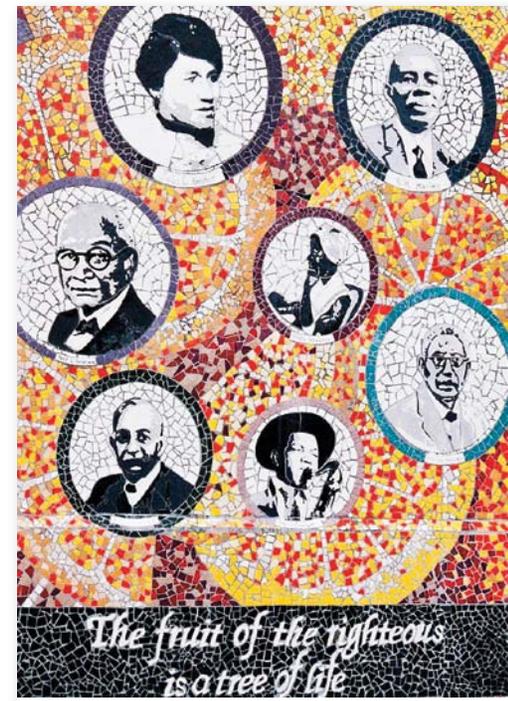
Placemaking means that not only are the public infrastructure

and spaces properly designed, but the adjacent private development also engages and enlivens the public realm. However, most recent development in the Study Area has been automobile-oriented in nature, set back from the street behind parking lots, doing little to create a sense of place. Some older properties are more sidewalk-oriented, but tend to have extensive blank walls that do not engage passersby. Apart from the semi-hardscaped area at Mickey Leland Memorial Park on Cavalcade, there are no street front public plazas in the Study Area.

There are some elements of the Study Area environment that do form the core of potential placemaking efforts. Several parks occupy locations directly facing



(CS Photo 33) Public art along Clinton Drive



(CS Photo 34) Mosaic celebrating 5th Ward heritage facing Lyons Avenue just west of US 59



occupied residential homes on streets that are comfortable for pedestrians due to narrow width and slower traffic speeds. Also, Lyons Avenue, though a major thoroughfare, has been kept at two through lanes plus bike lanes. This design is generally conducive to transformation into a distinctive pedestrian place, though the bike lanes preclude on-street parking.

Cultural and Historical Facilities

Housing some of Houston's early African-American neighborhoods, the Study Area retains considerable cultural and historical relevance. Lyons Avenue is considered the most significant reminder of an earlier era during segregation when the corridor fostered numerous black-owned businesses and social institutions. Though many structures dating to this time have been lost to decay and demolition, some remain.

The Deluxe Theater is the preeminent symbol of the Lyons Avenue corridor. It fronts directly onto the street. The City of Houston will be restoring the building and converting it into a multi-purpose resource center. Tentative plans for the \$6.8 million project will include a library, theater, and other shared spaces. Texas Southern University will be a tenant. The Theater's rehabilitation and re-occupation could create a positive activity generator for Lyons Avenue that enhances placemaking, particularly if it is programmed to be busy the majority of waking hours and days of the week.

In 2006, the Fifth Ward CRC completed the 5th Ward Arts District Master Plan. The Deluxe Theater is to be the focal point for an arts district that would include an "artists'

village" on land just north of the Theater. The live-work units would consist of historic frame houses relocated from sites within the Study Area.

Public Art

One way to enhance the distinctiveness of a place is to include public art. The Study Area contains limited examples of public art at present, principally along the western end of Lyons Avenue. The 5th Ward Arts District Master Plan encouraged more proactive efforts to implement public art in the Study Area.

BARRIERS AND OPPORTUNITIES FOR NEW HOUSING AND OTHER DEVELOPMENT

The overall environment in the Study Area presents physical and aesthetic opportunities and barriers to revitalizing and growing residential neighborhoods. The housing Market Study and implementation strategies will need to take these into account to identify the most realistic paths forward.

Barriers to Housing Growth

- Despite its proximity to Downtown, the Study Area has limited ability to draw from the energy of its rejuvenation because of intervening physical barriers. The surface street connections to Downtown, primarily via Jensen and Clinton, are indirect and not obvious for those who are unfamiliar with the area. The only direct street connection from the Study Area to Downtown is the Hardy-Elysian Viaduct, and this may be disrupted when the Hardy Toll Road Connector is constructed in



this corridor. Freeways, railroads, Buffalo Bayou, and large-scale industrial properties also separate the Study Area from Downtown and other emerging areas such as East Downtown (EaDo) and the East End. The physical separation and lack of connectivity to revitalized areas can engender a sense of isolation from the vitality of the urban core.

- The Study Area lacks a strong “center” that is visible and tangible to casual visitors. While Lyons Avenue is the historic primary corridor of the Fifth Ward in particular, the loss of businesses combined with structural decay has diminished its economic role, particularly at its western end. In general, the Study Area has a relative lack of large scale commercial structures (such as office tower clusters, shopping malls, or universities) or intensive retail activity; this leads to a lack of mental “anchors” in the context of the Houston region at large. There are also no “signature” public spaces that could attract visitors and leave a lasting visual image. Thus over most of the Study Area it can be difficult for newcomers to discern a “sense of place” that gives the area identity and encourages awareness in the minds of those who could be potential residents.
- Physical barriers within the Study Area – most notably freeways, railroads, and large industrial tracts – separate residential areas from desirable services and amenities. For example, significant parks such as Brewster, Finnigan, and Selena Quintanilla Perez / Denver Harbor require traverses of and potentially long detours around freeways for residents on the far side.

Also, industrial uses separate residential areas from what could become a major recreational corridor along Buffalo Bayou.

- Within the Study Area, the pervasiveness of deteriorated structures creates a heightened sense of uncertainty and risk for those who might consider investing in residential living. This adds to the already existing sense of risk stemming from perceptions and concerns about school quality and crime.
- The sparse supply of quality neighborhood retail establishments diminishes the idea of neighborhoods in the Study Area being “complete.”
- In some neighborhoods, small lot sizes may inhibit land assembly and home development. Many older homes themselves are very small by current standards of the market. Enlargement and updating of these structures may not be realistic in some cases.
- Substandard streets and the lack of safe sidewalks in some areas may deter potential residents who seek a walkable urban environment in a location close to Downtown.
- There are no “signature” transit lines that could help drive market-rate residential growth.
- Former industrial sites may have environmental contamination issues.



Opportunities for Housing Growth

- The Study Area, while separated from much of the urban core at surface street level, has excellent freeway access to most parts of central Houston. Some neighborhoods have relatively direct, if sometimes infrequent, bus access to Downtown. Once the region's economy recovers this accessibility to urban core employment and amenities could help drive the expansion of housing revitalization and development into the Study Area.
- The recent and ongoing development of housing in Lower French Town has initiated the breaking of a perception barrier regarding new housing northeast of Downtown. This area provides a beachhead for additional housing development to spread into more of the Study Area.
- There is abundant vacant land for infill development within residential neighborhoods. Many non-vacant sites are also occupied by decayed structures that would likely have community support for demolition.
- Lot sizes in several portions of the Study Area are similar to those in suburban residential areas. This would appeal to those seeking such a lot size in a close-in location.
- Some major development sites exist. One example is the MDI site east of Bringham just south of IH 10. The largest potential site is the Halliburton property on the south side of Clinton Drive west of Hirsch. Development

of either or both of these two sites with housing could have a transformative impact on Lower French Town and the western portion of Finnigan Park. They could provide an identity to the area that is currently lacking.

- There are numerous community and neighborhood parks that integrate well with the surrounding neighborhoods. These parks, provided they are maintained and well managed, could provide focal amenities for new residential development. In terms of larger scale park projects, development of the Halliburton site could provide access to Buffalo Bayou.
- The plans for the Deluxe Theater and Arts District near Gregg Street and Lyons Avenue could provide a placemaking focal point that brings positive awareness of the Lyons Avenue corridor to the greater market as well as becoming a point of pride within the existing community. Lyons Avenue and Gregg Street, because of their moderate scale, also represent streets where placemaking improvements could be applied to form a unique, walkable urban district. Such a place could attract housing within walking distance.
- Another placemaking opportunity may exist around the retail node at Lyons Avenue and Shotwell Street, which is already a community destination.

The door that nobody else
will go in at, seems always to
swing open widely for me."

—Clara Barton



The Doors of Fifth Ward





A TIRZ 18 Initiative

The Fifth Ward Housing Study

Our Space is a Great Place

Housing Market Analysis



Executive Summary

Introduction

The purpose of this study is to provide a comprehensive analysis of the current and future housing market within the defined Fifth Ward Study Area. CDS Market Research, with the help of interns Rachel Vogel and Kendrick White, has utilized several primary and secondary research methods throughout the study process. Research methods performed include: primary data collection through a Fifth Ward community survey, personal and telephone interviews to numerous stakeholders, residents, and area professionals, and field visits which included data collection. Secondary data collection has been performed through the mining of several routinely updated databases which include; data for population and demographic trends, single family and multifamily home sales transactions, and commercial property databases that track inventory and performance statistics. The Study Area has been broken down into nine sub-areas for further specific analysis.

Once all relevant data was compiled and current market barriers were identified, CDS performed a thorough housing demand analysis by both property type

and market segment. The analysis culminates with a determination of Study Area housing market potential and demand projections by product type and period. These findings provide a clear expectation for future housing development within the study area and illustrate opportunities for enhancing the attractiveness and overall levels of demand for the Fifth Ward Study Area in the future.

Existing Conditions

Demographics, economics, school performance and enrollment trends, and crime statistics are among the metrics that can be used to analyze current neighborhood conditions. A summary of findings related to these existing conditions in the Fifth Ward Study Area are presented in the bullets below:

- The Fifth Ward Study Area is located in the center of one of the nation's largest and steadily growing region. Forecast estimates expect the 8-county Houston regional population to increase by 642,756 people (11.1%) from 2009 to 2014.
- Historical trends of population loss in the Fifth Ward Study Area previous to 1990 have now been reversed. Current forecasts expect an increase in population for the Study Area of approximately 4% over the next five-year period.
- The population within the Study Area has a median age of 31 and a 42% share of all residents being under the age of 25. This illustrates a younger

These findings provide a clear expectation for future housing development within the study area...



population that the City of Houston, which has a median age of 33.1 years.

- Since the year 2000 the Study Area has gone from being majority African American to majority Hispanic ethnicity in 2009.
- Although the Study Area as a whole is majority Hispanic, this ethnicity only represents a majority in three of the nine sub-areas. Therefore, although Hispanics are located throughout the Study Area the Hispanic population is concentrated in large numbers in a few specific areas such as Denver Harbor.
- There are an estimated 20,370 jobs located in the Study Area, but only 12,767 employed residents living in the Study Area. The majority of the residential population (54.8%) over age 16 in the Study Area is not in the Labor force. Additionally, only 38.9% of Study Area residents are employed.
- The current mismatch in jobs and resident population illustrates a potential opportunity for two areas of growth in the Fifth Ward. First is the potential for growing the number of jobs, secondly there is a potential to provide housing for those who currently work in the study area but do not live there.
- The Fifth Ward Study Area is lower income compared to the City of Houston. The median income for the Study Area (\$22,237) is approximately half that of Houston (\$43,365).

- Public schools in the Fifth Ward Study Area are well rated and have performed well against other schools within similar areas. Of the 17 public schools in the area 6 are rated as Exemplary and 11 are Recognized. However, the Study Area population generally has low levels of educational attainment.
- Overall statistics continue to identify the Study Area as a relatively high-crime part of the City. Over the last five years the Study Area has seen 60% more crime per capita than the City of Houston. A comparison of crimes per square mile shows the Study Area has had 44% more crimes recorded than the City of Houston over the same five year period.

Fifth Ward Housing Market Analysis

Through extensive data collections and analysis CDS has analyzed the current condition of housing and the housing market in the Fifth Ward Study Area. The following bullet points provide a very brief description of these findings.

- Compared to the City of Houston the Study Area has a much larger share of single family detached homes (an additional 24.8%).
- In all sub-areas except Denver Harbor the majority of the housing units are occupied by renters. The overall owner vs. renter figures for the Study Area and the City of Houston are very comparable but due to the unit mix in the Study Area there is a much higher rate of renters in Single Family Detached homes.



- Home values in the area have increased in the past nine years by 40%, while the Consumer Price Index increased only 24%. This illustrates true value growth of single family housing in the Study Area.
- Estimated median home values within the Study Area are less than half of the current estimated median value for the City of Houston.
- Housing stock in the Study Area is significantly older (18 years) than the City of Houston.
- Since 2004 there have been 610 homes sold in the Study Area through the MLS service. The size and character of homes sold varies widely by sub-area. The median sales price for the entire Study Area over this period was \$50,000, or \$44.86 per square foot.
- The Lower French Town sub-area had the highest median sales price at \$187,144 but also had the longest period of consecutive days on the market (CDOM) with 101, compared to the overall median of 75. The fastest sales pace in the area was in Denver Harbor where the median CDOM was 33 and the price was \$62,000. The sub-area with the lowest median sales price (\$30,000) was Lyons Avenue.
- All areas except for Finnigan Park have shown an increase between current asking prices and historical sales prices per square foot. Denver Harbor still shows the least CDOM amongst active listings in all sub-areas. Due to the current economic climate the overall CDOM for the entire Study area has increased drastically from the historical level of 75 days to 192 days among the 81 currently active listings as of 6/1/2010.
- Additional research performed due to the most recent building and sales trends found that the Lower French Town sub-area has historically had a slow sales pace in all but two years of the seven years of data presented. Another notable trend in Lower French Town sales is a peak in median sale price in 2007. Initially in 2004 median sale prices were \$170,500, then peaked in 2007 at \$259,900, but have since declined to \$150,000.
- Comparison of current lots available for sale with historical data shows a drastic slowdown in sales pace in combination and an increase in asking price.
- Multifamily properties in the Study Area report strong occupancy but low rent levels. Of the 21 complexes in the Study Area the weighted average occupancy data from 18 complexes is 92%. Weighted average rent in these complexes is currently \$573 per month. Also noted in the Study Area multifamily market was a prevalence of rent subsidy programs.
- Multifamily properties in the Study Area have an average year built of 1969 and are fairly aged on the whole. Although, six of the complexes report renovations or modernizations within the past 20 years.



■ Recent housing developments in the Study Area include:

- Heritage homes – Affordable homes which are built on scattered sites in conjunction with the Fifth Ward CRC and Fifth Ward Community Builders.
- Lanterra homes – Urban style single family homes starting in the \$140's, developed in Lower Frenchtown.
- New Citi Homes - Four new urban style single family homes are currently being built in Lower French Town with prices from \$185,000 to \$210,000.
- Kennedy Place – Former 60 unit low income housing development is currently being redeveloped into a 108 unit complex funded with help from the American Recovery and Reinvestment Act of 2009.
- Kelly Village – A 333 unit low income subsidized housing development located at the northeast corner of US 59 and I-10 that is currently completing a modernization effort begun in 1997.
- Sakowitz Apartments – A new 166 unit single room occupancy apartment development at 2300 Sakowitz Street, just inside of the Lyons Avenue Corridor sub-area, with projected rents from \$415 to \$475 per month with all bills paid.

■ Currently planned and proposed new housing developments and redevelopments include:

- Heritage Homes – Planning to increase building from current levels of around 10 units per year back to normal levels of 20 to 30 homes per year when economic conditions improve.
- MDI Site – Large land tract in the Lower French Town area of approximately 35 acres planned for development of around 550 housing units with a concentration of being environmentally friendly and having a dense urban style. These homes are expected to sell from the upper \$100's to the mid \$300's. The timeline for development on this site is currently unannounced. However, it is expected to be at least 2010 before the first units could be delivered to the market.
- Lanterra Homes – An additional 22 units are currently planned next to the recent development with the expectation of similar style and pricing.
- New Citi Homes – Five additional units are to be constructed in similar style and price points upon successful completion and sales of units currently under construction.
- NEWCORE – Currently planning a 144 unit development on the block at the corner of Mary Street and Mills Street. This development, called Mary Street Permanent Supportive Housing



Development, seeks to eradicate homelessness through cost effective green development.

- Houston Habitat for Humanity - affordable low income housing built on scattered sights with an emphasis on volunteerism throughout the Study Area.

Consumer Survey

CDS and the Fifth Ward CRC issued a survey, in both English and Spanish, aimed at gathering the opinions of residents and visitors and gauging their interest in new housing, housing types, pricing, and location within the Fifth Ward Study Area. A total of 282 responses were collected by efforts through print surveys, distributed at public gathering places within the Study Area, and an online version. Abbreviated findings of the survey include:

- 77% of respondents do not currently live in the Fifth Ward.
- The largest connection to Fifth Ward respondents reported was “Church”, followed by “Grew up there”.
- Current residents like the familiarity of the neighborhood, the location, and the community.
- Current residents dislike the crime, abandoned homes and lots, and drug activity.

- Residents said if they could they would improve the conditions of the buildings, improve the amount/type of business and industry, and clean up the appearance of the area.
- When all respondents were asked if they would like to see new development in the Study Area 73% said they wanted more retail and service establishments, 67% said more single family homes, and 60% said more types of businesses.
- Of the 178 non-resident responders, 51% said they would consider moving to the Fifth Ward.
- Both current residents and non-residents have a greater interest in buying over renting and in single-family homes over housing in multifamily complexes.
- Overall, current residents expressed a lower scale of willingness to pay for a potential new home in the Study Area than non-residents.
- The Lyons Ave. Corridor, the core of Fifth Ward, was the most popular choice indicated among current resident survey respondents when asked which sub-area they would be the most interested in living.
- When asked, “what would be needed to encourage non-residents to move into the Study Area?”, respondents indicated that they would like to see improvements to the area’s housing and safety, but the largest single factor cited (39.3%) was a desire for more business and industry in Fifth Ward.



Case Studies

Three Houston Super Neighborhoods were selected as case study areas to compare to the Fifth Ward Study Area for the purpose of learning from the success in housing development seen in areas similar to the Study Area. The areas used in this study include OST/South Union, Sunnyside, and 3rd Ward. These neighborhoods were chosen for comparison because their income levels, demographic characteristics, and location were comparable to that of Fifth Ward. A summary of the findings are as follows.

- Consistently all three case study areas show success in recent development of new homes priced under \$150,000. There have been attempts at different products in different price ranges in the case study areas, but none have reported very positive results from the marketplace thus far.
- An important factor benefitting all of the case study areas is proximity and accessibility to Houston's major employment centers. This will continue to be an important factor for the Study Area and should be capitalized on in advertizing and promotion of new housing.
- Although there has been some fully private, non-subsidized redevelopment in these areas, some form of assistance to the redevelopment efforts has been instrumental in all case study areas.

- Fifth Ward could benefit from partnerships with public and private entities that could either assist with funding of new housing in the area or team up to create new and innovative schemes of housing development such as that found with the Zerow House in the 3rd Ward.
- New home products that have been met with success in other areas and would likely perform well in the Study Area include homes in the 1,000 to 1,700 square foot range and priced around \$150,000 or less.

Interviews

Through the course of our research, CDS has interviewed several individuals that are connected in various ways to the Fifth Ward Study Area. These individuals all have a vested interest in the positive progression of the Study Area and all have provided valuable insight that has been taken into account throughout the recommendations and planning phases involved in the overall Fifth Ward Housing Study process. An abbreviated list of insight gained through the interview process is presented below.

Existing Conditions

- Overall interviewees have a very positive outlook for the future potential of the Study Area.
- Due to the lower income nature of the Study Area, local restaurants currently depend on sales to consumers from outside of the Fifth Ward area to succeed.



- There is a need for more community pride from current residents and owners which would create a motivation for property upkeep.
- Most skilled workers that are employed in the area live in other locations.
- A branding strategy, infrastructure improvement and landscaping would help market the area and would improve home sales.
- Past government/nonprofit efforts of investing in redevelopment in the Fifth Ward are not deemed particularly successful by many at this point.
- Existing deteriorated residential areas are a deterrent to development; industrial/vacant sites are relatively more attractive for development.
- Top concerns repeated by several interviewees include neighborhood protection (criminal activity), neighborhood appearance (lack of maintenance/dilapidation of properties) and apathetic property owners (many absentee).

New Development

- Overall, development of new housing and commercial products would be welcomed by the majority of interview participants.
- Desire for new mixed income/mixed product housing development.

- Desire for some sort of management standards or restrictions to be imposed on the area to discourage blight and dilapidation and property neglect
- For-profit developers using public subsidy programs have had significant trouble selling affordable homes in the Fifth Ward because these programs generally take a much longer than normal closing period.
- A key to successful future development in the Fifth Ward will be the ability to develop a critical mass of new homes in one location together rather than scattered new development.
- There is currently a significant townhome inventory for sale in Lower French Town, including some foreclosures.
- In order to make an effective impact, an entity trying to facilitate revitalization and redevelopment should make a concentrated effort in one location and then build outward from that.
 - There are current plans for additional development in the Lower French Town area but developers are waiting for market/economic conditions to improve.

Fifth Ward Development Opportunities and Demand Projections

Current Housing Market Issues/Barriers

CDS has been able to identify some current issues and barriers in the Fifth Ward Study Area. These issues include:



the current criminal activity, lack of maintenance and appearance of some structures, lack of retail outlets, lack of employment opportunities, and the current national economic/lending conditions and availability of capital for public sector development assistance.

Expected Development Trends

- The geographic proximity of Fifth Ward in relation to downtown Houston provides an exceptional opportunity for growth and revitalization.
- Currently there is an abundance of vacant infill sites available throughout the Fifth Ward Study Area. CDS expects these sites to continue to provide opportunities for additional housing development.
- It appears at the current time that additional efforts to improve the perception of the environment are likely needed in order to improve future demand for new housing in the Fifth Ward Study Area.

Single Family Demand Projection

Through the course of this study CDS has identified two types of future demand for new housing in the Fifth Ward Study Area. These two different demand sources can be described as:

Historical Connection – Consumers that have an existing tie to the Fifth Ward

Fresh Perspective – Consumers with no previous connection to the area who seek proximity to downtown Houston

Historical Connection

These two groups have different motivations and seek different types of housing products. Demand for housing from the Historical Connection group has been identified through historical sales trends and the community survey issued by CDS. A summary of demand illustrated for new homes in the Study Area by the survey is illustrated in the table on the following page.

Although a statistically representative sample group was unattainable due to the necessary method of survey distribution, demand has been illustrated for homes to exist from the Historical Connection group. Extrapolating the monthly willingness to pay figures in this table arrives at homes priced in the roughly \$85,000 to \$140,000 price range. This is the price range in which the Fifth Ward CRC has historically offered new homes for sale. CDS believes that the CRC will be the primary developer/builder fulfilling demand of this product type in the future due to their expertise and the current policies in place that prevent private developers from operating successfully in this market

(HMA Table 1) **Survey Response - Single Family Product Type vs. Price**

Willing to pay	Type of Home	
	Medium to Large Lot	Small lot/patio home
\$500 - \$699	16	9
\$700 - \$899	24	5
\$900 - \$1,099	13	4
Total	53	18

Source: CDS Market Research

at this price point. Based on the past success and the demand illustrated by the community survey CDS believes that the CRC will



be able to continue to successfully build and sell 20 to 30 homes, or potentially more, in the \$85,000 to \$140,000 price range per year within the Fifth Ward Study area. However, this pace will likely be suppressed in the near term until the overall national economy improves and consumer confidence returns to the market.

Fresh Perspective

Housing types demanded by the Fresh Perspective market include a more dense urban style than that currently seen throughout the majority of the Fifth Ward Study Area. As recent development has proven, the location of Lower French Town is well situated to attract new buyers seeking this type of urban style housing to the Fifth Ward Study Area. Historical sales data and interviews with experienced prominent real estate professionals have demonstrated future demand for additional products of this type.

The following table illustrates the CDS expectation for demand of housing in the Fresh Perspective market segment within southwestern corner of the Study Area.

HMA Table 2) **Fresh Perspective Demand Projection – New Construction**

Years	Expected Demand	Price Range	Unit Size (sf)
2011 - 2012	<15 Total	< \$175K	1,250 - 1,750
2013 - 2015	15 - 20/Yr	\$150K - \$225K	1,250 - 2,000
2016 - 2020	20 - 25/Yr	\$150 - \$250	1,250 - 2,000

Source: CDS Market Research

Although this is not expected to be totally confined to Lower French Town, without some sort of intervention or signature effort that significantly alters the general environment, CDS

believes products fulfilling this demand will build off of previous success found in Lower French Town and will locate in the immediate proximity.

Multifamily Demand Projection

Current multifamily properties within the Study Area show strong occupancy of 92%. However, overall rent levels are fairly weak throughout the study area. Furthermore, dependence on affordability for multifamily units is emphasized by subsidy programs accepted at some complexes. Strong levels of occupancy suggest that additional multifamily units could likely be well accepted in the Study Area. However, the currently demonstrated low rents and dependence on subsidy programs in the Study Area suggest that a new construction multifamily complex would very likely not be financially feasible in the market without subsidies.

The preceding projection of new single family housing is expected to increase the population of residents who are able and willing to pay more for housing than the current population. Such new residents are expected to prefer the southwestern portion of the study area and be willing to pay more for multifamily units in that location. Expected absorption of new single family units of varying prices and types will continue to establish market confidence in this transitioning sub-area. This confidence and the anticipated return of regional job growth should be able to generate enough demand for a new market rate rental housing complex by 2016.

Additional future complexes will depend of the successful absorption of the first such complex. However, at this time



CDS sees a potential need for an additional 250 units approximately every five years as illustrated in the table below.

Years	Expected Demand	Price Range	Unit Size (SF)
2016 - 2020	250 Units	\$750 - \$1,200	800 - 1,400
2021 - 2025	250 Units	\$750 - \$1,200	800 - 1,400
2026 - 2030	250 Units	\$750 - \$1,200	800 - 1,400

Source: CDS Market Research

Effects of Additional Development Efforts

The demand projections presented in this report are representative of what can be expected based on proven historical data and trends, the community survey and the interview process. Additional private development or investment of a large scale or signature type effort could add a significant enhancement to both the volume of demand for all previously mentioned unit types as well potentially increase the pricing of future products. Such a boost could be provided if some of the large land areas in Lower French Town were developed into well planned quality products that could draw positive attention to the area around it and expand upon the positive momentum in Lower French Town. Current sites that have the potential to do this include The MDI site as well as the exceptionally large site currently owned and occupied by KBR.

Another potential source of contribution that would enhance demand is strategic and focused investment by public and/or non-profit organizations in a concentrated geographic location. A signature concentrated effort would

enhance positive awareness to the area and ultimately increase demand. Such an effort would require a very concerted focus. However, if properly executed, such an effort could certainly accelerate demand and prices for all previously mentioned housing products.

Although any high quality well planned investment of scale in the Study Area would be a positive for the surrounding environs, the area that would currently yield the greatest rewards from such an investment would likely be the southwestern portion of the Study Area.

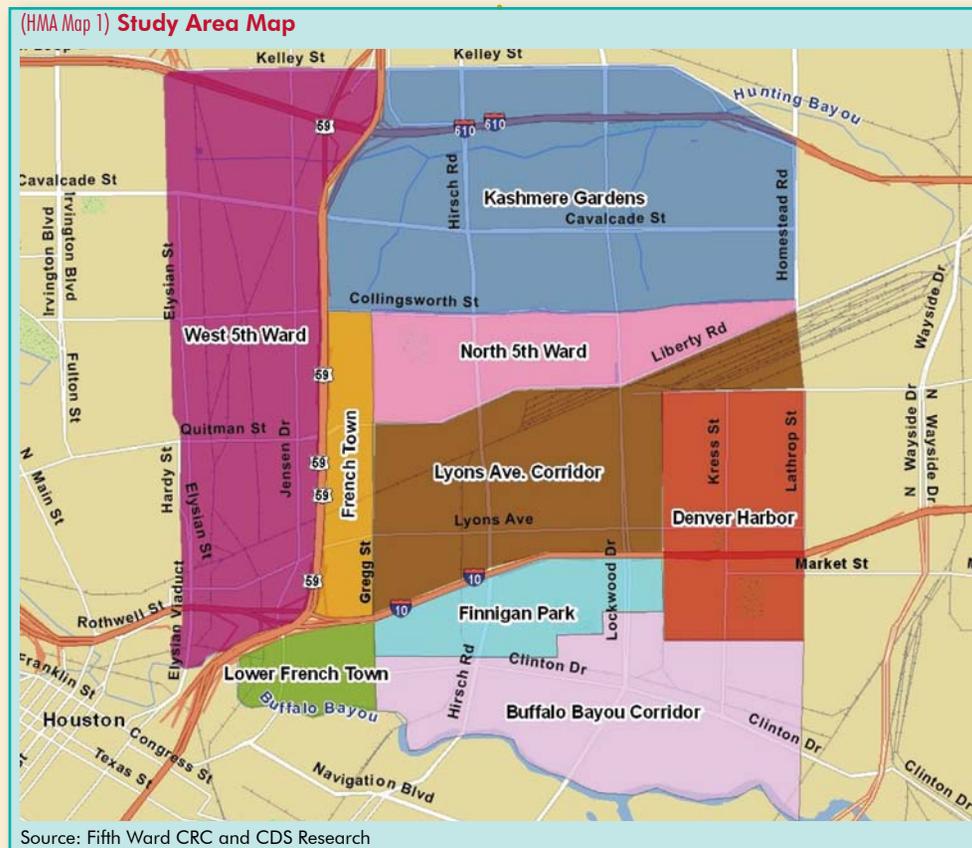


Study Area Definition

The Fifth Ward Study Area defined for this project includes the Greater Fifth Ward super-neighborhood, as well as parts of the Denver Harbor and Kashmere super-neighborhoods. The Study Area has a northern boundary of Kelley St., just north of North Loop East, and a southern boundary of the Buffalo Bayou. The eastern boundary is Homestead Rd north of the train tracks, and Lathrop St. south of the train tracks;

and the western boundary is Elysian St. The Study Area includes portions of US-59, I-10, and North Loop East.

The Study Area is broken down into 9 sub-areas; the Lyons Ave. Corridor, North Fifth Ward, West Fifth Ward, French Town, Lower French Town, Finnigan Park, the Buffalo Bayou Corridor, Denver Harbor, and Kashmere Gardens. **These sub-areas have been established solely for purposes of analysis in this study.** Sub-area names do not necessarily





correspond to historical neighborhood boundaries and local area nomenclature used to identify these areas.

Existing Conditions

Demographics, economics, school performance and enrollment trends, and crime statistics are among the metrics that can be used to analyze current neighborhood conditions. Regional and specific Study Area data has been presented in the following section in order to better understand historical growth and expected trends throughout these areas.

DEMOGRAPHIC/ECONOMIC CONDITIONS

Regional Population and Employment Trends

The Fifth Ward Study Area is well located centrally within the Houston region, which is expected to continue a strong population growth trend. Houston Region population figures presented in the table to the left include Harris, Fort Bend, Brazoria, Galveston, Chambers, Liberty, Montgomery, and Waller counties. Forecast estimates expect the regional population to increase by 642,756 people (11.1%) from 2009 to 2014. The number of households is expected to grow by 10.7% during that time. Additionally, forecast data from the Houston Galveston Area Council calls for 41.3% growth in regional population

(HMA Table 4) Regional Population and Households

8 County Region	Population	Households
2014 Projection	6,408,911	2,202,826
2009 Estimate	5,766,155	1,990,733
2000 Census	4,669,571	1,639,401
1990 Census	3,731,131	1,338,775
Growth 2009-2014	11.1%	10.7%
Growth 2000-2009	23.5%	21.4%
Growth 1990-2000	25.2%	22.5%

Source: PCensus For ArcView 2009

(HMA Table 5) Study Area Population and Households

5th Ward Study Area	Population	Households
2014 Projection	47,712	15,392
2009 Estimate	45,940	14,928
2000 Census	44,168	14,671
1990 Census	44,195	14,749
Growth 2009-2014	3.9%	3.1%
Growth 2000-2009	4.0%	1.8%
Growth 1990-2000	-0.1%	-0.5%

Source: PCensus For ArcView 2009

(2,536,742 people) over the 21 year period from 2014 to 2035.

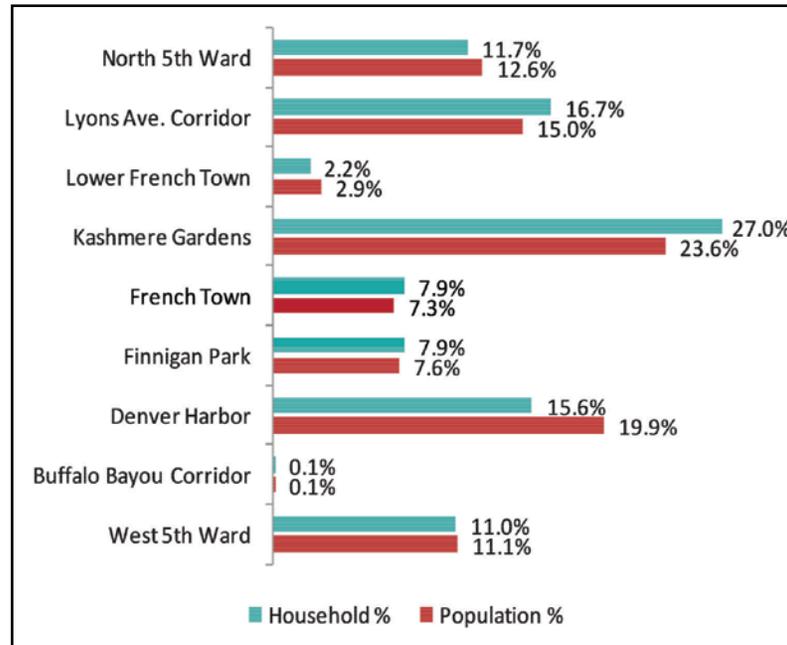


Population and Households

The current estimated population in the Fifth Ward Study Area is 45,940, an increase of 1,772 since the 2000 US Census. The estimated 4.0% increase in the area's population over the last nine years stands in contrast to the stagnation and slight decrease in population that occurred during the previous decade. The Study Area's population is expected to increase by nearly as many people over the next

As with population, the estimated number of households has grown since the 2000 Census. The estimated increase from 2000 to 2009 is 257 households and the projected increase from 2009 to 2014 is 464 households. The number of persons per household in the Study Area increased from 2.99 in 1990 to 3.01 in 2000. It is

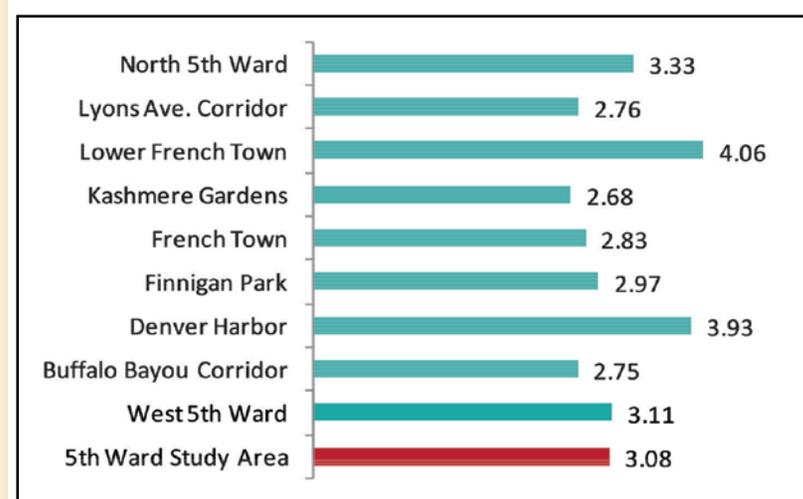
(HMA Table 6) **Sub-Area Comparison – Population and Households**



Source: PCensus For ArcView 2009

five years as it did over the previous nine. This illustrates the **increasing growth rate of population in the Study Area.**

(HMA Table 7) **Sub-Area Comparison – Persons per Household**



Source: PCensus For ArcView 2009

estimated that it has increased to 3.08 in 2009 and projected to increase again to 3.10 in 2014. This continues to be higher than the City of Houston as a whole, which is expected to see an increase from 2.72 to 2.77 over the next five years.

Sub-Area Comparison

There are two sub-areas in the Fifth Ward Study Area that are particularly larger than the others in terms of population. The largest, Kashmere Gardens, contains



(HMA Table 8) **2009 Population by Age**

2009 Population by Age		
5th Ward Study Area		
	Count	Share
Total Population	45,940	
Under Age 18	14,555	31.7%
Age 18 to 24	4,710	10.3%
Age 25 to 44	12,328	26.8%
Age 45 to 64	9,281	20.2%
Over Age 65	5,065	11.0%

Source: PCensus For ArcView 2009

nearly one fourth of the Study Area's population and over one fourth of its households. The second largest, Denver Harbor, holds nearly one fifth of the area's population.

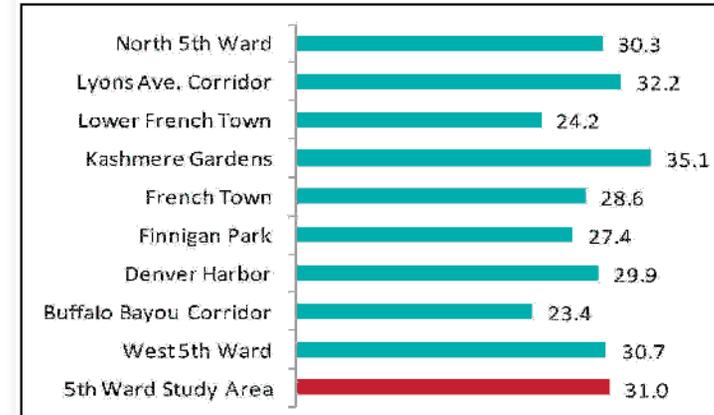
The largest

households are present in Lower French Town (4.06 persons per household) and Denver Harbor (3.93). The largest sub-area by total population and households, Kashmere Gardens also has the smallest households at 2.68 persons per household. Large person per household ratios tend to indicate a presence of families with several children and multigenerational households. Small ratios often illustrate a concentration of single adults and elderly households that no longer contain children.

Population by Age

The population of the Fifth Ward Study Area is fairly young, with 42.0% of its residents under the age of 25. The median age 31.0 years, lower than the entire City of Houston's 33.1 years. The Study Area's population is estimated to have become slightly older since the 2000 census, where the median age was 30.6 years.

(HMA Table 9) **Sub-Area Comparison – Median Age**

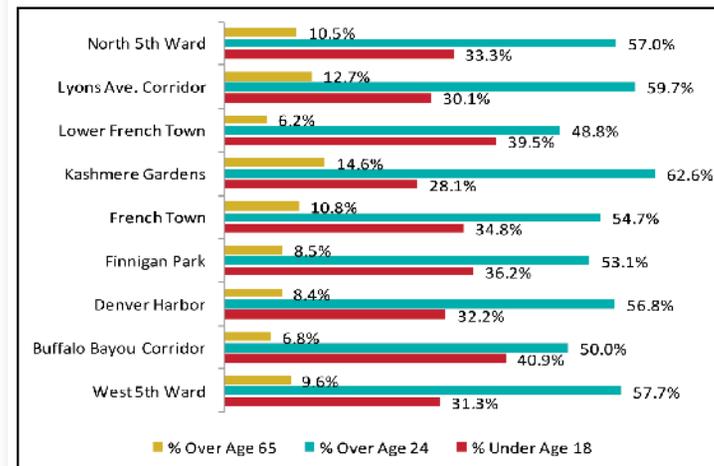


Source: PCensus For ArcView 2009

Sub-Area Comparison

The youngest sub-areas in the Study Area are the Buffalo Bayou Corridor and Lower French Town, both of which have median ages below 25 and under 18 populations of around

(HMA Table 10) **Sub-Area Comparison – Population by Age**



Source: PCensus For ArcView 2009



40%. Kashmere Gardens is the only sub-area with an under 18 population of less than 30%. It also contains the largest percentage of residents over the age of 65 and, as a result, has the highest median age (35.1) in the Study Area.

Ethnicity

The overwhelming majority (97.4%) of the population in the Fifth Ward Study Area belongs to two ethnic categories, Black or African American and Hispanic or Latino (of any race). Persons identifying themselves as Hispanic or Latino may also identify themselves as part of another of the listed ethnic categories. For example, a person who lists their ethnicity as Hispanic or Latino may also identify themselves as White. To ease the understanding of this data, all persons identified as Hispanic or Latino are counted in that category alone and not in any other category of ethnicity.

Since the 2000 Census, it is estimated that the population within the Study Area has shifted from a slight majority of

(HMA Table 11) Population by Ethnicity – 2009 and 2000

	2009 Population		2000 Population	
	Count	Share	Count	Share
Total Population	45,940		44,168	
Black or African American	21,203	46.2%	24,008	54.3%
Hispanic or Latino	23,545	51.2%	18,979	43.0%
White	798	1.7%	831	1.9%
All Others	393	0.9%	351	0.8%

Source: PCensus For ArcView 2009

All groups listed are non-Hispanic, except for Hispanic or Latino

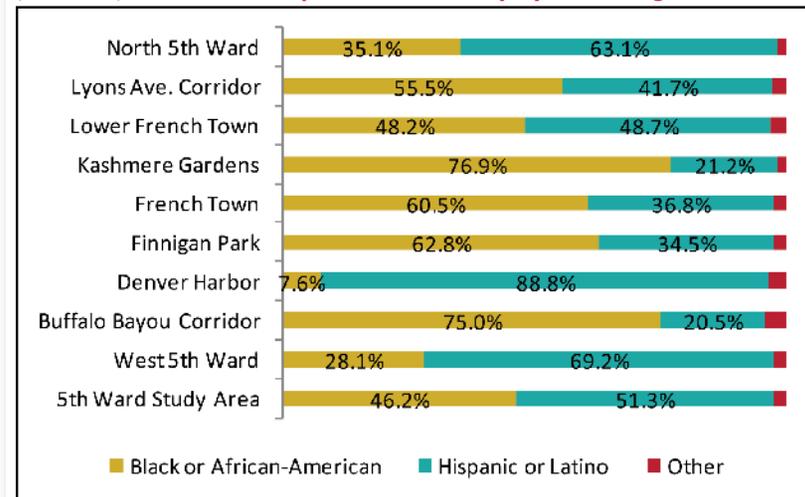
Black or African American population to a slight majority of Hispanic or Latino population. The Hispanic or Latino population is estimated to have grown by 4,566 between 2000 and 2009 while the Black or African American population declined by 2,805 residents.

Sub-Area Comparison

While the Hispanic or Latino population is a slight majority in the Fifth Ward Study Area as a whole, it is a majority in only 3 of the 9 sub-areas that make up the Study Area.

Hispanic/Latino population growth is strong but geographically concentrated. The Black or African American population is a majority in 5 of the 9 sub-areas, while Lower French Town contains a fairly even split between Hispanic or Latino and Black or African American populations with neither forming a majority. Compared with

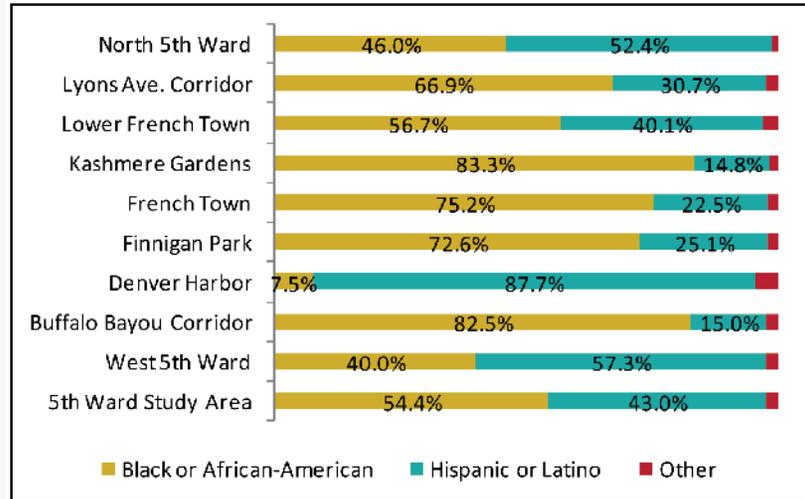
(HMA Table 12) Sub-Area Comparison – Ethnicity by Percentage 2009



Source: PCensus For ArcView 2009



(HMA Table 13) **Sub-Area Comparison – Ethnicity by Percentage 2000**



Source: PCensus For ArcView 2009

the 2000 Census, Lower French Town was also the only sub-area that shifted, from majority Black or African American to no majority.

Employment

(HMA Table 14) **2009 Labor Status**

2009 Labor Status	5th Ward Study Area	
	Count	Share
Total Population Over Age 16	32,856	
Employed	12,767	38.9%
Unemployed	2,081	6.3%
Not in Labor Force	18,007	54.8%

Source: PCensus For ArcView 2009

The majority of the population over the age of 16 (54.8%) in the Fifth Ward Study Area is not considered to be in the labor force. Of the estimated

14,848 residents who are in the labor force, 86.0% are employed, representing 38.9% of all residents over the age of 16.

Breaking down the Study Area's employed residents by occupation class reveals a nearly equal number of blue and white collar workers, while service and farm workers make up one fourth of the employed labor force.

(HMA Table 15) **2009 Employment by Occupation Class**

2009 Employed Population	5th Ward Study Area	
	Count	Share
2009 Employed Population	12,767	
Blue Collar	4,829	37.8%
White Collar	4,748	37.2%
Service & Farm	3,191	25.0%

Source: PCensus For ArcView 2009

Population vs. Employees

There are an estimated total of 20,370 jobs located within the Fifth Ward Study Area. This number is 44.3% of the Study Area's total population and 62.0% of its population over the age of 16. However, it is likely that many if not most of these jobs are occupied by people who do not live in the Study Area, as the number of jobs is 137.2% of the Study Area's total labor force, and 159.5% of its estimated employed

(HMA Table 16) **Labor Force vs. Population**

5th Ward Study Area	2009
	Count
Total Population	45,940
Total Population Over Age 16	32,856
Total Labor Force	14,848
Employed Population	12,767
Jobs in the Study Area	20,370

Source: PCensus For ArcView 2009



population. This current mismatch in jobs and resident population illustrates a potential opportunity for two areas of growth in the Fifth Ward. First is the potential for growing the number of jobs which could then be filled by the residents, secondly there is a potential to provide housing for those who currently work in the study area but do not live there.

(HMA Table 17) Household Income Distribution – 2009 and 2000

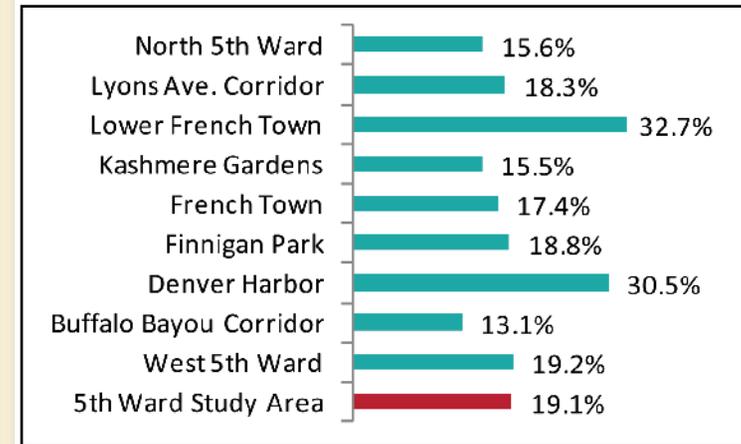
	2009 Household Income		2000 Household Income	
	Count	Share	Count	Share
Total Households	14,928		14,629	
Less than \$15,000	5,615	37.6%	6,291	43.0%
\$15,000 to \$24,999	2,555	17.1%	2,786	19.0%
\$25,000 to \$34,999	1,899	12.7%	1,899	13.0%
\$35,000 to \$49,999	1,973	13.2%	1,750	12.0%
\$50,000 to \$74,999	1,685	11.3%	1,231	8.4%
\$75,000 to \$99,999	609	4.1%	380	2.6%
\$100,000 to \$149,999	397	2.7%	137	0.9%
\$150,000 to \$249,999	94	0.6%	123	0.8%
\$250,000 to \$499,999	83	0.6%	32	0.2%
\$500,000 or more	18	0.1%	0	0.0%

Source: PCensus For ArcView 2009

Income

The median household income in the Fifth Ward Study Area is estimated to have grown from \$18,674 to \$22,237 between the 2000 Census and 2009, an increase of \$3,563. Despite recent increases, Fifth Ward’s existing population remains low-income (\$22,237) relative to the City of Houston (\$43,365) overall.

(HMA Table 19) Sub-Area Comparison – Median Income Increase



Source: PCensus For ArcView 2009

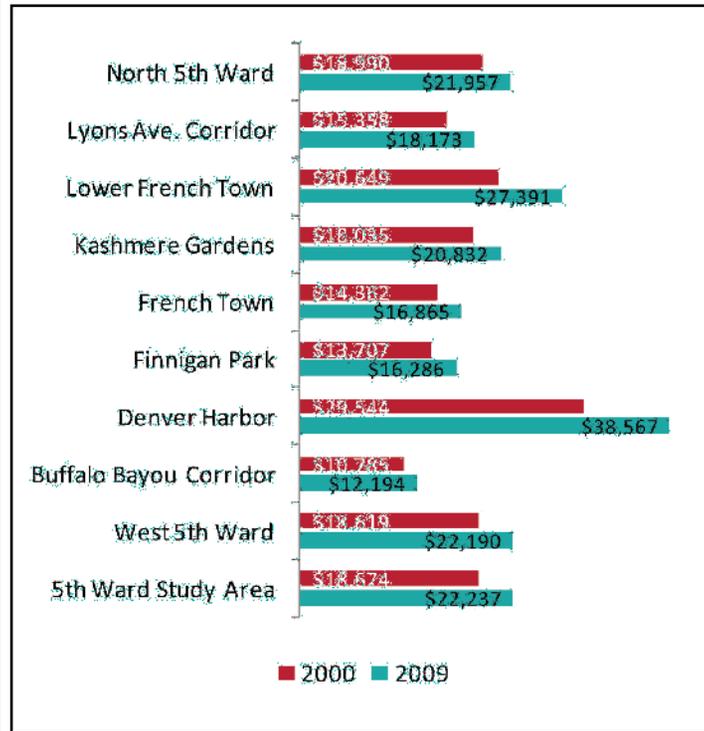
Sub-Area Comparison

Denver Harbor had the highest median household income in both the 2009 estimate and the 2000 Census by a wide margin, followed by Lower French Town in both years. Excepting the Buffalo Bayou Corridor with its small population, Finnigan Park posted the lowest median household income in both 2000 and 2009, followed closely by French Town.

Denver Harbor and Lower French Town sub-areas are also estimated to have had the largest increases in median household income between the 2000 Census and 2009, with each growing by more than 30%. All other sub-areas saw increases of less than 20%, keeping the sub-areas with the lowest median income in 2000 near where they have been in comparison to each other.



(HMA Table 18) **Sub-Area Comparison – Median Income**



Source: PCensus For ArcView 2009

Educational Attainment

When figuring the educational attainment of the Fifth Ward Study Area, the population over age 24 is considered. The majority of this population (57.5%) does not have a high school diploma. An estimated total of 1,522 residents (5.7%) have earned some type of college degree and another 3,002 residents (11.3%) have taken some college classes but have not earned a degree. The remaining share (25.5%) of the population has earned a high school

(HMA Table 20) **Education Level**

2009 Education Level	5th Ward Study Area	
	Count	Share
Total Population Over Age 24	26,675	
Less than 9th grade	7,230	27.1%
Some High School, no diploma	8,115	30.4%
High School Graduate (or GED)	6,808	25.5%
Some College, no degree	3,002	11.3%
Associate Degree	428	1.6%
Bachelor's Degree	750	2.8%
Master's Degree	193	0.7%
Professional School Degree	104	0.4%
Doctorate Degree	47	0.2%

Source: PCensus For ArcView 2009

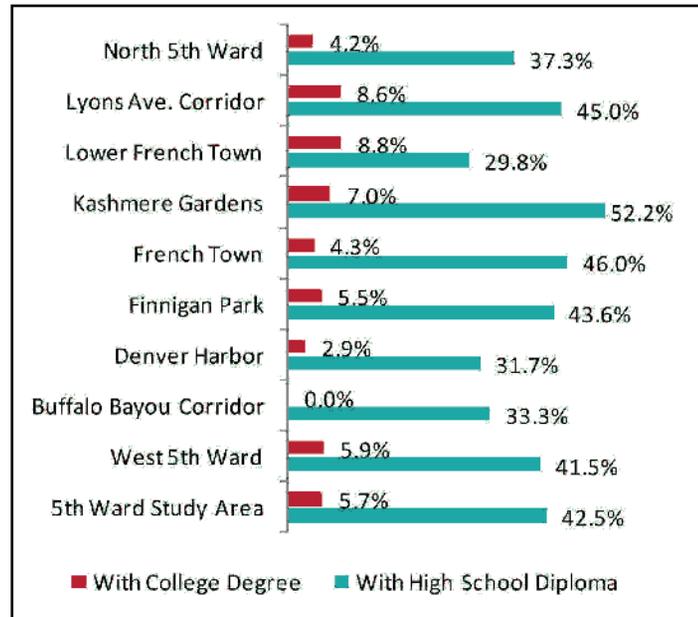
diploma. Overall, the Study Area population generally has low levels of educational attainment.

Sub-Area Comparison

Despite having one of the lowest percentages of high school graduates (31.7%), Denver Harbor has the highest estimated median household income (\$38,567) of any sub-area in the Study Area. Kashmere Gardens has the highest percentage of high school graduates in the Study Area (52.2%) and one of the highest rates of college degree earners (7.0%), but is among the bottom half of all sub-areas in median household income. Lower French Town has the lowest percentage of high school graduates in the Study Area (29.8%), but the highest percentage of college



(HMA Table 21) **Sub-Area Comparison – Education**



Source: PCensus For ArcView 2009

graduates (8.8%), most of whom have earned an associate degree.

Impact of Social Compact's DrillDown

In 2007, Social Compact partnered with the City of Houston Department of Planning and Development and several local banks, insurance agencies, and developers to research 25 of Houston's inner-city neighborhoods. The goal of this research, or DrillDown, was to portray the population, income, and buying power of these neighborhoods more accurately than the US Census and the subsequent estimates

based on it. Social Compact holds that the Census often undercounts the people and dollars found in inner-city neighborhoods.

Social Compact uses the calculated occupancy of all residential addresses multiplied by an average household size to estimate the population in a neighborhood. Income is estimated through a combination of three calculations, credit bureau income estimates, Bureau of Labor and Statistics Consumer Expenditure Survey income estimates, and Social Compacts own multifactor formula for estimating informal economic activity.

Current Estimates Adjusted By DrillDown

The Fifth Ward Study Area roughly corresponds to three of the City of Houston Super Neighborhoods used in the DrillDown analysis. Seven Study Area sub-areas, the Buffalo Bayou Corridor, Finnigan Park, French Town, Lower French Town, Lyons Ave. Corridor, North Fifth Ward, and West Fifth Ward, are contained within the Greater Fifth Ward Super

(HMA Table 22)

Current Population Estimates Adjusted by DrillDown

	2009 Estimate	DrillDown % Change	Adjusted Estimate
Greater 5th Ward (7 Sub-Areas)	25,985	43%	37,159
Kashmere Gardens	10,824	37%	14,829
Denver Harbor	9,131	18%	10,775
Total	45,940	37%	62,762

Source: PCensus For ArcView 2009, Social Compact DrillDown-Houston 2007



(HMA Table 23)

Current Median Income Estimates Adjusted by DrillDown

	2009 Estimate	DrillDown % Change	Adjusted Estimate
Greater 5th Ward (7 Sub-Areas)	\$19,842	3%	\$20,437
Kashmere Gardens	\$20,832	15%	\$23,957
Denver Harbor	\$38,567	-14%	\$33,168
Total	\$22,237	5%	\$23,370

Source: PCensus For ArcView 2009

Neighborhood. Likewise, Denver Harbor is contained within the Denver Harbor/Port Houston Super Neighborhood and Kashmere Gardens within the Kashmere Area Super Neighborhood.

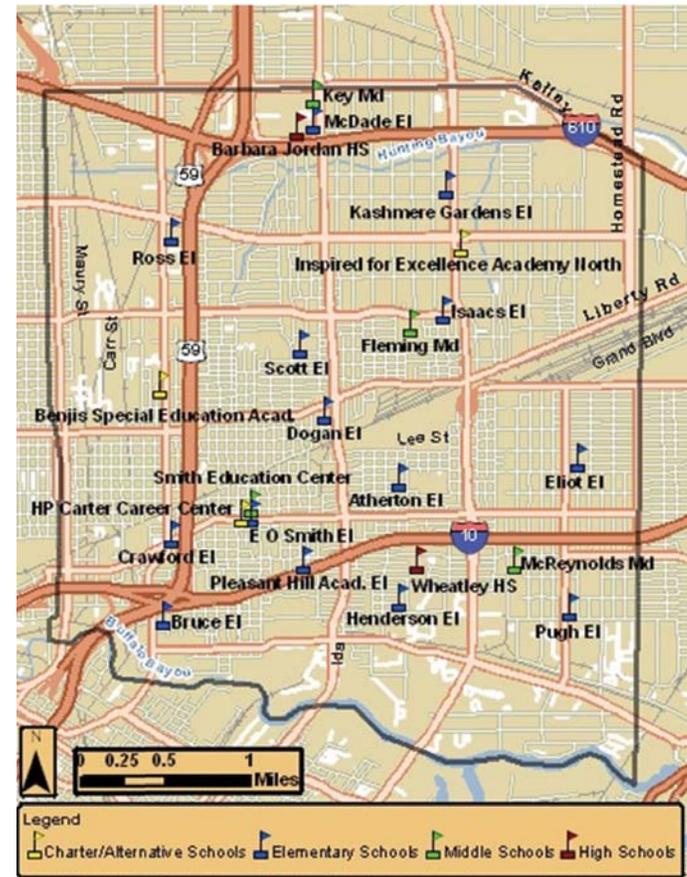
To present this scenario, CDS has taken the percentage changes in population and median household income calculated by Social Compact and applied them to the 2009 estimates. When adjusted by the numbers found in the Social Compact DrillDown, Study Area population increased 37% to 62,762 and income by 5% to \$23,370. Thus **the Social Compact Drill Down indicates that traditional research sources such as the Census may be underestimating the Study Area’s population and household income.**

Enrollment/Demographic Trends in Fifth Ward Schools

The quality of schools in an area is typically one of the most important driving factors for those considering moving to an

area. Although school quality still has influence on potential buyers decision making processes, **respondents to the Fifth Ward Community Survey ranked school quality among the areas of least concern for the Study Area.** This is

(HMA Map 2)





illustrated in further detail along with other survey results in following sections of this document.

(HMA Table 25) **Enrollment and Programs in Elementary Schools 2004-2009**

Elementary Schools	04-05	08-09	Change
Enrollment:			
Total	5,495	5,158	-337
Kindergarten and below	1,435	1,556	121
Female	49.3%	48.7%	-0.6%
Male	50.7%	51.3%	0.6%
African American	47.3%	47.4%	0.1%
Asian	0.2%	0.3%	0.1%
Hispanic	52.0%	51.6%	-0.4%
Native American	0.1%	0.1%	0.0%
White	0.5%	0.7%	0.2%
Program:			
Bilingual	16.4%	20.5%	4.1%
ESL	10.2%	8.8%	-1.4%
Gifted/Talented	4.3%	4.9%	0.6%
Special Education	10.3%	7.4%	-2.9%
Title I	100.0%	100.0%	0.0%
Free/Reduced Lunch	98.2%	96.5%	-1.7%
Limited English	27.6%	31.9%	4.3%
At-Risk	59.4%	70.8%	11.4%

Source: HISD

The chart above lists the TEA Academic Accountability rating for each school in the Study Area from 2004-2009. Data presented in the following tables is broken down by type of school that indicates changes in enrollment, gender ratio, ethnicity, and academic programs over a 5 year span.

As seen in the chart in 2009, all schools in the area except two received a rating of Acceptable or higher. Ten of the schools in 2009 received a rating of "recognized," and six were rated "exemplary." This is a significant increase from 2004, in which only six schools were rated "recognized" and none were "exemplary." Charter schools were not included in this chart due to missing data and an alternate accountability metric used for the evaluation of charter schools.

Elementary Schools in Fifth Ward are comprised of high percentages of African American and Hispanic students, with 100% of the schools receiving Title 1 funding. This program, authorized by Congress, provides supplemental funds to school districts to assist schools with the highest student concentrations of poverty to meet school educational goals. In all elementary schools over 95% of students are receiving free or reduced lunch and the percentage of students considered at-risk has increased to over 70%. Enrollment numbers have dropped slightly in the past 3 years, but demographics and programs have remained consistent in the past 5 years. While this information presents the average percentages of demographic break-down and programs in elementary schools, there are some outliers. Specifically, Eliot Elementary has consistently been predominantly Hispanic



(around 98% consistently in the past 5 years) and subsequently has a higher percentage of students in its bilingual program. Henderson and Kashmere Elementary are both predominantly African-American (around 80% and 92% respectively) and both have much lower percentages of both bilingual and ESL programs than the Fifth Ward average. Both Henderson and Kashmere also have much lower percentages of students with limited English (15% and 4% in 2009 respectively, as compared to the 2009 mean of 32% in Fifth Ward Elementary Schools).

Demographic and program information for middle school students in Fifth Ward closely resembles that of elementary schools, with a similar demographic break-down consisting mostly of Hispanic and African-American students. 100% of schools are Title I and there is a large percentage on free or reduced lunch and at-risk students. Middle schools have also seen a drop in enrollment in the past 5 years. However, the numbers of Honors Classes has increased significantly in the past 5 years. McReynolds Middle School is an outlier in the demographic data, serving predominantly Hispanic students and having a high percentage of students in ESL programs. The percentage of students involved in Career and Technology Education programs at McReynolds Middle School has been inconsistent in the past 5 years. While between the years of 2005 and 2007 around 25% of students were involved in such programs, the percentage since then has dropped to 0%. Fleming Middle School has had percentages of Honors Classes higher than 65% for the past 3 years, whereas Key Middle School has percentages of Honors Classes just surpassing 20% in the past year.

High schools in the Fifth Ward Study Area are consistent with elementary and middle schools in comparison of overall demographics. Just as seen in elementary and middle schools, 100% of schools are Title I and there is a large percentage on free or reduced lunch and at-risk students. Converse to low levels of participation in Study Area

(HMA Table 27) **Enrollment and Programs in High Schools 2004-2009**

High Schools	04-05	08-09	Change
Enrollment:			
Total	2,097	2,302	205
Female	55.4%	56.0%	0.6%
Male	44.6%	44.0%	-0.6%
African American	55.5%	59.0%	4.5%
Asian	0.7%	0.5%	--0.2%
Hispanic	42.7%	39.8%	-2.9%
Native American	0.3%	0.0%	-0.3%
White	0.8%	0.8%	0.0%
Program:			
Career & Tech. Ed.	90.8%	93.0%	2.2%
ESL	6.8%	6.0%	-0.8%
Gifted/Talented	3.6%	6.5%	2.9%
Special Education	21.8%	19.0%	-12.8%
Title I	100.0%	100.0%	0.0%
Free/Reduced Lunch	85.8%	86.5%	0.7%
Limited English	8.9%	10.8%	1.9%
At-Risk	76.1%	65.7%	-10.4%
Honors Classes	18.5%	53.1%	34.6%

Source: HISD



middles schools, both high schools in Fifth Ward have very high percentages of Career and Technology Education Programs, but a slightly lower percentage of Honors Classes than seen in the Fifth Ward middle schools. Despite decreasing enrollment trends noted for Study Area Elementary and Middle Schools, enrollment in high schools has increased in the past three years.

(HMA Table 28) Enrollment and Programs in Charter Schools 2004-2009

Charter Schools	04-05	08-09	Change
Enrollment:			
Total	96	166	70
Female	64.0%	60.6%	-3.4%
Male	36.0%	39.4%	3.4%
African American	34.4%	41.1%	6.7%
Asian	0.0%	0.6%	0.6%
Hispanic	65.6%	56.9%	-8.7%
Native American	0.0%	0.0%	0.0%
White	0.0%	1.4%	1.4%
Program:			
Career & Tech. Ed.	93.8%	48.2%	-45.6%
ESL	0.0%	17.0%	17.0%
Gifted/Talented	0.0%	0.0%	0.0%
Special Education	22.9%	13.9%	-9.0%
Title I	100.0%	50.0%	-39.2%
Free/Reduced Lunch	93.8%	87.8%	-6.0%
Limited English	5.2%	17.9%	12.7%
At-Risk	94.8%	100.0%	5.2%
Honors Classes	5.2%	1.8%	-3.4%

Source: HISD

Overall school demographics across all levels are dominated by the Hispanic and African American ethnicities. 100% of the schools in the area are considered Title I schools and the vast majority of students in all levels of schools are considered “at-risk”. Demographics and program participation track fairly consistently through the different levels of schools in the Study Area. The exception to this is in the high level of participation in Career and Technology Education Programs in the high schools compared to less than 30% in the middle schools. However, despite the number of considerations traditionally thought of as challenges to schools, public schools in the Study Area have performed well based on standard metrics of comparison by TEA.

Trends in Fifth Ward Charter Schools

Due to availability of information gathered for Study Area charter schools includes only HP Carter Career Center and Inspired for Excellence Academy. These schools have a similar demographic breakdown and similar programs in place; however there is a noticeably lower percentage of Honors Classes and Gifted and Talented students. This can likely be attributed to these charter schools using different metrics for academic success and different curricula. Enrollment in charter schools has fluctuated in the past 5 years. However, the opening of Inspired for Excellence Academy has created an increase in enrollment in charter schools. This new school opening is also likely the factor at work in the change illustrated in Career and Technology education programs, Title I decrease, and a very large increase in limited English students.



Overall School Findings

Overall school demographics across all levels are dominated by the Hispanic and African American ethnicities. 100% of the public schools in the area are considered Title I schools as were charter schools until the recent addition of Inspired for Excellence Academy. The vast majority of students in all levels of schools are considered “at-risk”. Demographics and program participation track fairly consistently through the different levels of schools in the Study Area. The exception to this is in the high level of participation in Career and Technology Education Programs in the high schools compared to less than 30% in the middle schools. However, despite the economic and demographic challenges of the Study Area, its public schools have performed well based on standard metrics of comparison by TEA.

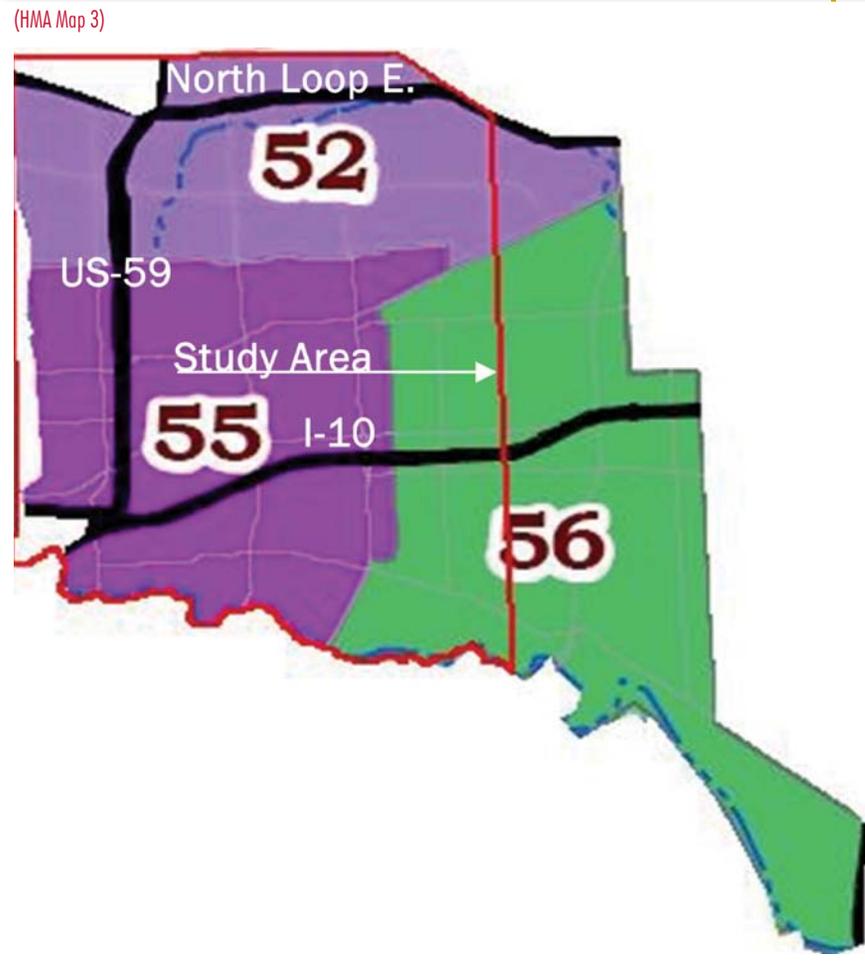


...*P*ublic schools have performed well based on standard metrics of comparison by TEA.



CRIME STATISTICS

Crime data is broken up by super-neighborhood. The map below demonstrates where the Study Area falls in relation to Greater Fifth Ward (super-neighborhood 55), Denver Harbor (super-neighborhood 56) and Kashmere Gardens (super-neighborhood 52). Data by super-neighborhood was



used because it was the smallest area that specific crime data was available for. Using data from individual super-neighborhoods allows for a collection of data that fits most closely with the boundaries of the Study Area, and also allows for comparisons of crime rates within the Study Area.

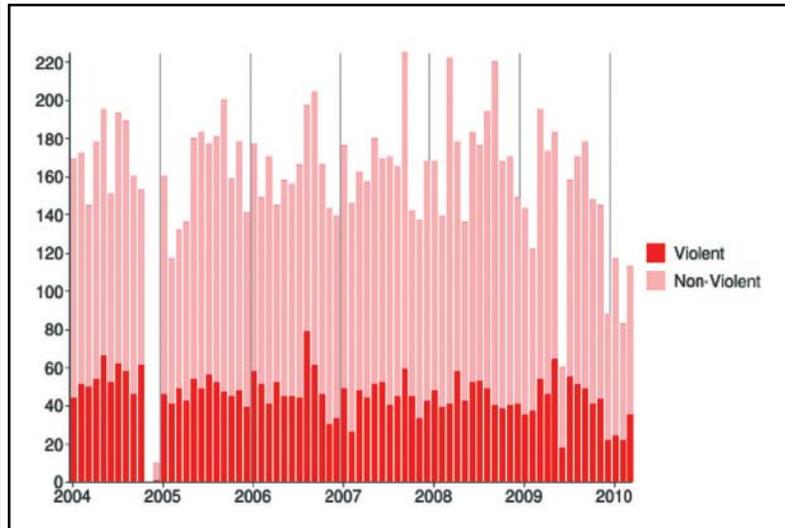
Law enforcement in this area is provided by the Houston Police Department (HPD), Local Constables and the Harris County Sheriff's office. Additionally there are two HPD substations located within the map illustrated above. One is located at 4014 Market Street, and the other at 6402 Market Street. Both stations provide a local base for HPD units from Monday to Friday during daytime hours.

Levels of crime and the safety of the neighborhood are important factors in deciding where to live. Analysis of crime rates over time throughout the Study Area are represented in the following section. In each of the following charts, each y axis is represented on an independent scale. This factor should be considered when visually comparing crime charts for each area.

Overall, levels of all types of crime have been fairly consistent over the past six years. At the end of 2009, a steady declining trend in Fifth Ward Area crime began. So far in 2010, crime rates have been at lower levels than they have historically maintained. As demonstrated in the charts, crime rates of both types are significantly higher in greater Fifth Ward than they are in Denver Harbor or Kashmere Gardens.



(HMA Table 29) Historical Crime Data for Greater 5th Ward

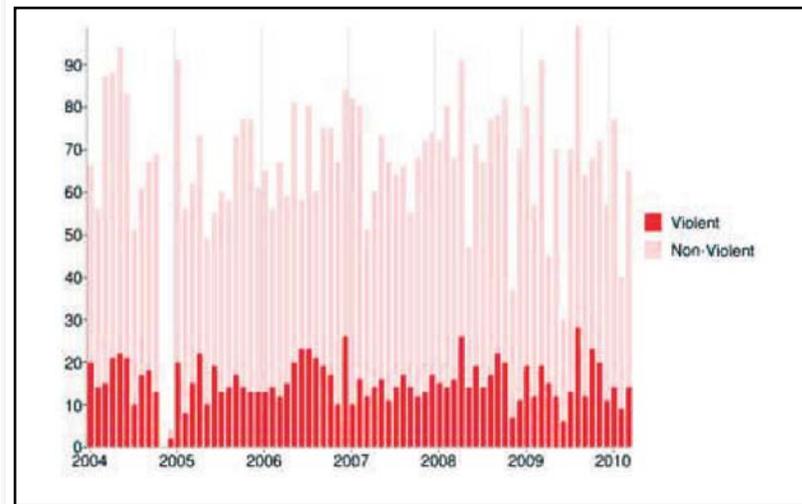


Source: Houston Crime Maps

Violent crime in Denver Harbor decreased slightly in the beginning of 2009, although crime rates increased at the end of the year. Overall, violent crime has been somewhat consistent over the historical period, although variability has increased in the past two years. Non-violent crime has been significantly more variable, and the past year has seen both the highest and lowest levels of crime for the month. Overall, non-violent crime in Denver Harbor is about half as frequent as seen in Greater Fifth Ward, and violent crime is about one-third as frequent.

Levels of violent crime in Kashmere Gardens have been very consistent over the past six years, with crime rates slightly lower on average now than they were in 2005. Non-violent crime has seen a decrease overall after a peak in 2008. As seen below, a high percentage of non-violent crime can be

(HMA Table 30) Historical Crime Data for Denver Harbor



Source: Houston Crime Maps

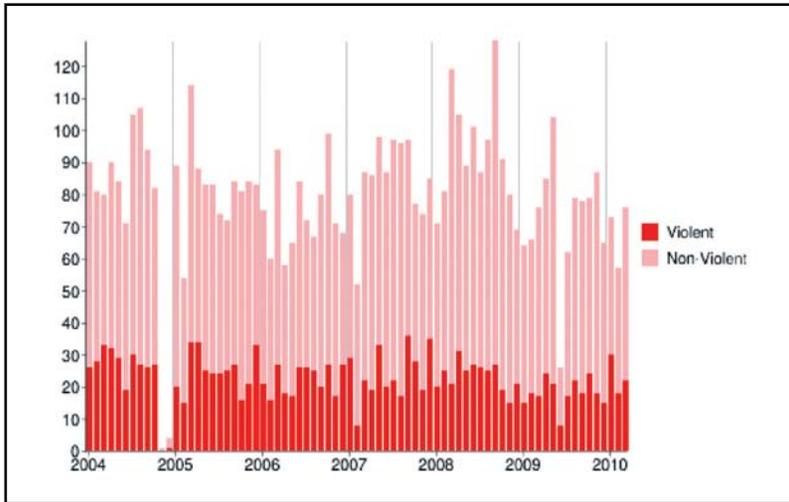
attributed to burglary, in which Kashmere Gardens has the highest rate of incidence.

The tables on the following page illustrate the number of crimes per 10,000 people and the number of crimes per square mile in each of the subareas, the Study Area, the city of Houston, and the difference between the City of Houston and the Study Area.

In terms of per capita data, rates of burglary in the Kashmere Area are twice that of the City of Houston, and the rate overall in the Study Area is about 75% higher than that in the city of Houston. Rates of drug-related crime in Greater Fifth Ward is approximately 4 times higher than rates in Houston, and while rates in Denver Harbor are below the average in Houston, the Study Area as a whole



(HMA Table 31) **Historical Crime Data for Kashmere Gardens**



Source: Houston Crime Maps

has seen more than 3 times the amount of drug-related crime as has the City of Houston. Rates of aggravated assault occurred about 2.5 times more frequently in the Study Area as they did in all of Houston, and robbery occurred 1.7 times as frequently. Rates of burglary of a motor vehicle and theft were lower in the Study Area than they were in the city of Houston. Rates of murder were higher than the average for Houston in every sub-area, and the Study Area had 2.2 times more murders than Houston. Total occurrences of criminal activity per capita over the past five and a half year period are about

60% higher in the Study Area than levels seen in the City of Houston. **Overall, statistics continue to identify the Study Area as a relatively high-crime part of the City.** However, one sub-area, Denver Harbor, had crime rates comparable to, or lower than, the rates in Houston in 9 of the 11 categories, and had less overall crime. The Kashmere area saw the highest overall crime, with the highest rates in burglary and robbery. The last column in the table, labeled "Difference", is calculated by subtracting the City of Houston figure from that of the Fifth Ward Study Area.

In terms of crime per area, the results are similar; however using this metric, Greater Fifth Ward saw the highest overall crime and the highest rates in every category. Denver Harbor's crime rates fell using this metric, with rates below

(HMA Table 32) **Crimes Committed per 10,000 people 2004-2010**

	Greater 5th Ward	Denver Harbor	Kashmere Area	Study Area	Houston	Difference
Burglary	1,104.1	740.7	1,517.3	1,271.2	730.3	540.9
Narcotic Drugs	1,284.7	216.5	968.5	990.2	313.3	676.9
Aggravated Assault	938.1	297.1	956.2	847.4	320.0	527.4
Auto Theft	558.9	394.1	571.8	603.8	503.6	100.2
Robbery	474.6	249.1	533.8	485.9	284.2	201.7
Burglary of a Motor Vehicle	321.8	237.6	385.3	366.4	473.8	-107.5
Driving while Intoxicated	162.6	159.8	147.6	191.6	113.1	78.5
Rape	45.8	13.4	36.2	38.3	21.2	17.1
Murder	20.1	11.5	16.8	19.6	8.9	10.7
Manslaughter	0.9	1.0	0.9	1.1	0.2	0.9
Total	4,912	2,321	5,134	4,815	2,769	2,047

Source: Houston Crime Maps

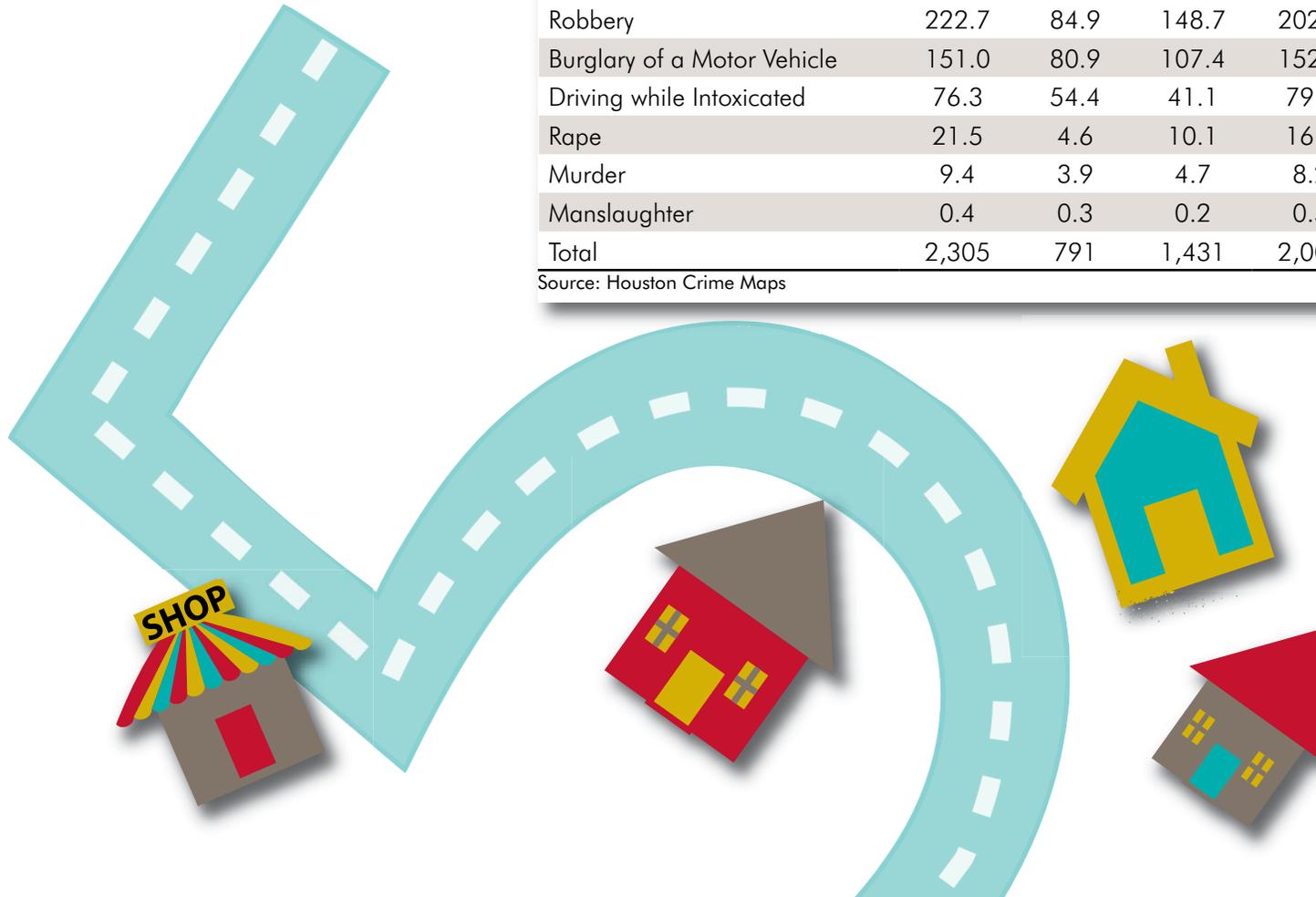


the Houston average in all but 3 categories. **On a per area basis crime in the Study Area was 44% higher than in the City of Houston as a whole.**

(HMA Table 33) **Crimes Committed per Square Mile 2004-2010**

	Greater 5th Ward	Denver Harbor	Kashmere Area	Study Area	Houston	Difference
Burglary	518.1	252.3	422.8	530.0	281.9	248.1
Narcotic Drugs	602.8	73.7	269.9	412.9	120.9	291.9
Aggravated Assault	440.2	101.2	266.4	353.3	123.5	229.8
Auto Theft	262.2	134.2	159.3	251.8	194.4	57.4
Robbery	222.7	84.9	148.7	202.6	109.7	92.9
Burglary of a Motor Vehicle	151.0	80.9	107.4	152.8	182.9	-30.2
Driving while Intoxicated	76.3	54.4	41.1	79.9	43.7	36.2
Rape	21.5	4.6	10.1	16.0	8.2	7.8
Murder	9.4	3.9	4.7	8.2	3.4	4.8
Manslaughter	0.4	0.3	0.2	0.5	0.1	0.4
Total	2,305	791	1,431	2,008	1,069	939

Source: Houston Crime Maps





2009 Housing Units by Type	5th Ward Study Area		City of Houston	
	Count	Share	Count	Share
Total Units	17,735		913,232	
1 Unit Attached	980	5.5%	49,034	5.4%
1 Unit Detached	12,472	70.3%	415,525	45.5%
2 Units	875	4.9%	18,584	2.0%
3 to 19 Units	1,905	10.7%	169,510	18.6%
20 to 49 Units	446	2.5%	46,543	5.1%
50 or More Units	911	5.1%	204,135	22.4%
Mobile Home or Trailer	139	0.8%	9,443	1.0%
Boat, RV, Van, etc.	8	0.1%	458	0.1%

Source: PCensus For ArcView 2009

Fifth Ward Housing Market Analysis

Housing Unit Mix

There are 17,735 housing units in the Fifth Ward Study Area, but it is estimated that only 14,928 of those units are occupied. The overwhelming majority (70.3%) of housing units in the Study Area are classified as “1 unit Detached”. These are mostly standard single family homes built on individual lots. Most of the remaining housing units are in multifamily complexes, with the largest number of those belonging to apartment buildings with fewer than 20 units. Mobile homes, trailers, and other transportable housing are

not common in the Study Area. The mix of structure types has changed very little since the 2000 Census.

Compared to the City of Houston as a whole, the Fifth Ward Study Area contains a much higher percentage of “Detached” single family homes, 70.3% to Houston’s 45.5%. The city makes up that gap with a 48.0% concentration of multifamily units, compared to the Study Area’s 23.3%. Both have a similar percentage of townhomes (“1 Unit Attached”).

2009 Housing Units by Type	5th Ward Study Area		City of Houston	
	Count	Share	Count	Share
Total Units	17,735		913,232	
1 Unit Attached	980	5.5%	49,034	5.4%
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2 Units	875	4.9%	18,584	2.0%
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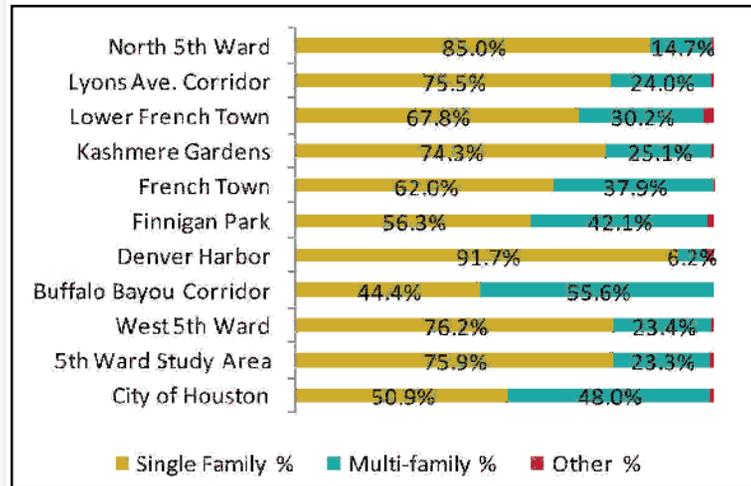
Source: PCensus For ArcView 2009

Sub-Area Comparison – Housing Types

The Buffalo Bayou Corridor sub-area is the only sub-area in the Fifth Ward Study Area to have a majority (55.6%) of its housing units contained in multifamily units. Multifamily in this area is comprised largely of duplexes. Among larger



(HMA Table 35) Sub-Area Comparison – Housing Types



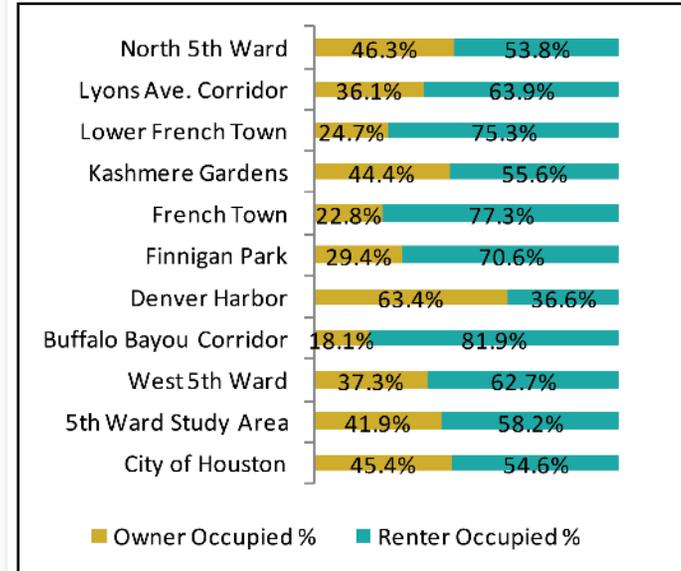
Source: PCensus For ArcView 2009

sub-areas, Finnigan Park (42.1%) and French Town (37.9%) have the largest concentration of multifamily units. Multifamily housing was least prevalent in Denver Harbor (6.2%) and North Fifth Ward (14.7%). All areas but the Buffalo Bayou Corridor stand in contrast to the City of Houston’s relatively even split between single and multifamily units.

Owner vs. Renter

Despite the overwhelming majority of the Study Area’s housing units being single-family homes, a significant majority of them are rented and not owned. The Study Area compares fairly evenly with the City of Houston as a whole, with a slightly higher percentage of renters.

(HMA Table 36) Sub-Area Comparison – Owner vs. Renter



Source: PCensus For ArcView 2009

Houston, however, contains far larger percentage of multifamily units than does the Study Area.

Due to the nature of ownership, data regarding single family home rental performance for the Study Area was very difficult to gather. Accurate data through traditional sources is not available in the Study Area. However, through primary research and intercept surveys CDS has been able to glean some understanding of the single family rental activity in the Study Area. Overall reported rents for 800 to 1,000 square foot homes range from \$400 to \$475. Although there were some outliers, rental rates were predominantly quoted in this range. Other information obtained by CDS indicated that rental property ownership is largely held by people who do



not live inside of the Study Area and have either invested in rental properties or have inherited them from family members. Many property owners were reported as neglecting the maintenance of their properties. However, CDS did observe performance of routine maintenance and updating on single family rentals previous to re-letting of the properties. Occupancy for single family rentals was reportedly strong. Anecdotal evidence indicates strong demand for single family rentals in this price range in the Study Area.

Sub-Area Comparison

Denver Harbor, which has the Study Area's highest concentration of single family homes, is the only sub-area in which the majority of occupied housing units are owned by residents. In contrast, the Buffalo Bayou Corridor is the only sub-area to contain a majority of multifamily housing and, as such, holds the highest concentration of renting households. The presence of majorities in both single family housing and renter-occupied housing throughout the Study Area indicates that many of the area's traditional single family homes are owned by people who do not live in the Study Area, or that live in the Study Area and own multiple homes within the area.

SINGLE FAMILY HOUSING

Housing Value

Housing Values and Growth

The median owner-occupied home value in the Fifth Ward Study Area is estimated to have increased by

\$14,047 or 40.3% in the past nine year period. While nearly 60% of homes were valued at less than \$40,000 in 2000, less than 40% are estimated in this cohort in 2009. The percentage of homes valued at over \$100,000 has increased from 1.6% in 2000 to 7.1% in 2009. Housing values typically increase over time, with inflation often being

(HMA Table 37) **Housing Units by Value – 2009 and 2000**

Owner-Occupied Housing Units	2009 Value		2000 Value	
	Count	Share	Count	Share
Total Housing Units	6,274		6,128	
Less than \$20,000	679	10.9%	1,300	21.2%
\$20,000 to \$39,999	1,616	25.9%	2,369	38.7%
\$40,000 to \$59,999	1,853	29.7%	1,582	25.8%
\$60,000 to \$79,999	1,132	18.1%	567	9.3%
\$80,000 to \$99,999	530	8.5%	211	3.4%
\$100,000 to \$149,999	347	5.6%	50	0.8%
\$150,000 or More	91	1.5%	49	0.8%

Source: PCensus For ArcView 2009

the largest factor in these increases. The Houston area Consumer Price Index increased by 23.5% from 2000 to 2009. Even so, the Study Area appears to have seen significant movement of homes into the higher price bands and illustrates a true increase in home value over just that of price inflation.

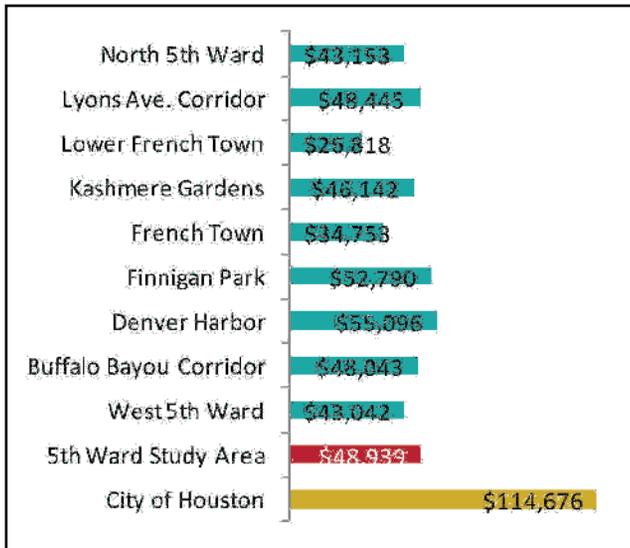
Sub-Area Comparison

The highest median owner-occupied home values in the Study Area were located in Denver Harbor and Finnigan



(HMA Table 38)

Sub-Area Comparison – Housing Value 2009

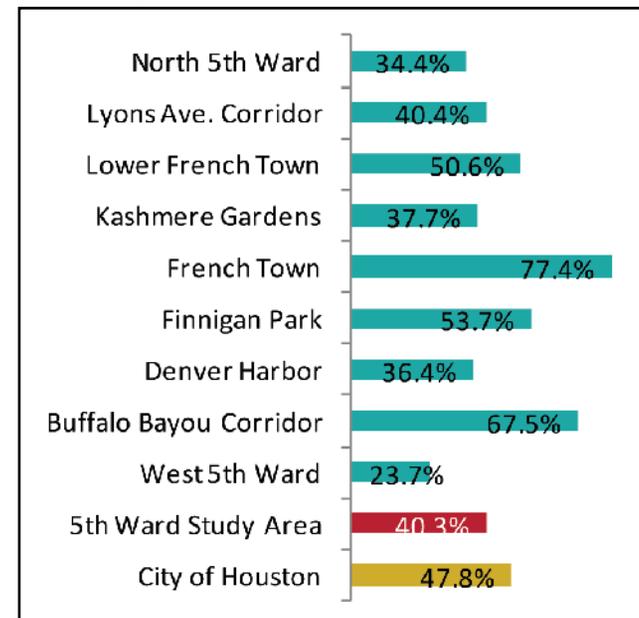


Source: PCensus For ArcView 2009

Park, the lowest in Lower French Town. All sub-areas in the Study Area are estimated to have seen sizable increases in housing unit value, none less than 20% and three greater than 50%. French Town and the Buffalo Bayou Corridor experienced the most dramatic increases at 77.4% and 67.5% respectively. The smallest increase was posted by West Fifth Ward at 23.7%. The Fifth Ward Study Area and its sub-areas' median home values are significantly lower than those of the City of Houston as a whole. The 2009 median home value in the City of Houston is 2.3 times higher than in the Fifth Ward Study Area and since 2000 it is estimated to have risen 47.8%, 7.5 points higher than the increase in the Study Area over the same period.

(HMA Table 39) **Sub-Area Comparison**

– Housing Value Increase 2000 to 2009



Source: PCensus For ArcView 2009

Age of Housing

The median year built for housing units in the Fifth Ward Study Area in the 2000 Census was 1956. The median is estimated to have become 1958 by 2009. The percentage of housing units built before 1960 has decreased from 59.9% in 2000 to 54.0% in 2009 with the largest group of housing units built during the 1950s.

Compared to the City of Houston as a whole, housing in the Fifth Ward Study Area is much older, with a median year built that is 18 years prior to that of the city. The city's percentage of housing units built in the last 10 years



(HMA Table 40) **Housing Units by Age – 2009 and 2000**

5th Ward Study Area	2009		2000	
	Count	Share	Count	Share
Total Units	17,735		16,605	
1999 to 2009	1,731	9.8%	56	0.3%
1990 to 1998	648	3.7%	674	4.1%
1980 to 1989	836	4.7%	849	5.1%
1970 to 1979	1,716	9.7%	1,753	10.6%
1960 to 1969	3,244	18.3%	3,277	19.7%
1950 to 1959	4,235	23.9%	4,407	26.5%
1940 to 1949	3,201	18.1%	3,335	20.1%
1939 or Earlier	2,125	12.0%	2,206	13.3%

Source: PCensus For ArcView 2009

(HMA Table 41) **Sub-Area Comparison – Median Housing Age**

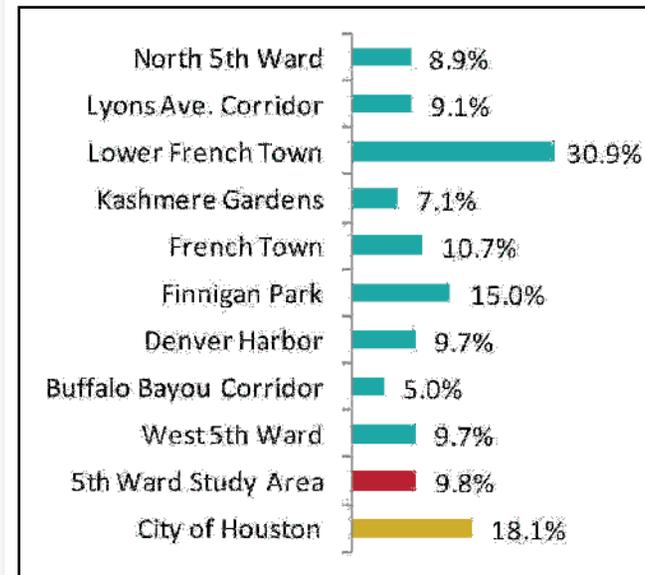
Housing Unit Age	2009 Median Year Built
City of Houston	1976
5th Ward Study Area	1958
West 5th Ward	1957
Buffalo Bayou Corridor	1971
Denver Harbor	1957
Finnigan Park	1969
French Town	1954
Kashmere Gardens	1960
Lower French Town	1974
Lyons Ave. Corridor	1958
North 5th Ward	1956

(18.1%) is nearly double that of the Study Area's (9.8%).

Sub-Area Comparison

French Town and North Fifth Ward are the oldest sub-areas in the Study Area by median housing age. The Buffalo Bayou Corridor and Lower French Town are the youngest, both with median housing ages in the 1970s. Of

(HMA Table 42) **Sub-Area Comparison – Housing Units Built 2000-2009**



Source: PCensus For ArcView 2009

(HMA Table 43) **Single Family Building Permits**

Year	# of Permits	Median Value
2004	82	\$107,976
2005	132	\$130,000
2006	83	\$138,722
2007	84	Data Not Available
2008	55	\$114,939
2009	35	\$110,374
Total	471	

Source: City of Houston Planning and Development Department



these, only Lower French Town has a significant percentage of housing units (30.9%) built since 2000. Lower French Town is also the only sub-area to have a greater percentage of its housing built in the last nine years than the City of Houston as a whole (18.1%). Kashmere Gardens, the Lyons Avenue Corridor, and Denver Harbor contain the largest numbers of housing built since 1999. However, these are large areas and newer housing represents a smaller portion of overall housing stock.

Historical Permit Trends

Based on the number of single family building permits issued over the past five years, the Fifth Ward community's housing market experienced its greatest growth during 2005. Table HMA 43 summarizes annual

statistical reports related to the number of permits and builder estimated median value of single family homes in the Fifth Ward community. The above-referenced data indicates that the community has experienced a rapid decline in housing development in recent years, with a 73.48% decrease in the number of building permits and 15.10% decrease in the median estimated permit value in the year 2009, compared to 2005.

Single Family Home Sales Trends

Sales of single family home over a five plus year historical period have totaled 610 sales spread throughout the nine sub-areas within the Fifth Ward Study Area. These home sales figures presented below are from the Multiple Listing Service (MLS) and do not include homes sold by Fifth Ward

(HMA Table 44) **Historical Single Family Home Sales 2004-2010***

	Median Sq Ft	Median Beds	Median Baths	Median Sp/Sq Ft	Median Sales Price	Median CDOM	Median Year Built	Total Sales
West 5th Ward	1,240	3	1	\$36.82	\$45,000	84	1939	52
Kashmere Garden	1,113	2.5	1	\$32.16	\$35,500	75	1950	162
North 5th Ward	1,152	3	1	\$45.07	\$49,500	82	1953	49
Lyons Ave	1,104	2	1	\$27.53	\$30,000	64	1939	106
Denver Harbor	1,129	3	1	\$53.45	\$62,000	33	1947	69
Finnigan Park	1,084	3	1	\$34.59	\$37,500	50	1948	32
Buffalo Bayou	1,002	2	1	\$51.9	\$52,000	49	1950	1
Frenchtown	1,314	3	1	\$23.27	\$31,000	45	1950	15
Lower Frenchtown	1,511	3	2	\$117.16	\$187,144	101	2004	124
5th Ward Study Area	1,241	3	1	\$44.86	\$50,000	75	1950	610

Source: Houston Association of Realtors *Through 6/1/2010



(HMA Table 45) **Current Single Family Properties for Sale**

	Median Sq Ft	Median Beds	Median Baths	Median Ask Price/Sq Ft	Median Asking Price	Median CDOM	Median Year Built	Total Listings
West 5th Ward	1,113	3	1	\$52.14	\$55,750	252	1945	14
Kashmere Garden	1,253	3	1	\$46.38	\$60,000	130	1950	13
North 5th Ward	1,100	3	1	\$47.52	\$39,000	291	1953	9
Lyons Ave	1,118	3	1	\$41.15	\$44,000	296	1940	17
Denver Harbor	1,280	3	1	\$53.95	\$79,500	77	1948	10
Finnigan Park	1,170	3	1.5	\$24.82	\$26,000	141	1947	6
Buffalo Bayou								0
Frenchtown	928	2	1	\$47.41	\$44,000	946	1930	3
Lower Frenchtown	1,474	3	2	\$124.28	\$179,000	171	2005	9
5th Ward Study Area	1,223	3	1	\$51.69	\$64,000	192	1949	81

CRC, Habitat for Humanity or other builders who do not sell their home through the MLS.

The Buffalo Bayou Corridor had the least total sales due to the overall character of the area being primarily industrial properties. The area with the most sales over this period is Kashmere Gardens, which accounts for roughly 27% of all sales with a total of 162 homes sold. Median sales prices range from \$30,000 in the Lyons Ave. Corridor, to \$187,144 in Lower French Town. **The overall median price for homes sold through the MLS in the Study Area is \$50,000, or \$44.86 per square foot. The size and character of housing varies by sub-area and ranges from modest 2 bed/1 bath shotgun style homes built around 1940 with around 1,000 square feet to 3 bed/2 bath new construction townhomes of up to 2,400 square feet.**

Detailed figures broken out by each sub-area can be seen in the table.

In comparison with historical sales it appears that as a whole Study Area properties currently available are seeking overall higher asking prices than in the last five years but are seeing more days on market and have not yet sold. Detail by sub-area is presented in the table.

All areas except for Finnigan Park have shown an increase between current asking prices per square foot and historical sales prices per square foot. However, Finnigan Park has a small and potentially unrepresentative sample of properties with a total of three current listings. Denver Harbor boasts the least CDOM and is also one of the three areas with an asking price per square foot higher



than the Study Area median. The other two areas included in this are West Fifth Ward and Lower French Town.

Overall, based on available data, the single family housing market in the Fifth Ward Study Area has slowed down in comparison to the five plus year historical period. However, this is no surprise considering the economic and real estate slowdown that has affected the entire nation for some time now.

(HMA Table 46) **Lower French Town Historical New Home Sales**

Year	Sales	Sq Ft	Year Built	Beds	Full Baths	CDOM	Sale Price
2010	2	1,311	2008	2.5	2	293.5	\$150,000
2009	10	1,311	2009	3.0	2	207.0	\$150,000
2008	5	2,101	2008	2.0	2	100.0	\$244,000
2007	1	2,052	2006	3.0	3	119.0	\$259,900
2006	13	1,703	2006	3.0	2	50.0	\$214,900
2005	2	1,783	2005	3.0	2	49.5	\$229,450
2004	4	1,447	2003	2.0	2	179.5	\$170,500
Total	37	1,544	2008	3.0	2	100.0	\$195,000

Source: Houston Association of Realtors

Lower French Town Historical New Home Sales Trends

Due the amount of recent development and different character of these developments historical home sales in Lower French Town are specifically highlighted in the table below.

Figures in this table represent new homes sold through the MLS. Typically builders will list some portion of their new

homes within any given development in the MLS but many will sell from builder sales offices at the development site. Therefore, this table gives a sample of the units and prices that have occurred in the area but does not capture all new home sales in Lower French Town.

Data presented in this table illustrates that after an initial ramp up period dating to around 2004 new home sales velocity and prices increased substantially in Lower

French Town. However, sales pace began to slow after prices reached their highest levels in 2007. Subsequently both velocity and price declined significantly starting in late 2008. This slow pace of sales volume and velocity still exists currently. Although CDS has been unable to quantify the exact amounts it has been reported that there is a significant inventory of homes available, including some foreclosures, in Lower French Town. These circumstances will likely hamper the pace of new unit development until currently available units are sold and overall market conditions improve.

Buyers of new townhome and patio home products in the Lower Frenchtown area report location and price to be the principal factors involved in their purchase decision.

The availability of credit which existed in the mid 2000's also has been reported to have enhanced builder's sales volume of these new homes. More recently the decline in the national economy and credit availability has coincided with the slowdown in sales. However, additional programs



which have been made available through the American Recovery and Reinvestment Act (**ARRA**) have bolstered sales to counteract the more difficult credit situation for homebuyers. These programs have been reported to have a significant impact on the sales pace and have increased the number of potential buyers for a new home in the Lower French Town area. However, ARRA assistance programs were generally intended as temporary and have recently expired or may expire in the near future.

Single Family Lot Sales and Pricing

Approximately 21 single family lots have sold per year through the multiple listing service (MLS) over the last 5 plus year period represented in the following table. This

represents a total of 111 lot sales. The median price per square foot for these properties has averaged \$3.53, with a Consecutive Days on Market (CDOM) of 93. Pricing and sales velocity for single family lots in the Fifth Ward have varied greatly by sub-area. Prices per square foot have ranged from \$1.20 to \$12.77 and median CDOM has ranged from 15 to nearly 150. Median lot sizes vary by area, with the smallest being found in Lower French Town, and the largest in Kashmere Gardens/North Fifth Ward.

In addition to the highest prices, Lower French Town has also enjoyed the historically fastest sales pace of 15 CDOM. On the other hand, Finnigan Park, just east of Lower French Town has had the slowest sales pace at 149 CDOM. Areas with sales prices above the historical median include Denver Harbor (represented by just two sales), Finnigan Park and Lower French Town.

(HMA Table 47) **Historical Lot Sales 2004-2010***

	Properties	Median Sq Ft	Median Sale Price	Median Sale Price/Sq Ft	Median CDOM
West 5th Ward	28	6,098	\$20,925	\$3.43	126
Kashmere Garden	22	10,019	\$15,000	\$1.50	120
North 5th Ward	7	10,019	\$12,000	\$1.20	144
Lyons Ave	21	5,663	\$15,800	\$2.79	108
Denver Harbor	2	9,583	\$65,750	\$6.86	142
Finnigan Park	12	5,227	\$21,500	\$4.11	149
Buffalo Bayou	0	N/A	N/A	N/A	N/A
Frenchtown	3	5,227	\$17,750	\$3.40	42
Lower Frenchtown	16	3,485	\$44,500	\$12.77	15
5th Ward Study Area	111	5,663	\$20,000	\$3.53	93

Source: Houston Association of Realtors
*Through 6/1/2010

Lots that are currently available on the market are summarized in the previous chart. There are a large number of lots (129) currently listed on the MLS for sale. Lot sales in the study area have slowed drastically (336 CDOM) compared to the historical sales pace (93 CDOM). Current asking prices have a median of \$25,500 which is more than 25% higher than the historical median sale price of \$20,000. Currently listed lots table likely includes some properties that are undesirable for various factors which have likely weighed the CDOM down to



(HMA Table 48) **Current Lots Available for Sale**

	Properties	Median Sq Ft	Median Asking Price	Median Asking Price/Sq Ft	Median CDOM
West 5th Ward	39	5,227	\$32,500	\$6.22	228
Kashmere Garden	18	14,810	\$24,750	\$1.67	271
North 5th Ward	12	5,227	\$17,250	\$3.30	275
Lyons Ave	30	5,227	\$19,750	\$3.78	536
Denver Harbor	0	N/A	N/A	N/A	N/A
Finnigan Park	6	7,841	\$50,385	\$6.43	1,141
Buffalo Bayou	0	N/A	N/A	N/A	N/A
Frenchtown	16	5,227	\$19,250	\$3.68	207
Lower Frenchtown	8	5,227	\$115,000	\$22.00	1,102
5th Ward Study Area	129	4,792	\$25,500	\$5.32	336

Source: Houston Association of Realtors

some extent. **Comparison of current lots available for sale with historical data shows a drastic slowdown in sales pace in combination and an increase in asking price.**

The median asking price of the eight lots currently listed in Lower French Town is \$22.00/ square foot. This is very strong pricing but the CDOM of 1,102 shows that the market is very reluctant or not willing to pay that level of pricing at this time. It appears that the historical success of lots sales and housing development in Lower French Town has caused owners of property to radically increase their prices to what seem to be currently unrealistic price levels. The nearby areas of Finnigan Park and West Fifth Ward have seen significant lot price increases as well.

Based on price per square foot, the least expensive lots currently available in the Study Area are in Kashmere Gardens where the lots are much larger in size than the majority of the area. However, if size is not considered the least expensive median lot asking price is currently found in North Fifth Ward. Based on median CDOM, the period of time currently required to sell a lot in the Fifth Ward Study Area is currently quickest in the French Town area.

Recent Developments

The Fifth Ward CRC has partnered with Fifth Ward Community Builders and created Heritage Homes. Heritage Homes is a modern low-maintenance home, designed to help families to achieve the American dream of home ownership. To be considered for a Heritage Home one must earn a minimum of \$17,500 annually and be able to qualify for a mortgage. Customarily, the Fifth Ward CRC would develop 20-30 homes a year but over the last 2 years, due to the state of the economy, developments have declined to 10 homes a year. Despite the drastic change the Fifth Ward CRC has plans to boost its production back to 20-30 per year. Through the collaboration between the Fifth Ward CRC and Fifth Ward Community Builders, over 300 single family homes have been developed throughout the community.



Lanterra Homes has recently emerged in Lower Frenchtown providing urban style single-family patio homes. Their current development in Lower French town is located on the northeast and southeast corners of Bayou and Cline, directly east of Kennedy Place. Lanterra Homes currently offers four floor plans with starting price in the \$140's. All homes are 2-story and offer 2 or 3 bedrooms, 2 ½ baths and are 1,500 square feet and up in size. This development reports that 17 of 18 current units have been sold. Lanterra Homes believes that the proximity to Downtown Houston and to the Medical Center makes their development well suited to middle-income, single, young professional buyers.

Currently construction is underway on four new homes at the corner of Baer and Meadow by **New Citi Homes**. These homes are 1,475 square feet and are priced from \$185,000 to \$210,000. These homes feature high quality construction features such as 2"X6" studs and metal reinforcements within the wall.

Other fairly recent developments include townhomes and patio homes by a number of builders which were constructed in Lower French Town in the mid 2000's. Statistics on these homes can be found in the previous sections titled Lower French Town Historical New Home Sales Trends.

Proposed New Developments/Redevelopments

The **Fifth Ward CRC** plans to continue providing affordable single family homes to the Fifth Ward community. The Fifth

Ward CRC is assisting current homeowners with repairs to their homes stemming from Hurricane Ike damages. The CRC is also looking for land to acquire for future developments. As previously mentioned, historically the CRC has constructed and sold 20 to 30 homes per year. Although current economic conditions have slowed this progress, the CRC expected to return to that pace once the economy improves.

The **MDI (Many Diversified Interest, Inc.) superfund site**, in Lower French Town, has completed the majority of the remediation involving its previous contaminants, making it fitting for future development. Current plans for this site include a large scale mixed income, mixed product type development of around 550 housing units. Currently the developer is planning on turning this former superfund site into a green development that could potentially achieve status of a LEED-certified green Neighborhood Development. The design concept includes housing built in a dense urban style similar to that found in New York's Greenwich Village or SoHo neighborhoods. Prices are expected to range from the upper \$100's to the mid \$300's. The timeline for this potential development is currently unknown but it is expected to be at least two years before any housing products could be available for sale.

Lanterra Homes is expecting to go ahead on the next phase of construction which will include an additional 22 units on the northern block of their previously mentioned property. This is expected to be a continuation of the product that Lanterra currently offers.

New Citi Homes is currently expecting five additional units to be constructed upon successful completion and sales of units



currently under construction at their Baer and Meadow site, which will bring the total unit count to nine.

Due to the developed nature of the Study Area scattered sites are the most available developments opportunities. Additional development efforts are expected on a one or two unit basis located on scattered infill lots throughout the Study Area. Product pricing and size is expected to vary by developer/builder.

MULTIFAMILY HOUSING

Although the Study Area is predominately characterized by single family housing, multifamily housing is still a vital part of the housing mix.

Historical Permit Data for Multifamily Housing

As indicated by the amount of permits in the table to the left new multifamily developments in the Study Area has been minimal over the last five years. The number of multifamily permits has been 2 or fewer in the past 5 years, with the exception of 2007 in which permits for six new multifamily units were granted.

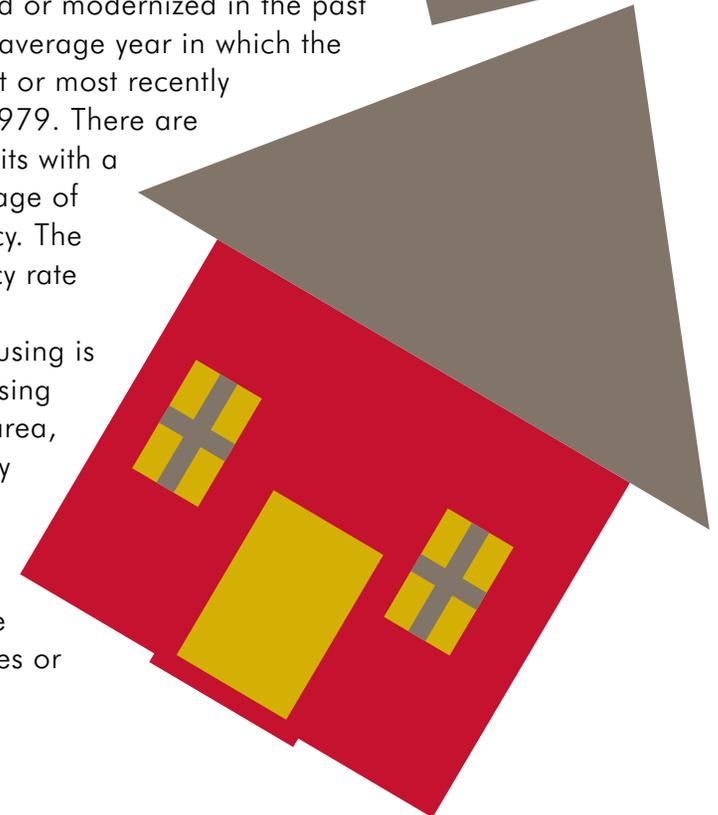
(HMA Table 49) **Historical Permit Data for Multifamily Housing**

Year	# of Permits
2005	1
2006	2
2007	6
2008	2
2009	1
Total	12

Source: City of Houston Planning and Development Department

Although there are not a large number of new complexes, there are a substantial number of existing multifamily properties within the Fifth Ward Study Area. CDS has been able to obtain data for 21 of these multifamily housing complexes located within the Study Area. Performance data for these properties is presented in the following table.

The average year multifamily units were built is 1969, but six of the complexes have been renovated or modernized in the past 20 years. The average year in which the units were built or most recently renovated is 1979. There are 1,856 total units with a weighted average of 92% occupancy. The high occupancy rate indicates that multifamily housing is a popular housing choice in the area, and multifamily units are in demand. The options for unit type range from efficiencies or





(HMA Table 50) Multifamily Property Performance

Complex	Address	Year Built	Total Units	Current Occupancy	Unit Type Bed/Bath	Typical Rental Rates	Rent Term	Subsidy Type Accepted
5302 Hershe St	5302 Hershe St	late 60s	24	80%	2/1	\$650	1 yr	
Alta Arms	5117 Lavender	1971	51	60%	1/1 (3) 2/1 (48) 3/1 (3)	\$400 \$500 \$600	1 yr	
Brewster Garden Apts.	3501 Brewster	1959	12	100%	2/1	\$400	1 yr	
Britons Place	3730 Lyons Ave.	2001	48	100%	1/1 (18) 2/1 (18) 3/1 (12)	\$547 \$669 \$867	1 yr	
Casa Suya	2022 N Wayside Dr.	1960	54	100%	1/1 (29) 2/1 (25)	\$350 \$400	6 mo/1 yr	
Cavalcade Plaza Apts	5520 Cavalcade	1960	37				6 mo /1 yr	
Cleme Manor Apartments	5300 Coke St.	1974	284	99%	1 bed-5 bed	\$636	1 yr	Section 8
Columns on 59	2828 Collingsworth	1966	N/A	N/A	N/A	N/A	N/A	
Gulf Coast Arms	6603 Hirsh	1971 Renovated 1996	160	95%	1/1 (14) 2/1 (64) 3/1 (50)	\$558 \$639 \$724	1 yr	
Kashmere Royal Apartments	5701 Lockwood	1970	155	89%	1/1 2/1	\$510 \$675	12 mo	Section 8
Kelly Village	3118 Green	1939 Modernized 2005	333	95%	1/1 (88) 2/1 (129) 3/2 (88) 4/2 (28)	\$379 \$559 \$671 \$772	12 mo	Public Housing
Kennedy Place	505 Bayou	2010	108	N/A	1/1 (20) 2/1 (58) 3/2 (26) 4/2 (4)	N/A	N/A	Public Housing
Legacy Apts	3905 Lockwood	1968, Renovated 1990	32	98%	1/1	\$400	6 mo/1 yr	



Complex	Address	Year Built	Total Units	Current Occupancy	Unit Type Bed/Bath	Typical Rental Rates	Rent Term	Subsidy Type Accepted
Lockwood Landing Ph 1	4712 Lockwood	1965	36	98%	2/1	\$620	1 month/ 1 yr	
Lockwood Landing Ph 2	5420 Rand	1966	30	98%	1/1	\$525	1 month/ 1 yr	
Lyons Village Apartments	3300 Lyons Ave.		24	100%	4 bed	N/A		Tax credit
Pleasant Hill Village	3814 Lyons Ave.	1997 Renovated 2001	165	92%	Efficiency (25) 1/1 (120) 2/1 (20)	\$507 \$593 \$743	1 yr	Senior tax credit
Rose Plaza Apartments	3031 Sumpter	1962	75	100%		\$580		
Troost Street Apartments	5411 Troost St.	1964	12	83%	1/1	\$400	1 yr	Section 8
Wheatley Manor	1230 Hahlo	1951, Renovated 2002	108	90%	2/1	\$535	13 months	Section 8
Wheatley Plaza Apartments	5600 Market	1963, Renovated 2002	108	100%	2/1	\$500		Section 8
Total / Average:	21	1969	1,856	92%	Efficiency - 5 bed	\$573	1 to 13 months	

Source: CDS Market Research, O'Connor and Associate, Harris County Central Appraisal District



lofts with a single room and bathroom to four bedroom units. The weighted average rent is \$573, as compared to average rental rates of \$750 for all of Houston. Rent terms range from one month to 13 months, with six months and one year being the most common options. Six multifamily housing units accept Section 8 subsidies, and two others said that



they would be open to if there was a demand. Two multifamily housing units are senior tax credit developments and an additional two are public housing apartment complexes.



Developments Under Construction – Proposed New Developments

The **MDI (Many Diversified Interest, Inc.) Superfund Site**, in Lower French Town, has completed the majority of the remediation involving its previous contaminants, making it fitting for future development. Current plans for this site include a large scale mixed income, mixed product type development of around 550 housing units. Multifamily although not yet determined some multifamily component could be a part of the previously mentioned developments plans. The timeline for this potential development is currently unknown but it is expected to be at least two years before any housing products could be available for sale or lease.

Mary Street Permanent Supportive Housing Development is a currently proposed development by NEWCORE which anticipates the development of permanent supportive housing as a model for a means to combat chronic homelessness. The site location is on the western edge of the Study Area at the corner of Mary Street and Mills Street. This development seeks to eradicate homelessness through cost effective green development. Current plans call for 144 fully furnished efficiency units with a total rentable area of 36,000 square feet. Current rent expectations are for \$425 per month with rental subsidies based on factors including the tenant and the project itself.

Houston Housing Authority Public Housing Projects

The Houston Housing Authority commits itself to providing decent, safe and sanitary housing for low to moderate

income families and individuals. The agency's programs provide more than 19,000 units of affordable housing and serve more than 60,000 Houstonians. The agency owns and manages approximately 4,000 rental units encompassed in 19 housing developments and more than 200 single-family homes across the city of Houston under this program. Pursuant to program requirements, residents pay no more than 30 percent of their annual adjusted income for rent. Utility allowances are provided for all families that reside in developments where tenants are responsible for their own utilities. The Houston Housing Authority is in the process of building or renovating two such housing developments in the Fifth Ward. These developments will provide affordable housing to over 400 families and provide services and amenities to accommodate the needs of low-income families.

Kennedy Place, at 505 Bayou St, is currently being redeveloped with \$7.8 million in federal stimulus funds from the Department of Housing and Urban Development. Originally occupied in 1982, the former 60-unit development was demolished in December 2009 due to outdated facilities and is expected to be completed in December 2010.

The revitalized Kennedy Place will have 108 units, including 20 one-bedroom, 58 two-bedroom, 26 three-bedroom and 4 four-bedroom units. The new development will feature an amphitheater, walking path, playground and barbecue grills. 88 of the units will be government subsidized while 20 are going to be market rate. The construction of the 108 new units is estimated to cost \$11.5 million, with federal stimulus funds from the American Recovery and Reinvestment Act of 2009



covering about 67 percent of the total. The rest of the cost will be paid for by other government funds.

Kelly Village — Since opening, the development has undergone several renovations; a modernization effort started in 1997 is nearing completion. The development is located just north of I-10 and east of US-59 at 3118 Green St. It has 333 total units, with 88 one-bedroom units, 129 two-bedroom units, 88 three-bedroom units, and 28 four-bedroom units. It is privately managed by Central Management, Inc. Kelly Village was denied Hope VI funding in 2009, a major HUD plan meant to revitalize public housing projects into mixed-income developments. It is unclear if they will apply or receive Hope VI funding in the future. Hope VI funding could be used towards housing assistance vouchers, providing energy efficient utilities to residents, and providing social and community services to address resident needs.

New Hope Housing, Inc. Projects

New Hope's core purpose is to create life-stabilizing affordable apartment homes with a sense of dignity for adults who live singly on limited incomes. New Hope focuses on the development and operation of single room occupancy (SRO) efficiency apartments with enhanced access to social services. Units lease for approximately \$400 per month, including all utilities paid and cable television access. Since inception, New Hope has offered quality supportive SRO housing to more than 5,500 people, many who ultimately transition to market-rate housing or reconnect with family.

Sakowitz Apartments - This 166-unit new construction development is located at 2300 Sakowitz Street opened in late 2010. The complex will have 24/7 front desk coverage/monitoring, and community amenities such as a TV lounge, living/dining rooms, library, business center, coin-operated washer/dryer facilities, a fully equipped kitchen, and a free weekly shuttle service to go to grocery stores and medical appointments. Rental rates are projected from \$415-\$475 per month; all utilities paid. The new building is seeking LEED accreditation for the green measures it is incorporating, which include high efficiency water features and energy efficient HVAC systems and insulation. Upon completion, Sakowitz Apartments will be Houston's first LEED certified Single Resident Occupancy community.

Consumer Survey

ANALYSIS OF SURVEY RESULTS

CDS and the Fifth Ward CRC issued a survey aimed at gathering the opinions of residents and visitors and gauging their interest in new housing, housing types, pricing, and location within the Fifth Ward Study Area. The survey was made available both in print and online and was distributed at public gathering places within the Study Area. **A total of 282 people responded to the survey.** The full results of this survey, including the demographics of survey respondents and cross-tabulations can be found in the appendix of this report.



Respondent Location

The first section of the survey sought to determine where respondents live and where they work.

(HMA Table 51) **1. Where do you currently live?**

	Count	Share
5th Ward	65	23%
Other Neighborhood	217	77%
Total Responses	282	100%

Location

A sizable majority (77.0%) of respondents to the Fifth Ward Survey do not consider themselves Fifth Ward residents. This does not necessarily mean that the remaining 23.0% of respondents live within the boundaries of the Study Area. A cross-tabulation of this question with the following one, asking the respondent's zip code of residence, revealed that 6 of the 65 respondents who consider themselves to be Fifth Ward residents live in zip codes that are not within the Study Area.

Of the 282 respondents, 266 (94.3%) provided the zip code of their residence. Of those, 63 respondents (23.7%) stated that they reside in zip codes 77020 and 77026, the two zip codes that cover the entirety of the Fifth Ward Study Area. Beyond those two zip codes, the most significant location of respondents was 77016, which contains the neighborhoods of Trinity Gardens, Houston Gardens, and much of the North Forest Independent School District. The remaining respondents reside throughout the Houston area (illustrated in the following map), with one respondent each stating that they live in the non-Houston locations of Raleigh, San Jose, and Excelsior, Minnesota.

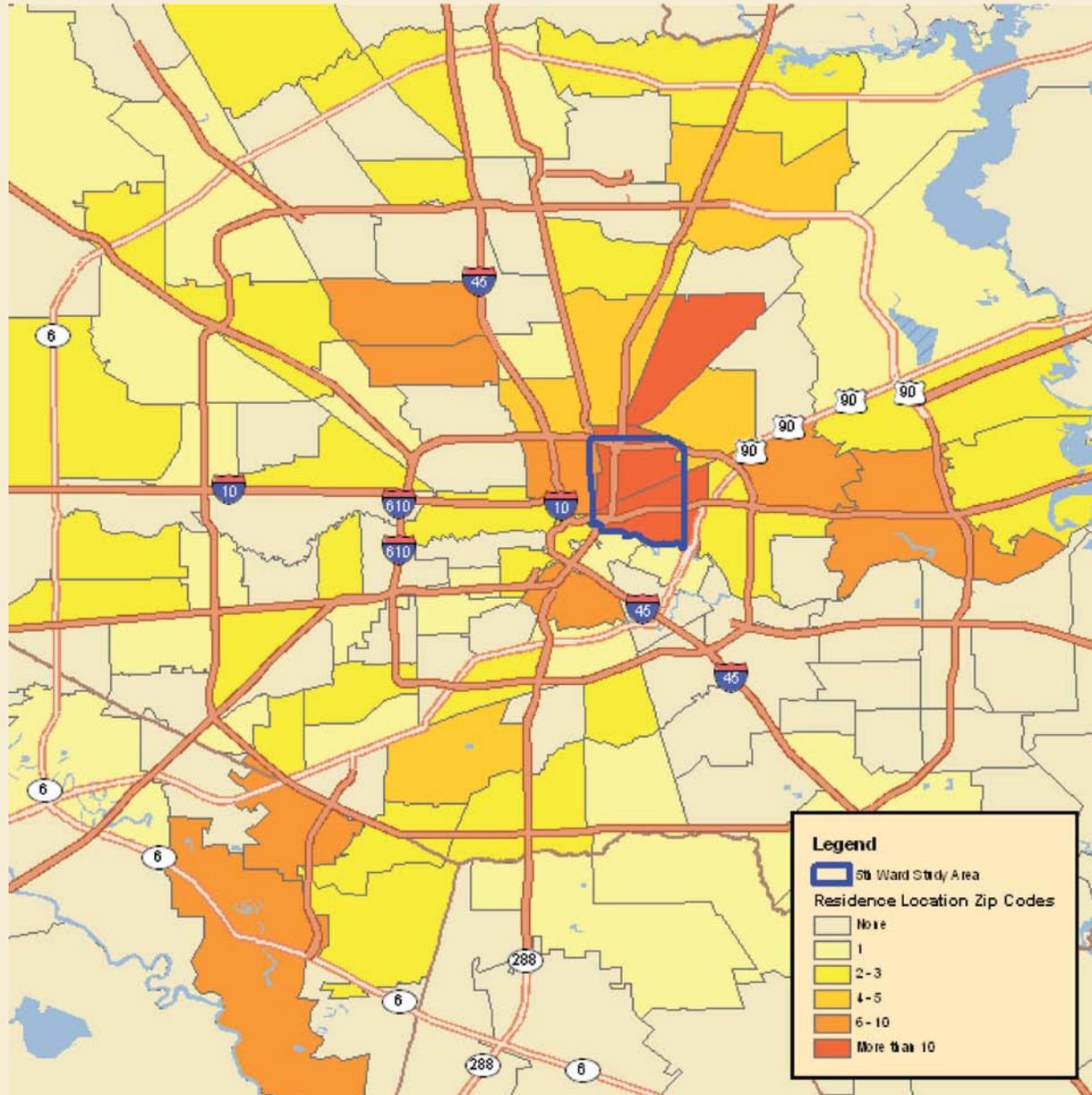
While concentrated near the Fifth Ward Study Area, survey respondents reported living in all corners of the Houston area. Outside of the two zip codes covering the Study Area itself, concentrations were found in the zip codes containing the 3rd Ward, Acres Homes, Trinity/Houston Gardens, North Shore, Near Northside, and Missouri City.

Employment

Respondents were asked, if applicable, where their place of employment was located. Of the 106 responses, 28 of them (26.4%) were located in the Study Area (77020 and 77026). The largest concentration of respondents outside of the Study Area was 14 (8.0%), located in zip code 77002, Downtown Houston. Most responses were concentrated within the 610 Loop, with zip codes in Sugar Land and, again, in the Houston/Trinity Gardens area showing concentration's outside of Houston's core.



(HMA Map 4) **2. Resident Location Zip Code**





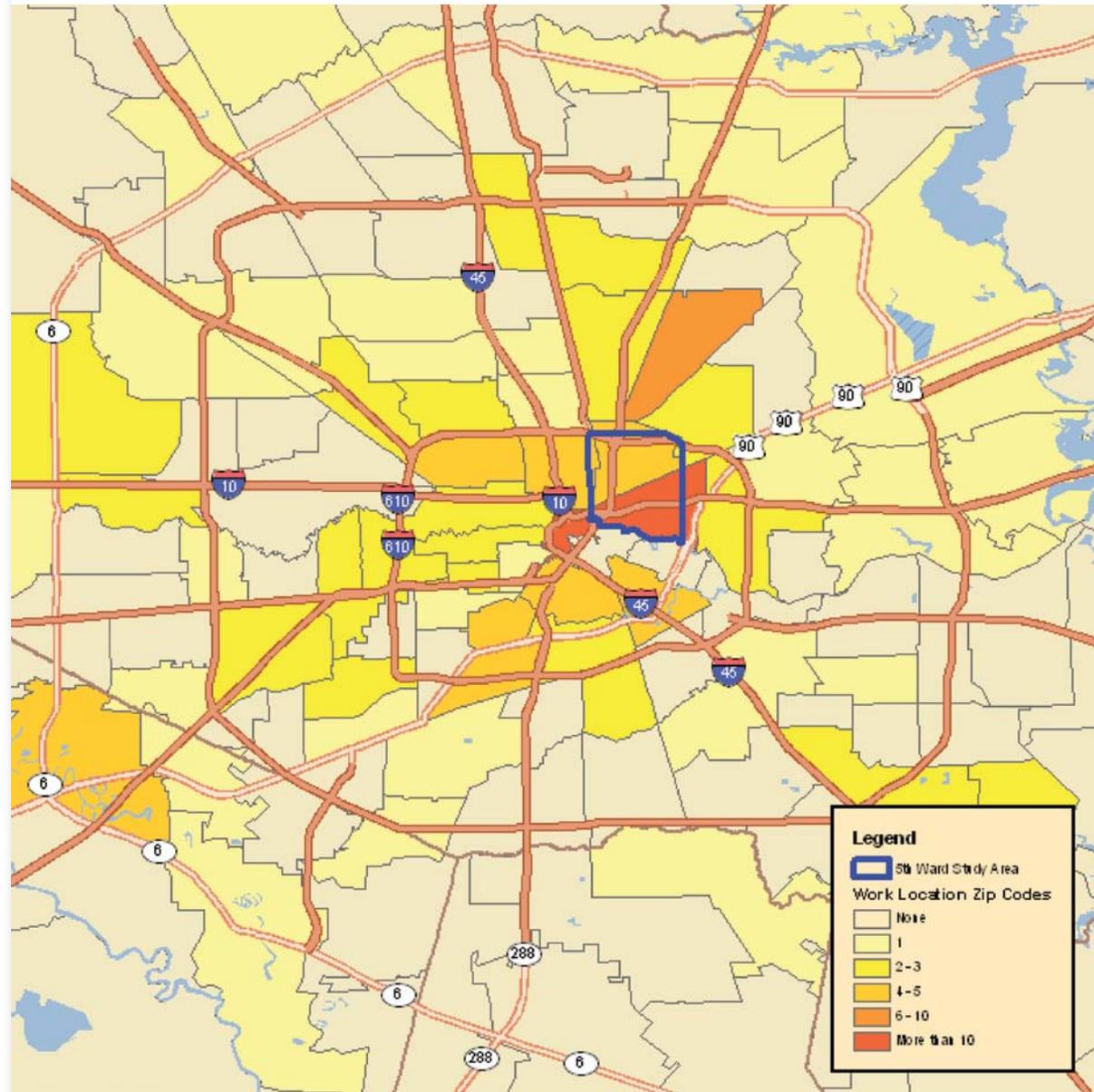
Opinions on Fifth Ward

Respondents were asked several questions about their opinions of Fifth Ward. Some questions were directed only at those who consider themselves Fifth Ward residents, some only at non-residents, and some were available for all respondents to answer.

Connection to Fifth Ward

The 4th question of the survey asked respondents who did not consider themselves Fifth Ward Residents what their connection to the community was. A total of 186 of the 217 respondents (85.7%) answered the question. Several listed multiple connections to Fifth Ward, making the total count of connections greater than the total number of respondents. **Far and away the largest connection to Fifth Ward from non-residents was their church.**

(HMA Map 5) 2. Employment Location Zip Code





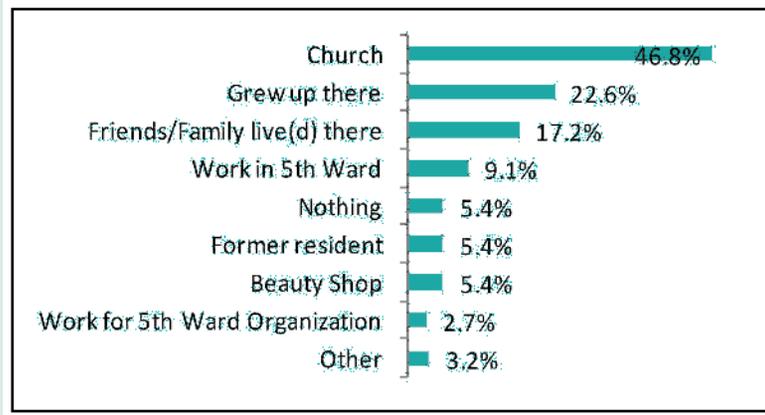
Resident Likes and Dislikes

Respondents who considered themselves to be residents of Fifth Ward were asked to list their favorite and least favorite aspects of living in the area. Responses are illustrated in the graphs on the following page. Totals of 53 (81.5%) and 42 (64.6%) resident respondents answered what they liked best and least, respectively, about living in Fifth Ward. Again, several respondents listed multiple answers, so the total counts are greater than the total number of respondents. Responses covered a wide range of subjects, though the familiarity and location of Fifth Ward were the top positive responses. **Crime and the prevalence of abandoned homes and vacant lots topped the list of resident's least favorite aspects of living in Fifth Ward.**

Desired Changes

All respondents were asked if they could change one thing about Fifth Ward to make it a better place to live, what it would be. A total of 190 respondents (67.4%) answered the

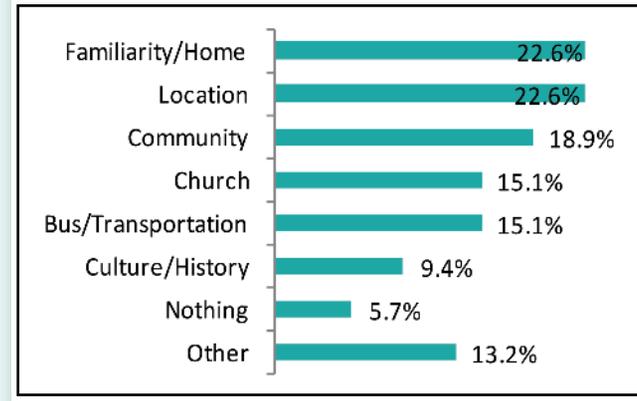
(HMA Table 52) **4. Connection to 5th Ward Community**



question, again, with several providing multiple answers.

The top desired changes involved improving the buildings and

(HMA Table 53) **7. What do you like Best about living in 5th Ward?**



appearance of Fifth Ward and bringing more businesses and industry into the area.

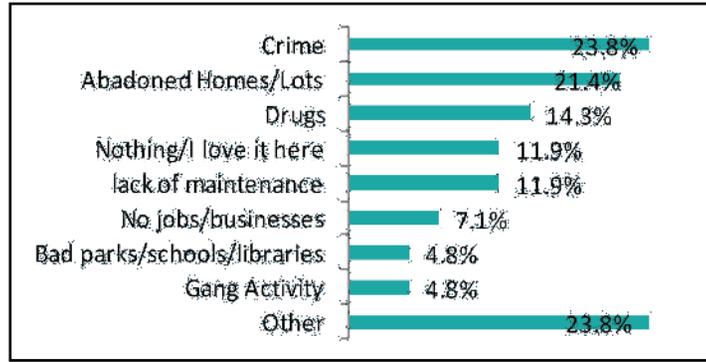
Interest in Fifth Ward Development

All respondents were also asked if they would like to see new development in Fifth Ward and, if so, what type of development. A total of 259 respondents (91.8%) answered the question, which allowed for multiple answers to be chosen. This, again, results in a greater number of total responses than respondents.

A sizable majority of the respondents stated that they believe Fifth Ward needs more new single-family homes and more new businesses. Very few respondents saw no need for new development or were concerned about such



(HMA Table 54) **8. What do you like least about living in 5th Ward?**



development changing the makeup of Fifth Ward's residents.

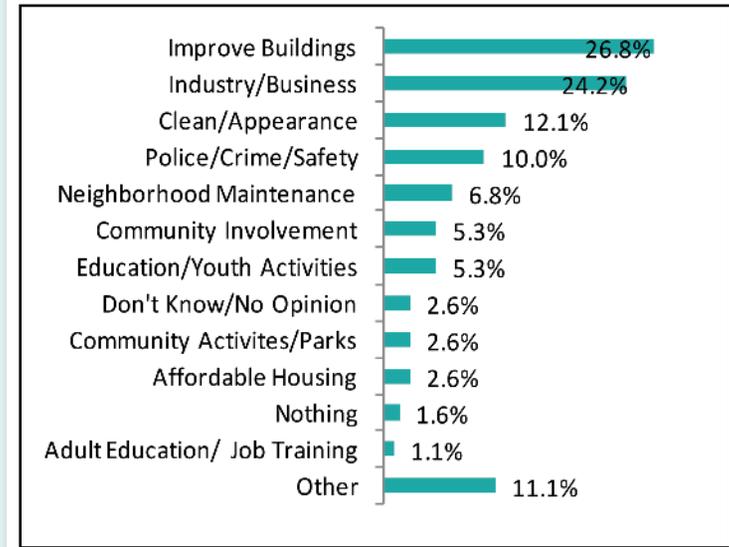
Housing Demand in Fifth Ward

The middle section of the survey aimed to discover if a demand for new housing in Fifth Ward might exist, and what types, locations, and prices of housing would be appealing to those interested. Both residents and non-resident were given the opportunity to answer these questions.

Interest from Non-Residents

Of the 217 non-residents who answered the survey, 178 (82.0%) responded when asked if they would consider moving to a home in Fifth Ward. **Of the 178 non-resident responders 51% said they would consider moving to the Fifth Ward.**

(HMA Table 55) **10. If you could change One Thing that would make 5th Ward a better place to live?**



Housing Type

The 90 non-residents who expressed interest in moving to Fifth Ward, as well as the 65 respondents who consider themselves to be Fifth Ward residents were asked what type of home they would be interested in seeing in the area and whether they would be interested in renting or buying the housing. Multiple answers could be chosen. Of all respondents who could answer this question, 88 of 90 non-residents and 63 of 65 residents gave a response.

Both current residents and non-residents have a greater interest in buying over renting and in single-family homes over housing in multifamily complexes. Of those non-residents who expressed interest in moving to Fifth Ward, 65% said they would be interested in a single family



(HMA Table 56) **11. Would you like to see new development in 5th Ward?**

	Share
Yes, we need more new single-family homes.	67%
Yes, we need more multi-family/apartments.	49%
Yes, we need more retail and services establishments.	73%
Yes, we need more of other types of businesses (offices, industry).	60%
No, we have everything that we need in the community.	3%
No, I am concerned that new development will force out existing residents.	5%
I have no opinion on new development.	9%

single-family homes on medium to large lots, the only instance of a majority of either group expressing interest in renting, buying, or a total of both of any type of housing. One out of every four non-resident respondents expressed interest in either renting or buying seniors housing in Fifth Ward.

Housing Prices

Of the available respondents, 84 non-residents (93.3%) and 43 residents (66.2%) answered what price point they would be willing to pay per month for new housing in the Fifth Ward. The majority (53.6%) of non-residents were willing to

home on a medium to large lot. Residents expressed a greater interest in renting and low-rise multifamily housing. Non-Residents were interested in a greater variety of housing and favored high rise multifamily housing at greater than twice the rate of residents. A majority of non-residents expressed interest in buying

pay between \$500 and \$900 per month for new housing.

Residents were willing to pay less for new housing across the board when compared to non-residents.

Housing Location

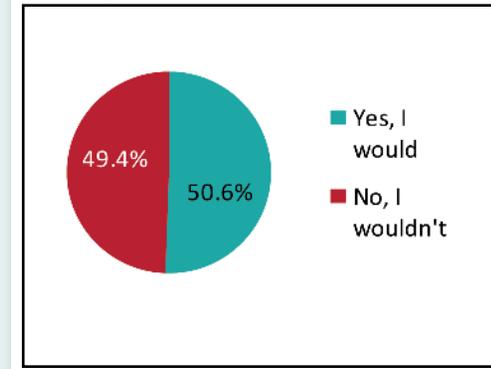
Of the available respondents, 67 non-residents (74.4%) and 33 residents (50.8%) expressed their preference for the location of new housing within the Fifth Ward Study Area.

The Lyons Ave. Corridor, the core of Fifth Ward, was the most popular choice among residents and the second most popular among non-residents. Kashmere Gardens also garnered significant interest from both groups. Neither residents nor non-residents expressed considerable interest in new housing in French Town, Finnigan Park, the Buffalo Bayou Corridor, or Denver Harbor.

Reasons for interest/lack of interest in moving to Fifth Ward

Question 14 asked both residents and non-resident respondents who expressed interest in moving to Fifth Ward what improvements to the area would encourage them to make a move into the Fifth Ward. Several respondents gave multiple responses, and 84 of the 155 applicable respondents answered the question.

(HMA Table 57) **12. Would you consider moving to a home in 5th Ward?**



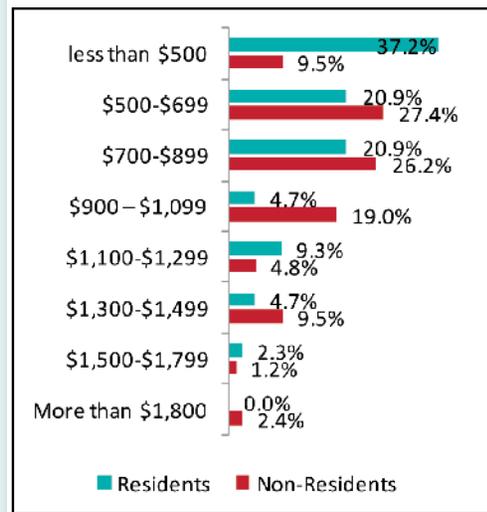


(HMA Table 58) **13. What type of home would you be interested in?**

	Non-Residents			Residents		
	Rent	Buy	Total	Rent	Buy	Total
Single-family on medium to large lot	15.9%	64.8%	80.7%	27.0%	46.0%	73.0%
Single-family home on small lot/patio home	11.4%	26.1%	37.5%	7.9%	11.1%	19.0%
Low-rise multifamily housing (2-3 story)	9.1%	9.1%	18.2%	15.9%	9.5%	25.4%
Mid-rise multifamily housing (4-5 story)	4.5%	5.7%	10.2%	3.2%	4.8%	7.9%
High-rise multifamily housing (6-20 story)	9.1%	11.4%	20.5%	3.2%	4.8%	7.9%
Seniors housing	13.6%	11.4%	25.0%	11.1%	7.9%	19.0%
Other	4.5%	2.3%	6.8%	14.3%	1.6%	15.9%

Sizable percentages of respondents indicated that they would like to see improvements to the area's housing and safety, but the largest single factor cited (39.3%) was a desire for more business and industry in Fifth Ward. This, along with the 14.3% of respondents who

(HMA Table 59) **15. How much would you be willing to pay each month for a home in 5th Ward?**



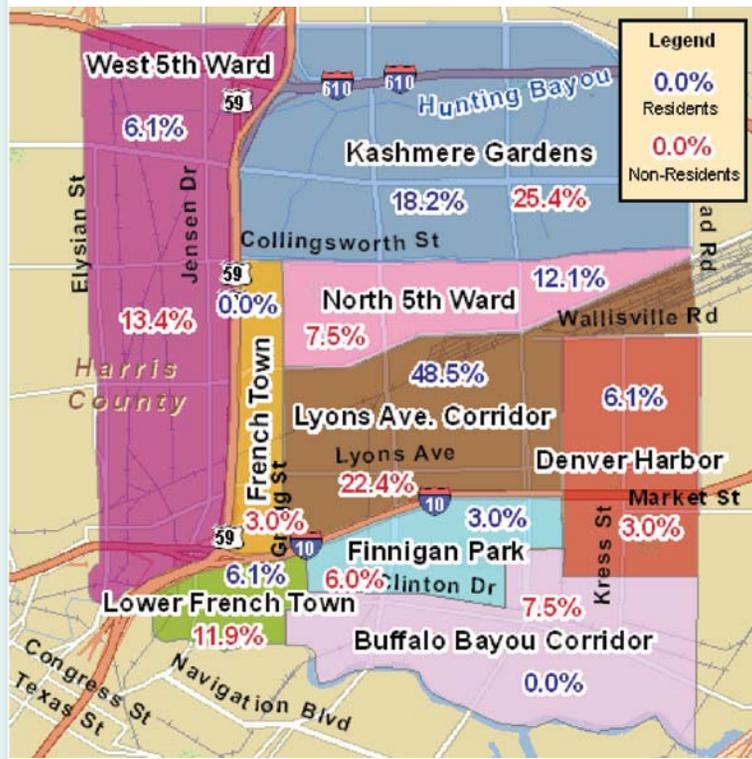
cited cleaning up and beautifying the area as an important improvement, mirrors much of the responses to question 10, which asked what one thing respondents would change to make Fifth Ward a better place to live.

Question 17 asked those who did not express interest or did not answer as to whether or not they would be interested in moving to Fifth Ward why they would not consider moving to the area. Again, many respondents listed multiple reasons and the total count of reasons is greater than the whole number of respondents. Of the 127 respondents this question was applicable to, 85 answered.

The vast majority (62.4%) of those who were uninterested in moving to Fifth Ward stated that they were satisfied with



(HMA Map 6) 16. Please select an area from the map below that you would be most interested in living?



their current home and location. Reasons of crime, safety, appearance, and location were distant seconds to those who already have a home. Interestingly, 4.7% of those who previously reported that they were not interested in moving to Fifth Ward reversed their position and said they would consider it.

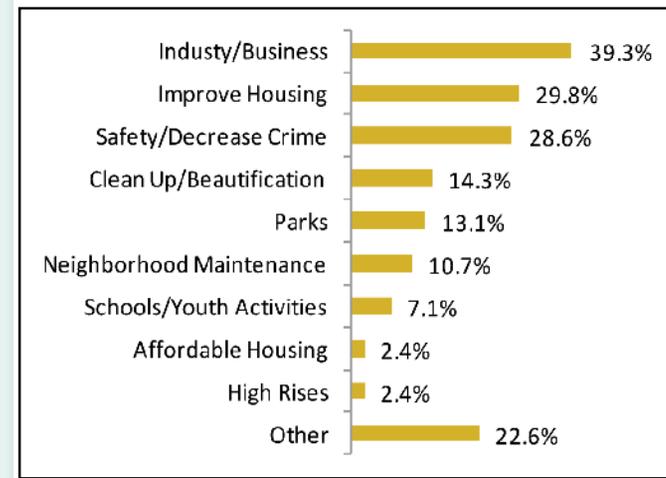
Case Studies

One technique used to understand how to improve a community is to examine other communities that are/were similar to the community in question and glean from successful examples of similar communities as a benchmark for comparison and an example of success. The following case studies of three super neighborhoods located within the City of Houston attempts to analyze comparable neighborhoods in order to provide the Fifth Ward Study Area with some examples of recent success and illustrations of potential.

The three areas chosen for this process include:

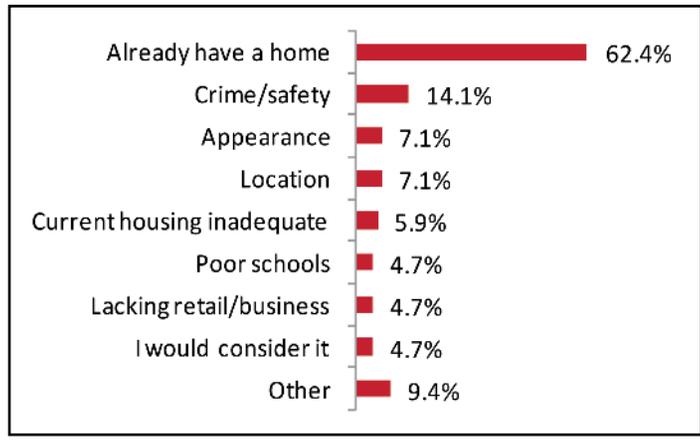
OST/South Union - Private development success with single family homes offered in the \$100,000 to \$150,000 range,

(HMA Table 61) 14. What improvements in 5th Ward would be needed to encourage you to move to the community?





(HMA Table 62) **17. Why would you not consider moving to a home in 5th Ward?**



Sunnyside - New single family homes have been slow overall due to credit issues and financially challenged buyers. However, builders report confidence in single family products from 1,100 to 1,650 square feet that sell for less than \$150,000,

3rd Ward - Partnerships with universities, public agencies, and local businesses have been crucial to success in the 3rd Ward. Builders and real estate professionals interviewed by CDS reflect a confidence in homes under 1,700 square feet in the under \$150,000 price range.

These neighborhoods were chosen for comparison because their income levels, demographic break-down, and location were comparable to that of Fifth Ward. All three neighborhoods feature new housing development as well as notable future projects that could be adopted to assist with the revitalization efforts taking place in Fifth Ward.

OST/SOUTH UNION

Area Description

The OST/South Union super neighborhood is located in south central Houston inside Loop 610, approximately 7 miles south of Downtown. The area for the case study is bounded by the 288 South Freeway to the west, the 610 Loop to the south, Old Spanish Trail to the north, and the BNSF railroad track to the east. OST/South Union is north of the Sunnyside super neighborhood and south of the McGregor super neighborhood. The OST/South Union super neighborhood is highlighted in pink in the map below which also illustrates the Fifth Ward Study Area for size and location comparison.

Neighborhood History

Most of the homes in this community were built just after World War II in the form of an urban neighborhood, close to downtown. Original houses are one story homes averaging 1,000 sq. ft. Several original homes have since been converted to commercial use, especially along Martin Luther King Boulevard and Griggs Rd. Other areas, such as LaSalette Place, remain deed restricted and well maintained. Population loss has been ongoing since 1980, though the rate of decrease has slowed significantly from -25% annually previously to -1.2% in the past 5-10 years.



- OST/South Union has been a historically African American community.
- The proportion of persons 65 and older has been historically high and has continued to grow in recent years.

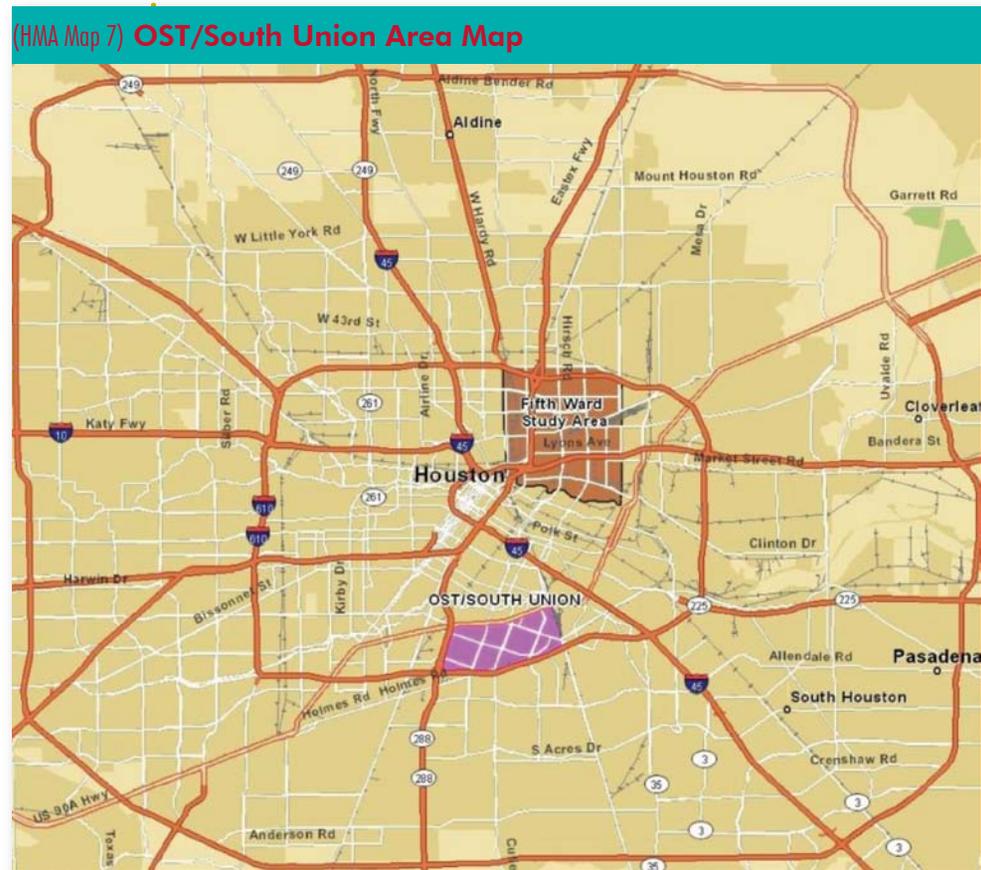
Current Neighborhood Conditions

According to data from PCensus for ArcVIEW 2009, in 2000 the median house value in OST/South Union was \$38,200. By 2009, home values had increased by 51%, with the median house value at \$57,657. This increase is consistent with the 47% increase in home values in all of Houston over the same period.

The neighborhood is currently estimated at 78% African American; however the Hispanic population nearly doubled while white, African American and Asian populations decreased in the past decade. The ratio of renters to owners has stayed consistent in the past decade; - 53.3% of residents own their homes, whereas 46.7% rent. In 2008, the median income was \$24,224 — \$20,000 lower than the median income of Greater Houston. Household size was consistent with that of Houston (2.73 in OST/South Union as compared to 2.67 in Houston) but there was a smaller percentage of married-couple families (28.7% in OST/South Union as compared to 42.8% in Houston) and

married couples with children (10.41% is OST/South Union as compared to 21.95 % in Houston), and a larger percentage of single mother households (16.6% in OST/South Union as compared to 8.7% in Houston).

Redevelopment has brought in more middle class young professionals who work downtown or in the Medical Center, but this is seen primarily in the northern and north east parts of the neighborhood. Trends of private development are





largely communities of condos or townhomes off of major thoroughfares. New development has also consistently been located near new commercial development. Martin Luther King Blvd and Old Spanish Trail are lined with many commercial properties, including the Palm Center retail and public facility complex.

In terms of commercial development, OST/South Union has 4 office facilities, 61 industrial properties, and 20 retail properties. The offices have an average of 98% occupancy; with properties ranging from 10,050 sq. ft. to 200,000 sq. ft., averaging 63,400 sq. ft. Industrial properties have an average of 98.3% occupancy, with facilities ranging from 10,000 sq. ft. to 529,943 sq. ft., with the average size being just under 45,000 sq. ft. Retail properties have a

slightly lower average occupancy, at 93%, with the average size of the property 34,033 sq. ft.

Multifamily units have a slightly lower, but similar occupancy rate as seen in the Fifth Ward Study Area. In OST/South Union, multifamily units have an average weighted occupancy of 85.6%, as compared to an average of 91.6% in Fifth Ward.

Comparison to the Fifth Ward Study Area

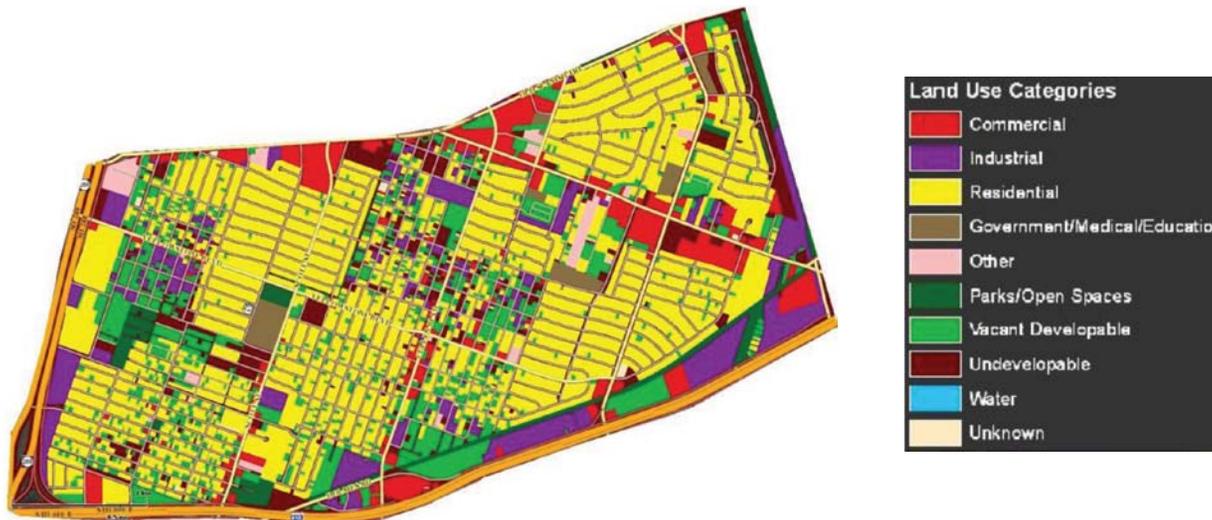
Annual Income (2009 Estimate)

The Median Household Income in Fifth Ward is \$22,237 as compared to a Median Household Income of \$27,037 in OST/South Union. Fifth Ward has a lower median household income than OST/South Union, but the percentage of residents making between \$15,000 and \$35,000 is nearly identical.

Housing Units by Year Structure Built

The Fifth Ward Study Area is comprised of slightly older housing stock than OST/South Union. If continued, the

(HMA Map 8) Land Use Map



Source: HGAC and Harris County Appraisal District



recent trend of building in the OST/South Union area will continue to increase the gap of housing age unless considerable new construction efforts occur within the Fifth Ward Study Area. The median year built in Fifth Ward is 1958, whereas the median year built in OST/South Union is 1962.

Values of Homes

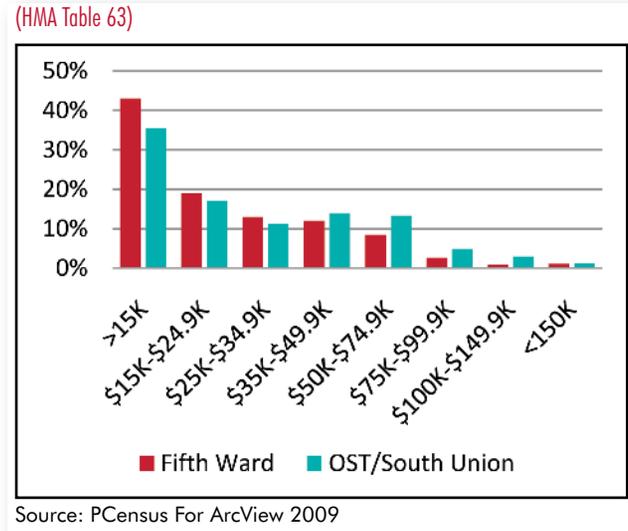
The median value of homes in the Fifth Ward Study Area is \$48,939 while the media value of homes in OST/South Union is \$57,657. Most of the increase in value of homes in OST/South Union has occurred in the past 10 years.

Both OST/South Union and Fifth Ward have a significant percentage of residents under the age of 18. 31.7% of the population in Fifth Ward is under 18, as compared to 29.5% in OST/South Union.

Although the demographics of the two areas differ slightly in that the Fifth Ward has a much larger Hispanic population than OST/South Union, the annual income and average age of residents is very similar in both areas. The median annual income in both areas is around \$22,000 and the average age is in the early thirties. Both communities have been historically African American, and both have had decreases in the population in the past three decades. OST/South Union has faced many of the same challenges as Fifth Ward in terms of attracting new residents, preventing population loss, and rehabilitating abandoned properties. While the average age of homes in Fifth Ward is a bit older than seen in OST/South Union, the majority of houses in both areas were built between 1940 and 1960. The housing in OST/South Union is similar in both type and quantity to

that in Fifth Ward. The value of homes in OST/South Union is on average higher, and has increased significantly in the past 10 years.

Areas in Fifth Ward along I-10 and US-59, especially south of I-10 in Lower French Town, Finnigan Park, and Buffalo Bayou Corridor are comparable to the private developments in east South Union in their accessibility and view of downtown.

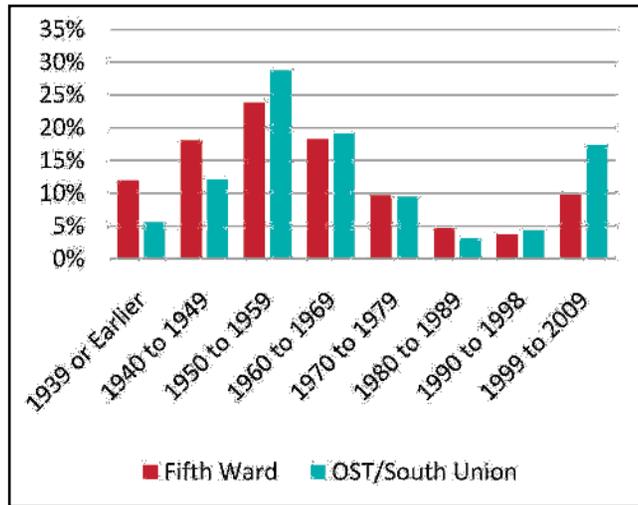


Many sources of public funding such as SNAP, NSP, and Houston Hope are available and are currently being utilized in Fifth Ward. United Way Grants, HUD Grants, and new market tax credits for commercial properties are also available.

While most of the building and redevelopment in the Fifth Ward is being done by the Fifth Ward CRC, the community



(HMA Table 64)



Source: PCensus For ArcView 2009

development corporations in OST/South Union have done little in terms of the acquisition and development of properties. Private development, especially in the form of subdivisions of townhomes, is the most frequently seen new development in OST/South Union.

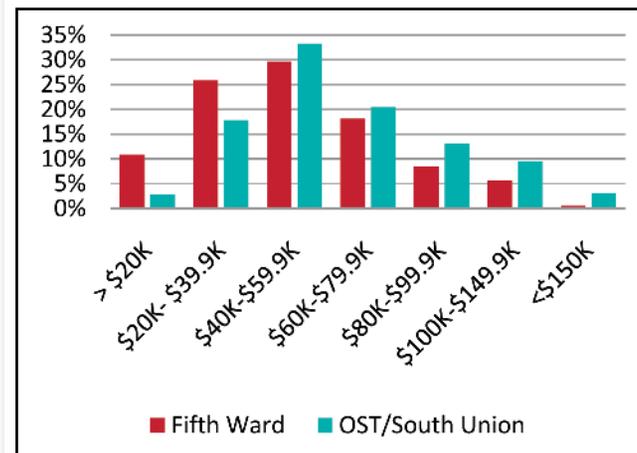
Redevelopment Efforts

In the past 10 years, significant development initiatives have been put in place. Recently commercial development has revived along Old Spanish Trail. The Shrine of the Black Madonna church has purchased and redeveloped a number of deteriorated properties near its sanctuary, which is located on Martin Luther King Jr. Blvd. between Old Spanish Trail and Griggs Rd.

Commercial development is most prominent along Scott St, Cullen Blvd, Griggs Rd, and Old Spanish Trail. The most popular types of businesses are neighborhood level in nature and include a Walgreens, CVS, food and convenience stores, H.E.B Grocery, Fiesta Grocery, several independent grocery stores, and fast food chains including Burger King and Whataburger, small clothing outlets, dollar stores, stores for small electronics, and tire or automotive retailers. Additional development efforts are described in more detail in the following section and have been organized by public and private projects.

While some parts of OST/ South Union have recently rapidly developed, the south west portion of the neighborhood remains blighted. Commercial development has happened along major thoroughfares, whereas the southwest corner is mostly comprised only of the original homes.

(HMA Table 65)



Source: PCensus For ArcView 2009



Public Sources of Funding and Development include:

- Super Neighborhoods Action Plan (SNAP)
 - This program through the City of Houston Department of Planning and Development facilitates communication between neighborhoods and City Departments and City Council in order to improve the neighborhood.
 - Approved requests have included placing benches and picnic tables in parks, installing speed bumps, and infilling dirt/soil to alleviate standing water.
- Neighborhood Stabilization Program (NSP)
 - This program through the Department of Housing and Urban Development (HUD) allocates funds for the improvement of abandoned properties.
 - OST/South Union is a potential recipient of funding from the NSP for acquisition and rehabilitation of abandoned properties

Private Development includes:

- South Union Community Development Corporation
 - The South Union CDC focuses mostly on social programs rather than brick and mortar development.
 - Funding isn't available to purchase properties, even through the Houston Hope Program, because

it requires buying 5 lots and funding is not available to do so.

- "Brighten the Blight"- repairs done to 3 homes of senior citizens on one block by volunteers with funding from a United Way Grant
 - Because a large proportion of senior citizens in the south west part of South Union rent rather than own their house, it is difficult to find blocks that have 3 senior citizens who own their homes in order to continue the project.
- "Checks to Stability"- tentative program to demolish abandoned houses and maintain the lot until they can find a buyer.
 - The South Union CDC was denied funding through the NSP and the project is on hold. They are trying to propose an agreement with the NSP where they pay demolition costs and maintain the lot for ownership rights.
- There are tentative plans for commercial development in conjunction with Texas Southern University using New Market Tax Credits. The New Markets Tax Credit (NMTC) Program permits taxpayers to receive a credit against Federal income taxes for making qualified equity investments in designated Community Development Entities (CDEs). The plan involves a hotel, food court, and shops and is slated for 2012.



■ Oasis Intown

- This subdivision on the far east side of South Union that has been recently developed. The subdivision is north of Griggs Rd. on Martin Luther King Jr. Blvd. It features new, large homes from 1,979 to 2,298 square feet, priced from \$249,500 to \$274,500. These prices and housing types differ from the majority of South Union, where the median year built is 1962 and the average home value is \$57,657.
- The subdivision is 46% built out, with 14 units sold. They started selling mid 2007 and have 21 more homes to build and sell. The project was developed by Ed Taravella and is being built by Breck Powers.
- About half of the occupants of the development are reported to be doctors, and most residents are working single professionals.
- Developers have apprehensions about acceptance of future development in this area because of a difficulty of selling homes in this price range in this neighborhood.

■ Contemporary South

- This subdivision, by Contemporary Garden Homes, is located along the South Loop East Freeway, between Martin Luther King Jr. Blvd. and Mykawa Rd.

- It features new 1,030 sq. ft townhomes that are selling for \$114,900. The subdivision is planned to house 68 units, of which the sales of 30 have been closed in the past year. The project is expected to be completed in the next two years.
- The residents are typically young professionals moving out of apartments and purchasing their first homes.
- Nearby, Contemporary Garden Homes started a project of patio homes selling in the \$150,000s, but found that selling in that price range was difficult. They plan to hold on to the land and develop more homes in the \$100,000-\$115,000 range.
- Small pockets of private development off of major roads such as Cullen or Scott. Mostly town homes and larger single family homes in the price range of \$100,000-\$150,000.
- There has been a lot of institutional development along major thoroughfares including
 - KIPP Liberation College Prep at 5400 Martin Luther King Blvd
 - Young Library - a new public library at 5260 Griggs Rd.
 - The New Houston Texans YMCA center currently under construction at 5220 Scott St.



- There are plans for a future development by University of Houston in Macgregor Park that is currently expected to include future expansion of the campus, student housing, or a recreation center that ties into the trail system along Brays Bayou.
- The area will be one of two areas to have a Signature Bus service. The bus will originate in Palm Center, making one stop at the Metro Southeast Transit Center, and then on to the Medical Center — non-stop (Express). Once in the Medical Center it will make stops at all major hospitals. Palm Center will be the final destination for The Metro Southeast Rail line.

Key Findings

Private development has been primarily responsible for the increase in home value and median income level in OST South Union. **According to area developers, developments with homes selling for \$100,000-\$150,000 have seen more success than more highly priced projects with homes selling for above \$200,000.** This is verified by data from Houston Association of Realtors in addition to first hand information from interviews with builders and developers. Private development has occurred primarily in the northern and north eastern sections of the greater OST/South Union area thus far.

Private developers such as Oasis Intown explain that these new developments which are at the higher end of

the local market in this neighborhood are attempting to draw in upper middle class families who work in the Medical Center or downtown. Most new development is proximal to freeways and has access to the Galleria area, the Medical Center, or downtown. Residents of new developments are mostly working single professionals who want to live close to these areas.

Public efforts have focused mainly on social programs since the funds for development are not available. However, there are plans for a hotel with a food court and shops from a partnership with the South Union CDC and Texas Southern University.

South Union has seen more success with private and commercial development than with public redevelopment, but that could largely be attributed to the lack of a singular entity that overlooks the entire neighborhood. The South Union CDC is a small organization that only represents the area south of Alice Street and west of Scott Street.

Institutional development such as the new YMCA and public library improve the character of the neighborhood and can be utilized by all residents of the community. Such additions in Fifth Ward could make a positive impact on the neighborhood and strengthen the community. Information on starting a YMCA branch can be found at www.ymca.net/start-a-new-y/.

Of the new subdivisions that are being built in the area that provided information, both have closed on about 50% of the total completed units, with both projects about 50% built out. **Both projects indicated that there seemed to be a**



market for young professionals buying their first homes in the price range of \$100,000-\$115,000. Townhomes in this price range have been top-sellers, while patio homes selling for \$150,000 have seen less interest.

SUNNYSIDE

Neighborhood Location

Sunnyside is located south of Downtown Houston at the southeast corner of the 610 Loop and State Highway 288. Its borders are the 610 South Loop on the North, Hwy 288 on the West, Sims Bayou on the South, and Jutland Street (roughly) on the East. Major thoroughfares in the area include Cullen Blvd., Reed Rd., Airport Blvd., Bellfort St., Mykawa Rd., and Martin Luther King Jr. Blvd.

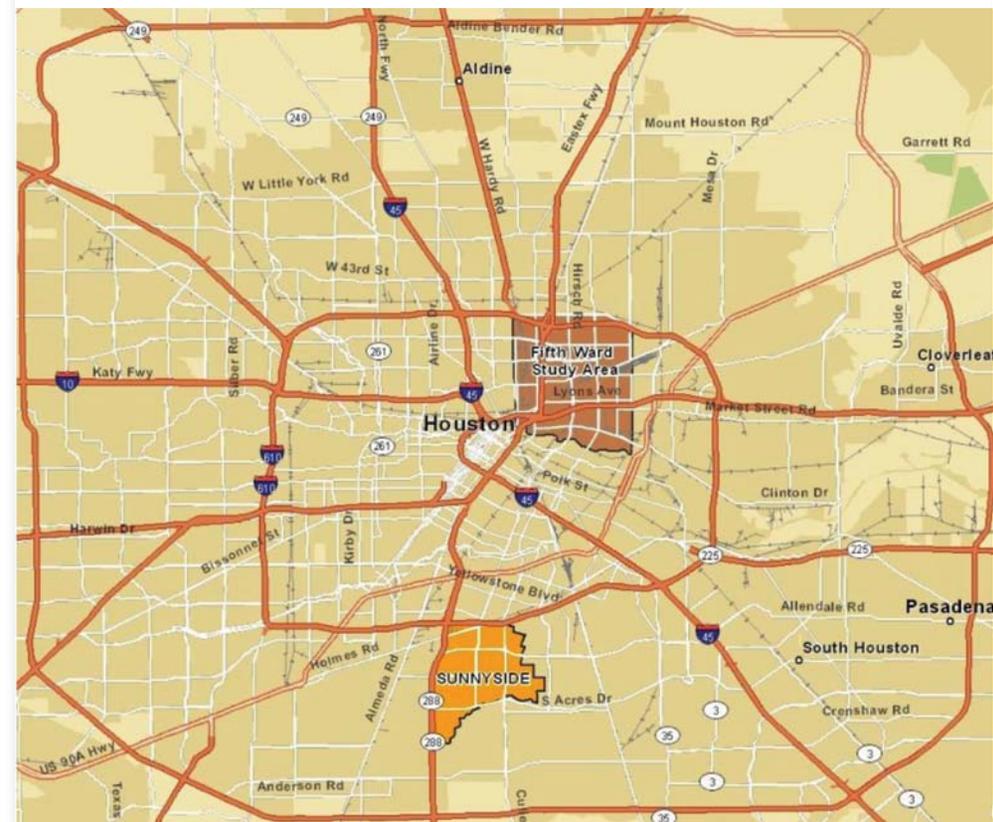
Neighborhood History

Sunnyside, established in the early 1900s, is the oldest African-American community in southern Houston. The community was developed to give residents a suburban outlet and still have easy access to the inner city. In 1915 during the era when communities were segregated by demographics, Sunnyside was the first addition south of Houston to be developed and offered exclusively to Blacks.

Sunnyside, known for its “Sunnyside Pride” motto, was once plagued by many land-use detriments, a landfill, an adjacent garbage incinerator, and several salvage yards. Those land-use eye soars have since then been transformed into a community park. Several residential and commercial projects have also been initiated.

Historically, housing in Sunnyside has incorporated a number of similar homes onto traditional suburban style streets. A

(HMA Map 9) Sunnyside Area Map



Source: City of Houston, CDS Market Research



number of the original homes and churches can be seen all through the neighborhood.

By the 1990s Sunnyside had experienced a noticeable decrease in population. The population decrease was a direct result from several historical trends that have inundated other urban neighborhoods. These trends include lack of quality housing, neighborhood degradation, and business opportunities made available outside of the community.

Current Neighborhood Conditions

Sunnyside's current land-use is primarily residential. There are some pockets of industrial and commercial use, as well as areas of undeveloped land. Residents of Sunnyside continue to take pride in their community. This is evidenced by the majority of the lawns which are well maintained and manicured. However, vacant lots and dilapidated homes are still present. The community, over time, has observed some demoralizing features, such as dilapidated and abandoned buildings. However the developments over the past decade has begun to recapture the community and its "Sunny Pride."

Based on the 2000 and 2009 census, the African American population has decreased by 11% (24,008 to 21,203). The Hispanic population in Sunnyside has increased by 24% (18,979 to 23,545). Population under age 18 accounts for a large portion of residents in Sunnyside. However, historically the children have left the community once they become adults. Some of the newly developed homes in Sunnyside have some resemblance to the original homes. However, the redeveloped

areas of the community has seen more modern urban designs that match with the current housing trends. There is still a great need for improvement but with continued efforts from community development corporations, private developers, and the residents, Sunnyside can continue on the path toward becoming a desirable residential location, once again.

Comparison to the Fifth Ward Study Area

Annual Income (2009 Estimate)

Sunnyside's median income is \$22,523 and Fifth Ward's median income is \$22,237. Due to these low incomes families are financially eligible to receive housing subsidies offered by the City of Houston.

Housing Units by Year Structure Built

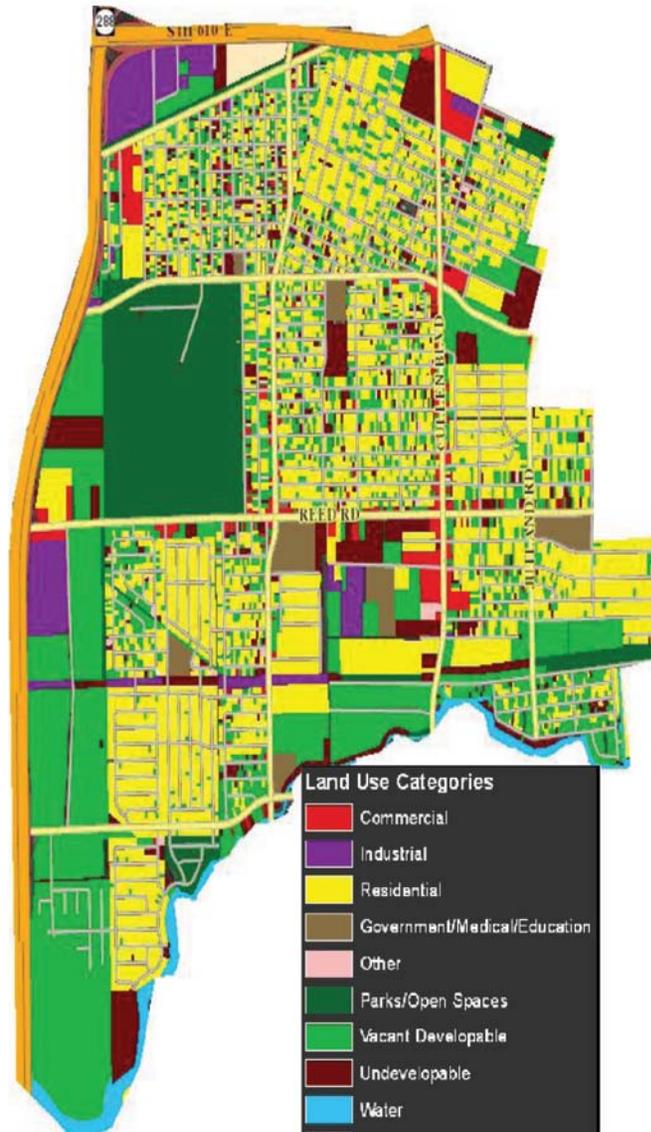
The median year for structure built in Sunnyside is 1962. 53% of homes in Sunnyside were built between 1950 and 1969. The median year for structure built in Fifth Ward is 1958. As illustrated in the graph to the left Sunnyside has approximately 5% more of its total homes built within the last ten year period.

Value of Homes

The median house value for Sunnyside is \$51,152 and the median house value for Fifth Ward is \$48,939. Fifth Ward



(HMA Map 10) **Land Use Map**



(6,247) has 33% more total home inventory than Sunnyside (4,176).

Redevelopment Efforts

Redevelopment efforts in Sunnyside have been performed by a host of private developers and community development corporations. The City of Houston initiated the Land Assemblage Redevelopment Authority ("LARA") to acquire, assemble, manage, market, develop, and dispose of properties that have been acquired by taxing authorities, through foreclosure of delinquent ad valorem taxes, to develop affordable homes for ownership. Through the LARA initiative 117 properties in Sunnyside were purchased for redevelopment in 2007. Data from additional years from this area has not been made available to CDS at this time. LARA and the City, through the "Houston Hope" initiative, offer the Solicitation of Offers for Affordable Housing Development.

The "Houston Hope" neighborhood revitalization effort will be accomplished through qualified non-profit and for-profit builders. Community Development Corporations (CDC's) may participate as builders, if qualified, or may assist LARA in support of housing development and neighborhood revitalization activities such as marketing, credit counseling, and program promotion.

Primary funding sources that ensure adequate funding is made available to aid in redevelopment initiatives include Houston Hope, Homebuyer Assistance Program, Workforce Housing and US Department of Housing and Urban Development (HUD).



Public Sources of Funding and Development include:

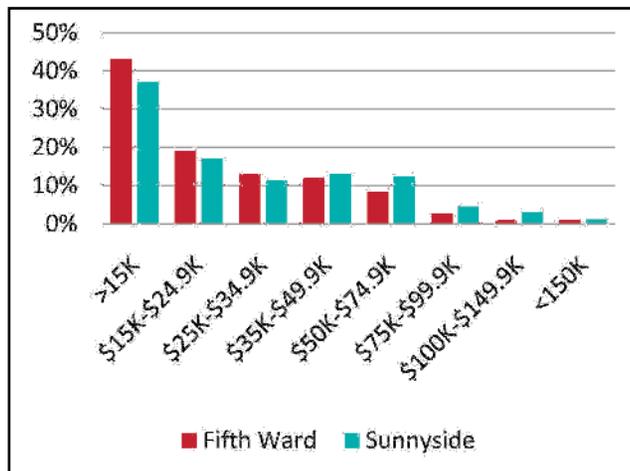
- Houston Hope Program
 - Houston HOPE is the City of Houston’s initiative to reinvest in some of Houston’s historic neighborhoods through a combination of stabilization activities and by supporting locally-led community building activities. The goal of Houston HOPE is to build strong neighborhoods that meet the needs of their current residents and are attractive to new and returning families.
 - Through this down payment assistance program Houston Hope offers 1st time homebuyers an incentive up to \$37,000 to assist with the purchase

of a home. The program offers up to \$40,000 to teachers, police officers, and firefighters.

Private Developments

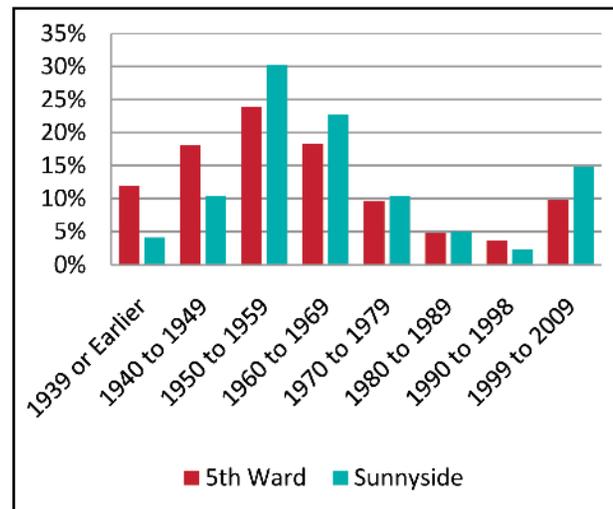
Private developers and active community development corporations are an intricate part of the ongoing housing development efforts. Community development corporations are closely tied to the community and provide needed educational housing classes (i.e. first time home buyers, foreclosure counseling). In many cases, private developers rely on community development corporations to assist with placing families in homes and to identify what type of housing is needed. City funding and grants help homebuyers to secure their homes by utilizing the funds for their down payment or with the fees associated with their closing costs. The newly developed homes offered by both public organizations and

(HMA Table 66) **Annual Income (2009 Estimate)**



Source: PCensus For ArcView 2009

(HMA Table 67) **Housing Units by Year Structure Built**

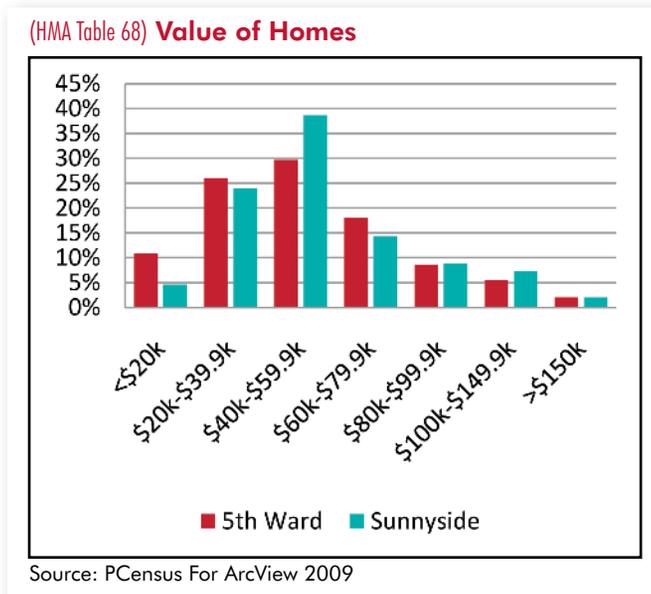


Source: PCensus For ArcView 2009



private developers in Sunnyside and other urban revitalization areas (identified by the City of Houston) have similar housing characteristics; 3-4 bedrooms, 2-2 ½ bathrooms, 1,100-1,600 square feet, and price range of \$100k-\$140k.

- New Citi Homes www.newcitihomes.com/Default.aspx
 - Seven new homes completed in late 2009



- Priced between \$119,900 to \$147,900
- 1,317sf-1,651sf; 4 bed 2 bath
- Very large number of interested applicants but none have been able to qualify so far

- Holmes Community Development Corporation www.holmescdc.com
 - Over 10 years of building single-family affordable homes within the community
 - Has built and sold 45 homes; yearly goal is 20 homes a year
 - A beautification project was organized along the Holmes Road corridor
 - Purchased 3 acres of land with plans to develop a 10,000 sq. ft. commercial retail center
 - Welcomes different developers to partner with on projects
- Guiding Light Community Development Corporation www.guidinglightcdchomes.com
 - Organized in 1998
 - Committed to developing affordable single-family and multi-family housing
 - Have partnered with Mayberry Homes and Lazer Homes
 - In 2001, received its certification as a "Community Housing Development Organization (CHDO)"
 - Sales prices and volume have not been made available by Guiding Light CDC



Key Findings

Real estate professionals report that people that are likely to move into Sunnyside are those that have existing ties (i.e. family, grew up there, current resident, church). Those who have no existing ties to Sunnyside consider the area if they **work in the Texas Medical Center**. As for Fifth Ward those having no ties consider the area because of its easy accessibility to all of the major thoroughfares and because of its close proximity to downtown.

The vast majority of redevelopments in Sunnyside have been single family homes. There is little focus on developing neither multi-family homes nor commercial properties. There have been some credit and financial challenges presented from persons interested in moving into Sunnyside. This problem has delayed success of current projects and is affecting the likelihood future projects from starting in that area anytime soon.

Although comprehensive data concerning sales of homes has not been made readily available to CDS it has become apparent that the product type developers and builders have confidence in are single family residences from roughly 1,100 to 1,650 square feet that sell for less than \$150,000.

3RD WARD

Area Description

The 3rd Ward community is located inside the 610 Loop, southeast of Downtown Houston, east of the Texas Medical Center, and bounded by I-45 and Hwy 288. The map below illustrates the location of the 3rd Ward area in comparison to the City of Houston and the Fifth Ward Study Area.

Neighborhood History

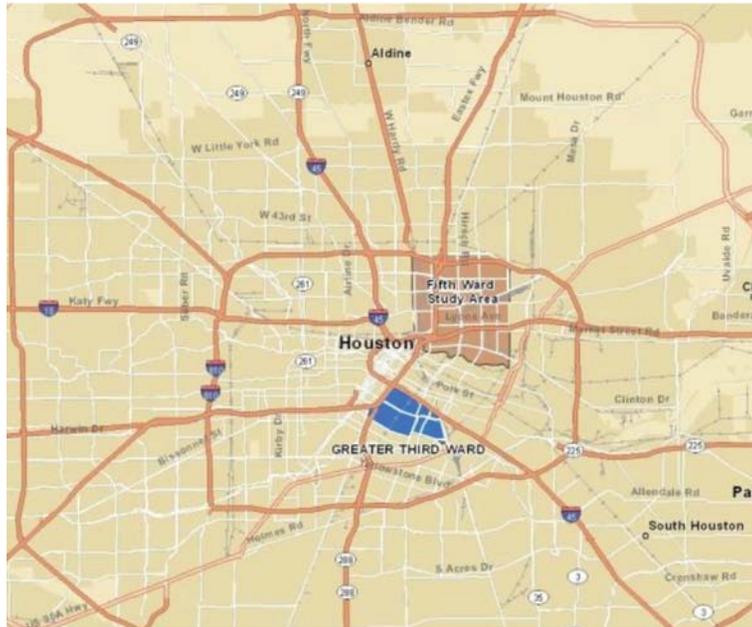
Houston's 3rd Ward Community was built to provide housing and business opportunities for African Americans. Previous to construction of Interstate 45 Dowling Street was the thriving business corridor and Almeda Road was the commercial corridor that led into downtown. In the 1950s Interstate 45 was constructed, and consequently divided the community. During the era of racial desegregation many of the community residents saw this as an opportunity to move to suburban outlets such as Sugarland and Missouri City. Businesses began to lose their consumer base due to this out migration and several independently owned businesses closed as a direct effect of this. Drug use and criminal activity became more frequent and the 3rd Ward area began to see declining conditions which led to blighted areas within the neighborhood.



Current Neighborhood Conditions

The southern section of 3rd Ward has been well preserved over the years while some areas north of Texas Southern University remain blighted and encourages substandard living. Dilapidated buildings, abandoned lots filled with debris and used tires can be seen in the blighted areas as well.

(HMA Map 11) 3rd Ward Area Map



Comparison to the Fifth Ward Study Area

Annual Income (2009 Estimate)

3rd Ward's (not including the 2 university areas) median income is estimated at \$17,933 compared to Fifth Ward (\$22,237).

Housing Units by Year Structure Built

The median year homes were built in 3rd Ward was in 1954. 3rd Ward saw most of its developments occur between 1939 and 1959. After 1959 there was a decline in housing units being built in 3rd Ward. The median year for housing units being built in Fifth Ward was 1958. Fifth Ward also witness most of its growth in the 50s.

Value of Homes

3rd Ward's median house value is \$76,660 compared to Fifth Wards median house value of \$48,939.

Redevelopment Efforts

Project Row Houses and **Row House CDC** contribute to redevelopments in the northern region of 3rd Ward. The area of development has expanded over the last six years from 35 blocks to 42 blocks. Their mission is to "develop housing for low-to-moderate income residents, public spaces and facilities to preserve and protect the historic character of the 3rd Ward." Their development plan envisions mixed-income housing, green space, public facilities, artists' living and



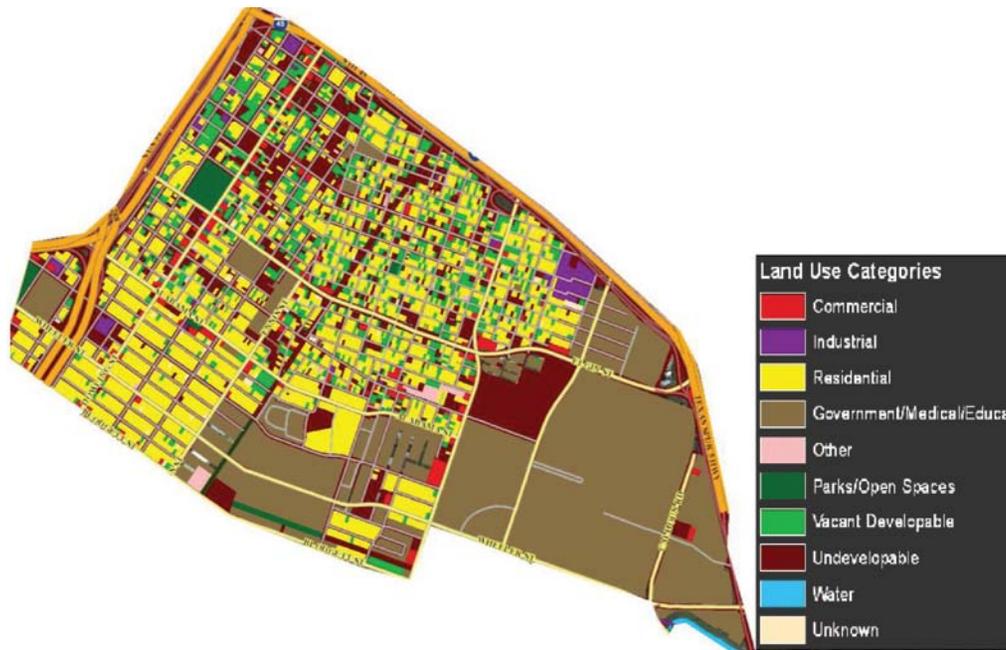
studio spaces and historical preservation. Although known for developing single family shotgun style homes, Project Row Houses and Row House CDC are currently engaged in 30 unit apartment complex, sponsored by the Midtown TIRZ. Phase one includes eight 2bed/2bath rental apartments slated to be complete by August 2010. Phase two includes 22 units with 2 and 3bed/2bath configurations. This phase is scheduled to begin following the successful completion of phase one.

Original shotgun style homes can still be seen along Alabama Street. The average home developed by Row House CDC comprises of two bedrooms, one bath, and is about 600 square feet. The developments are for rental use with only a

select few that rent for market value. Row House CDC utilizes different subsidy programs such as Houston Hope to assist their clients.

Project Row and Row House CDC are awaiting the completion of a solar energy efficient home. The project is called ZEROW HOUSE and is sponsored by Rice University-School of Architecture. The project is a student-led collaboration between the architecture and engineering students. The design follows the row house tradition and includes current technologies and local material. The ZEROW HOUSE will be able to produce all the energy needed for its operation on site, using a photovoltaic array and solar hot water system to collect solar energy. Once the project is completed Project Row will operate it as an affordable housing unit in the neighborhood.

(HMA Map 12) Land Use Map

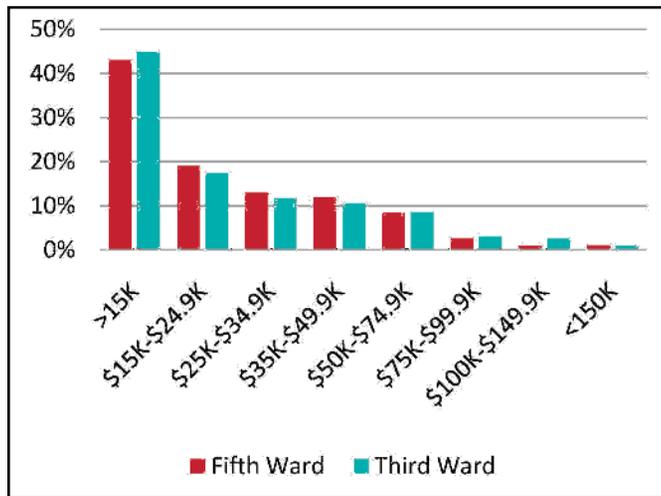


Neighborhood Recovery Community Development Corporation ("NRCDC") was established in 1990 address, through positive and affirmative steps, the needs of the community. NRCDC focuses are in the areas of housing development, community revitalization, economic development and education. Through the leadership of Rev. William A. Lawson and Archbishop Joseph Fiorenza, NRCDC developed Nubia Square Apartment complex. The 192 unit apartment complex was developed to



replace Pierre Apartments which was infested with drugs and violent criminal activities.

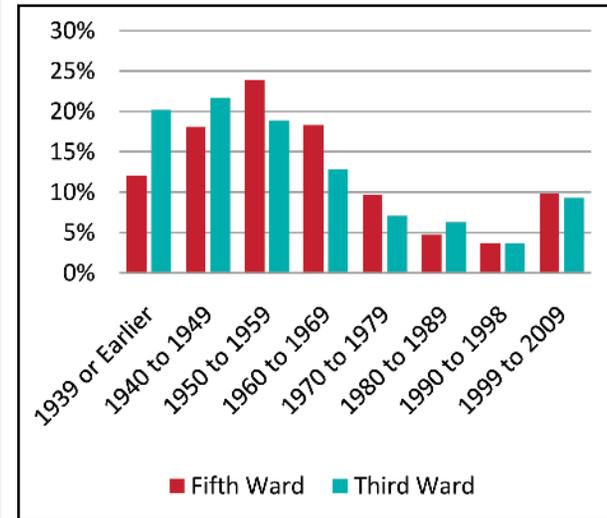
(HMA Table 69) **Annual Income (2009 Estimate)**



Source: PCensus For ArcView 2009

NRCDC takes a different approach to single-family developments. The organization pre-sale the home before construction begins; minimizing financial losses. This method also refrains from putting a cap or limit onto how many single family developments can occur in a year. The target area for housing development is throughout 3rd Ward. NRCDC opens their door to develop housing for everyone. Single family homes range in price from \$80,000 to \$135,000 with up to 1,700 square feet. Paul Charles, Executive Director, believes that the community has welcomed and is appreciative of the revitalization efforts put forth by NRCDC.

(HMA Table 70) **Housing Units by Year Structure Built**



Source: PCensus For ArcView 2009

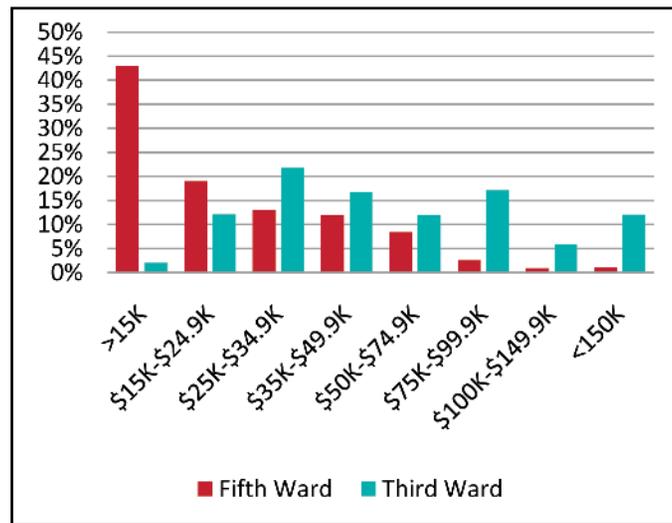
Public Sources of Funding and Development include:

- Houston Hope Program
 - Houston HOPE is the City of Houston’s initiative to reinvest in some of Houston’s historic neighborhoods through a combination of stabilization activities and by supporting locally-led community building activities. The goal of Houston HOPE is to build strong neighborhoods that meet the needs of their current residents and are attractive to new and returning families.
 - Through this down payment assistance program Houston Hope offers 1st time homebuyers an incentive up to \$37,000 to assist with the purchase



of a home. The program offers up to \$40,000 to teachers, police officers, and firefighters.

(HMA Table 71) **Value of Homes**



Source: PCensus For ArcView 2009

Private Sources of Funding and Development include:

- Project Row House and Row House CDC
www.projectrowhouses.org, www.rowhousecdc.org
 - Established in 1993 to create a community through the celebration of art, African American history and culture
 - Has established programs that encompass arts and culture, neighborhood revitalization, low-income housing, education, historic preservation, and community service

- Expanded from 1 ½ blocks to 6 blocks of properties
- Currently oversee 40 properties; all have the “shotgun” housing design
- 12 artist exhibition and/or residency spaces
- 7 houses for young mothers
- Has designed and built 9 low-income housing units
- Re-Ward Third Ward CDC
 - Established in 1995 to provide affordable housing for low to median income families in the northern section on 3rd Ward
 - Has acquired over 100,000 sq. ft of land to develop affordable housing
 - Constructed 22 single family homes; 10 single family homes developed in 2009
 - Partnered with the City of Houston Planning Department and created Zion’s Village Master Plan; a three phase comprehensive design plan
 - Phase I - single family housing
 - Phase II - a Senior Citizen Unassisted Living Facility



- Phase III - consist of multi-family housing units
- Has partnered with Habitat for Humanity, Tilson Builders, Mayberry Homes, Hearthstone Homes, Horizon International Builders, Midtown Redevelopment Authority (MRA), ABH Architectural Services
- Guiding Light Community Development Corporation www.guidinglightcdchomes.com
 - Organized in 1998
 - Committed to developing affordable single-family and multi-family housing
 - Have partnered with Mayberry Homes and Lazer Homes
 - In 2001, received its certification as a “Community Housing Development Organization (CHDO)”
 - Sales prices and volume have not been made available by Guiding Light CDC

Key Findings

The revitalization effort that has occurred in 3rd Ward continue to help create a more vibrant and sustainable community. The University of Houston and Texas Southern University, the community’s close proximity to downtown and to the medical

center are all factors that have spurred redevelopment efforts in the 3rd Ward.

Due to current financial obligations Project Row and Row House CDC have ceased redevelopment efforts for now and will focus more on managing their current inventory. **However, Rice University will continue to help aid development in the area.**

There are still redevelopment efforts being done in 3rd Ward, with help from numerous private developers and community development corporations. The focus is on building both single-family and multi-family homes. It appears that the private developers depend on the community development corporations and vice versa, to help with the building of homes and the overall revitalization efforts.

The Houston Hope program seems to be one of the more popular funding providers that are being used. Based on discussions with different private builders and community development corporation administrators, 3rd Ward residents have been awaiting for noticeable changes to finally come to fruition. Although some builders continue to build the original shotgun style homes, other types of more modern homes are being developed in sizes and price ranges.

Comprehensive data concerning sales of homes has not been made readily available to CDS. However, **feedback from professionals interviewed throughout this case study highlight confidence in new single family homes under 1,700 square feet in modest prices points under \$150,000.**



OVERALL FINDINGS AND CONCLUSIONS

The three areas used for case studies have faced similar problems as Fifth Ward in terms of historical population loss, lower income residents, older housing stock and a historical lack of redevelopment. **Consistent throughout the case Study Areas was a recent push in private development, specifically in new homes with prices under \$150,000.**

In OST/South Union, Oasis Intown has sold 14 2,000 sq. ft. homes from \$250,000-\$275,000. However, the developer reports sales have been slower than they would like to see and that this is currently too high of a price point in this market. Contemporary Garden Homes has sold 30 1,030 sq. ft homes for \$115,000.

One thing that Fifth Ward shares with all of the areas is a short and direct route to downtown or other employment centers like the Houston's Medical Center. This is a key factor that has been capitalized on in all case Study Areas. Because of this proximity townhomes are being successfully marketed to young professionals purchasing their first home.

In both OST/South Union and 3rd Ward, the community has paired up with universities to help redevelopment projects. These sorts of partnerships are not only mutually beneficial, but can help garner interest in redevelopment efforts from outside the community. Innovative partnerships have the potential to bring in both new sources of funding and public attention. Projects such as the Zerow House and the tentative partnership between TSU and the

South Union CDC can garner exposure in the academic community. The Zerow House specifically is a prominent example of using creative design to simultaneously solve problems of inadequate affordable housing and sustainability.

In addition to private and institutional development, community organizations have played a pivotal role as well. In OST/South Union, the South Union CDC has repaired 6 homes of senior citizens. In Sunnyside, 117 properties were purchased for redevelopment through LARA, and the Holmes CDC built and sold 45 homes. In 3rd Ward, Project Row House is expected to build 30 new units, and the Guiding Light CDC has completed 5 homes. Large scale programs such as Houston Hope have been instrumental in helping local CDCs, however, in all Study Areas, public funding has been inadequate to meet all the needs of the community, and funds are becoming less available.

Studies of these areas have revealed that there is a demand for new development in neighborhoods similar to Fifth Ward through developers such as Contemporary Garden Homes and Oasis InTown, as well as opportunities for growth through partnerships with institutions such as universities and non-profit organizations. **Products that have seen the most consistent success in the case study areas are single family homes from around 1,000 to 1,700 square feet that sell for prices less than \$150,000.**



INTERVIEWS

Through the course of our research CDS has interviewed several individuals that are connected in various ways to the Fifth Ward Study Area. These individuals all have a vested interest in the positive progression of the Study Area and all have provided valuable insight that has been taken into account throughout the recommendations and planning phases involved in the overall Fifth Ward Housing Study process. The list of interviewees is as follows:

- Samuella Barnum* – Fifth Ward CRC Board Member
- Peter Brown – Former City Council Member, Urban Planner
- Joel Goza* – Associate Minister, Pleasant Hill Missionary Baptist Church
- Gary Lee – Sales Consultant for Bogany Properties & Lanterra Homes
- Renee Llorens* – President & CEO of Our Mother of Mercy Credit Union
- Frank Liu – Lovett Homes – owner of MDI site
- Craig Presley* – Owner of Nickel Grill
- Brandon Rufener – Sales Consultant for New Citi Homes
- Emma Smith* – Owner & Administrator of AHI Home Health

- Mike Winoske – Sales Consultant for InTown Homes

* Current Study Area Resident

Key findings gained from the interview process include:

Existing Conditions

- Overall interviewees have a very positive outlook for the future potential of the Study Area
- Generally children that grow up in the Fifth Ward leave and do not return
- If able, residents travel to nearby Wal-Mart, Target and other grocers currently outside of the Study Area to fulfill their retail needs
- Interviewees showed desire to foster and support locally owned businesses and service providers
- Due to the lower income nature of the Study Area, local restaurants currently depend on sales to consumers from outside of the Fifth Ward area to succeed
- Many of the churchgoers in the Study Area come from outside of the Study Area to attend church their because of family and historical ties to the area
- There is a need for more social services targeting education for Study Area residents



- Multiple interviewees expressed that the historical reputation given to the Fifth Ward has changed and the amount of violent crime is not the same as it may have been at one time
- There is a need for more community pride from current residents and owners which would create a motivation for property upkeep
- Most skilled workers that are employed in the area live in other locations
- Programs or initiatives to clean abandoned properties would greatly help the area
- A branding strategy, infrastructure improvement and landscaping would help market the area would help home sales
- Many of the current residents in Fifth Ward cannot qualify for a mortgage to buy a home; some cannot qualify even with down payment assistance programs
- Past government/nonprofit efforts of investing in redevelopment in the Fifth Ward are not deemed particularly successful by many at this point
- Existing deteriorated residential areas area a deterrent to development; industrial/vacant sites are relatively more attractive for development
- Many of the dilapidated properties belong to the children of past residents who are waiting to sell

properties for expected high prices but neglecting maintenance of land or structures

- Historical residents have a strong bond to the Fifth Ward even if they do not live there now due to current conditions or other circumstances
- Top concerns repeated by several interviewees include neighborhood protection (criminal activity), neighborhood appearance (lack of maintenance/dilapidation of properties) and apathetic property owners (many absentee)

New Development

- Overall, development of new housing and commercial products would be welcomed by the majority of interview participants
- Response for desired housing products varied from a desire for new small lot shotgun houses with well finished interiors to more suburban style homes with an attached garage and yard
- Desire for new mixed income/mixed product housing development
- Need for another grocery store/additional commercial offerings along Lyons Ave. corridor
- Desire for some sort of management standards or restrictions to imposed on the area to discourage blight and dilapidation and property neglect



- After initial ramp-up townhome sales in Lower French Town took off very well before declining with the market around 2008, units for sale now are receiving very little attention from buyers
- Majority of new home buyers in Lower French Town are single young professionals buying because of location most importantly and price secondly
- One development in Lower French Town has sold 40% of their product using down payment assistance subsidies
- For profit developers have had significant trouble selling affordable homes in the Fifth Ward because assistance programs generally take a much longer than normal closing period
- There is currently a significant townhome inventory for sale in Lower French Town including some foreclosures
- A key to successful future development in the Fifth Ward will be the ability to develop a critical mass of new homes in one location together rather than scattered new development
- There are multiple investors that have and continue to purchase tracts of land in Lower French Town and in the southern portion of West Fifth Ward
- In order to make an effective impact, an entity trying to facilitate revitalization and redevelopment should

make a concentrated effort in one location and then build outward from that

- There are current plans for additional development in the Lower French Town area but developers are waiting for market/economic conditions to improve



Fifth Ward Development Opportunities and Demand Projections

Current Housing Market Issues/Barriers

Throughout the process of this study CDS has engaged in many varieties of primary and secondary research efforts as previously illustrated throughout this document. During these efforts CDS has been able to identify some current issues and barriers in the Fifth Ward Study Area. These issues and barriers include:

- The presence and frequency of crime/criminal activity
- The quantity and appearance of abandoned homes
- Lack of maintenance of some homes/homes in disrepair
- Lack of retail outlets
- Lack of local employment opportunities
- National economic conditions
- Constricted availability of public sector assistance
- Current lack of private financing

Although these are all issues that can be overcome, all of these issues currently have an effect on the demand for

housing. The majority of these negatives can be changed and improved. The obstacles most frequently mentioned to CDS are the perceptions of the area that exist due to the criminal activity and current neighborhood conditions.

Once these issues can be visibly addressed, the overall housing market in the Fifth Ward Study Area will likely see an expansion.

EXPECTED DEVELOPMENT TRENDS

The geographic proximity of Fifth Ward in relation to downtown Houston provides an exceptional opportunity for growth and revitalization. Redevelopment associated with this proximity has already begun to occur in the Lower French Town area. This new development consists of several townhome and patio home projects located throughout this sub-area. CDS believes that once overall national and local economic conditions improve development of urban style townhome and patio home products will resume with greater strength than at present.

Currently there is an abundance of vacant infill sites available throughout the Fifth Ward Study Area. CDS expects these sites to continue to provide opportunities for additional housing development. Historically the Study Area has developed with multiple styles of housing. These various housing types differ by neighborhood and sub-area.

Overall enhancement of the housing market, including new development and rehabilitation of existing homes, within the Fifth Ward Study Area will likely be dependent on more than just the proximity to downtown or historical ties. Although



real estate sales professionals in the area laud the area's proximity to downtown and accessibility to employment, social, cultural, entertainment and sporting attractions, they also note the surrounding neighborhood conditions and criminal activities have acted as a damper on home sales volume and prices. **Therefore, it appears at the current time that additional efforts to improve the perception of the environment are likely needed in order to improve future demand for new housing in the Fifth Ward Study Area.** With the likely ending of ARRA programs and potential trimming of other down payment assistance programs currently in wide use within the Study Area, the improvement of neighborhood conditions will become more crucial in the near future.

OVERALL MARKET POTENTIAL

Throughout the process of this study CDS has evaluated the Fifth Ward Study Area based on a variety of factors that influence demand for housing in the area. When arriving at demand forecasts for the Study Area all of these factors have been considered and have influenced the projections. Specific consideration has been given to previously detailed factors including current market performance and trends, anticipated developments and announcements as well as resident and real estate professional sentiments. Consideration for existing housing product inventory in the Study Area has also been included in our analysis. However, due to the greatly varying property conditions in the Study Area quantifying the amount of currently available existing housing stock is extremely difficult. Currently the MLS lists 81 properties available for sale in within the Study

Area. This figure has been considered as a base for available housing since it doesn't include homes available by builders and other organizations that do not have their homes listed on the MLS at this time. When arriving at the following demand projection CDS has taken this inventory into account. Further information on available housing stock is presented in the Single Family Housing section of this document.

Single Family Rental Demand Projections

Due to the limited amount of accurate data available for the single family rental market in the Study Area, it is very difficult to quantify or project single family rental demand. The strong rental market that currently exists in the area is expected to remain for the foreseeable future. Currently owners, property managers, and anecdotal evidence reports strong occupancy and low rents for the Study Area. This trend is expected to continue, but will be confined to existing products. Rent levels are expected to remain in the \$425 to \$550 range for the foreseeable future, due to the nature of the renters and the volume of renters and units on the market. These rents are comparable and competitive with Study Area multifamily units. Based on current performance and market demand, CDS does not foresee a profitable market of any scale for new construction single family rental properties.



Single Family For Sale Demand Projections

Through the course of this study CDS has identified two types of future demand for new housing in the Fifth Ward Study Area. These two different demand sources can be described as:

Historical Connection – Consumers that have an existing tie to the Fifth Ward

Fresh Perspective - Consumers with no previous connection to the area who seek proximity to downtown Houston

These two groups have different motivations and seek different types of housing products. The Historical Connection classification includes current and past residents along with others who are associated with the Fifth Ward Study area through ties that could include connections such as their church or family. Historical sales trends have demonstrated the demand from this market segment throughout the Study Area. Results of the community survey identified demand in this group as well.

The Fresh Perspective classification of demand is motivated by the proximity to urban life and employment, social and entertainment offerings that exist in the urban core. Historical sales data and interview results revealed this that market segment has driven sales in the Lower French Town area.

Historical Connection – Demand Projection

Through analysis of historical trends, case studies, interviews and the community survey administered by CDS, potential

future buyers with a Historical Connection to the fifth ward largely have demonstrated demand for multiple housing product types. These products include homes similar to original homes which characterize the historical nature of the community (largely small lot, small sized homes), and homes that resemble the type of home some buyers have become accustomed to in more suburban locations (i.e. medium to large lot single family homes with an attached garage). Historically successful development of these products has been accepted by the market in the price range of roughly \$90,000 to \$135,000. This demand will likely be met by products developed on infill lots as mentioned in the expected development trends. Due to the customizable nature of infill development the character and style of the homes will vary by location and buyer.

Private developers have acknowledged and attempted to fulfill demand from this Historical Connection group in the past. However, information gathered by CDS has found that developers have not been able to operate at profitable levels when producing these housing products despite the availability of public programs to assist the market. Although there are likely small developers and builders who may perform a limited number of homes in the future, the lack of profitability has largely created a loss of interest by large scale private developers.

Historically the Fifth Ward CRC has successfully constructed and sold homes in this price range on infill sites throughout the Study Area. Previous to the current national economic slowdown the CRC was successfully constructing and selling 20 to 30 homes per year in the area.



As mentioned previously, survey respondents indicated demand for new single family homes within the Fifth Ward Study Area. The previous table illustrates this demand for a total of 71 units. Extrapolation of the willingness to pay figures in this table, based on conventional market standards and assumptions, provides that expected price ranges for homes would be approximately \$85,000 to \$140,000. These figures are calculated based on taking the monthly payment amount illustrated by survey respondents and grossing this amount up to an 80% loan to value ratio (historical standard) based on payment equaling roughly one percent of the overall monthly home ownership costs.

Provided that the Fifth Ward CRC is able to continue to receive funding and participate in helping buyers secure down payment assistance when needed, CDS believes that the CRC will be the primary developer/builder fulfilling demand of this product type in the future. The historical success of the Fifth Ward CRC of offering 20 to 30 homes per year in the price range in which demand has been illustrated proves the organization’s ability to function under all of the conditions necessary to offer this type of housing product. Well regarded private, for profit, developers have not illustrated success at being able to profitably function with products in this price range. The advantage of being an organization that does not require profit greatly helps the CRC to be able to supply products that will fill this demand illustrated by potential home buyers with a Historical Connection to the Fifth Ward. This allows the CRC to be able to manage the process and sometimes lengthy closing period that has prevented private developers from being successful with this type of product thus far.

(HMA Table 72) **Survey Response - Single Family Product Type vs. Price**

Willing to pay	Type of Home	
	Medium to Large Lot	Small lot/ patio home
\$500 - \$699	16	9
\$700 - \$899	24	5
\$900 - \$1,099	13	4
Total	53	18

Source: CDS Market Research

Based on the past success and the demand illustrated by the community survey **CDS believes that the CRC will be able to continue to successfully build and sell 20 to 30 homes in the \$85,000 to \$140,000 price range per year within the Fifth Ward Study area.** Although it is not possible to directly extrapolate the survey results to a larger population, it must be noted that the demand illustrated in the survey is only a sample of the total demand existing in the marketplace. Therefore, it is likely that the number of homes in this price range constructed by the CRC could increase beyond the historical pace of 20 to 30 per year. However, this pace will likely be suppressed in the near term until the overall national economy improves and consumer confidence returns to the market.

Fresh Perspective – Demand Projection

Further demand, in addition to that which is illustrated in the community survey, exists within smaller and more focused areas of the overall Fifth Ward Study Area. This demand, which we have classified as the Fresh Perspective demand,



comes largely from professionals who seek urban living near downtown Houston.

Housing types demanded by the Fresh Perspective market include a more dense urban style than that currently seen throughout the majority of the Fifth Ward Study Area. **As recent development has proven, the location of Lower French Town is well situated to attract new buyers seeking this type of housing to the Fifth Ward Study Area.** Although there has been a recent slowdown caused largely by national economic conditions, CDS believes that the type of products recently received by the market in Lower French Town will successfully return once overall economic conditions improve and Houston is able to add more jobs to the region as expected. Before new development can be absorbed by the market in Lower French Town, there is existing inventory that must be sold to bring supply and demand into a better balance.

Historical sales data and interviews with experienced prominent real estate professionals have demonstrated future demand for additional products of this type. The table below illustrates the CDS expectation for demand of housing in southwestern corner of the Study Area. **Although this is not expected to be totally confined to Lower French Town, without some sort of intervention or signature effort that significantly alters the general environment, CDS believes products fulfilling this demand will build off of previous success found in Lower French Town and will locate nearby.**

Due to the current economic climate and the natural lag that will occur between recovery, consumer confidence and

(HMA Table 74) **Multifamily Demand Projection**

Years	Expected Demand	Price Range	Unit Size
2016 - 2020	250 Units	\$750 - \$1,200	800 - 1,400
2021 - 2025	250 Units	\$750 - \$1,200	800 - 1,400
2026 - 2030	250 Units	\$750 - \$1,200	800 - 1,400

Source: CDS Market Research

job growth during the entire first two year period starting in 2011 demand for new construction is expected to be less than 15 total units. These units are expected to be priced under \$175,000 and range from 1,250 to 1,750 in size. Current expectations include economic and job recovery by 2013. This is expected bolster demand for Fresh Perspective buyers to 15 to 20 units per year selling for \$150,000 to \$225,000 with a unit size range of 1,250 to 2,000 square feet until 2015. Expectations for the following five year period from 2016 to 2020 include 20 to 25 units per year priced from \$150,000 to \$250,000 in the same size range as previously mentioned.

Multifamily Demand Projections

Current multifamily properties within the Study Area show strong occupancy of 92%. However, overall rent levels are fairly weak, at a weighted average of \$575, throughout the study area. Furthermore, dependence on affordability for multifamily units is emphasized by subsidy programs accepted at some complexes. Strong levels of occupancy suggest that additional multifamily units could likely be well accepted in the Study Area. However, the **currently**



demonstrated low rents and dependence on subsidy programs in the Study Area suggest that a new construction multifamily complex would very likely not be financially feasible in the market without subsidies.

The preceding projection of new single family housing is expected to increase the population of residents who are able and willing to pay more for housing than the historical population. These new residents are likely to prefer the southwestern portion of the Study Area.

Expected absorption of new single family units of varying prices and types will continue to establish market confidence in this transitioning sub-area. This confidence and the anticipated return of regional job growth should be able to generate enough demand for a new market rate rental housing by 2016. Examples of such anticipated new multifamily include multistory wood frame apartment complexes, often with structured parking, high quality interior finishes and substantial on-site amenities.

Additional future complexes will depend of the successful absorption of the first such complex. However, at this time CDS sees a potential need for an additional 250 units approximately every five years as illustrated in the table on the previous page.

Effects of Additional Development Efforts

The demand projections presented in this report are representative of what can be expected based on proven historical data and trends, the community survey and the interview process. **Additional development or investment**

(HMA Table 73) **Fresh Perspective Demand Projection – New Construction**

Years	Expected Demand	Price Range	Unit Size
2011 - 2012	<15 Total	< \$175K	1,250 - 1,750
2013 - 2015	15 - 20/Yr	\$150K - \$225K	1,250 - 2,000
2016 - 2020	20 - 25/Yr	\$150 - \$250	1,250 - 2,000

Source: CDS Market Research

of a large scale or signature type effort could add a significant enhancement to both the volume of demand for all previously mentioned unit types as well potentially increase the pricing of future products. Such a boost could be provided if some of the large land areas in Lower French Town were developed into well planned quality products that could draw positive attention the area around it and expand upon the positive momentum in Lower French Town. Sites that have the potential to do this include The MDI site as well as the exceptionally large site currently owned and occupied by KBR. Provided that potential development and investment in these sites were done in a quality, well planned manner as expected, the amount of land controlled by each of these interests would very likely create an impact that would affect the amount of positive attention and acknowledgement given to the area, therefore likely increasing overall demand.

Another potential source of contribution that would enhance demand is strategic and focused investment by public and/or non-profit organizations in a concentrated geographic location. A signature effort by such agencies would enhance positive awareness to the area and

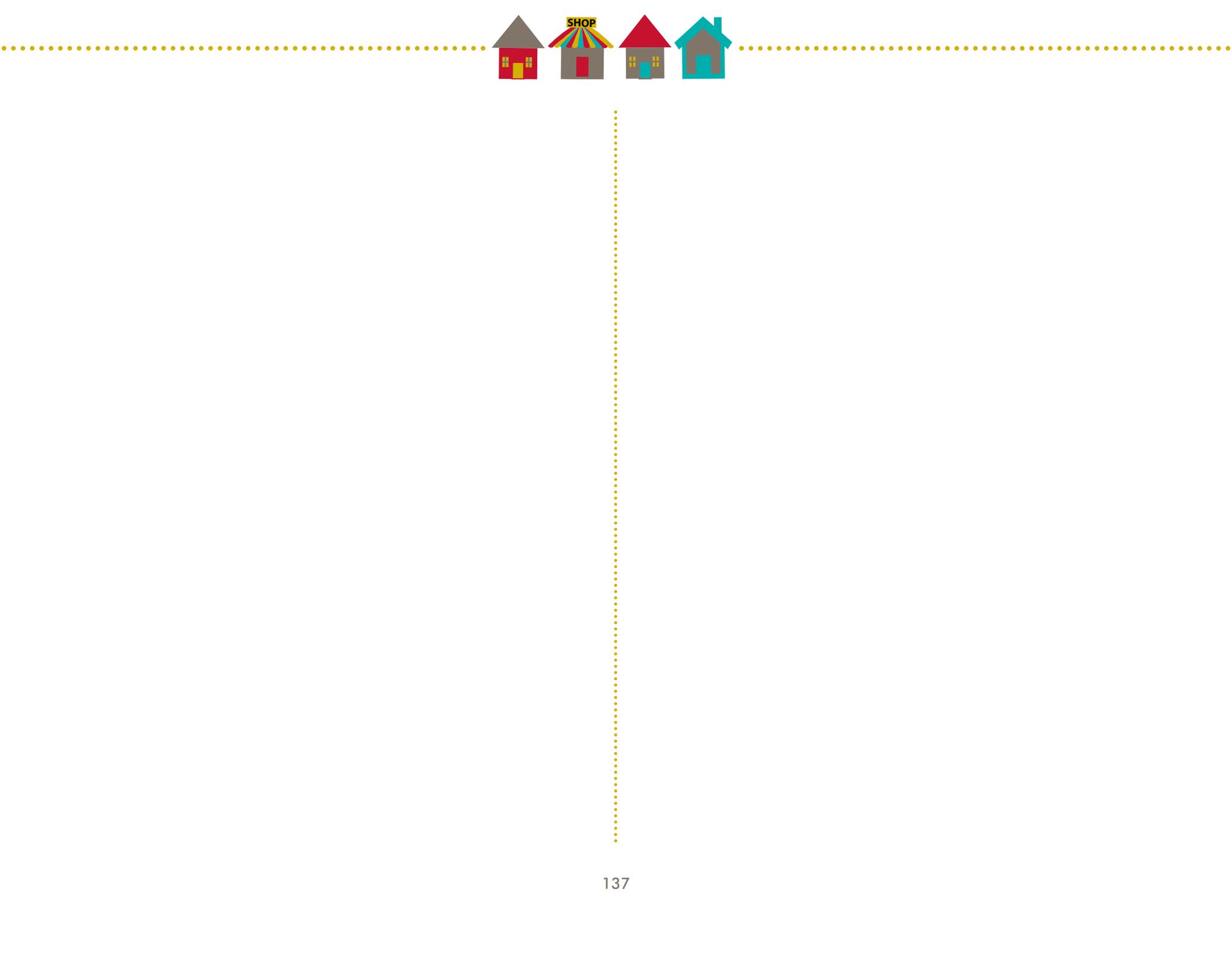


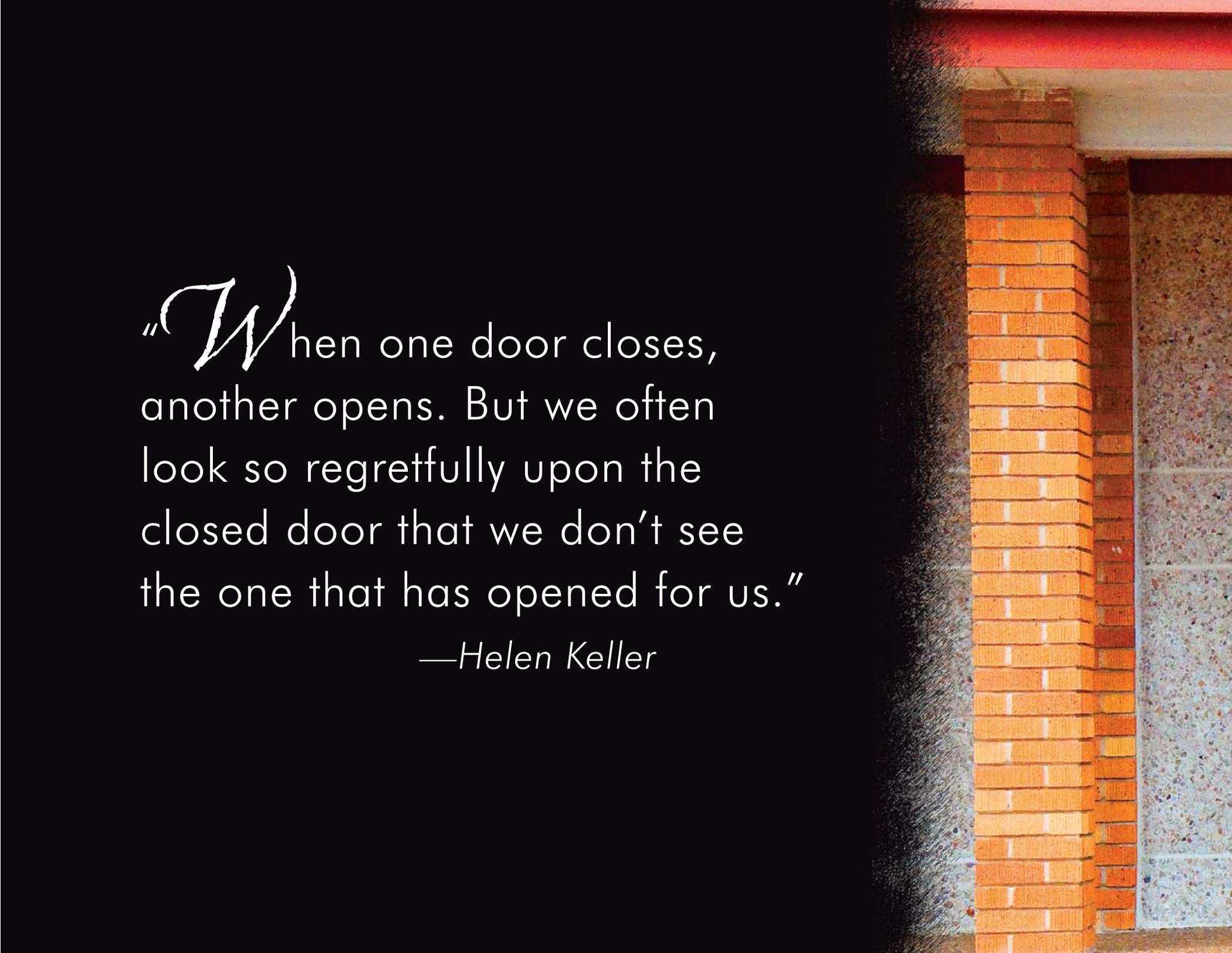
ultimately increase demand. Such an effort from these organizations would require a very concerted strategic effort with a specific focus and goal. However, if properly executed such an effort could certainly accelerate demand and prices for all previously mentioned housing products.

Although any high quality well planned investment of scale in the Study Area would be a positive for the surrounding environs, the area that would currently yield

the greatest rewards from such an investment would likely be the southwestern portion of the Study Area.

Existing momentum in this area can be leveraged for more extensive results. However, magnitude of effects from additional large scale signature investment would have to be measured based on the specific plans and goals of that specific project.





*W*hen one door closes,
another opens. But we often
look so regretfully upon the
closed door that we don't see
the one that has opened for us."

—*Helen Keller*



The Doors of Fifth Ward



A TIRZ 18 Initiative

The Fifth Ward Housing Study

Our Space is a Great Place

Fifth Ward Signature Projects and Housing Strategy

SIGNATURE PROJECTS OVERVIEW

The Housing Market Analysis has highlighted several general market opportunities for new housing development in the Fifth Ward. That study and the Cityscape report have also pointed the way toward actions that could enhance the market – broadening and accelerating the Fifth Ward’s appeal for potential residents. Comprehensive community redevelopment must include housing amenities necessary to attract people to the community and increase the desire to live in that community. As such, the signature projects included in this study represents both housing projects and amenities planned for the near future.

Fortunately there are several locations where key investments are planned or could occur due to opportunities arising from location or ownership. These “Signature Projects” include three sites for potential new and distinctive housing in locations that could expand the geographic reach of the community’s housing revitalization. Two of these housing sites are currently in control of the Fifth Ward Community Redevelopment Corporation (FWCRC); the third site is a potential opportunity for housing afforded by the Houston Independent School District’s desired disposition of the former site of Bruce Elementary School. The model proposed for the Bruce elementary site could readily be duplicated on other sites within the community currently

being held by HISD and not utilized. Our inclusion of the use of closed HISD facilities does not imply that the study recommends closings but merely a tool to implement development of contiguous and larger parcels to accommodate both housing and commercial development. Two other sites are planned investments in community institutions that will have a positive transformational impact on the surrounding area and raise awareness of the Fifth Ward among potential future residents.

The five Signature sites are as follows:

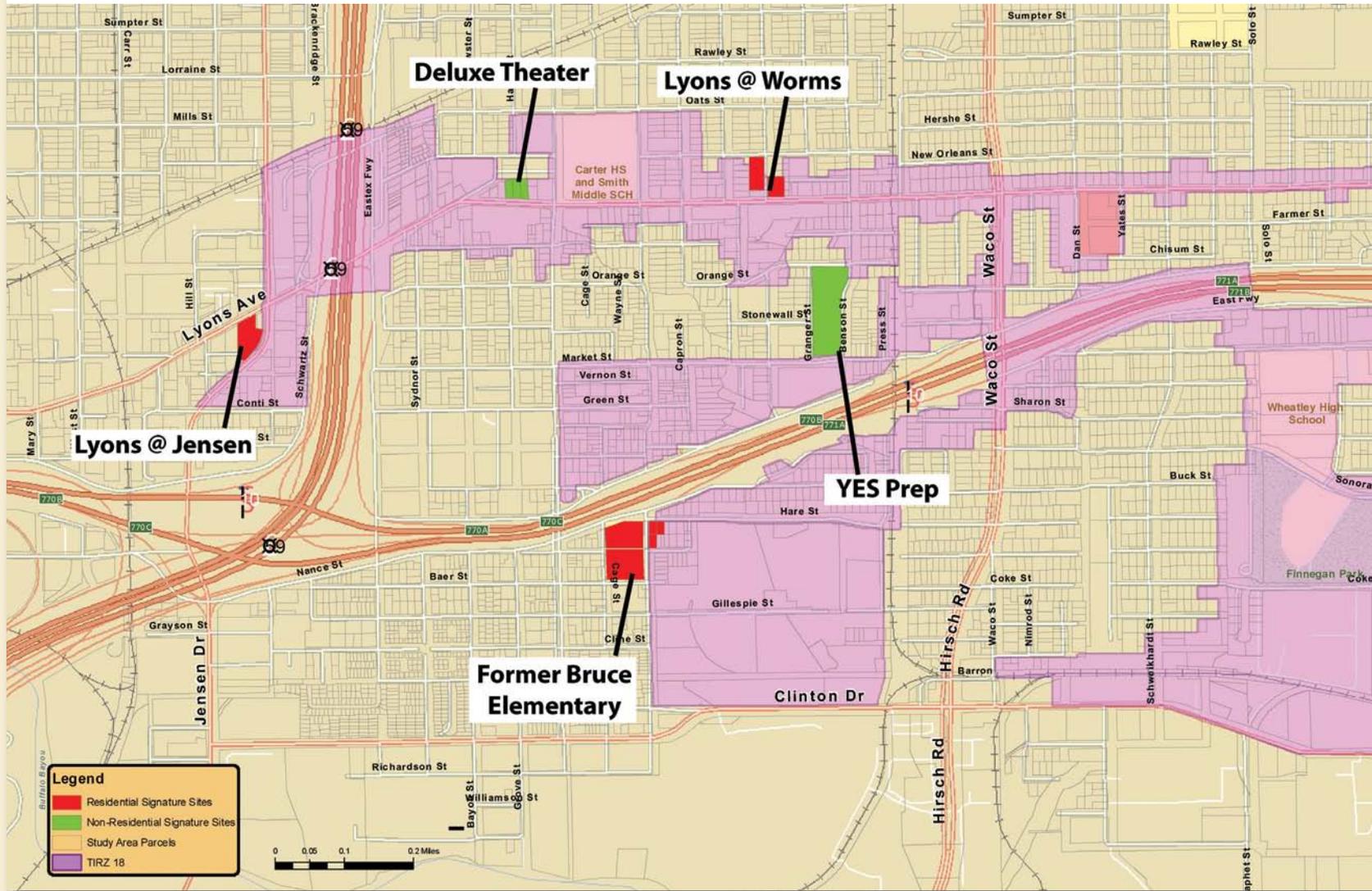
1. Housing site - Lyons Avenue @ Jensen Drive
2. Housing site - Lyons Avenue @ Worms Street
3. Housing opportunity site – former Bruce Elementary property
4. Deluxe Theater rehabilitation and reuse
5. YES Prep campus

The map on the next page identifies the Signature Project sites.

HOUSING SITES - FIFTH WARD CRC PROPERTIES

The FWCRC currently owns contiguous sets of properties in two different, high-profile locations along Lyons Avenue. The street, historically the cultural and commercial heart of

(SP Map 1) Signature Project Sites



the Fifth Ward, is a primary focus for mixed-use development and revitalization.

Lyons Avenue @ Jensen Drive

West of US 59 at the southwest corner of Jensen Drive, the FWCRC owns two parcels totaling 37,000 square feet (approximately .86 acre). The parcels wrap around a separate parcel of 4,955 square feet not owned by FWCRC that is directly adjacent to the corner. The site is currently vacant.

Surrounding Environment

Apart from an industrial-quality commercial building on the property adjacent to the west, the site is surrounded by vacant land, concrete parking fields, or empty slabs. One block to the south off Jensen is Pleasant Grove Missionary Baptist Church; Crawford Elementary School fronts Jensen one block to the north of Lyons. The US 59 and IH 10 freeways bound this general neighborhood to the east and south respectively and separate it from the heart of the Fifth Ward and Downtown. Freight railroad corridors form a barrier to the west and north, though both Lyons (at-grade) and Jensen (underpass) have crossings. Lyons crosses US 59 one block to the east of the site via underpass.

(SP Photo 1) Lyons – Jensen Site Aerial



There is currently little visible improvement to the public realm around the site. Both Lyons and Jensen are older streets that have had asphalt resurfacing but have not been reconstructed as Lyons has east of US 59. Sidewalks along the two streets vary in condition from good (although not wide) to missing. Lyons Avenue has bicycle lanes in this section. There are no parks within short walking distance, although Hennessey Park is just over 1/2 mile to the west on Lyons, requiring the traversing of an industrial area.

(SP Photo 2) **Site Views – Lyons Avenue at Jensen Drive**



Site looking north from Jensen



Site looking south across Lyons, showing adjacent commercial building



Lyons-Jensen site looking southeast across the intersection, Downtown and Pleasant Grove Missionary Baptist in the background; treeless area at corner not part of site

Brewster Park, also just over 1/2 mile away but on the east side of US 59, can be accessed by traveling north on Jensen to Lorraine and turning right.

Proposed Housing

As this location has little to no remaining residential development around it, the site can be a “blank slate” for new housing types to set the tone for redevelopment of this general area. Due to the site’s irregular shape, single family presents the most effective option, with a townhouse configuration being the most financially feasible. A preliminary townhouse concept calls for eight units varying from 998 to 1,318 square feet. The units will be relatively small in order to fit into the site most effectively. Renderings of the units are included in the Appendix.

Financial Analysis

To demonstrate the feasibility of converting the Lyons and Jensen site into new housing, a simplified pro forma analysis was conducted and summarized on the next three pages.

Notes and findings:

1. Land costs, home construction costs, marketing and sales costs, and developer fees are per current FWCRC average building cost and developer Tom Scott.

SP Tables 1)

Lyons / Jensen Townhomes Sales Revenues					
Unit Type	Quantity	Unit Sq Ft	Sales Price	Price/SqFt	Total Sales
Small	2	998	\$ 114,770	\$ 115.00	\$ 229,540
Medium	2	1,113	\$ 127,995	\$ 115.00	\$ 255,990
Large	4	1,318	\$ 151,570	\$ 115.00	\$ 606,280
Total/Average	8	1,187	\$ 136,476	\$ 115.00	\$ 1,091,810

SP Tables 2)

Land and Development Costs			
Hard Costs	Total	Per Unit	Per Sq Ft
Land Cost	\$ 110,000	\$ 13,750	\$ 92.69
Standard Land Improvements	12,000	1,500	10.11
New Street Improvements	35,000	4,375	29.49
Site Clearing	10,000	1,250	8.43
Common Area Landscaping	7,500	938	6.32
Reimbursable	(87,250)	(10,906)	(9.19)
Total Developed Land Hard Cost	\$ 87,250	\$ 10,906	\$ 73.52
Soft Costs			
Architect and Design	\$ 25,000	\$ 3,125	\$ 21.07
Building Permits	6,400	800	5.39
Engineer	15,000	1,875	12.64
Corporate Legal	-	-	-
General Insurance	7,500	938	6.32
Neighborhood Association Docs	-	-	-
Impact Fees	-	-	-
Marketing Costs	-	-	-
Market Analysis	-	-	-

SP Tables 2) **Continued**

Land and Development Costs			
Environmental Assessment	3,500	438	2.95
Soils Report	6,000	750	5.06
Survey	12,000	1,500	10.11
Taxes During Construction	3,000	375	2.53
Financing costs:			
Development Loan Interest	19,786	2,473	16.67
Construction Loan Interest	25,800	3,225	21.74
Origination Fees	20,000	2,500	16.85
Title & Recording Fee	10,918	1,365	9.20
Closing Costs & Lender Legal	15,000	1,875	12.64
Appraisal	4,000	500	3.37
Inspection fees	4,000	500	3.37
Total Land and Soft Costs	\$ 265,154	\$ 33,144	\$ 223.43

SP Tables 3)

Lyons / Jensen Townhomes Individual Home Construction Costs			
Cost Item	Total	Per Unit	Per Sq Ft
Construction Costs @ 60.00/sqft	\$ 569,640	\$ 71,205	\$ 60.00
Hard Cost Contingency @ 5.0%	28,482	3,560	3.00
Builders Risk Insurance	5,600	700	0.59
Construction Overhead	73,200	9,150	7.71
Upgrade Costs	-	-	-
Developer Fee @ 8.0%	73,200	9,150	7.71
Total Hard Costs	\$ 750,122	\$ 93,765	\$ 79.01

SP Tables 4)

Total Costs			
	Total	Per Unit	Per Sq Ft
Total Costs	\$ 1,015,276	\$ 126,910	106.94

SP Tables 5)

Net Sales Revenues			
	Total	Per Unit	Per Sq Ft
Gross Sales Proceeds	\$ 1,091,810	\$ 136,476	\$ 115.00
Upgrades	-	-	-
Sales Costs @ 7.0%	76,427	9,553	8.05
Net Sales Proceeds	\$ 1,015,383	\$ 126,923	\$ 106.95

SP Tables 6)

Profit			
	Total	Per Unit	Per Sq Ft
Profit	\$ 107	\$ 13	\$ 0

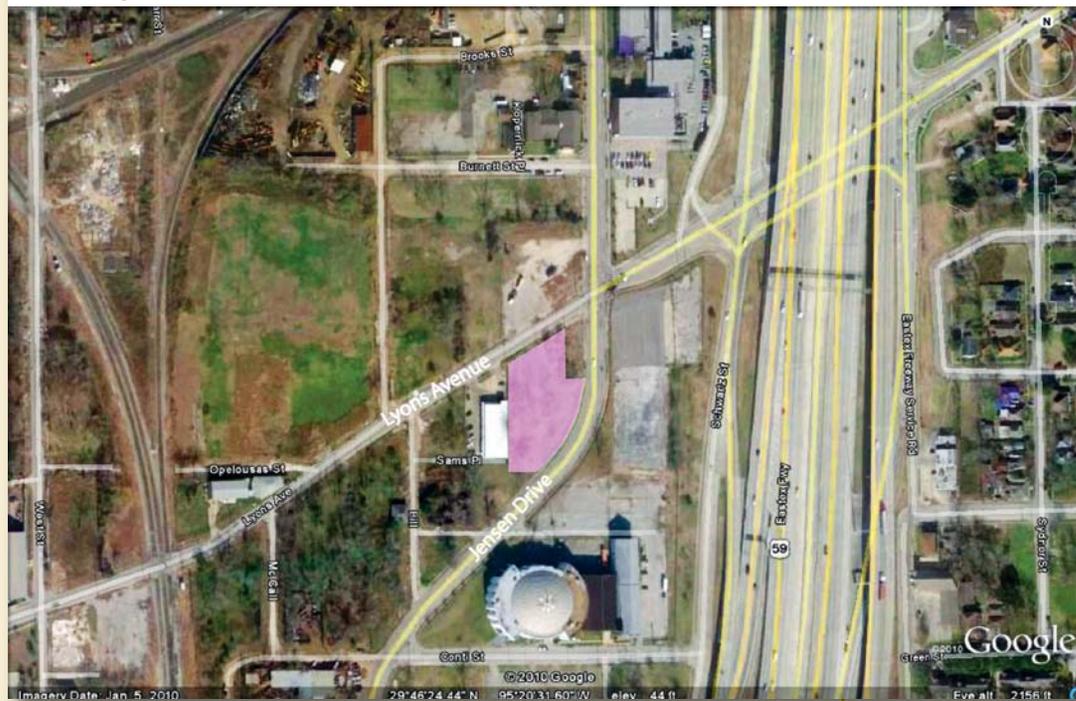
2. The home prices fall within the range suggested in the Housing Market Analysis for 2011-2012. The small and medium sized homes have projected pricing that lies within the requirements of the City of Houston's Workforce Housing Program, which provides up to

\$30,000 in down payment assistance. All units fall within the price requirements of the Houston HOPE program for down payment assistance, also up to \$30,000.

3. At these projected home prices and costs, the development essentially breaks even, and the developer extracts an 8.0% fee. The land cost reflects the basis which FWCRC, as the landowner, needs to recover through development.
4. Land development costs can be reimbursed 50% by an outside entity, possibly TIRZ 18 or funding passed through the City's Housing and Community Development Department.

Lyons Avenue @ Worms Street

(SP Photo 1) Lyons – Jensen Site Aerial



The FWCRC has acquired two groups of lots on the north side of Lyons Avenue, on either side of Worms Street (one remaining lot is being pursued). The properties form a transitional link between the mixed commercial and residential uses along Lyons and the primarily single family neighborhoods to the north. With the exception of one lot, the properties are currently vacant.

Surrounding Environment

This section of Lyons Avenue has been an area of concentrated redevelopment activity by community organizations such as FWCRC and Pleasant Hill Community Development Corporation. The Pleasant Hill Village retirement community is directly across Lyons Avenue from the Worms intersection, and another recently built multifamily complex is immediately west of Pleasant Hill Village – Britton's Place. This section of Lyons Avenue was also recently reconstructed, with curb and gutter design and continuous sidewalks. Worms Street has not been reconstructed and is currently substandard design, with sidewalks in poor condition. New development on the FWCRC lots will help to fill in the current gap in the sidewalk along Worms so connection can be made to Lyons Avenue sidewalks. Lyons Avenue also has bicycle lanes in this portion.

The site does not currently have good walking access to public parks. Brewster Park is approximately 2/3 mile to the west and requires traversing a freight rail corridor. Fortunately, there are two proposed developments, the Deluxe Theater and the YES Prep project (both described later in this report) may add public open space and community amenities that will be closer to the site, within

about four blocks for the YES site (although crossing Lyons Avenue will be required) and about 5 blocks for the Deluxe site crossing Gregg St.. Another existing amenity that is within close proximity, about a five block walk to the south from the site, is the City's Fifth Ward Multi-Service Center, which contains a public library, both adult and child day care program, a youth enrichment program, and other community services.

(SP Photos 4) **Site Views – Lyons Avenue at Worms Street**



Lots on west side of Worms, viewed from Lyons



Lots on east side of Worms, viewed from Lyons



Views of lots on each side of Worms, looking south across Lyons to Pleasant Hill Village development



Proposed Housing

The Worms lots provide an excellent location to create a transition “layer” of residential density between the four-story Pleasant Hill Village and the single family detached housing to the north of Lyons Avenue. The conceptual plan including the acquisition of additional parcels, calls for 16 townhomes on 25 by 100 foot lots, with two different unit plans: a 1,216 square foot one story, 2 bedroom 2 bath, and a 1,542 square foot two story, 2 bedroom 2.5 bath. These would be attached units, and all would feature two-car garages. Renderings of the units are included in the Appendix.

(SP Tables 7)

Lyons / Worms Townhomes Sales Revenues					
Unit Type	Quantity	Unit Sq Ft	Sales Price	Price/SqFt	Total Sales
Medium	6	1,216	\$ 139,840	\$ 115.00	\$ 255,990
Large	10	1,542	\$ 177,330	\$ 115.00	\$ 606,280
Total/Average	16	1,420	\$ 163,271	\$ 115.00	\$ 2,612,340

(SP Tables 8)

Land and Development Costs			
Hard Costs	Total	Per Unit	Per Sq Ft
Land Cost	\$ 200,000	\$ 12,500	\$ 8.80
Standard Land Improvements	24,000	1,500	1.06
New Street Improvements	35,000	2,188	1.54
Site Clearing	10,000	625	0.44
Common Area Landscaping	7,500	469	0.33
Reimbursable	(57,500)	(3,594)	(2.53)
Total Developed Land Hard Cost	\$ 219,000	\$ 13,688	\$ 9.64
Soft Costs			
Architect and Design	\$ 50,000	\$ 3,125	\$ 2.20
Building Permits	12,800	800	0.56
Engineer	35,000	2,188	1.54
Corporate Legal	-	-	-
General Insurance	7,500	469	0.33
Neighborhood Association Docs	-	-	-
Impact Fees	17,500	1,094	0.77
Marketing Costs	35,000	2,188	1.54
Market Analysis	-	-	-
Environmental Assessment	9,600	600	0.42

(SP Tables 8) **Continued**

Land and Development Costs			
Soils Report	6,000	375	0.26
Survey	14,000	875	0.62
Taxes During Construction	12,000	750	0.53
Financing costs:	-	-	-
Development Loan Interest	45,377	2,836	2.00
Construction Loan Interest	51,600	3,225	2.27
Origination Fees	20,000	1,250	0.88
Title & Recording Fee	26,123	1,633	1.15
Closing Costs & Lender Legal	25,000	1,563	1.10
Appraisal	12,000	750	0.53
Inspection fees	4,000	250	0.18
Total Land and Soft Costs	\$ 602,500	\$ 37,656	\$ 26.52

(SP Tables 9)

Lyons / Worms Townhomes Individual Home Construction Costs			
Cost Item	Total	Per Unit	Per Sq Ft
Construction Costs @ 60.00/sqft	\$ 1,362,960	\$ 85,185	\$ 60.00
Hard Cost Contingency @ 5.0%	68,148	4,259	3.00
Builders Risk Insurance	11,200	700	0.49
Construction Overhead	160,000	10,000	7.04
Upgrade Costs	-	-	-
Developer Fee @ 10.0%	220,481	13,780	9.71
Total Hard Costs	\$ 1,822,789	\$ 113,924	\$ 80.24

(SP Tables 10)

Total Costs			
	Total	Per Unit	Per Sq Ft
Total Costs	\$ 2,425,289	\$ 151,581	\$ 106.77

(SP Tables 11)

Net Sales Revenues			
	Total	Per Unit	Per Sq Ft
Gross Sales Proceeds	\$ 2,612,340	\$ 163,271	\$ 115.00
Upgrades	-	-	-
Sales Costs @ 7.0%	182,864	11,429	8.05
Net Sales Proceeds	\$ 2,429,476	\$ 151,842	\$ 106.95

(SP Tables 12)

Profit			
	Total	Per Unit	Per Sq Ft
Profit	\$ 4,187	\$ 262	\$ 0.18

Financial Analysis

To demonstrate the feasibility of converting the Lyons/Worms site into new housing, a simplified pro forma analysis was conducted and summarized in the preceding tables.

Notes and findings:

1. Land costs, home construction costs, marketing and sales costs, and developer fees are per current FWCRC average building cost and developer Tom Scott. The land cost reflects the basis which FWCRC, as the landowner, needs to recover through development.

2. The home prices fall essentially within the range suggested in the Housing Market Analysis for 2011-2012. The larger homes are at the top end of the range. The medium units have projected pricing that lies within the requirements of the City of Houston's Workforce Housing Program, which provides up to \$30,000 in down payment assistance. All units fall within the price requirements of the Houston HOPE program for down payment assistance, also up to \$30,000.

3. At these projected home prices and costs, the development generates a small profit, though the developer extracts a 10.0% fee.

4. Approximately 26% of land development costs can be reimbursed by an outside entity, possibly TIRZ 18 or funding passed through the City's Housing and Community Development Department.

FORMER BRUCE ELEMENTARY SITE

The Houston Independent School District (HISD) is currently marketing 2.85 acres that is the site of the former Bruce Elementary School, on the south side of IH 10 along Bringhurst Street. The site is split into two portions: two complete blocks between Cage and Bringhurst streets (the public street in between has been abandoned) and a smaller portion along Bringhurst equivalent to three single family detached residential lots. HISD is currently finishing demolition of the campus facilities and the site will be

conveyed clean of all surface improvements. This planned sale presents a unique opportunity for new housing development in the Fifth Ward. HISD's existing plans (for all its marketed properties) have been to sell via auction once the District is sure there is sufficient interest from buyers.

Surrounding Environment

The Bruce site is unique among the Signature Projects in that it is located in a portion of the Fifth Ward, Lower French Town, where private, for-profit development has been occurring without significant government intervention. As detailed in the Housing Market Analysis, this development has taken the form of single family attached housing (townhomes). Furthermore, across Bringhurst Street lies the property generally referenced as the "MDI Site" after its former industrial occupant. This property is now vacant, mostly cleaned of environmental contaminants, and owned by a single developer who has been master planning an entire new urban community.

Within one block of the site, to the south and southwest, are new townhomes. In the immediate area around the site are smaller, older frame houses typical of the Fifth Ward historic housing stock. The exception is the property immediately south of the site, which is an electrical substation.

The streets have not been rebuilt to current standards. Sidewalks are fairly prevalent immediately surrounding the site and appear to be the previous City of Houston four-foot standard. The nearest public park is Swiney Park, about ½ mile southwest of the site.

(SP Photos 5) **Former Bruce Elementary Site Aerial**



Proposed Housing

The site is large enough to accommodate 15 single family homes on 50 by 100 foot lots. Sizes would range from a 1,250 square foot, 3 bedroom 2 bath, to a 1,802 square foot, 3 bedroom 2.5 bath. Unit renderings are included in the Appendix.

Other elements of the project would include common area landscaping and the re-dedication of a new street (the 3500 block of Nance), with underlying water, sewer and storm

drain lines, which was abandoned when the school was constructed.

Financial Analysis

To demonstrate the feasibility of converting the Bruce site into new housing, a simplified pro forma analysis was conducted and summarized on the next three pages.

Notes and findings:

1. Land costs, home construction costs, marketing and sales costs, and developer fees are per current FWCRC average building cost and developer Tom Scott.

2. The home prices partly fall within the range suggested in the

Housing Market Analysis for 2011-2012, although the medium size units are essentially at the ceiling. The smallest homes have projected pricing that lies within the requirements of the City of Houston's Workforce Housing Program, which provides up to \$30,000 in down payment assistance. The small and medium units fall within the price requirements of the Houston HOPE program for down payment assistance, also up to \$30,000. The largest units may be most viable after the smaller units have been occupied to establish market legitimacy on this site.

(SP Tables 13)

Bruce Elementary Site Sales Revenues					
Unit Type	Quantity	Unit Sq Ft	Sales Price	Price/SqFt	Total Sales
Small	3	1,250	\$ 143,750	\$ 115.00	\$ 431,250
Medium	7	1,563	\$ 179,745	\$ 115.00	\$ 1,258,215
Large	5	1,802	\$ 207,230	\$ 115.00	\$ 1,036,150
Total/Average	15	1,580	\$ 181,708	\$ 115.00	\$ 2,725,615

(SP Tables 14)

Land and Development Costs			
Hard Costs	Total	Per Unit	Per Sq Ft
Land Cost	\$ 300,000	\$ 20,000	189.87
Standard Land Improvements	22,500	1,500	14.24
New Street Improvements	130,000	8,667	82.28
Site Clearing	15,000	1,000	9.49
Common Area Landscaping	10,000	667	6.33
Reimbursable	(130,000)	(8,667)	(5.49)
Total Developed Land Hard Cost	\$ 347,500	\$ 23,167	219.93
Soft Costs			
Architect and Design	\$ 35,000	\$ 2,333	\$ 22.15
Building Permits	12,000	800	7.59
Engineer	25,000	1,667	15.82
Corporate Legal	-	-	-
General Insurance	7,500	500	4.75
Neighborhood Association Docs	-	-	-
Impact Fees	21,000	1,400	13.29

(SP Tables 14) **Continued**

Land and Development Costs			
Marketing Costs	-	-	-
Market Analysis	-	-	-
Environmental Assessment	9,000	600	5.70
Soils Report	6,000	400	3.80
Survey	13,500	900	8.54
Taxes During Construction	5,625	375	3.56
Financing costs:			
Development Loan Interest	35,000	2,333	22.15
Construction Loan Interest	48,375	3,225	30.62
Origination Fees	37,500	2,500	23.73
Title & Recording Fee	27,256	1,817	17.25
Closing Costs & Lender Legal	25,000	1,667	15.82
Appraisal	12,000	800	7.59
Inspection fees	4,000	267	2.53
Total Land and Soft Costs	\$ 671,256	\$ 44,750	\$ 424.83

(SP Tables 15)

Bruce Elementary Site Individual Home Construction Costs			
Cost Item	Total	Per Unit	Per Sq Ft
Construction Costs @ 60.00/sqft	\$ 1,422,060	\$ 94,804	\$ 60.00
Hard Cost Contingency @ 5.0%	71,103	4,740	3.00
Builders Risk Insurance	10,500	700	0.44
Construction Overhead	150,000	10,000	6.33
Upgrade Costs	-	-	-
Developer Fee @ 9.0%	209,910	13,994	8.86
Total Hard Costs	\$ 1,863,573	\$ 124,238	\$ 78.63

(SP Tables 16)

Total Costs			
	Total	Per Unit	Per Sq Ft
Total Costs	\$ 2,534,829	\$ 168,989	\$ 106.95

(SP Tables 17)

Net Sales Revenues			
	Total	Per Unit	Per Sq Ft
Gross Sales Proceeds	\$ 2,725,615	\$ 181,708	\$ 115.00
Upgrades	-	-	-
Sales Costs @ 7.0%	190,793	12,720	8.05
Net Sales Proceeds	\$ 2,534,822	\$ 168,988	\$ 106.95

(SP Tables 18)

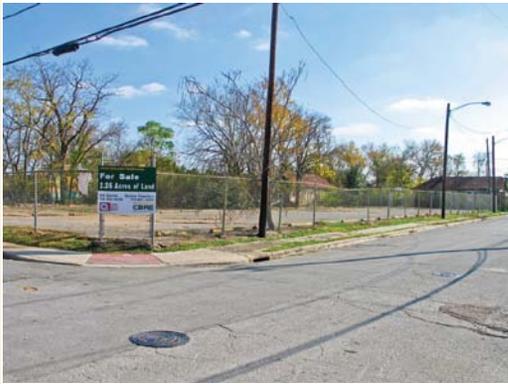
Profit			
	Total	Per Unit	Per Sq Ft
Profit	\$ (7)	\$ 0	\$ 0.00

3. At these projected home prices and costs, the development essentially breaks even, though the developer extracts a 9.0% fee. It should be noted that the land cost represents a significant reduction from what HISD might expect from a traditional auction, and an alternative means of procuring the property may be necessary to bring land cost into line with this pro forma. HISD has indicated that

such an arrangement may be possible as long as the City of Houston is the transaction partner.

4. The cost of new street improvements (Nance Street) is significant. The pro forma assumes these costs will be reimbursed, perhaps via the TIRZ.

(SP Photos 6) **Site Views – Former Bruce Elementary Site**



View of site from corner of Cage St. and IH 10



From interior of site, view of new townhome development only one block away



A separate smaller portion of the site in this parking facility across Bringhurst



HISD is in the process of clearing all former improvements from the site

Additional Recommendations

Most of the Bruce site is not currently in TIRZ 18. Only the tract on the east side of Bringhurst is included, and the right of way of Bringhurst is outside the TIRZ. Annexing the site into the TIRZ would have potential benefits:

- As the site is currently non-taxable, any value from new development would be 100% increment. It also means that annexation would not affect the share of the City’s assessed value within TIRZs, a cap which is mandated by state law at 15%. According to the projected sales prices and assuming that each buyer takes the 20% Homestead Exemption, the Bruce site could generate roughly \$14,900 in annual City property tax increment (at the current tax rate) once all homes are built and sold.
- The TIRZ could help facilitate a transaction between HISD and the City of Houston and write down land costs to a potential developer such as FWCRC. It should be noted that TIRZ 18’s approved FY 2011 budget includes \$275,000 for land acquisition.
- The TIRZ could subsidize the construction of the missing block of Nance Street, either through direct up-front investment or reimbursement of the housing developer over time (up to an amount of one-half of the tax increment generated by the project, per the TIRZ’s Amended Project Plan).
- The TIRZ could fund additional improvements to enhance the appeal of the surroundings, such as

streetscapes, public spaces, and a screen wall for the substation.

One other tool which could be made available to assist in the funding of the street improvements is Developer Participation Contracts (DPCs) from the City of Houston. These allow for reimbursement of up to 70% of the costs for water and wastewater lines in the public right of way. Additionally, for homes that sell below the city's median price (currently around \$152,000), DPCs will reimburse up to \$3,000 per lot for storm sewer drainage. Of course, TIRZs can also pay for these items, but if the TIRZ does not have sufficient funds to reimburse the developer in an acceptable time frame, a combination of TIRZ and DPCs could be utilized. Furthermore, the roadway paving cost is not a DPC-reimbursable item, meaning that it would need to be paid for by the TIRZ.

NON-HOUSING SIGNATURE PROJECTS

While generating a noticeable quantity of attractive new housing development is important for establishing renewed vitality of the Fifth Ward's housing market, non-housing investments can significantly reinforce the upward trend. The community already has two such projects planned in its southwestern quadrant, the area identified by the Housing Market Analysis as most ripe for an enhancement of housing demand.

Deluxe Theater

The Deluxe Theater is a historic cornerstone of Lyons Avenue's cultural heritage, and that of the Fifth Ward generally. The building has been unoccupied for



Deluxe Theater on Lyons Avenue as it appears today

many years, but this will soon change. The City of Houston has allocated \$3.3 million in Community Development Block Grant (CDBG) funds, provided by the federal Department of Housing and Urban Development (HUD), toward the rehabilitation and reuse of the theater. The City's Department of Housing and Community Development, which oversees local CDBG grants, is managing the funding process. The FWCRC is facilitating the rehabilitation process. Texas Southern University (TSU) will be partnering with the City to invest the building as an occupant and user.

While design plans are still in formulation, the Deluxe will certainly offer educational programming and performance space for TSU. Other parts of the building, such as a western wing that was added after the original construction, may be used in a non-performance manner or even removed altogether, possibly to be replaced with public-oriented indoor or outdoor space. The original façade of the building, facing Lyons Avenue, will be restored, including the marquee.



History of The DeLuxe Theatre

The DeLuxe Theatre opened in April 1941 and is located at 3303-3305 Lyons Avenue in the heart of Houston's Fifth Ward. The Streamline Moderne structure joined the Roxy and Palace Theatres to provide

neighborhood motion picture entertainment. Characteristics of the streamline Moderne style include its concrete surface, rounded corners, semicircular bays, metal windows and other specific details that indicate motion. Both Art Deco and Streamline architectural styles veered from the revival styles popular at the turn of the Twentieth Century and captured the spirit and essence of the modern age and the future.

In the early 20th-century, the 3300 block of Lyons Avenue was predominantly residential with a smattering of small commercial enterprises such as a blacksmith shop and drug store. The McGowen School, later Phillis Wheatley High School, was also located in the adjacent block (3400) of Lyons Avenue. By the mid

1930s, the Crystal White Taxi Line and its associated businesses (a beauty shop, hotel, and domino and shoe shine parlors) were operating in the 3200 block of Lyons and continued at this location through the late 1950s. The Houston City Directory lists the Crystal White Taxi Line as the parent company of many businesses in the area, including the famous Club Matinee known locally as the "Cotton Club" of the South.

The theatre is designed in the Streamline Moderne style, a popular American architectural style from 1920-1949. Characteristics of the style include its concrete surface, rounded corners, semicircular bays, metal windows and other details suggesting motion. Streamline Modern is a derivation of the Art Deco style. These two American architectural styles broke from the revival styles popular around the turn of the century and captured the spirit of the modern age and the future.

In 1945, Beatrice Clay is listed as the manager of the DeLuxe Theatre and the theatre address is noted as 3301

Lyons Avenue. Subsequent managers included M.M. Louis, Mitchell Lewis and Wilbert Robinson. Weiner's Dry Goods, later known as Weiner's, a local clothing chain, was located at 3305 Lyons from 1945-1950. In 1951, Wilk's Furniture occupied 3305 Lyons and was still in business in the 1970s. After the Civil Rights Act passed in 1964, the days of segregated movie theatres came to an end and the Deluxe closed in 1969.

From August 15 to September 12, 1971, the DeLuxe Show was held at the theatre on Lyons. Sponsored by the Menil Foundation, the DeLuxe Show was one of the first racially integrated exhibitions of contemporary artists in the United States at a time of a nationwide controversy on opportunities for black artists.¹ Peter Bradley, Jefferee James, Mickey Leland and others coordinated the successful integrated exhibition that realized an attendance of more than 4,000 people. In 1972 and 1973 the DeLuxe was home to two more art exhibits, the last being the Tribal Arts of Africa exhibit. Despite hopes of continuing to

use the theatre as an arts venue, the building has been dark since 1973 and has fallen into rapid deterioration.

In 1998, the Fifth Ward Community Redevelopment Corporation purchased the theatre and adjacent furniture store and began a master plan to reutilize the DeLuxe Theatre as a community performing and visual arts facility. Plans are in place to rehabilitate the DeLuxe Theatre into the DeLuxe Cultural and Performing Arts Center, now owned by the City of Houston with plans to build, a 200 seat proscenium theatre, including laboratory & classroom space, a box office, lobby, and administrative offices with programming offered by Texas Southern University. Plans also include possibly an express branch of the Houston Public Library.

¹ "DE LUXE SHOW." The Handbook of Texas Online.

(SP Photos 8) **Deluxe Theater – Post-Renovation**



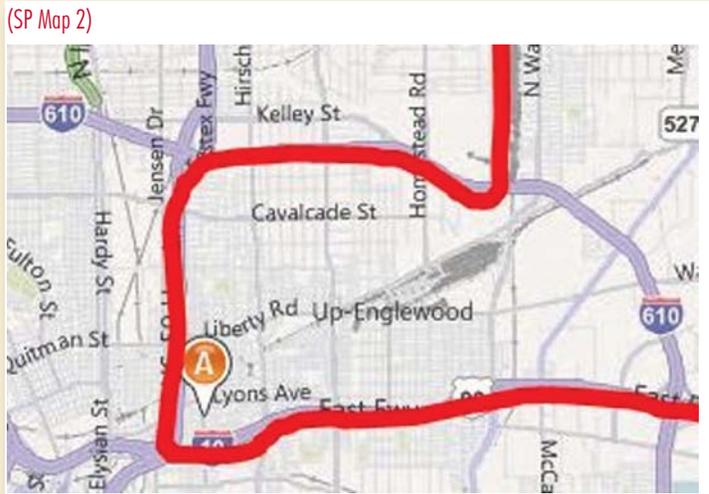
<http://www.tsha.utexas.edu/handbook/online/articles/view/DD/kld3.html> [Accessed Wed Dec 5 10:44:02 US/Central 2001].

Located at a high-profile intersection with Gregg Street, the theater presents an opportunity for a major step forward in the visual revitalization of Lyons Avenue, which enhances the immediate area's image to potential residents. (A recent survey by Relocation.com indicates that a neighborhood's visual appearance as represented by the condition of

buildings and landscaping is the most widely used indicator of safety and security, which is the most important factor in choosing a neighborhood.) It will be important to complement the improvement of the building itself with improvement of the public space in front of it along Lyons. Furthermore, the interest and programming generated by the theater will draw visitors and raise general market awareness of the Fifth Ward.

YES Prep Campus

In late 2010 the YES Prep charter school organization announced that it would be creating a series of new campuses, one of which is located in the Fifth Ward at the northwest corner of Market Street and Benson, across from



(SP Map 2)
The YES Prep Benson campus draw zone will include all of the area east of US 59 and north of IH 10 inside Loop 610

the Fifth Ward Multi-Service Center. It will reuse a dormant education facility.

YES Prep is one of the premier charter school organizations in Houston and indeed the nation. It currently has nine campuses serving 4,000 students but will soon expand to 13 campuses, with the intention of serving 10,000 6th through 12th grade students by 2020. Its curriculum and programming are expressly designed to prepare students for entrance into college and even offers counseling during college. According to YES, 80% of its students are economically disadvantaged and 95% are Hispanic or African American. Despite a student population whose socioeconomic characteristics have been associated with educational underachievement, the schools have achieved a 100% acceptance rate to a four-year college.

With its impending growth, YES Prep will be able to effectively “zone” eligible children geographically to its campuses. The new Fifth Ward campus will serve children living throughout most of the Fifth Ward except neighborhoods south of IH 10. There are no admission requirements; admission is by a lottery system.

The new campus will serve a planned 800 students, starting with 6th grade and growing one grade per year. Besides classrooms, its facilities will include a cafeteria / auditorium, gymnasium, and parking for over 100 vehicles. The FWCRC is working with YES to include public open space, possibly in the form of a park, on its site as well.

(SP Photos 9) Future YES Prep Campus Site



Besides offering a stronger set of children’s educational resources that are associated with a residential location in the Fifth Ward, the campus will also have beneficial impacts similar to those of the Deluxe Theater. Improving the appearance of the neighborhood on a fairly large scale (the site covers about two standard city blocks) will have a strong visual impact on potential residents of the surrounding neighborhood. If the campus offers attractive open space for community use, it will become a direct amenity to neighboring residents as well, enhancing the attractiveness of their properties in the residential market.

(SP Photos 9) Future YES Prep Campus Plan



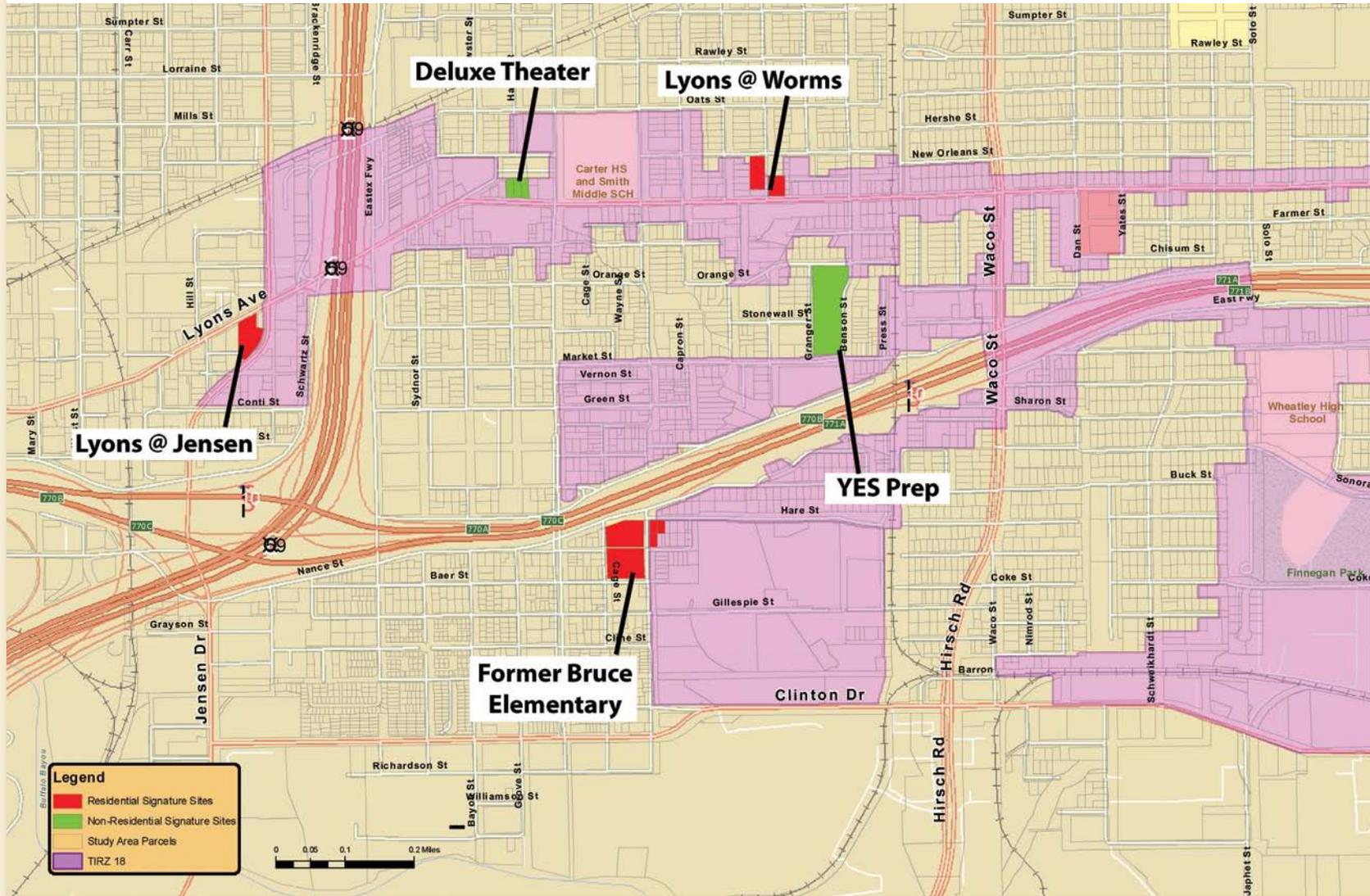
STRATEGIC HOUSING MARKET RECOMMENDATIONS

The Signature Projects described in this report are a component of a recommended general housing strategy to accelerate and expand the transformation of the Fifth Ward’s housing market. This strategy involves a geographic focus, capital investments, and area management.

Geographic Focus

A significant finding of the Housing Market Analysis research has been that a significant deterrent to non-subsidized housing investment in the Fifth Ward has been the lack of a “critical mass” of new or rehabilitated housing

(SP Map 1) Signature Project Sites



combined with the visual blight (and risk of illegal usage) of deteriorated structures, mostly houses.. Except in Lower

French Town, efforts to develop new housing or tear down dangerous structures have been scattershot, not

concentrated within a single neighborhood. The result is that the new housing and blight removal has a minimal visual impact; for the prospective home buyer without ties to the area (the “Fresh Perspectives” identified in the Market Analysis), too much uncertainty – risk - remains in the immediate vicinity. Developers who would cater to this market therefore choose not to invest.

It would thus be beneficial to concentrate public and nonprofit efforts to develop housing and remove blight within a tighter geographic area where there could be a greater cumulative impact on the market. It makes sense to do this where the Fresh Perspective market is most likely to be aware of such changes. That location would be the southwest corner of the Housing Study Area, in an area roughly outlined by Jensen, Lyons, Waco / Hirsch, and Clinton. This corresponds to the blue shaded area in the map on the following page. It includes Lower French Town, which is being transformed by private developers who have already begun creating a new neighborhood of townhomes and the City’s Housing Authority which is redeveloping the Kennedy Place public housing community.

This focus area has other strategic opportunities and assets:

- It is fortunate that all of the Signature Projects profiled in this report are located within the Strategic Focus Area, as are the recent developments along Lyons Avenue such as Fifth Ward Business Center, Pleasant Hill Village, Britton’s Place, and Lyons Village. These projects, plus the new development in Lower French Town, will add to a

market perception of revitalization in this part of Fifth Ward.

- Other potential future private-sector-driven development projects will have a major impact on this area as well. The most imminent is the MDI site, which will create critical mass on its own due to its large size. It is already owned by a local developer who has been creating plans for a high-quality residential project. South of that site, across Clinton Drive, is a very large property owned by the engineering firm KBR. It is anticipated that the firm will vacate and sell the property at some point, possibly in the near to middle term. With its exceptional size and Buffalo Bayou frontage, it will be one of the most significant development opportunities in Houston’s urban core.
- In addition to the Houston Housing Authority’s Kennedy Place redevelopment, other significant publicly-owned properties present opportunities to spur housing market transformation. A few blocks north of Kennedy Place across IH 10, the much larger Kelly Village property of the Housing Authority is only partially occupied. A recent application for a federal Hope VI grant was unsuccessful. However, that setback may give the City and the Housing Authority more time to evaluate how Kelly Village could be improved for the residents living within the property but also as part of a larger effort to make properties around more valued in the market. To the east of Kelly Village and immediately south of the YES Prep site, the City’s Multi Service Center could be

further strengthened as a neighborhood anchor, both socially and aesthetically.

Capital Investments

The rebuilding of Lyons Avenue and associated streetscape improvements have visibly improved this key corridor of the Fifth Ward and helps it serve as a more appealing gateway to the adjacent neighborhoods. Similar investments are needed to further create the image of a stabilized and up-and-coming residential district within the Strategic Focus Area:

- Lyons Avenue west of US 59, in the vicinity of the Lyons / Jensen Signature Project site, has yet to be rebuilt. Extending the same streetscape and roadway profile as was done east of the freeway would be a signal to the market that the public sector cares and about and is investing in this largely dormant area of large vacant tracts. The underpass itself would need to be included in improvements, as it creates a barrier that needs to be mitigated.
- Gregg Street is the primary link between Lower French Town and the Lyons Avenue Corridor. The street connects new townhomes, Kelly Village, and the Deluxe Theater. Thus it would be the focus for connecting the revitalization efforts that have started in Lower French Town and planned improvements around the Deluxe. While the present state of the roadway surface appears satisfactory, Gregg's sidewalks are discontinuous and an

outdated minimum standard design. Furthermore, there is no inviting streetscape behind the curb or in the medians which are present in the southern segments of the street. The underpass under IH 10 also presents a barrier. Improvements in sidewalks, streetscape, and lighting would help provide a "conduit" for housing market revitalization from the south to the north.

- Clinton Drive forms the southern boundary of the Fifth Ward's residential areas, and is the primary access route for the industrial facilities along the north shore of Buffalo Bayou. However, it also is a key link from the southern Fifth Ward to Downtown (via Jensen). It is also the "front door" for the redeveloping Lower French Town subarea. It has not been rebuilt and has minimal sidewalks and streetscape. An investment commensurate with that described above for Gregg Street would send a strong signal to the market, particularly the Fresh Perspectives segment coming from Downtown.
- Parks and public spaces are important amenities in denser urban environments such as that to which the Fifth Ward is anticipated to transition. The Strategic Focus Area is particularly deficient in publicly accessible parks apart from Swiney Park, at the very southwestern edge of the area. The YES Prep project may include some amount of public open space that would serve the northeastern portion of the Focus Area. Additional small parks would be beneficial near Kelly Village and the MDI and Bruce Elementary sites. Adding a park in close vicinity to the Jensen / Lyons intersection will be

important to bring a softer residential feel to what is now a primarily industrial and vacant area. The KBR site is large enough to hold potential for parkland along Buffalo Bayou, and the City and Fifth Ward community organizations should work with the property owner to incorporate it when the property appears to be moving towards redevelopment. Finally, a small public space in front of or adjacent to the Deluxe Theater would serve to amplify that facility's new role as a community cultural destination and provide a forum for special events and activities generators such as food carts or display kiosks.

- While not having the outward impact of the arterial and connector streets, local streets and infrastructure also play a role in "selling" the neighborhood. The condition of local water, wastewater, and storm sewer lines in the Strategic Focus Area should be a priority for the City of Houston and the TIRZ to ensure reasonable capacity for redevelopment and densification. The City should ensure that proper sidewalks are added with every new development on local streets.

Area Management

A survey by Realtor.com in 2010 found that visually examining a neighborhood, most importantly the condition of existing homes and properties, was the most important method of evaluating whether a neighborhood was safe or not. Safety was a paramount consideration in a home buying decision. Therefore the ongoing effort to remove

blight, especially homes deteriorated past saving plus litter and dumping on vacant sites, within a concentrated area will be vital. Equally important is the replacement of blight with new development.

In the recent past, the City of Houston's Land Assemblage Redevelopment Authority (LARA) has accomplished blight removal and new development on a lot-by-lot basis. Nonprofit developers such as the FWCRC have also contributed to this effort in even greater quantities than the City. However, the application of these efforts was on a very scattered basis throughout the Fifth Ward, and not nearly geographically concentrated enough to create a sense of revival in the marketplace. The Strategic Focus Area provides a tighter geographic range that could help these organizations achieve marketplace results that go beyond simply providing affordable home ownership. However, to achieve actual "visual" effects that would register with the casual visitor or potential homebuyer, it may be necessary to focus at an even more fine-grained level – a set of four or five blocks, for example. This is what has happened in Lower French Town – the area is very visibly changing in a concentrated way.

Furthermore, the marketplace must be assured that the neighborhoods are improving operationally. This includes effective maintenance of the public rights of way through such measures as regular litter removal and landscape grooming. Also important is a sense of security and crime control within neighborhoods, often implemented through extra law enforcement patrols to watch for suspicious

activities and prevent illegal conduct such as public alcohol consumption. A major benefit of such extra law enforcement resources in some locations is that extra investigative capacity can be brought to bear when crimes occur and the Houston Police Department may not have the capacity to act quickly due to limited manpower.

RESOURCES FOR IMPLEMENTATION

The Fifth Ward is fortunate to have significant organizational infrastructure in place to help implement the Signature Projects and Strategic Recommendations. The City of Houston, Houston Housing Authority, TIRZ 18, and community development organizations such as the FWCRC, Pleasant Hill CDC and Habitat for Humanity are key actors for funding and manpower. They can help channel resources made available by the federal government and others.

PUBLIC AREA CAPITAL IMPROVEMENTS

Projects such as streetscapes and sidewalks are typically funded by public agencies. The two existing agencies that would be most applicable in the Strategic Focus Area are TIRZ 18 and the City of Houston (technically, TIRZ 18 is a sub-agency of the City with its own financing authority).

TIRZ 18

The TIRZ covers significant portions of the Strategic Focus Area, particularly along Lyons Avenue, which is targeted for public improvements in the zone's Project Plan. This would allow the expenditure of TIRZ funds for further streetscape enhancements along Lyons, such as a plaza adjacent to the Deluxe Theater or further widening of sidewalks.

Streetscape improvements could possibly be extended down intersecting streets under current terms of the Project Plan.

The other streetscape and sidewalk improvements suggested in this report may take some modifications to TIRZ Project Plan language or actual zone boundaries. Other locations may be within the TIRZ under present boundaries but are not within the Lyons Avenue corridor, so clarification may be necessary to ensure that TIRZ funds can be used for these types of improvements, especially if there is not an adjacent new housing development. TIRZ annexation of public rights of way may be necessary to fund some improvements; for example, most of Gregg Street and Clinton Drive are not currently within TIRZ boundaries. As noted earlier, two of the residential Signature Projects, the Lyons / Jensen site and the former Bruce Elementary site, are not currently within the zone and so could benefit from annexation to reimburse the developer for public improvements.

The TIRZ may also be able to acquire land for general public park space, although clarification of existing Project Plan language may be needed to definitively authorize park projects as eligible uses, especially for sites away from Lyons Avenue. Upon clarification, TIRZ involvement could come

either through direct acquisition or via dedication of property by a developer, who would be reimbursed for their contribution by the TIRZ. It should be noted that the existing Project Plan language limits developer reimbursement to one half of the tax increment generated by the developer's project.

City of Houston

The City of Houston could choose to fund public improvements directly, such as was done with Lyons Avenue east of US 59. Its primary means to do this is with General Fund monies allocated to the Capital Improvement Program (CIP). The City is fiscally constrained, however, and inclusion of these projects into the General Fund budget would be highly uncertain.

Federal Funding Sources

Alternative possibilities to purely local funding include use of federal funding sources. The federal funding landscape has been evolving; a particularly relevant development under the current Presidential administration is the emphasis on Sustainable Communities. HUD, the federal Department of Transportation (USDOT), and the Environmental Protection Agency (EPA), have committed to greater alignment and coordination of efforts and funding to promote "livability." This is defined as promoting compact

communities that foster healthy lifestyles, affordable housing, mixed land use, and increased mobility and accessibility options such as walking, biking, and transit. Special funding programs may be developed that could fund the design and construction of the improvements suggested in this report, which support sustainability and livability goals.

HUD has introduced one new program, Choice Neighborhoods, which parallels this sustainability initiative. It focuses on the rehabilitation and redevelopment of public housing, such as Kelly Village, along with improvements to the surrounding neighborhood, including access to educational opportunities. It is thus more holistic than the HOPE VI program, which focused exclusively on the rehabilitation and redevelopment of public housing properties, though with the possibility of including a mix of incomes. The program made \$65 million in funding available in 2010. Given the presence of Kelly Village within the Strategic Focus Area and the types of improvements needed in the adjacent neighborhood, Choice Neighborhoods could potentially be an excellent fit for the Focus Area. The City should closely monitor future calls for Choice Neighborhoods projects and be prepared to submit a Strategic Focus Area application.

Existing federal funding programs should also be examined. CDBG funds from HUD, programmed by the City's Housing and Community Development Department, which as noted earlier are also being used for the Deluxe Theater. The City could also apply for federal transportation grants, which in

recent years have become more supportive of pedestrian-oriented improvements. A new transportation funding bill should be introduced in 2011 which will determine criteria and funding levels for the next several years. Recent funding programs which could assist in implementing streetscape and pedestrian improvements in the Strategic Focus Area have included the Surface Transportation Program (STP), Congestion Management and Air Quality (CMAQ), Transportation Enhancements, and Transportation, Community, and System Preservation (TCSP).

It is important to note that projects can compete for federal funding more easily if planning, design, and right of way acquisition have been completed. It is often required for transportation grants. The City, TIRZ 18, or community organizations such as FWCRC may need to accomplish this up front.

Other Sources

One other notable public funding program that could assist in identifying potential improvements and generating conceptual designs is the Livable Centers initiative of the Houston-Galveston Area Council (H-GAC), which currently funds planning studies and will soon likely fund project implementation as well. Areas selected for Livable Centers funding seek to become diverse live, work, play environments where a significant share of travel can be accomplished by non-automobile transportation. H-GAC is currently funding a Pedestrian-Bicycle Study in the Fifth

Ward; this study may supplant the work that would have been done in a Livable Center study. However, the projects that emerge from the study may qualify for Livable Center Implementation funding once they have reached an adequate level of design.

Private sources of funding should not be overlooked. Some charitable foundations that serve the Houston region provide grants for park and public space projects. Examples of these organizations have included the Brown Foundation, Wortham Foundation, and the Houston Endowment. Recent examples of significant public spaces funded by private fundraising include Main Street Square, Discovery Green, and the Buffalo Bayou greenway. The Houston Parks Board also funds acquisition of park land.

Area Management and Operations

While capital projects generate publicity, many of the most important measures needed fall into the category of ongoing operations and maintenance of the area in a manner that may be above the typical City of Houston standard. This often requires a local, neighborhood-based entity to fund and implement these measures. The most common examples of such entities are private property owners associations and public special districts, such as municipal management districts and public improvement districts.

The older residential properties are not included in a homeowners' association (HOA) as you would find in

suburban subdivisions, and there is not currently a management district or public improvement district covering the area except for the portions from Clinton Drive southward, which is in the Greater East End Management District. Thus presently the City of Houston is the default organization for collective operations and maintenance in the Strategic Focus Area.

The City can perform some enhanced service provision that could be designed to specifically benefit the Focus Area. In 2009, the City publicized a stepped-up effort to demolish unsafe structures around the City. A similar effort could take place within the Strategic Focus Area. Other City responsibilities that have fallen under the category of Neighborhood Protection, such as enforcing the maintenance of overgrown lots and eliminating illegal dumping would also need special attention.

Safety and security must also be priorities in the Focus Area. Management districts and property owner associations often address this by either hiring shifts of Harris County Sheriff's Department or Constable deputies to conduct additional patrols or creating their own supplemental security staff, sometimes composed of off-duty law enforcement officers. With the absence of a POA or management district in the Focus Area (mostly), and the practical and political difficulties that would be entailed in forming one, another entity would need to step into the gap if such a strategy was to be pursued. The most appropriate entity would be the FWCRC or a similar community development organization dedicated to serving the area.

It should be noted that the Fifth Ward has made strides in recent years in reducing criminal activity. The community-based crime awareness measures that have helped lead to this success should be reinforced in the Strategic Focus Area.

General inspection and maintenance of public rights of way and facilities to a standard above that which would be provided by the City would need to follow a similar funding and organizational strategy to security measures. Many areas have found that having manpower devoted to the equivalent of "common area maintenance" is vital for improving their image. Activities would include landscape maintenance and improvement, trash removal, and alerting the City to ordinance violations. An entity that provides these services could also serve as a point of contact and coordination so that residents (existing or potential) have a sense that someone takes responsibility for and care of the neighborhood.

Housing Market Assistance

The City and the Fifth Ward community can apply several programs related to affordable housing development with particular intensity in the Strategic Focus Area. This will serve to enlarge the housing market beyond what might have been possible, and at an earlier time frame.

Housing Development

The previously mentioned LARA program, in addition to removing properties from tax liability inertia and removing deteriorating structures, could also help to stabilize and accelerate the Strategic Focus Area housing market by prioritizing it with the Fifth Ward Houston HOPE zone as an area to acquire single family lots and offer them to builders and homebuyers. Of course, LARA is limited to acquiring those properties which have become tax delinquent, so it may have limited scope within the Focus Area depending on the rate of property tax delinquency.

The City could also use its CDBG and HOME allocations toward lot acquisition in the Focus Area as allowed by federal regulations, though such activity for individual single family home properties has not been a typical activity of the City. The negotiation of sales with individual lot owners that results in purchase prices reasonable for the development of affordable housing (home prices limited by HUD) would make this strategy difficult. Working with the community to obtain a commitment for a number of individual properties to be purchased by the City at a reasonable price in advance of committing federal funds through the Consolidated Annual Plan would likely be required. This is unlikely, but the City and organizations such as FWCRC should keep in contact with lot owners in the Focus Area to see if such relatively simultaneous transactions could occur. The FWCRC already engages in such scouting for undertaking its own development activities, as do

developers of groups of townhomes like those now in Lower French Town.

The Texas State Affordable Housing Corporation (TSAHC) could aid in land acquisition and home construction efforts by FWCRC, other not-for-profit developers, or for-profit developers through its Interim Construction and Land Acquisition Loan Program. This program provides loans of up to \$750,000 for developments where at least 50% of the homes are targeted to lower-income households (<80% of area median income).

These recommendations have focused on concentrated development of affordable for-sale single family homes, since in the near to middle term that is what will have the most transformative effect on the Focus Area housing market. Other programs are offered through HUD to develop multifamily and other types of housing. These programs are listed in the Appendix to the Market Analysis report.

Homebuyer Assistance

The potential market for homes in the Focus Area and the Signature Project sites is expanded through down payment and financial assistance offered by public and quasi-public agencies. The FWCRC has worked with many homebuyers to obtain financial assistance from public sources. The primary programs in this regard have been provided by the City (partly from federal funds provided by HUD) in the form of down payment and sales cost assistance:

- Homebuyer Assistance Program – maximum home price \$200,160, lower-income buyers (<80% area median household income) only, new or existing homes, \$19,500 maximum assistance, city-wide.
- Houston HOPE - maximum home price \$200,160, lower-income buyers (<80% area median household income) only, new or existing homes, \$30,000 maximum assistance, Houston HOPE and Revitalization areas only.
- Workforce Housing Program - maximum home price \$150,000, moderate income buyers (80% - 110% area median household income) only, new homes only, \$30,000 maximum assistance, Houston HOPE and Revitalization areas only.

Since essentially the entirety of the Strategic Focus Area is located within Houston HOPE and Revitalization areas, the Homebuyer Assistance Program is superseded by the other two programs, which offer a higher amount of assistance. The Workforce Housing Program is especially meaningful to the Focus Area, because it brings in households that have a higher level of discretionary income and thus have a greater potential to make additional improvements to their property and to support retail activity in the neighborhood. The pricing of the homes proposed for the Signature Projects sites, particularly the Jensen and Worms sites, allow a significant share of the homes to qualify for this program. All homes in the three residential sites qualify for Houston HOPE assistance except the largest of the homes proposed for the former Bruce Elementary site.

Other public agencies provide financial assistance through special mortgage financing and assistance to homebuyers. The Houston Housing Finance Corporation (HHFC), Texas State Affordable Housing Corporation (TSAHC), and Texas Department of Housing and Community Affairs (TDHCA) each offer first-time home buyer assistance through low-interest mortgage loans or slightly higher-rate loans that are accompanied by down payment and closing cost assistance. The TSAHC and TDHCA also offer Mortgage Credit Certificates, which provide tax credits to qualifying home loan borrowers of up to \$2,000 per year. The TSAHC and TDHCA programs limit qualification to low and moderate income buyers.

Green Building

In addition to resources to encourage the generation of new development to broaden market appeal in the Fifth Ward, various policies and programs promote environmental improvements to both new and existing development. Many home buyers are now specifically looking for energy efficiency in potential residences so the application of such measures in the Fifth Ward would help ensure that the area will remain in their potential purchase pool.

- Centerpoint Energy’s Energy Star program allows project “sponsors” (building contractors) to obtain rebates based on the amount of energy savings in a new home. Residents, of course, gain the direct benefit of the savings. Additionally, the federal government is offering a \$2,000 tax credit through 2011 to builders of new homes with energy savings of at least 50% compared to

a home that meets the 2004 standards of the International Energy Conservation Code.

- The City of Houston currently offers the Residential Energy Efficiency Program (REEP). Through this program, the City funds the inspection and improvement of existing homes to increase energy efficiency. The program is limited to low income households and seniors. The

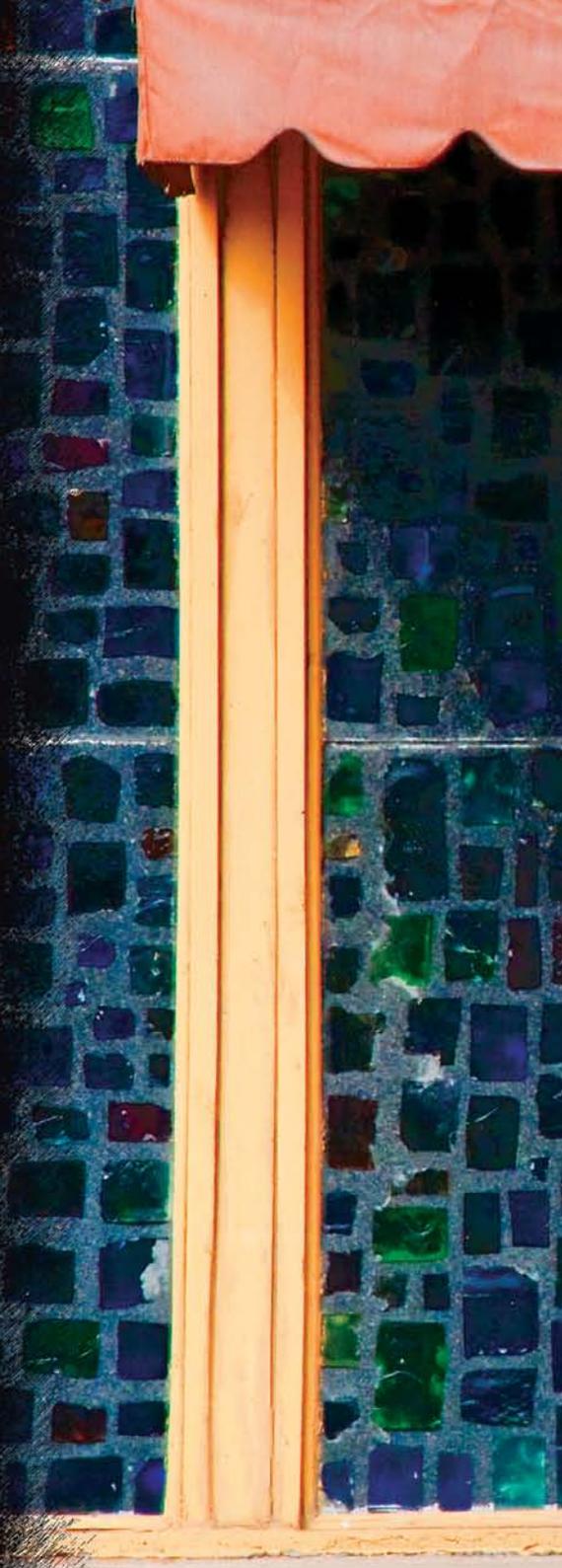
federal government, which funds the City's program, also has a Weatherization Assistance Program (WAP) for seniors (through the Sheltering Arms organization in Harris County). Centerpoint Energy's Standard Offer Program (SOP) provides incentives to contractors to make energy efficiency improvements in existing homes.

- The Renewal Energy Systems Property Tax Exemption provides an exemption on the increase in appraised property value resulting from investment in alternative energy generation equipment such as solar and wind.

As the source of funding for most of these programs is the federal government, future availability of funding and resources for residential energy efficiency will depend on budgetary decisions made by Congress.

"*I*'m the lady next door
when I'm not on stage."

—*Aretha Franklin*





The Doors of Fifth Ward



A TIRZ 18 Initiative

The Fifth Ward Housing Study

Our Space is a Great Place

**Social Service Evaluation:
A Closer Look at Programs Offered
within the Greater Fifth Ward**

Two standards exist for service providers in the Greater Fifth Ward. Based on interviews, for some organizations, demand is significantly greater than what they are able to meet; while others programs struggle to reach full enrollment. Some organizations feel as if they are being tugged from both ends all at the same time. For example, David Montez, the CEO of the Denver Harbor Clinic, which serves a significant number of Hispanic residents from the east side of the Fifth Ward, states that the clinic is constantly looking to expand its reach into the community. "I believe only half of the community knows about us." However, Montez also says the clinic is now seeing a greater demand than available supply. Montez declared that, "The average wait time for a new patient sometimes is about a week. That's not acceptable."

Many of the service providers in the Fifth Ward wish to expand further into the community, but are unable to because of underfunding, restrictive facilities in terms of space, and understaffing. The general pattern shows that once the organization becomes locally recognized, demand is simply too great to meet. Organization leaders feel as if they are only making a small dent in an ocean of need. The

The truth is that many effective services are available within the Fifth Ward...

truth is that many effective services are available within the Fifth Ward that cover a diverse array of needs—such as child care, medical, dental, financial advising, family and marriage counseling, wellness, and education services. The programs are present; however, the need remains at levels that they cannot always fulfill, and paradoxically sparking interest and awareness is not easy.

The Role of the Church

Often, contention arises over whether churches tend to be separate entities within their community, directing their attention towards the needs of their congregation and negligent to the needs of the greater community that surrounds them, or active participants within them and vessels for community service.¹ However, in the Greater Fifth Ward church based activism plays a central role in servicing the Fifth Ward, from forming non-profits to recruiting medical service providers. Churches are active participants within their super neighborhood, striving to bring the community forward one step at a time. Due to the high level of church and community activism, an array of services are offered within the Ward—many catering towards the needs of children, women, and families. The Fifth Ward faces the

¹ McRoberts, Omar M, *Streets of Glory* (Chicago: The University of Chicago Press, 2003) 11.

standard set of issues often associated with low-income neighborhoods- lower educational attainment levels, high drop-out rates, teen pregnancy, higher property and violent crime rates, infant mortality, and depreciated land value.²

Medical Care

In 1999 more than 40% of the families in the Fifth Ward would have qualified for Texas's Medicaid health care program.³ At the Denver Harbor Clinic and Lyons Avenue Clinic children can be enrolled for either Medicaid or the Children's Health Insurance Program (CHIP). These two clinics are the major two medical providers that service the area, alongside Riverside Hospital. Located on the site of the Lyons Clinic is Legacy Community Health Services. The Lyons Clinic offers family planning, maternity, PAP smears, TB testing and treatment, immunizations for children, and dental services. The Lyons Clinic is a registered medical center by the Houston's Department of Health and Human Services. The Legacy Clinic, which is located inside the Lyons Health Center, offers STD (particularly HIV/AIDS) services, well-women and well-man checkups, acute care for diabetes, high blood pressure, and colds, as well as

pregnancy tests. Immunizations for children under three, STD testing and treatment, and pregnancy testing are available to walk-ins while all other services should be made by appointment.⁴ Jo Carcedo, Legacy Clinic's Director of Development, reported that the clinic sees nearly 27 people a day with an estimated total of 6,500 patients per year. The programs most popular service offered is STD testing. However, wait lists exist for both adult and pediatric primary care, as well as behavioral health services. Like many service providers within the area, Legacy finds that there is a far greater demand than they are equipped to meet, yet Carcedo reported that the community is not nearly as aware of their services as the clinic would like.

Nonetheless, Legacy lacks the space and funds for any type of extensive expansion. Carcedo remarked: "The current lease with the city makes it prohibitively expensive to expand hours of service (especially weekends) and we don't have the space to add providers. There is also confusion because of the co-location with the city and no explicit referral system."

The Denver Harbor Clinic is a privately run Federal Qualified Health Center (FQHC). The Denver Harbor Clinic, which once solely occupied the Sunday School rooms of the

² "American Fact Finder Fact Sheet." U.S. Census Bureau.

<http://factfinder.census.gov/servlet/SAFFacts?_event=Search&geo_id=01000US&_geoContext=01000US&_street=&_county=&_cityTown=&_state=&_zip=77020&_lang=en&_sse=on&ActiveGeoDiv=geoSelect&_useEV=&pctxt=fph&pgsl=010&_submenuId=factsheet_1&ds_name=ACS_2008_3YR_SAFF&_ci_nbr=null&q_r_name=null®=null%3Anull&_keyword=&_industry=&show_2003_tab=&redirect=Y>.

³ "American Fact Finder Fact Sheet." U.S. Census Bureau.

<http://factfinder.census.gov/servlet/SAFFacts?_event=Search&geo_id=01000US&_geoContext=01000US&_street=&_county=&_cityTown=&_state=&_zip=77020&_lang=en&_sse=on&ActiveGeoDiv=geoSelect&_useEV=&pctxt=fph&pgsl=010&_submenuId=factsheet_1&ds_name=ACS_2008_3YR_SAFF&_ci_nbr=null&q_r_name=null®=null%3Anull&_keyword=&_industry=&show_2003_tab=&redirect=Y>.

⁴ City of Houston Website. <<http://www.houstontx.gov/health/site/index.html>>.

nearby La Roca Pentecostal Church, now has two sites (one in Denver Harbor, another off of Airline Dr. further North), and sees nearly 50 patients a day. 86% of the Denver Harbor's patients are Hispanic, 9% are African American, and 70% of all patients seen do not have any type of medical insurance.⁵ As the clinic lies right on the east border of the Fifth Ward (the predominately Hispanic end of the ward), CEO Daniel Montez projected that the clinic received a sizable number of patients who were actually residents within the ward. Denver Harbor hosts a total of about fifty visits a day and roughly twelve thousand visits annually at their site on Hahlo Street. Services include: adult medicine, children and adolescent care, gynecology services, prenatal care, ophthalmology, low risk obstetric care, nutrition classes, dental services, counseling, and group therapy, and other minor medical procedures. While both Legacy and Denver Harbor clinics offer sliding charge-fees (income being the determining variable), both clinics' service delivery areas expand beyond the Fifth Ward, and are available to all patrons despite income level. Other major medical services within the area include registered immunization sites by Houston Department of Health and Human Services: The Julia C. Hester House, HP Career Center, and The Fifth Ward Multi-Service Center.

⁵ "Impact". Denver Harbor Clinic. < <http://www.denverharborclinic.org/Impact.html> >

⁶ Department of Health and Human Services. "Community Health Profiles: Greater Fifth Ward Super Neighborhood 1999-2003." City of Houston. Office of Surveillance and Public Health Preparedness. < <http://www.houstontx.gov/health/chs/Greater%20Fifth%20Ward.pdf> >.

Wellness Services

Adult wellness is one of the new arising initiatives in the Fifth Ward. Churches, charities, and clinics sponsor programs to promote "making healthy life choices, "stressing the importance of diet and exercise. Lifestyle changes remain one of the cheapest and most effective preemptive attacks against the neighborhood's biggest killer—heart disease.⁶ Though many organizations and churches have health initiatives, only two fitness center service the ward. One is located in Finnegan Park's Community Center and the other located at the Prince Complex on Jensen Drive. Walking and bike trails are also provided within Finnegan Park.

Excluding fitness, general wellness is not easily achieved within the Greater Fifth Ward for a number of dietary reasons. Although Fiesta, Walgreens, Lyons Supermarket, and eight other small grocery/corner stores service the neighborhood, access to fresh produce and healthy options is limited. Entertainment and retail venues that would add towards the general quality-of-living within the neighborhood are also mainly absent within the area.

Financial Services

Different financial services are available within the ward. Covenant Community Capital Corporation (Covenant), a

nonprofit organization, has been an advocate for development and sustainability within the Greater Fifth Ward. The organization actively works to enhance the beauty, safety, and economic vitality of the community through increasing its capacity to develop affordable housing, grow business enterprises, and build family and community assets. The organization also offers a “Smart Savings Program” for residents. The program helps low-to-moderate income families establish a special matched-saving account program, in hopes that they will develop healthy banking practices (such as saving), and later be able to purchase “productive assets” (such as homes) that will benefit the entire community.

Another financial service provider worthy of mentioning is Our Mother of Mercy Federal Credit Union (OMOM FCU). In 1965 the Union served only ten members, today the credit union has approximately six hundred members with nearly two million dollars in assets. Currently the National Credit Union Administration runs the credit union. OMOM FCU is governed by a nine-member board, credit committee, supervisory committee, and a marketing committee.⁷

Parenting and Family Counseling

All the medical clinics listed above offer mental health, including counseling and group therapy. Local churches

offer their own parenting and family counseling programs. The Hester House offers several classes on parenting, as well as several senior services. The unique services of the Julia C. Hester House include: case management services that works with clients to address their personal needs, goals, and objectives through assessments and evaluation, monitoring, mentoring, and referral services; supportive services that deal with immediate needs, including utility assistance, rent/mortgage assistance, financial literacy, employment assistance, and educational assistance; and education services, such as the Hester House which offers basic adult education and GED classes through partnership with the Houston Community College.⁸

Hester House’s programs for seniors cover a broad range of needs from health and nutrition to social and recreational services. Ultimately, the aims of the programs are to provide seniors within the community with a support network so that they will be able to live independently, while decreasing problems of isolation and loneliness commonly seen amongst this demographic.

Education and Youth Programs

The Fifth Ward hosts offices for the U.S. Department of Health and Human Services (DHHS) Head Start and Early Head Start Programs. These programs are designed to promote “school readiness by enhancing the social and

⁷ Covenant Community Capital Corporation <<http://www.covenantcapital.org/html/personalfinance/orientation.html>>

⁸ Julia C. Hester House. <<http://juliacheesterhouse.org/>>.

cognitive development of children through the provision of educational, health, nutritional, social and other services to enrolled children and families.”⁹ These programs provide classes and assistance for families to prepare students for school. While no one was available to give us specific information about Head Start, a visit to the facility showed that these programs are very active and reaches hundreds of students and families in the Fifth Ward.

Another recreation child center that experiences high activity is the Prince Complex. The center offers a host of programs that expand from a summer reading initiative to different athletic programs—including a weight room, basketball, and boxing program designed for males between the ages of seven and seventeen.¹⁰ Other programs include the Fifth Ward Enrichment Program, the Phoenix Outreach Youth Center, the Julia C. Hester House, the YMCA (operates programs in the Fifth Ward Multi-Center) and other daycare centers such as the East Orange Day Care Learning Center.

Pregnancy and Prenatal Care

The aforementioned clinics in the medical section all offer prenatal care and pregnancy testing, as well as the Houston Pregnancy Help Center Inc. which offers pregnancy testing

and counseling. Those eligible are also able to enroll in DHHS’s WIC: Women, Infants, and Children, a citywide government program. WIC provides nutritional support for pregnant women, new mothers, and young children—services extend from providing food and formula to new mothers and their children to nutritional education to helping women access health care. According to the 1999-2003 Community Health Profile taken by DHHS, the Greater Fifth Ward neighborhood had one of the highest annual average rates of births to mothers between the ages of 15-17. Approximately one out of every four of the 2,433 births recorded at the time was to a teen mother.¹¹

Several prenatal and pregnancy services are offered within the Greater Fifth Ward; however, outside of child-care services and co-ed educational enrichment programs very few programs exist that cater specifically towards the needs of young women within the ward. Most recreation and youth programs target young men, such as the Fifth Ward Enrichment Program (FWEP), and the Prince Complex. FWEP targets young men to reduce teen pregnancy rates by teaching safe sex practices and character development, while the Prince Complex integrates sports into its mission and as one of its initiatives offers a boxing program exclusively to adolescent boys. Few available services specialize in empowering young females in a similar way.

⁹ “Mission.” Office of Head Start. U.S. Dept. of Health and Human Services. <<http://www.acf.hhs.gov/programs/ohs/>>.

¹⁰ Prince Complex. <<http://www.princecomplex.org/about.htm>>.

¹¹ “American Fact Finder Fact Sheet.” U.S. Census Bureau.

<http://factfinder.census.gov/servlet/SAFFacts?_event=Search&geo_id=01000US&_geoContext=01000US&_street=&_county=&_cityTown=&_state=&_zip=77020&_lang=en&_sse=on&ActiveGeoDiv=geoSelect&_useEV=&pctxt=fph&pgsl=010&_submenuId=factsheet_1&ds_name=ACS_2008_3YR_SAFF&_ci_nbr=null&q_r_name=null®=null%3Anull&_keyword=&_industry=&show_2003_tab=&redirect=Y>.

Most research overwhelmingly shows that males tend to be more susceptible to school burn-out, homicide and gang violence.¹² While much is written about the day-to-day struggles of young men from urban areas of high concentrated poverty, the plight of young-women from these same areas often go overlooked.¹³ The devastating truth is that American women are not exceptions to the global trends of female victimization and gender inequality, and that the socioeconomic status of one's community often heightens one's risk for exposure to exploitation and isolation. While the community does much to meet the medical needs of the women of Fifth Ward, more could be done to meet their emotional and personal needs, particularly for adolescent females. The nature of gender-based violence itself explains why the plight of young males overshadows the tragic stories of many young women, as many times sexual assault, dating violence and even gang rape remain silenced underneath shame and petrifying fear. The double repression of minority females, specifically African-American women, finds historical precedent not only in the literature of Alice Walker, but as the harsh reality for countless black women who would battle the same streets and then bear the burden of their own insecurities as well as those of their emasculated male partners and neighbors. The FWEP pinpoints this part of the cycle under the

reasoning that providing an outlet for young men in the community will make them less prone to turn to violence, illicit markets, or sex to find some form of power they are monetarily denied. The logic follows that by combining character and leadership development with sexual education fewer young men will overcompensate through heightened sexual activity and develop a greater respect for females within their communities rather than objectify females as sexual objects. A strategy that has proven effective, as when the participants of the FWEP were compared to young-men around Texas they were considered more likely to practice safe sex, and be in a committed relationship with their sexual partner.¹⁴

Today, not even higher college enrollment numbers and diploma attainment rates can overshadow the alarming rates of teen pregnancy. Single-parent, female-headed households are the largest family demographic that lives at or below the poverty line within the Greater Fifth Ward.¹⁵ Providing an outlet specifically for young women could prove beneficial especially in lowering teen pregnancy rates. A female version of the FWEP that merged sexual education, mentorship, professional and educational development alongside self-empowerment could prove to be an effective tool.

¹² Growing Up in Houston 2008: Dropout Rates for 2008. Children at Risk. <http://www.childrenatrisk.org//cmsFiles/Files/Education%209.26.08.pdf>>.

¹³ Miller, Jody. *Getting Played: African American Girls, Urban Inequality, and Gendered Violence*. (New York University Press: 2008). <http://www.goodreads.com/book/show/2968379.Getting_Played>.

¹⁴ Sonenstein, Freya L. et al. "Involving Males in Preventing Teen Pregnancy: A Guide for Program Planners." The Urban Institute. 1997. <<http://www.urban.org/publications/307327.html>>.

¹⁵ "Fifth Ward Neighborhood in Houston, Texas 77020, 77026." City Data. <http://www.city-data.com/neighborhood/Fifth-Ward-Houston-TX.html>>.

Government and Advocacy

Congresswoman Shelia Jackson Lee is housed in Houston's Fifth Ward. Her office has been noted for providing both funding and technical support, as well as for its high levels of involvement in many projects that aid in improving the quality of life for Fifth Ward residents and the entire 18th Congressional District. Agents are available to help with immigration concerns and strategic consulting about working through government bureaucracy. Other services offered by Congresswoman Lee's office include constituent advocacy and emergencies, information on legislation, financial advising regarding grants and government contract offerings, registration for Medicaid and Medical assistance, advising for inquiries over Social Security, Medicare, and Child support, as well as different projects dealing with housing, social services, and community outreach. The office also commonly deals with criminal justice issues, and provides a support network for military veterans.

Crime and Police Programs

The Fifth Ward has its share of violent and petty crime.¹⁶ The Fifth Ward Community Redevelopment Corporation promotes two citywide programs that foster communication between community members and police, thereby reducing crime. The Positive Interaction Program holds meetings with

the Houston Police Department and community members designed to teach laypeople about police operations and crime prevention. The Keep Houston SAFE program is a citywide public safety campaign involving a collaborative partnership between citizens, businesses, and the Houston Police Department. The main focus of the campaign is crime prevention and the implementation of proactive enforcement efforts and measures aimed at the reduction of criminal incidents, rather than responding to them after have occurred.¹⁷ These types of programs are thought to be very effective at reducing crime rates.¹⁸ The Fifth Ward does not currently have any program promoting police-community relations specifically in the neighborhood.

Safety remains a significant issue within the community. Successful programs in the past have included the Public Housing Safety Initiative (PSHI). The effort, coordinated by the U.S. Attorney's Office and funded by the U.S. Department of Housing and Urban Development in 2004 and 2005, incorporated the efforts of the Fifth Ward Community Redevelopment Corporation (CRC) and other locals groups such as the Boys and Girls Club, the YMCA, The Houston Area Women's Center, The Mayor's Anti-Gang Office, Houston Housing Authority, TSU Center of Family Aging and Intergenerational Resources, and the HISD Drug Free Community Support Program. Ultimately the program was a product of a cooperative effort between law enforcement agencies, community service providers, and the

¹⁶ Crime Statistics for 7C10's Beat. Police Department. City of Houston. <<http://www.houstontx.gov/police/cs/beatpages/cs7c10.htm>>.

¹⁷ Fifth Ward Community Redevelopment Corporation. <<http://www.fifthwardcrc.org/#/community-services/4531988704>>.

¹⁸ Positive Interaction Program. Police Department. City of Houston <<http://www.houstontx.gov/police/pip/>>

families and residents of the three public housing communities. Involved law enforcement agencies included the Houston Police Department (HPD), the Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF&E), Drug Enforcement Administration (DEA), United States Attorney Office (USAO), Harris County Constable Precinct 6 (HCC6), U.S. Department of Housing and Urban Development – Office of the Inspector General (HUD-OIG), and the U.S. Marshal's Service.

The program actively worked to better the lives of families and residents of Kelly Village, and Kennedy Place through different crime prevention efforts that aimed to reduce violent crime and illegal drug activity (both sale and possession). The initiative also sought to strengthen the connection between residents and police by creating an environment where residents could take an active role in the community safety and work with police and the criminal justice system. Other aims of the program included promoting education and vocational training, increasing positive youth attitudes and activities, as well as creating a safe-zone for each community. Most importantly the re-instatement and expansion of a program such as this one would arm residents with knowledge and a new type of power could prove to be an effective tool in addressing concerns over public safety. The resident council of each housing community was a crucial ingredient for the overall success of this once nationally recognized program.

Conclusion: Sparking Involvement and Meeting Demand

Increased community interaction and involvement seemed to be a central goal of every organization. While medical clinics try to expand their reach, organizations such as the Red Cross hope that more youth will take greater leadership roles within their programs and organization. The director expressed a desire to see more teenagers and young adults volunteering, as well as involved in the Red Cross's youth council.

Many organizations in the Fifth Ward offer a comprehensive list of services. While many of the social services offered cater towards the immediate needs often associated with lower-income neighborhoods and offer need-based aid, a lot of the aforementioned programs are available to all households despite their income level. Child care and medical providers are beneficial to households and individuals across the ward despite income level—if anything the main goal of most programs remains to expand the accessibility of their facilities, so that socioeconomic status does not act as a gate-keeping mechanism in determining one's quality of life.

Fifth Ward residents are often not granted the luxury of choice within their immediate community. Clinics are available, but wait times of ten days may discourage new patients to seek care. Groceries stores exist, but access to quality produce and healthy foods remains limited. Few retail options are available and surrounding public and private schools are closing at alarming rates. The private K-8 school Our Mother Mercy closed its doors in Spring 2009. By spring 2011 E. O Smith Elementary School will shut down, and consolidate with Atherton Elementary on

Atherton’s campus site, and Joseph H. Crawford Elementary School will be consolidated with Sherman Elementary School (a campus outside of the ward).¹⁹ The churches of the Greater Fifth Ward have established an effective set of comprehensive social services. Further study regarding the private initiatives and smaller-programs offered by local churches could prove to be useful. Beyond educational reform, more effective crime prevention initiatives, and more programs that cater towards the needs of young women, the main question that remains—how do programs increase community involvement, political advocacy within the neighborhood, and program enrollment? For starters information should be consolidated and more easily accessible. For instance a brochure that lists available

services within the neighborhood, or a website that links users to service providers’ web-pages would help raise public awareness. Furthermore, providing a forum for social service providers could prove to be an effective tool in synchronizing efforts and increasing communication. Social providers cannot continue to act alone as independent entities with limited awareness of one another—they share common goals, and experience similar problems. Ultimately increased collaboration and interaction would help move the community towards a shared end goal of health and development at a faster rate.

(SS Table 1)

Medical, Wellness and Fitness Facilities		
Associates Health Inc.	4719 Lyons Avenue, 77020	In-House Assisted Living
Barbra Jordan Health Care Center	4514 Lyons Avenue, 77020	Substance Abuse Services
Denver Harbor Clinic	424 Hahlo Street, 77020	Primary Care, STD Testing, Prenatal Care
Fifth Ward Pregnancy Health Center	743 Shotwell Street, 77020	Pregnancy Testing and Prenatal Care
Finnegan Park Community Center	4900 Providence St, 77020	Gym facility, Tennis Courts, Swimming Pool
Julia C. Hester House	2020 Solo Street, 77005	Immunizations, Family Counseling, and Senior Programs
Legacy Community Health Services	5602 Lyons Avenue, 77020	Primary Care, STD Testing, Prenatal Care
Lyons Avenue Health Center	5602 Lyons Avenue, 77020	Primary Care, STD Testing, Prenatal Care
Prince Complex	3000 Jensen Street, 77026	Gym facility

¹⁹ Fifth Ward, Houston. Wikipedia < http://en.wikipedia.org/wiki/Fifth_Ward,_Houston>.

(SS Table 2)

Financial Service Providers		
Capital One Bank	3300 Lyons, Suite 203, 77020	Financial Planning and Bank
Chase Bank	1605 Lockwood, 77020	Loans, Investments, Bank, and other Financial Services
Covenant Community Capital Corporation	3300 Lyons, Suite 203, 77020	Financial Planning and Savings
Fifth Ward Community Redevelopment Corporation	4300 Lyons, 77020	Financial Consulting and Planning
Gold Star Investment	5205 Jewel St, 77026	Investments and Securities
Our Mother of Mercy Federal Credit Union	4000 Sumpter Street, 77020	Financial Planning, Loans, and other Financial Services
Wtm Investment	5201 Market Street, 77020	Investments and Securities

(SS Table 3)

Youth Centers and Day Care	
Head Start	4014 Market Street, 77020
Head Start	4202 Liberty Road, 77020
Julia C. Hester House/ Head Start	2020 Solo Street, 77020
Fifth Ward Enrichment Program	4014 Market Street, 77020
Prince Complex	3000 Jensen Street, 77026
Phoenix Outreach	2606 Gregg Street, 77026
East Orange Daycare Learning center	4415 Orange Street, 77020

(SS Table 4)

Fifth Ward Multi-Service Center • 4014 Market Street
American Red Cross
Head Start
Fifth Ward Enrichment Program
Citizen's Assistance Office
Fifth Ward Branch Library
YMCA: Boys and Girls Club



"*I* want you to be concerned
about your next door neighbor.
Do you know your next door
neighbor?"

—*Mother Teresa of Calcutta*



The Doors of Fifth Ward





A TIRZ 18 Initiative

The Fifth Ward Housing Study

Our Space is a Great Place

Fifth Ward Retail Assessment

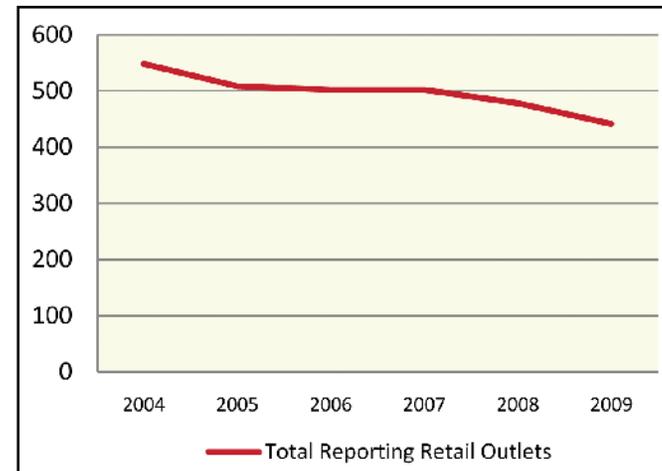


The Fifth Ward Retail Assessment

Overall retail offerings within the Fifth Ward Study Area are very limited. The current character of retail outlets is comprised mostly of older building stock with neighborhood level, often locally owned and operated retail stores.

The heart of Fifth Ward retail outlets has historically been concentrated on Lyons Avenue. A detailed inventory of retail stores has been performed for the Lyons Avenue corridor and is presented as a part of additional documents associated with the overall Fifth Ward Housing Study Plan. Retail offerings along Lyons Avenue are mostly locally owned, owner occupied shops. However there are a few small scale strip centers in the eastern portion of the Study Area. The Denver Harbor sub-area, illustrated in the Housing Market Study document, holds the majority of the current retail offerings in the Study Area. There are several small scale neighborhood convenience level grocers and food marts scattered throughout the Study Area. The only grocery store in the southern portion of the Study Area that could be characterized as a typical Houston area grocer (Fiesta) is located in Denver Harbor as well. The only other typical grocery store in the Study Area is a Fiesta, which is located on the northern boundary of the Study Area at Lockwood and Kelley.

(RA Chart 1) Historical Retail Outlet Count



Sources: State of Texas Comptroller's Office, PCensus for ArcView 2009, CDS Market Research

Data from the State of Texas Comptroller's office shows the number of retail outlets in zip codes 77020 and 77026 has declined 20%, from near 550 total outlets to under 450 by the fourth quarter of 2009. The two zip codes include all of the Fifth Ward study area and represent the smallest geographic area of data publically available from the State in the Study Area. Outlet count figures include all business establishments in the area that report sales to the State of Texas. The historical trend for retail outlets in these two zip codes is presented in the table to the right.

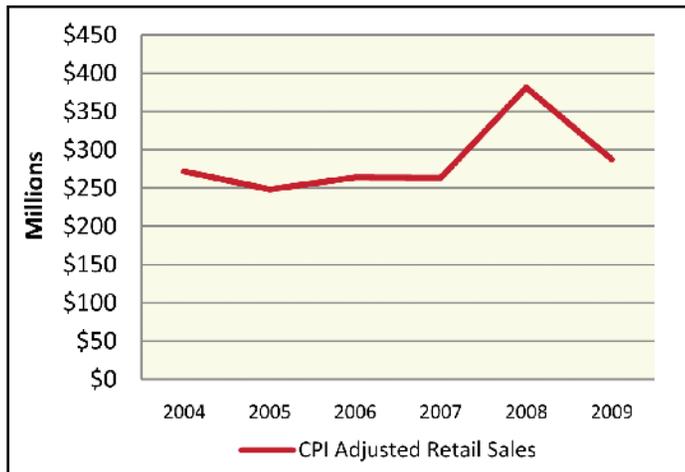
Due to the character and scale of the retail and the lack of standard market offerings, it is extremely difficult to quantify market trends for Fifth Ward retail space. Although representative figures of occupancy and absorption are not available for the Study Area, rent amounts for the neighborhood strip centers have been obtained. According



to O'Connor and Associates, Study Area rents in strip center retail buildings during the first quarter of 2005 averaged \$0.86. During the five year period since 2005 rents decreased to \$0.64 during 2006 and 2007 but have since risen back to \$0.79 as of the first Quarter of 2010. However, overall strip center rental rates are much lower than the Houston average which was \$1.26 in the first quarter of 2010.

Additional data from the State of Texas Comptroller's Office illustrate total retail sales for zip codes 77020 and 77026. The large fluctuation in sales illustrated in 2008 was caused by a sharp increase in reported sales dollars in the Motor Vehicle and Parts Dealers category. Although the data is somewhat of an anomaly it has been verified by the State Comptroller's office as correct. Possible explanations for this irregularly large sales increase could include a large scale

(RA Chart 2) **Historical Retail Sales**



Sources: State of Texas Comptroller's Office, PCensus for ArcView 2009, CDS Market Research

on time order of vehicles of mass shipment of parts as a onetime unique business activity within the

area. However, regardless of the abnormal increase in the 2008 sales period and subsequent return to more typical levels, the overall inflation adjusted trend in sales volume within the two zip codes is positive. Although not a drastic increase over 2004 levels, the 6% inflation-adjusted overall growth is a positive sign for retail sales in the Fifth Ward Study Area.

(RA Chart 1) **Retail Sales and Consumer Expenditure Per Capita**

Area	Retail Sales Per Capita	Consumer Expenditures Per Capita
5th Ward Area (77020,77026)	\$4,899	\$10,252
City of Houston	\$20,742	\$15,691

Sources: State of Texas Comptroller's Office, PCensus for ArcView 2009, CDS Market Research

A comparison of retail sales vs. consumer expenditures per capita for the Fifth Ward Study Area and the City of Houston is presented in the table above. This highlights a drastic difference in overall sales vs. expenditures in the two areas. While the Fifth Ward Study Area has over twice the amount of expenditures compared to sales, the City of Houston shows less overall expenditures than sales. This indicates that consumers from outside of the city limits are traveling into the City of Houston to purchase retail goods. However, the Fifth Ward Study Area exhibits the opposite trend. Data from the Fifth Ward Study Area illustrates that although residents living in the area are expending an average of \$10,252 per capita, there is only a total current retail sales



of \$4,899 per capita. This means that current residents of the Study Area are currently traveling to places outside of the area to purchase their retail goods. This trend is often called a “leakage” in retail sales. Current Leakage in the Fifth Ward Market Area illustrates the potential for additional retail development within the area.

Fifth Ward Retail Demand

Based on the leakage identified in the Fifth Ward Study Area CDS has performed an overall demand calculation based on capturing 100% of all consumer expenditures from the Fifth Ward Study Area. While CDS acknowledges that at no time are all sales captures in a static geographic boundary, this method helps to arrive at a demand figure and is a good overall tool for recognizing the gross scale of total potential retail demand in the Study Area.

Currently there is a difference of \$5,353 in expenditures vs. sales per capita in the Fifth Ward Study area. Multiplication of this by the total population in the 77020 and 77026 zip codes results in a total sales leakage of \$314,244,389. When this number is divided by median level of sales found in neighborhood level strip centers in the southern portion of the United States (\$348), we arrive at a maximum additional current demand figure of over 900,000 Square Feet in additional retail space. As previously mentioned capturing 100% of the current leakage in the Study Area is a best case scenario.

Neighborhoods within Houston typically don’t capture all of their expenditure due to the various types of retail available in certain areas of the city. For instance, many consumers

(RA Table 2)

Retail Demand Calculations	
5th Ward Area (77020,77026) Consumer Expenditures Per Capita ¹	\$10,252
5th Ward Area (77020,77026) Retail Sales Per Capita ²	\$4,899
Gap in Sales vs. Expenditures Per Capita ⁴	\$5,353
Current Population in 77020, 77026 ¹	58,706
Total Current Sales Leakage ⁴	\$314,244,389
Sales per Sq. Ft. of Typical Neighborhood Shopping Center ³	\$348
Maximum Current Demand for Additional Sq. Ft. of Retail in Neighborhood Centers ⁴	903,001
Current Potential Retail Demand ⁴	300,000 – 500,000

¹ PCensus for ArcView 2009

² State of Texas Comptroller’s Office

³ Urban Land Institute, Dollars and Cents of Shopping Centers /The Score 2008

⁴ CDS Market Research

from all over the city shop at a handful of large scale regional malls located within the city. Given our experience with capture rates for retail sales, CDS estimates that the Fifth Ward Study Area could likely capture 300,000 to 500,000 square feet of additional retail at this time. The table on the previous page presents the figures used in the demand calculation. These figures should be used as a



gross estimate only. However, it helps quantify the gross lack of retail currently reported by residents and professionals in the Fifth Ward Study Area. The current demand figure is expected to increase as anticipated new

residents move into the area and increase the overall level of buying power and retail demands within the Study Area.



SHOP



*Y*ou just have to believe in yourself when you've got something, and just keep pounding on the door, because if you pound long enough, somebody is going to open it."

—*Cynthia Weil*





A TIRZ 18 Initiative

The Fifth Ward Housing Study

Our Space is a Great Place

**Social Service Evaluation:
A Closer Look at Programs Offered
within the Greater Fifth Ward**

Appendix A

RESOURCES TO SUPPORT HOUSING MARKET ANALYSIS

Subsidy Programs Currently in Place

In addition to research performed in the main body of this report document CDS has compiled information on current and potential funding and assistance programs available for residential development. These programs will be examined more closely in the Strategic Plan element of the Fifth Ward Housing Study.

Currently single-family homeowners can benefit from various programs and subsidies. The Fifth Ward CRC offers classes in homebuyer education, credit repair counseling, and foreclosure prevention.

Sources of funding include:

- The Texas Bootstrap Program is managed by the Department's Office of Colonia Initiatives (OCI) Division. The Bootstrap Program makes funds available to Colonia Self-Help Centers or state certified Nonprofit Owner-Builder Housing Providers (NOHPs) to purchase or refinance real property on which to build new residential housing or improve existing residential housing through self-help construction for very low and extremely low income

individuals and families (Owner-Builders); including persons with special needs.

- The Amy Young Barrier Removal Program will provide financial assistance in the form of grants to low income (80% AMFI) Persons with Disabilities to make their homes (rental or owner) more accessible. The program is designed to provide one time grants for up to \$15,000 in home modifications specifically needed for accessibility, and up to an additional \$5,000 in other rehabilitation costs correlated with the barrier removal project. Funds are targeted to allow for reasonable accommodation or modification for rental tenants, homeowners or a member of their household with disabilities needing assistance to fully access their home.
- The First Time Homebuyer Program offers mortgage financing at an interest rate that is typically below the market rate.
- The Down Payment Assistance Program provides interest free loans to pay for down payments and closing costs.
- The Housing Choice Voucher Program is a federally funded program that allows families with a Housing Choice Voucher to use it to purchase a home, rather than rent. The Homeownership Program is for first-time homebuyers, a person who does not own a home or has not owned a home during the past 3 years.

- Homeowners Assistance Program (HAP) – The HAP program assists eligible homeowners who face financial loss when selling their primary residence homes in areas where real estate values have declined because of a base closure or realignment announcement. The American Recovery and Reinvestment Act of 2009 (ARRA) temporarily expands the HAP to assist service members and DOD employees who are wounded, injured or become ill when deployed, surviving spouses of service members or DOD employees killed or died of wounds while deployed, service member and civilian employees assigned to BRAC 05 organizations, and service members required to permanently relocate during the home mortgage crisis.

Additional Sources of Funding through the Texas Department of Housing and Community Affairs

- The Housing Trust Fund (HTF) - Consists of both single family and multifamily programs administered by the HTF Division, but also provides funds for programs and activities administered by other TDHCA Divisions, including Disaster Recovery Gap Financing Assistance and Bootstrap Self-Help Housing.
- Housing Tax Credit- To qualify for tax credits, the proposed development must involve new construction or substantial rehabilitation of existing residential

units (at least \$12,000/unit in direct hard costs). The amount of tax credits that may be applied for depends on:

- the amount and type of additional funding sources
- the total amount of qualified development costs to be incurred
- the percentage of rent restricted units set aside in the development for eligible tenants
- location in communities designated as Difficult Development Areas and Qualified Census Tracts.

- The Multifamily Bond Program issues taxable and tax-exempt mortgage revenue bonds (MRBs) to fund loans to nonprofit and for-profit developers. The proceeds of the bonds are used to finance the construction, acquisition, or rehabilitation of multifamily properties, with the targeted beneficiaries being low income households. Property owners are also required to offer a variety of services to benefit the residents of the development. Specific tenant programs must be designed to meet the needs of the current tenant profile and must be approved annually by TDHCA.

- The First Time Homebuyer Program channels below-market interest rate mortgage money through participating Texas lending institutions to eligible families who are purchasing their first home, or to

those who have not owned a home in the past three years.

- The Down Payment Assistance Program helps very low- and low-income families purchase a home by providing an interest-free loan ranging from \$5,000 to \$10,000—depending on the county in which the property is located. This assistance is for down payment and eligible closing costs, and the borrower pays the loan when the home is either sold or refinanced, or at the maturity of the original mortgage.
- Low-income Housing Tax Credit (LIHTC) Program—The tax credit program is the primary means of directing private capital towards the creation of affordable rental housing. The tax credits provide developers of low-income rental housing with a benefit that is used to offset a portion of their federal tax liability in exchange for the production of affordable rental housing. Since 1987, when the program was managed by the Texas Housing Agency, the LIHTC program has provided more than \$145.8 million in tax credits that are projected to produce more than 67,300 apartment units throughout the state of Texas. The amount of tax credits for which a project owner is eligible is determined by the amount of qualified development costs to be incurred and the percentage of low-income units set aside within a development that meet the applicable federal requirements for both tenant income and maximum rental rates.

- The Community Services Block Grant Program (CSBG) provides administrative support to a network of local Community Action Agencies (CAAs) that provide services to very low-income persons in all areas of the state. The funding helps provide such essential services as childcare; health and human services for children, families and the elderly; housing; and other poverty-related programs.
- The Comprehensive Energy Assistance Program (CEAP) combines case management, education, and financial assistance to help very low- and extremely low-income consumers reduce their utility bills to an affordable level. Services include utility payment assistance, energy education and budget counseling.
- The HOME Investment Partnerships Program (HOME) provides grants and loans to help local governments, nonprofit agencies, for-profit entities, and public housing agencies provide safe, decent, affordable housing to extremely low-, very low- and low-income families. HOME allocates funds through four basic activities: Homebuyer Assistance, Rental Housing Development, Owner-Occupied Housing Assistance, and Tenant-Based Rental Assistance. The program has a 15 percent set-aside for community housing development organizations and a 10 percent set-aside for special needs, including the homeless, the elderly, persons with disabilities, and persons with AIDS.

Sources of Funding through the Texas State Affordable Housing Corporation (TSAHC)

- The Texas Foundation Fund’s objective is to provide grants to nonprofit organizations and rural governmental entities (or their instrumentalities) for (i) the construction, rehabilitation, and/or critical repair of single family homes for homeowners who are Texas residents of very low or extremely low income, with a particular emphasis on serving very low-income disabled and rural Texans and (ii) the provision of additional supportive housing services for very low or extremely low income residents of multifamily rental units.
- The Affordable Communities of Texas (the “ACT”) program strives to stabilize neighborhoods and communities facing high rates of foreclosure by using land banking and land trust strategies to stabilize home values, preserve affordable homes and increase the supply of permanent affordable housing. The ACT initiative draws its design and policies from similar programs initiated by municipalities and states around the U.S.
- One of the central purposes of the Corporation is to increase private investment in affordable housing development. The Multifamily Direct Lending Program achieves this goal by leveraging private investments from individuals, foundations and financial institutions, and providing direct loans to affordable rental developments. The TSAHC targets

their financing in small and rural communities across the state and housing that serves extremely-low income populations.

- Single Family Development Loans- The Corporation provides acquisition and interim construction loans for the development of single family affordable homes. Their funds are targeted to rural and underserved communities that need new housing for working families earning less than 80% of the median income. The TSAHC focuses on working with local developers that have experience and knowledge of local housing needs.
- Multifamily Bond Finance- The Corporation is authorized to issue tax exempt bonds through the Multifamily Private Activity Bond and 501(c)(3) Bond programs. Each year the TSAHC identifies critical housing needs in Texas and releases a request for proposals (“RFP”) to award bond issuances under applicable programs. A list of these programs is in the following table.

(Appendix Table 1)

#	Program Title	Types of Assistance	Applicants
14.197	Multifamily Assisted Housing Reform and Affordability Act	DIRECT PAYMENTS FOR A SPECIFIED USE	Community development
14.218	Community Development Block Grants/Entitlement Grants	Formula Grants	Community development
14.239	Home Investment Partnerships Program	FORMULA GRANTS	Community development
14.122	Mortgage Insurance-Homes in Urban Renewal Areas	GUARANTEED/INSURED LOANS	Families
14.133	Mortgage Insurance-Purchase of Units in Condominiums	GUARANTEED/INSURED LOANS	Families
14.188	Housing Finance Agencies (HFA) Risk Sharing	GUARANTEED/INSURED LOANS	HFAs
14.123	Mortgage Insurance-Housing in Older, Declining Areas	GUARANTEED/INSURED LOANS	HUD-approved mortgagees
14.183	Home Equity Conversion Mortgages	GUARANTEED/INSURED LOANS	Individuals
14.108	Rehabilitation Mortgage Insurance	GUARANTEED/INSURED LOANS	Individuals and Families
14.163	Mortgage Insurance-Single Family Cooperative Housing	GUARANTEED/INSURED LOANS	Individuals and families
14.142	Property Improvement Loan Insurance for Improving All Existing Structures and Building of New Nonresidential Structures	GUARANTEED/INSURED LOANS	Individuals and Families, Profit organizations
14.313	Dollar Home Sales	SALE, EXCHANGE, OR DONATION OF PROPERTY OR GOODS	Local government
14.318	Assisted Housing Stability and Energy and Green Retrofit Investments Program (Recovery Act Funded)	Project Grants (Special)	Multifamily owners
14.184	Mortgages Insurance for Single Room Occupancy (SRO) Projects	GUARANTEED/INSURED LOANS	Nonprofits
14.138	Mortgage Insurance-Rental Housing for the Elderly	GUARANTEED/INSURED LOANS	Nonprofit sponsors
14.149	Rent Supplements-Rental Housing for Lower Income Families	DIRECT PAYMENTS FOR A SPECIFIED USE	Nonprofit sponsors

(Appendix Table 1 continued)

#	Program Title	Types of Assistance	Applicants
14.181	Supportive Housing for Persons with Disabilities	DIRECT PAYMENTS FOR A SPECIFIED USE	Nonprofit sponsors
14.42	Fair Housing Initiatives Program Enforcement Testing Technical Assistance	Cooperative Agreements	Non profit with training experience
14.241	Housing Opportunities for Persons with AIDS	Formula Grants, Project Grants	Nonprofit
14.247	Self-Help Homeownership Opportunity Program	PROJECT GRANTS	Nonprofit
14.251	Economic Development Initiative-Special Project, Neighborhood Initiative and Miscellaneous Grants	PROJECT GRANTS	Nonprofit
14.311	Single Family Property Disposition	SALE, EXCHANGE, OR DONATION OF PROPERTY OR GOODS	Nonprofit
14.117	Mortgage Insurance-Homes	GUARANTEED/INSURED LOANS	Occupants
14.159	Section 245 Graduated Payment Mortgage Program	GUARANTEED/INSURED LOANS	Occupants
14.172	Mortgage Insurance-Growing Equity Mortgages	GUARANTEED/INSURED LOANS	Occupants
14.175	Adjustable Rate Mortgages	GUARANTEED/INSURED LOANS	Occupants
14.167	Mortgage Insurance-Two Year Operating Loss Loans, Section 223(d)	GUARANTEED/INSURED LOANS	Owners of multifamily
14.129	Mortgage Insurance-Nursing Homes, Intermediate Care Facilities, Board and Care Homes and Assisted Living Facilities	GUARANTEED/INSURED LOANS	Private nonprofit
14.134	Mortgage Insurance-Rental Housing	GUARANTEED/INSURED LOANS	Private nonprofit
14.157	Supportive Housing for the Elderly	DIRECT PAYMENTS FOR A SPECIFIED USE	Private nonprofit
14.191	Multifamily Housing Service Coordinators	PROJECT GRANTS	Private nonprofit
14.249	Section 8 Moderate Rehabilitation Single Room Occupancy	PROJECT GRANTS	Private nonprofit
14.315	Emergency Capital Repair Grants for Multifamily Housing Projects Designated for Occupancy	PROJECT GRANTS	Private nonprofit

Appendix

(Appendix Table 1 continued)

#	Program Title	Types of Assistance	Applicants
14.168	Land Sales-Certain Subdivided Land (Interstate Land Sales Registration) and Real Estate Settlement Procedures Act	DISSEMINATION OF TECHNICAL INFORMATION, N - INVESTIGATION OF COMPLAINTS	Profit organization
14.139	Mortgage Insurance-Rental Housing in Urban Renewal Areas	GUARANTEED/INSURED LOANS	Public bodies
14.238	Shelter Plus Care	PROJECT GRANTS	Public housing agency
14.112	Mortgage Insurance for Construction or Substantial Rehabilitation of Condominium Projects	GUARANTEED/INSURED LOANS	Public Nonprofit
14.126	Mortgage Insurance-Cooperative Projects	GUARANTEED/INSURED LOANS	Public Nonprofit
14.169	Housing Counseling Assistance Program	PROJECT GRANTS	Public Nonprofit
14.189	Qualified Participating Entities (QPE) Risk Sharing	GUARANTEED/INSURED LOANS	Public Nonprofit
14.227	Community Development Block Grants/Technical Assistance Program	PROJECT GRANTS	Public Nonprofit
14.231	Emergency Shelter Grants Program	FORMULA GRANTS	Public Nonprofit
14.703	Sustainable Communities Regional Planning Grant Program	Cooperative Agreements (Discretionary Grants)	Public Nonprofit
14.135	Mortgage Insurance-Rental and Cooperative Housing for Moderate Income Families and Elderly, Market Interest Rate	GUARANTEED/INSURED LOANS	Public/Private nonprofit
14.151	Supplemental Loan Insurance-Multifamily Rental Housing	GUARANTEED/INSURED LOANS	Public/Private nonprofit
14.155	Mortgage Insurance for the Purchase or Refinancing of Existing Multifamily Housing Projects	GUARANTEED/INSURED LOANS	Public/Private nonprofit
14.235	Supportive Housing Program	PROJECT GRANTS, DIRECT PAYMENTS FOR A SPECIFIED USE	Public/Private nonprofit
14.259	CPD's Transformation Initiative Technical Assistance	Cooperative Agreements	Public/Private nonprofit
14.314	Assisted Living Conversion for Eligible Multifamily Housing Projects	Project Grants	Public/Private nonprofit

Appendix

(Appendix Table 1 continued)

#	Program Title	Types of Assistance	Applicants
14.316	Housing Counseling Training Program	PROJECT GRANTS	Public/Private nonprofit
14.408	Fair Housing Initiatives Program	PROJECT GRANTS	Public/Private nonprofit
14.416	Education and Outreach Initiatives	Cooperative Agreements, Project Grants	Public/Private nonprofit
14.419	Section 3 Technical Assistance	Project Grants	Public/Private nonprofit
14.506	General Research and Technology Activity	Provision of Specialized Services	Public/Private nonprofit
14.119	Mortgage Insurance-Homes for Disaster Victims	GUARANTEED/INSURED LOANS	Victim of Disaster

(Appendix Table 2) **Department of Housing and Community Development (DHCD)**

Sources Of Funds	Annual \$	Use of Funds
CDBG Program	\$33.7M	SFD Repair- \$6.8M
HUD Grants		Public Facilities-\$6.3M
		Public Services-\$5.5M
		Small Business Development Palm Canter-\$4.2M
		Code Enforcement/Dangerous Building-\$4.5M
		Administration-\$6.1M
		Other-4.5M
Home Funds	\$14.4M	Down-payment assistance-\$5.4M
HUD Grants		Multi-family (equity) -\$6.9M
		Administration/Other-\$2.1M
Emergency Shelter Grants	\$1.3M	Disaster Assistance for Homeowners
HUD Grants		
HOPWA Funds	\$7.3M	Split primarily between services and rental assistance
HUD Grants		
Services	\$1.1M	
Rental Assistance	\$4.1M	

Appendix

(Appendix Table 2 Continued)

Sources Of Funds	Annual \$	Use of Funds
Neighborhood Stabilization Program (NSP)	\$17.0M	Grants to CBO's for housing and programs; i.e., Tejano Center, Habitat for Humanity, etc.
HUD Grants- \$13.5M		\$1.3M unspent
TDHCA- \$3.5M		
TIRZ Affordable Housing	\$13.0M	Weatherization- \$3M
Set-Aside Fund		Transitional Housing/Homeless- \$3.0M
4 TIRZ (\$8M carryover 2009)		SFD "Workforce" Down Payment Assistance- \$3.0M
		DPC's- \$2.0M
		LARA Lot- \$5.0M
		\$3.0M Annual HUD payback
		\$3.0M MF/Ave. CDC
Ike/Dolly Disaster Assistance	\$87.0M	Multi-Family -\$62M (4000 du's)
FEMA, Other Federal		SFD Homes- \$9.7M
		SFD Home Repair- \$3.0M
		SFD Down Payment Assistance \$6.4M (92 du's)
		SFD Rehab Assistance-\$6.4M
Stimulus Funds (ARRA- Recovery Act)	\$8.1M	SRO-\$1.0M
		Three Multi-Service Centers- 5.1M
		Fire Trucks- \$2.0M
Affordable Housing Bonds	\$500K	(\$500 unspent)
From 2003 Bond Issue		
Unspent Funds, or pending	(6.8M)	Affordable Housing Bond \$500K
		NSP= \$1.3M
		IKE I-\$5.0M

(Appendix Table 3) **Houston Housing Authority (HHA)**

Sources of Funds	Annual \$	Uses of Funds
Section 8 Vouchers	\$105.1M	Voucher Payments; Social Services; Administration
Public Housing Rentals	\$22.0M	Management; Maintenance; Administration
Special Project Funds	\$15.3M	Tax-Credit Rental Projects; Section 8 Moderate Rehab Home Repairs, Administration
Ike Disaster Assistance	\$18.9M	Home Repairs; Emergency Shelter; Grants; Other
HHA Total	\$161.3M	

(Appendix Table 4) **Houston Housing Finance Corporation (HHFC)**

Sources of Funds	Annual \$	Uses of Funds
Revolving Loan Fund; Bond Issues; Interest; Repayments	\$21.0M (varies)	"Bridge" Loans; Administration tax-credit equity Home Repairs - "Rebuild Together"
Total estimated	\$21.0-25.0M	

Additional organizations that can provide funding:

- City of Houston Single Family Home Repair Program (SFHRP)
- Houston Housing Authority
- Neighborhood Stabilization Program
- Houston Housing Finance Corporation
- Department of Housing and Community Development
- HOPE VI Grants
- HOPWA - Housing Opportunities for People with AIDS



A TIRZ 18 Initiative
The Fifth Ward Housing Study
Our Space is a Great Place

WE NEED YOUR OPINIONS

...to help us transform the 5th Ward community into a vibrant, livable community through the planning and implementation efforts of the Fifth Ward TIRZ. We will not record your name. This survey is completely anonymous.

1. **Where do you currently live?** (CHECK ONE)
 - 5th Ward
 - Other Neighborhood
2. **Please write in the zip code of your residence:** _____
3. **How long have you lived in your current neighborhood?** (CHECK ONE)
 - Less than one year 5-10 years More than 20 years
 - 1-5 years 10-20 years years
4. **If you don't currently live in 5th Ward, please describe your connection to this community.** (EXAMPLE: I grew up in 5th Ward and have maintained my connection through my church.)

5. **If you are currently employed, what is the zip code of your workplace?**
 (WRITE ZIP CODE) _____

COMPLETE QUESTIONS 6 THROUGH 9 ONLY IF YOU CURRENTLY LIVE IN 5TH WARD. SKIP TO QUESTION 10 IF YOU DON'T CURRENTLY LIVE IN 5TH WARD

6. **Please describe your current housing type? Do you live in a...** (CHECK ONE)
 - Single-Family Home Apartment Seniors Community
 - Duplex Other _____
7. **What do you like BEST about living in 5th Ward?**

8. **What do you like LEAST about living in 5th Ward?** _____
9. **If new housing, retail and amenities, were added in the 5th Ward area property values may increase. How much of an increase in monthly cost of housing would you be willing to pay in order to remain in the 5th Ward area?**
 - Nothing/No Increase \$100-\$199 \$200-\$299
 - \$300-\$399 \$400-\$500 More than \$500
10. **If you could CHANGE ONE THING that would make 5th Ward a better place to live, what would that be?**

11. **Would you like to see new development in 5th Ward?** (CHECK ALL BOXES THAT YOU AGREE)
 - Yes, we need more new single-family homes.
 - Yes, we need more multi-family/apartments.
 - Yes, we need more retail and services establishments.
 - Yes, we need more of other types of businesses (offices industry).
 - No, we have everything that we need in the community.
 - No, I am concerned that new development will force out existing residents.
 - I have no opinion on new development.

SKIP TO QUESTION 17 (NEXT PAGE) IF YOU CURRENTLY LIVE IN 5TH WARD

12. **Would you consider moving to a home in 5th Ward?** (CHECK ONE)
 - Yes I would (CONTINUE TO QUESTION 13)
 - No, I would not (SKIP TO QUESTION 17)
13. **What type of home would you be interested in if you moved to 5th Ward?** (CHECK ALL THAT APPLY)

<input type="checkbox"/> Single-family home on medium to large lot	<input type="checkbox"/> To rent	<input type="checkbox"/> To buy
<input type="checkbox"/> Single-family home on small lot (patio home)	<input type="checkbox"/> To rent	<input type="checkbox"/> To buy
<input type="checkbox"/> Low-rise multi-family housing (2-3 story)	<input type="checkbox"/> To rent	<input type="checkbox"/> To buy
<input type="checkbox"/> Mid-rise multi-family housing (4-5 story)	<input type="checkbox"/> To rent	<input type="checkbox"/> To buy
<input type="checkbox"/> High-rise multi-family housing (6-20 story)	<input type="checkbox"/> To rent	<input type="checkbox"/> To buy
<input type="checkbox"/> Seniors housing	<input type="checkbox"/> To rent	<input type="checkbox"/> To buy
<input type="checkbox"/> Other, please describe _____		

14. What improvements in 5th Ward would be needed to encourage you to move to the community?

15. How much would you be willing to pay each month for a home in 5th Ward?
- | | | |
|------------------------------------------|--------------------------------------------|------------------------------------------|
| <input type="checkbox"/> Less than \$500 | <input type="checkbox"/> \$500-\$699 | <input type="checkbox"/> \$700-\$899 |
| <input type="checkbox"/> \$900-\$1,099 | <input type="checkbox"/> \$1,100-\$1,299 | <input type="checkbox"/> \$1,300-\$1,499 |
| <input type="checkbox"/> \$1,500-\$1,799 | <input type="checkbox"/> More than \$1,800 | |

16. Please select an area from the map below that you be most interested in living?
- | | | |
|--------------------------------------------|------------------------------------------------|-------------------------------------------------|
| <input type="checkbox"/> West 5th Ward | <input type="checkbox"/> Denver Harbor | <input type="checkbox"/> Kashmere Gardens |
| <input type="checkbox"/> Lower French Town | <input type="checkbox"/> North 5th Ward | <input type="checkbox"/> Buffalo Bayou Corridor |
| <input type="checkbox"/> French Town | <input type="checkbox"/> Lyons Avenue Corridor | <input type="checkbox"/> Finnigan Park |



PLEASE SKIP TO QUESTION 18 IF YOU ANSWERED YES TO QUESTION 12 AND WOULD CONSIDER MOVING TO 5TH WARD

17. Why would you NOT CONSIDER moving to a home in 5th Ward?

NOW JUST A FEW QUESTIONS TO ENABLE US TO GROUP YOUR RESPONSES

18. What is your age? (CHECK ONE)
 Under 25 25-34 35-44 45-54 55-64 65 or older
19. Are you married? (CHECK ONE)
 Yes No
20. How many children under 18 live in your household? (CHECK ONE)
 0 1 2 3 4 or more
21. Do you own or rent your current residence? (CHECK ONE)
 Own Rent
22. How much are you currently paying monthly for rent or mortgage payment on your home? (CHECK ONE)
 Nothing, paid for Less than \$300 \$300-\$499 \$500-\$699
 \$700-\$899 \$900-\$1,099 \$1,100-\$1,299 \$1,300-\$1,499
 More than \$1,500
23. How many vehicles do the members of your household own or lease? (CHECK ONE)
 0 1 2 3+
24. Which of the following categories represents your total annual household income? (CHECK ONE)
 Less than \$15,000 \$15,000-\$24,999 \$25,000-\$34,999
 \$35,000-\$49,999 \$50,000-\$74,999 \$75,000-\$99,999
 \$100,000-\$149,999 \$150,000 or more

To follow the results and track this study, visit us at www.fifthwardcrc.org

(Appndx Table 5) **1. Where do you currently live?**

	Count	Share
5th Ward	65	23%
Other Neighborhood	217	77%
Total Responses	282	100%

(Appndx Table 6) **2. Please write/type in the zip code of your residence**

Count	Share	Count	Share	Count	Share	Count	Share				
27617	1	0.40%	77031	1	0.40%	77065	3	1.10%	77346	1	0.40%
55331	1	0.40%	77033	2	0.80%	77067	2	0.80%	77379	2	0.80%
75075	1	0.40%	77034	1	0.40%	77068	3	1.10%	77386	1	0.40%
77002	2	0.80%	77036	1	0.40%	77070	1	0.40%	77396	5	1.90%
77003	1	0.40%	77038	3	1.10%	77071	3	1.10%	77407	1	0.40%
77004	6	2.30%	77039	3	1.10%	77072	1	0.40%	77429	1	0.40%
77005	1	0.40%	77040	2	0.80%	77073	1	0.40%	77433	1	0.40%
77006	2	0.80%	77041	1	0.40%	77076	1	0.40%	77449	2	0.80%
77007	2	0.80%	77042	1	0.40%	77077	3	1.10%	77459	6	2.30%
77009	7	2.60%	77043	1	0.40%	77081	1	0.40%	77478	1	0.40%
77011	1	0.40%	77044	1	0.40%	77082	2	0.80%	77489	7	2.60%
77013	6	2.30%	77045	5	1.90%	77084	3	1.10%	77494	1	0.40%
77014	5	1.90%	77047	3	1.10%	77088	7	2.60%	77530	3	1.10%
77015	8	3.00%	77048	1	0.40%	77089	1	0.40%	77545	2	0.80%
77016	18	6.80%	77049	3	1.10%	77090	2	0.80%	77581	1	0.40%
77020	47	17.70%	77051	1	0.40%	77091	7	2.60%	77584	1	0.40%
77021	1	0.40%	77053	3	1.10%	77092	1	0.40%	95132	1	0.40%
77022	4	1.50%	77054	2	0.80%	77093	5	1.90%			
77026	16	6.00%	77055	2	0.80%	77096	2	0.80%	No Response	16	
77028	4	1.50%	77057	2	0.80%	77098	1	0.40%			
77029	2	0.80%	77064	1	0.40%	77338	3	1.10%	Total Responses	266	100.00%

(Appndx Table 7) **3. How long have you lived in your current neighborhood?**

	Count	Share
Less than one year	22	8%
1-5 years	76	29%
5-10 years	42	16%
10-20 years	44	17%
More than 20 years	80	30%
Total Responses	264	100%
No Response	18	

(Appndx Table 8) **4. If you don't currently live in 5th Ward please describe your connection to this community.**

	Count	Share
Church	87	46.8%
Grew up there	42	22.6%
Friends/Family live(d) there	32	17.2%
Work in 5th Ward	17	9.1%
Work for 5th Ward Organization	5	2.7%
Beauty Shop	10	5.4%
Former resident	10	5.4%
Nothing	10	5.4%
Other	6	3.2%
Total Respondents	186	
No Response	31	

(Appndx Table 9) **5. If you are currently employed, what is the zip code of your workplace?**

Count	Share	Count	Share	Count	Share	Count	Share				
27617	1	0.60%	77026	5	2.80%	77056	3	1.70%	77099	1	0.60%
55344	1	0.60%	77027	3	1.70%	77057	3	1.70%	77204	1	0.60%
75075	1	0.60%	77028	2	1.10%	77059	2	1.10%	77249	1	0.60%
77002	14	8.00%	77029	2	1.10%	77060	2	1.10%	77338	1	0.60%
77004	5	2.80%	77030	4	2.30%	77061	1	0.60%	77339	1	0.60%
77005	1	0.60%	77033	2	1.10%	77068	1	0.60%	77379	1	0.60%
77006	1	0.60%	77034	2	1.10%	77070	1	0.60%	77381	1	0.60%
77007	2	1.10%	77035	1	0.60%	77074	2	1.10%	77396	1	0.60%
77008	4	2.30%	77036	3	1.70%	77076	1	0.60%	77459	1	0.60%
77009	4	2.30%	77039	2	1.10%	77079	2	1.10%	77471	1	0.60%
77013	1	0.60%	77040	1	0.60%	77081	3	1.70%	77477	1	0.60%
77015	1	0.60%	77041	1	0.60%	77084	2	1.10%	77478	4	2.30%
77016	6	3.40%	77042	1	0.60%	77088	1	0.60%	77502	1	0.60%
77017	1	0.60%	77044	1	0.60%	77090	1	0.60%	77530	1	0.60%
77018	2	1.10%	77045	1	0.60%	77091	1	0.60%	77541	1	0.60%
77019	3	1.70%	77046	4	2.30%	77092	2	1.10%	77581	1	0.60%
77020	23	13.10%	77049	1	0.60%	77093	2	1.10%	77589	1	0.60%
77021	2	1.10%	77052	1	0.60%	77094	1	0.60%	95127	1	0.60%
77022	1	0.60%	77053	1	0.60%	77096	2	1.10%	No		
77023	4	2.30%	77054	4	2.30%	77098	2	1.10%	Response	106	
									Total		
									Responses	176	100.00%

(Appndx Table 10) 6. Please describe your current housing type. (5th Ward Residents Only)

	Count	Share
Single-Family Home	29	45%
Duplex	3	5%
Apartment	18	28%
Senior's Community	8	13%
Other (please specify)	6	9%
Total Responses	64	100%
No Response	1	

(Appndx Table 11) 7. What do you like BEST about living in 5th Ward? (5th Ward Residents Only)

	Count	Share
Location	12	22.6%
Familiarity/Home	12	22.6%
Community	10	18.9%
Culture/History	5	9.4%
Bus/Transportation	8	15.1%
Church	8	15.1%
Nothing	3	5.7%
Other	7	13.2%
Total Respondents	53	
No Response	11	

(Appndx Table 12) 8. What do you like LEAST about living in 5th Ward? (5th Ward Residents Only)

	Count	Share
Abandoned Homes/Lots	9	21.4%
Crime	10	23.8%
Gang Activity	2	4.8%
Drugs	6	14.3%
lack of neighborhood maintenance	5	11.9%
No jobs/businesses	3	7.1%
Bad parks/schools/libraries	2	4.8%
Nothing/I love it here	5	11.9%
Other	10	23.8%
Total Respondents	42	
No Response	22	

(Appndx Table 13) 9. If new housing retail and amenities were added in the 5th Ward area property values may increase. How much of an increase in monthly cost of housing would you be willing to pay in order to remain in the 5th Ward area? (5th Ward Residents Only)

	Count	Share
Nothing/No Increase	16	35%
\$100-\$199	17	37%
\$200-\$299	4	9%
\$300-\$399	4	9%
\$400-\$500	4	9%
More than \$500	1	2%
Total Responses	46	100%
No Response	19	

(Appndx Table 14) 10. If you could CHANGE ONE THING that would make 5th Ward a better place to live, what would that be? (5th Ward Residents Only)

	Count	Share
Industry/Business	46	34.8%
Improve Buildings	51	38.6%
Clean/Appearance	23	17.4%
Education/Youth Activities	10	7.6%
Adult Education/ Job Training	2	1.5%
More Police/Less Crime/Safety	19	14.4%
Community Involvement/ Neighborhood Orgs	10	7.6%
Affordable Housing	5	3.8%
Neighborhood Maintenance	13	9.8%
Community Activities/Community Centers/Parks and Rec	5	3.8%
Don't Know/No Opinion	5	3.8%
Nothing	3	2.3%
Other	21	15.9%
Total Respondents	132	
No Reponse	88	

(Appndx Table 15) 11. Would you like to see new development in 5th Ward?

	Count	Share
Yes, we need more new single-family homes.	173	67%
Yes, we need more multi-family/ apartments.	127	49%
Yes, we need more retail and services establishments.	190	73%
Yes, we need more of other types of businesses (offices industry).	154	59%
No, we have everything that we need in the community.	7	3%
No, I am concerned that new development will force out existing residents.	14	5%
I have no opinion on new development.	23	9%
Total Respondents	259	100%
No Response	23	

(Appndx Table 16) 12. Would you consider moving to a home in 5th Ward?

	Count	Share
Yes, I Would	90	50.6%
No, I wouldn't	88	49.4%
Total Respondents	178	100.0%
No Response	39	

(Appndx Table 17) 13. What type of home would you be interested in if you moved to 5th Ward?

	Rent		Buy		Total	
	Count	Share	Count	Share	Count	Share
Single-family on medium to large lot	31	20%	86	57%	117	77%
Single-family home on small lot patio home	15	10%	30	20%	45	30%
Low-rise multifamily housing (2-3 story)	18	12%	14	9%	32	21%
Mid-rise multifamily housing (4-5 story)	6	4%	8	5%	14	9%
High-rise multifamily housing (6-20 story)	10	7%	13	9%	23	15%
Seniors housing	19	13%	15	10%	34	22%
Other	13	9%	3	2%	16	11%
Total Respondents					152	100%
No Response					130	

(Appndx Table 19) 15. How much would you be willing to pay each month for a home in 5th Ward?

	Count	Share
less than \$500	24	18.9%
\$500-\$699	32	25.2%
\$700-\$899	31	24.4%
\$900 – \$1,099	18	14.2%
\$1,100-\$1,299	8	6.3%
\$1,300-\$1,499	10	7.9%
\$1,500-\$1,799	2	1.6%
More than \$1,800	2	1.6%
Total Responses	127	100.0%
No Response	155	

(Appndx Table 18) 14. What improvement would be needed in 5th Ward to encourage you to move to the community?

	Count	Share
Industry/Business	33	39.3%
Schools/Youth Activities	6	7.1%
Affordable Housing	2	2.4%
Safety/Decrease Crime	24	28.6%
Clean Up/ Beautification	12	14.3%
Improve Housing	25	29.8%
Neighborhood Maintenance	9	10.7%
Parks	11	13.1%
High Rises/Senior Living	2	2.4%
Other	18	21.4%
Total Respondents	84	
No Response	67	

(Appndx Table 20) **16. Please select an area from the map below that you would be most interested in living.**

	Count	Share
Buffalo Bayou Corridor	5	5%
Denver Harbor	4	4%
Finnigan Park	5	5%
French Town	2	2%
Kashmere Gardens	23	23%
Lower French Town	10	10%
Lyons Ave. Corridor	31	31%
North 5th Ward	9	9%
West 5th Ward	11	11%
Total Responses	100	100%
No Response	182	

(Appndx Table 21) **17. Why would you NOT CONSIDER moving to a home in 5th Ward?**

	Count	Share
Already have a home/ don't want to move	53	62.4%
Lacking retail/business	4	4.7%
Location	6	7.1%
Crime/safety	12	14.1%
Current housing inadequate	5	5.9%
Underdeveloped/not aesthetically pleasing	6	7.1%
Poor schools	4	4.7%
I would consider it	4	4.7%
Other	8	9.4%
Total Respondents	85	
No Response	31	

(Appndx Table 22) **18. What is your age?**

	Count	Share
Under 25	7	3%
25-34	24	10%
35-44	49	20%
45-54	70	28%
55-64	59	24%
65 or older	38	15%
Total Responses	247	100%
No Response	35	

(Appndx Table 23) **19. Are you married?**

	Count	Share
Yes	96	41%
No	139	59%
<hr/>		
Total Responses	235	100%
No Response	47	

(Appndx Table 24) **20. How many children under 18 live in your household?**

	Count	Share
0	137	58%
1	40	17%
2	33	14%
3	12	5%
4 or more	14	6%
<hr/>		
Total Responses	236	100%
No Response	46	

(Appndx Table 25) **21. Do you own or rent your current residence?**

	Count	Share
Own	132	56%
Rent	104	44%
<hr/>		
Total Responses	236	100%
No Response	46	

(Appndx Table 26) **22. How much are you currently paying monthly for rent or mortgage payment on your home?**

	Count	Share
Nothing, paid for	41	18%
Less than \$300	6	3%
\$300-\$499	20	9%
\$500-\$699	51	22%
\$700-\$899	48	21%
\$900 – \$1,099	20	9%
\$1,100-\$1,299	17	7%
\$1,300-\$1,499	10	4%
More than \$1,500	19	8%
<hr/>		
Total Responses	232	100%
No Response	50	

(Appndx Table 27) **23. How many vehicles do the members of your household own or lease?**

	Count	Share
0	32	13%
1	103	42%
2	69	28%
3 or more	39	16%
<hr/>		
Total Responses	243	100%
No Response	39	

(Appndx Table 28) **24. Which of the following categories represents your total annual household income?**

	Count	Share
Less than \$15,000	48	22%
\$15,000-\$24,999	19	9%
\$25,000-\$34,999	22	10%
\$35,000-\$49,999	33	15%
\$50,000-\$74,999	43	20%
\$75,000-\$99,999	20	9%
\$100,000-\$149,999	19	9%
\$150,000 or more	14	6%
<hr/>		
Total Responses	218	100%
No Response	64	

(Appndx Table 29) **Income compared to how much they are willing to pay**

Income	Willing to pay								Total
	less than \$500	\$500-\$699	\$700-\$899	\$900-\$1,099	\$1,100-\$1,299	\$1,300-\$1,499	\$1,500-\$1,799	More than \$1,800	
Less than \$15,000	16	9	2		1				28
\$15,000-\$24,999	1	4	5	1	1				12
\$25,000-\$34,999	3	3	4	3		1			14
\$35,000-\$49,999	2	6	3	2	3		1		17
\$50,000-\$74,999		3	8	5	2	2			20
\$75,000-\$99,999		3	2	3		1			9
\$100,000-\$149,999			1	2		2			5
\$150,000 or more			1		1	2	1	2	7
Total	22	28	26	16	8	8	2	2	112

(Appndx Table 30) **Current owner/renter compared to what type of home they would be interested in**

Currently Own or Rent	Type of Home													
	SF on Medium to Large Lot		SF on small lot/ patio home		Low Rise MF 2-3 Story		Mid Rise MF 4-5 Story		High Rise MF 6-20 Story		Seniors Housing		Other	
	Rent	Buy	Rent	Buy	Rent	Buy	Rent	Buy	Rent	Buy	Rent	Buy	Rent	Buy
Own	2	35	3	13	5	5	1	3	2	8	6	7	2	
Rent	20	39	10	15	11	8	5	5	6	4	11	8	10	3
Total	22	74	13	28	16	13	6	8	8	12	17	15	12	3

(Appndx Table 31) **How much they are willing to pay compared to what type of home they would be interested in**

Willing to pay	Type of Home													
	SF on Medium to Large Lot		SF on small lot/ patio home		Low Rise MF 2-3 Story		Mid Rise MF 4-5 Story		High Rise MF 6-20 Story		Seniors Housing		Other	
	Rent	Buy	Rent	Buy	Rent	Buy	Rent	Buy	Rent	Buy	Rent	Buy	Rent	Buy
less than \$500	9	10	5	6	6	5	1	2		1	4	6	2	
\$500-\$699	7	16	3	9	8	3	1	1	2	1	5	1	3	3
\$700-\$899	8	24	2	5	1	3	1	1	2	4	1	2	1	
\$900 – \$1,099	4	13	2	4	2	3	1	2	4	3	4	3		
\$1,100-\$1,299		2	2	4			2	1	1					
\$1,300-\$1,499		6		2				1		2	1	1		
\$1,500-\$1,799		1	1							1				

(Appndx Table 31 continued)

Willing to pay	Type of Home														
	SF on Medium to Large Lot		SF on small lot/patio home		Low Rise MF 2-3 Story		Mid Rise MF 4-5 Story		High Rise MF 6-20 Story		Seniors Housing		Other		
	Rent	Buy	Rent	Buy	Rent	Buy	Rent	Buy	Rent	Buy	Rent	Buy	Rent	Buy	
More than \$1,800		1								1	1	1	1		
Total	28	72	15	30	17	14	6	8	10	13	16	14	6	3	

(Appndx Table 32) **Age compared to what type of home they would be interested in**

Age	Type of Home													
	SF on Medium to Large Lot		SF on small lot/patio home		Low Rise MF 2-3 Story		Mid Rise MF 4-5 Story		High Rise MF 6-20 Story		Seniors Housing		Other	
	Rent	Buy	Rent	Buy	Rent	Buy	Rent	Buy	Rent	Buy	Rent	Buy	Rent	Buy
Under 25	1	2	1		1									
25-34	3	7	1	3	1	4	1	1	2	2	1	1		
35-44	6	18	3	8	1	2			4	4	1	2	2	1
45-54	8	26	3	10	1	3	2	3	1	2	3	2	4	1
55-64	7	16	5	6	8	3	2	3	2	4	8	6	2	
65 or older	3	11	1	2	6	2	1	1			6	4	4	1
Total	28	80	14	29	18	14	6	8	9	12	19	15	12	3

(Appndx Table 33) **Income compared to what type of home they would be interested in**

Income	Type of Home													
	SF on Medium to Large Lot		SF on small lot/ patio home		Low Rise MF 2-3 Story		Mid Rise MF 4-5 Story		High Rise MF 6-20 Story		Seniors Housing		Other	
	Rent	Buy	Rent	Buy	Rent	Buy	Rent	Buy	Rent	Buy	Rent	Buy	Rent	Buy
Less than \$15,000	10	10	3	2	9	2	1	2	1	1	7	3	7	1
\$15,000-\$24,999	5	7	2	4	2	1	1	1	1	1	2	4	2	2
\$25,000-\$34,999	6	12	3	4	2	2		1	2	1	2	2		
\$35,000-\$49,999	4	14	5	8	1	5	1	1	3	1	2	1		
\$50,000-\$74,999		16		6	1	2	1	1	1	4	2	1	1	
\$75,000-\$99,999		5		1	2	1					1	1	1	
\$100,000-\$149,999	1	4		1									1	
\$150,000 or more		3		1				1	1	4	1	1		
Total	26	71	13	27	17	13	4	7	9	12	17	14	11	3

(Appndx Table 34) **Number of Children compared to what type of home they would be interested in**

Children	Type of Home													
	SF on Medium to Large Lot		SF on small lot/patio home		Low Rise MF 2-3 Story		Mid Rise MF 4-5 Story		High Rise MF 6-20 Story		Seniors Housing		Other	
	Rent	Buy	Rent	Buy	Rent	Buy	Rent	Buy	Rent	Buy	Rent	Buy	Rent	Buy
1	4	11	3	7	4	5		3	1	5		1	1	1
2	8	12	3	5	3	3	3	2	1	1	6	6	1	
3		5		1	1	1				2				
4 or more	2	6	1	1	4						1			1
Total	14	34	7	14	12	9	3	5	2	8	7	7	2	2

(Appndx Table 35) **Sub-Area preference compared to how much they are willing to pay**

Sub-Area Preference	Willing to Pay								Total
	Less than \$500	\$500-\$699	\$700-\$899	\$900-\$1,099	\$1,100-\$1,299	\$1,300-\$1,499	\$1,500-\$1,799	More than \$1,800	
West 5th Ward	1	3	3	4					11
Buffalo Bayou Corridor		2		1		1	1		5
Denver Harbor	3					1			4
Finnigan Park			2		1	1			4
French Town		1			1				2
Kashmere Gardens	8	8	4	2		1			23
Lower French Town	2	2	1	2	1	1	1		10
Lyons Ave. Corridor	4	8	6	4	5	1		1	29
North 5th Ward	1	3	2			3			9
Total	19	27	18	13	8	9	2	1	97

(Appndx Table 36) **How much they are currently paying for housing compared to how much they are willing to pay**

How much are you currently paying for housing	How much of an increase would you be willing to pay						Nothing/No Increase	Total
	\$100-\$199	\$200-\$299	\$300-\$399	\$400-\$500	More than \$500			
Less than \$300	1						1	2
\$300-\$499	3		1	1			5	10
\$500-\$699	5	3	2	3	1		3	17
\$700-\$899	3	1						4
\$900 – \$1,099							1	1
\$1,100-\$1,299								
\$1,300-\$1,499								
More than \$1,500								
Nothing, paid for	1		1				4	6
Total	13	4	4	4	1		14	40

(Appndx Table 37) **Sub-Area preference compared to type of home they would be interested in**

Sub-Area Preference	Type of Home													
	SF on Medium to Large Lot		SF on small lot/ patio home		Low Rise MF 2-3 Story		Mid Rise MF 4-5 Story		High Rise MF 6-20 Story		Seniors Housing		Other	
	Rent	Buy	Rent	Buy	Rent	Buy	Rent	Buy	Rent	Buy	Rent	Buy	Rent	Buy
West 5th Ward	3	9		1	2	1		1	1	2	2			
Buffalo Bayou Corridor	1	4	1	2				1		2				
Denver Harbor	1	3	1	2		1								
Finnigan Park		3		1	1								1	
French Town				2					1		1			
Kashmere Gardens	2	13	2	3	3	1				1	3	4	1	1
Lower French Town	1	7	3	3	1	2	1	1	1		1	1		
Lyons Ave. Corridor	6	12	4	9	6	5	2	3	3	3	3	2	3	1
North 5th Ward	3	6		1	2	1	1	1	1	2	4	2		

(Appndx Table 38) **Age compared to whether they would like to see new development**

Would you like to see new development in 5th Ward?							
Age	Yes, we need more new single-family homes	Yes, we need more multi-family/apartments	Yes, we need more retail and services establishments	Yes, we need more of other types of businesses (offices industry)	No, we have everything that we need in the community	No, I am concerned that new development will force out existing residents	I have no opinion on new development.
Under 25	3	1	3	1			1
25-34	11	16	19	18			3
35-44	34	19	35	26	1	4	3
45-54	52	29	50	34	2	2	4
55-64	33	28	39	34	2	5	8
65 or older	22	21	27	26	2	3	3
Total	155	114	173	139	7	14	22

(Appndx Table 39) **Sub-Area preference compared to age**

Sub-Area Preference	Age						Total
	Under 25	25-34	35-44	45-54	55-64	65 or older	
West 5th Ward	1	1	3	3	3		11
Buffalo Bayou Corridor		1	1	3			5
Denver Harbor		1		2	1		4
Finnigan Park			2	1	1	1	5
French Town			1	1			2
Kashmere Gardens		1	1	6	7	5	20
Lower French Town	1	3	2		2	2	10
Lyons Ave. Corridor		2	7	9	9	3	30
North 5th Ward		1	3	2		2	8
Total	2	10	20	27	23	13	95

(Appndx Table 40) **Sub-Area preference compared to income**

Sub-Area Preference	Income							Total	
	Less than \$15K	\$15K-\$24.9K	\$25K-\$34.9K	\$35K-\$49.9K	\$50K-\$74.9K	\$75K-\$99.9K	\$100K-\$149.9K		\$150K or more
West 5th Ward	2	1	1	1	4	1		10	
Buffalo Bayou Corridor				1	1			2	4
Denver Harbor	2			1	1				4
Finnigan Park		3		1			1		5
French Town				1				1	2
Kashmere Gardens	8	1	4	1	3	1	1		19
Lower French Town	1		1	5	1	2			10
Lyons Ave. Corridor	9	3	4	3	3	3	1	2	28
North 5th Ward	1		2	1	2		1		7
Total	23	8	12	15	15	7	4	5	89

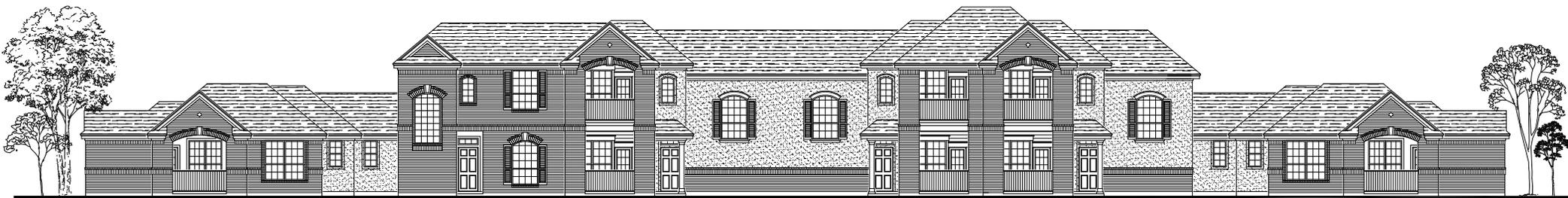
(Appndx Table 41) **Income compared to whether they would like to see new development**

Would you like to see new development in 5th Ward							
Income	Yes, we need more new single-family homes	Yes, we need more multi-family/ apartments	Yes, we need more retail and services establishments	Yes, we need more of other types of businesses (offices industry)	No, we have every-thing that we need in the commun-ity	No, I am concerned that new develop-ment will force out existing residents	I have no opinion on new develop-ment
Less than \$15,000	27	27	32	25	1	1	6
\$15,000-\$24,999	14	10	14	11	1	2	1
\$25,000-\$34,999	16	14	18	15	3	3	3
\$35,000-\$49,999	19	16	25	18	1	2	1
\$50,000-\$74,999	30	15	28	21		1	4
\$75,000-\$99,999	12	9	14	14	1	1	2
\$100,000-\$149,999	13	5	14	11		1	2
\$150,000 or more	9	5	12	7			
Total	140	101	157	122	7	11	19

APPENDIX B

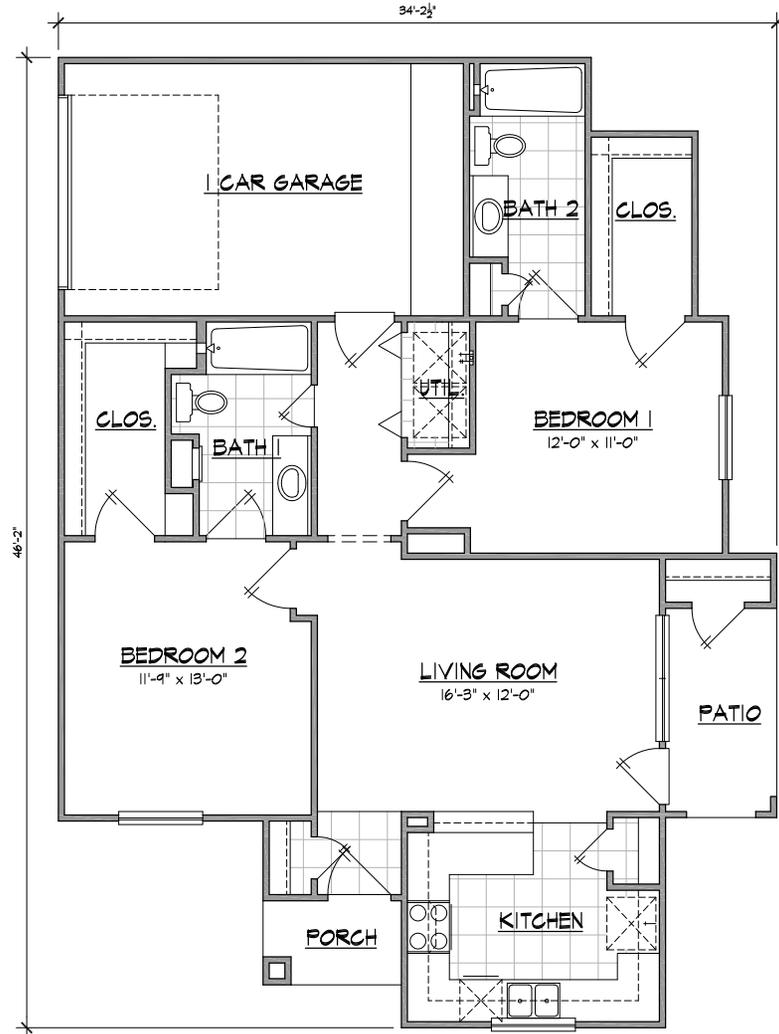
RESOURCES TO SUPPORT SIGNATURE PROJECTS

Lyons Avenue at Jensen Drive Site - Unit Elevations and Floor Plans



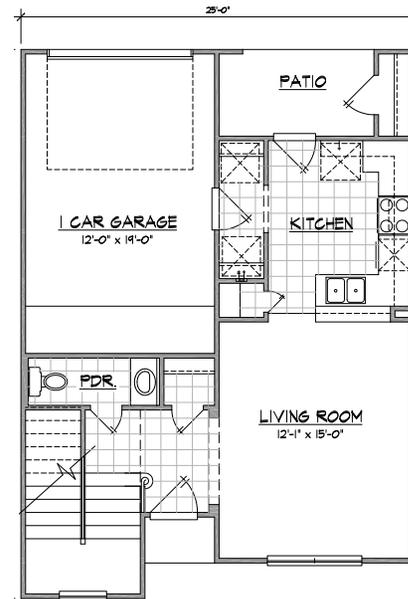
PROPOSED ELEVATION

Model A - 998 Sq. Ft.

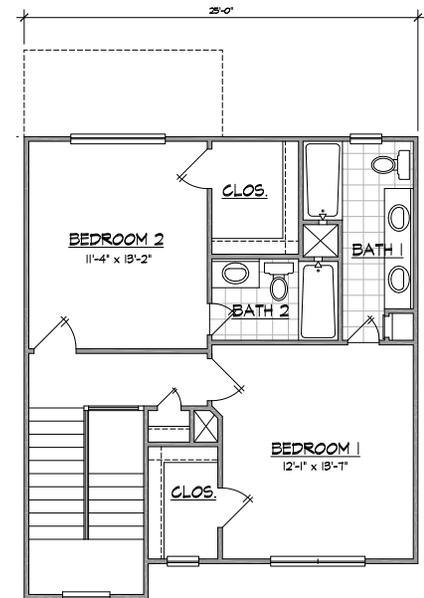


UNIT A

Model B - 1113 Sq. Ft.

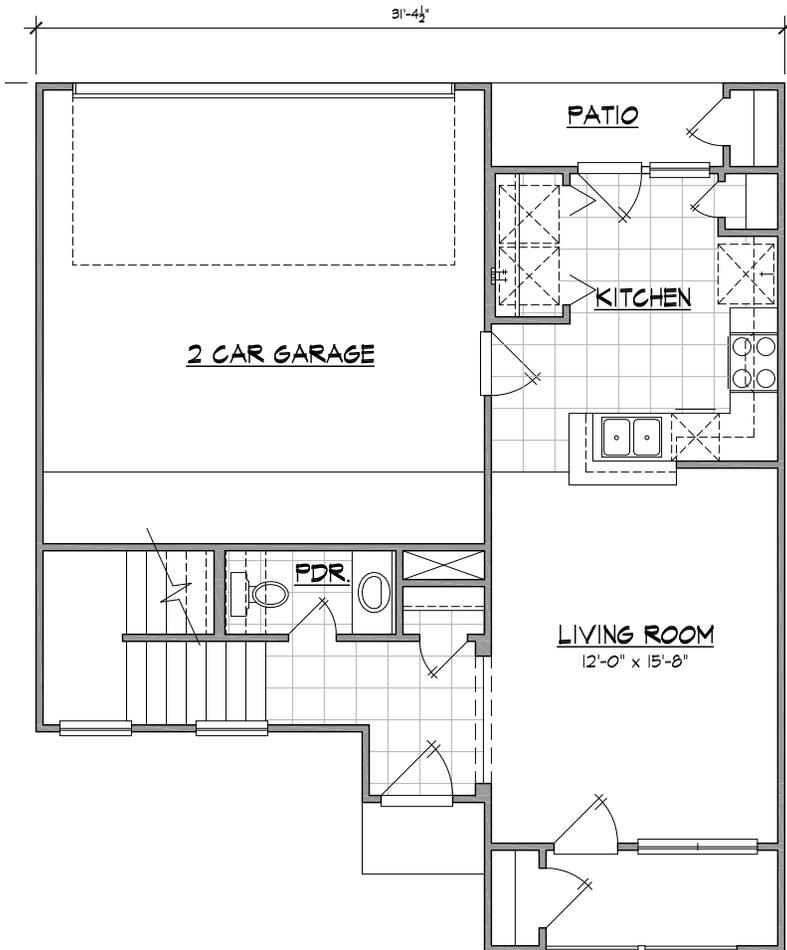


UNIT B
FIRST FLOOR
512 SQ. FT.

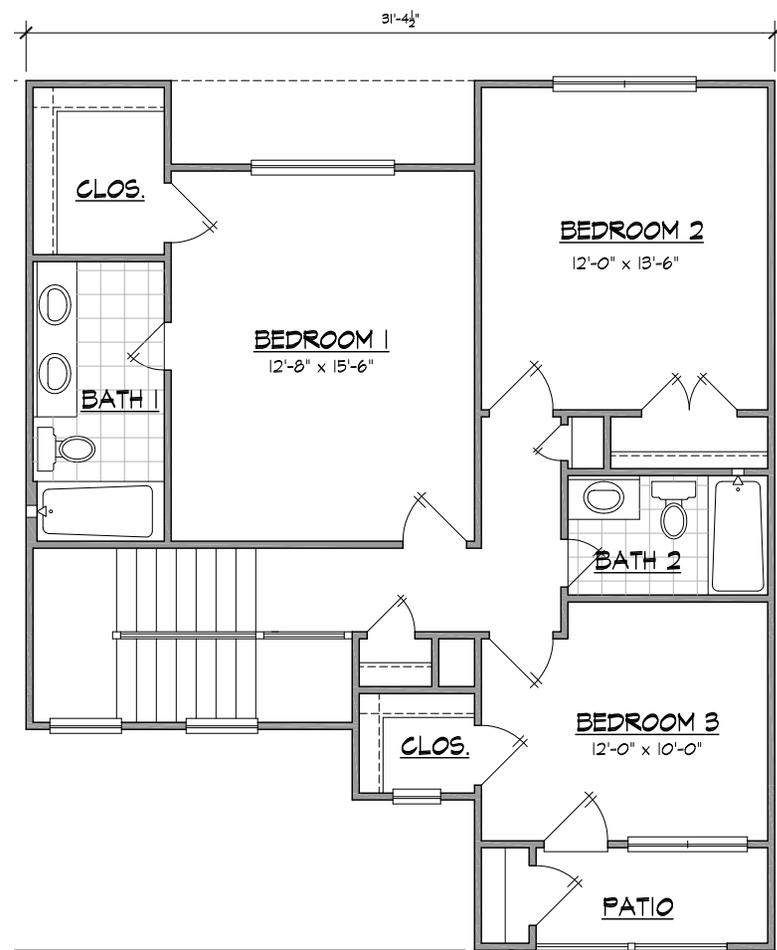


UNIT B
SECOND FLOOR
601 SQ. FT.

Model C - 1318 Sq. Ft.



UNIT C
FIRST FLOOR
523 SQ. FT.



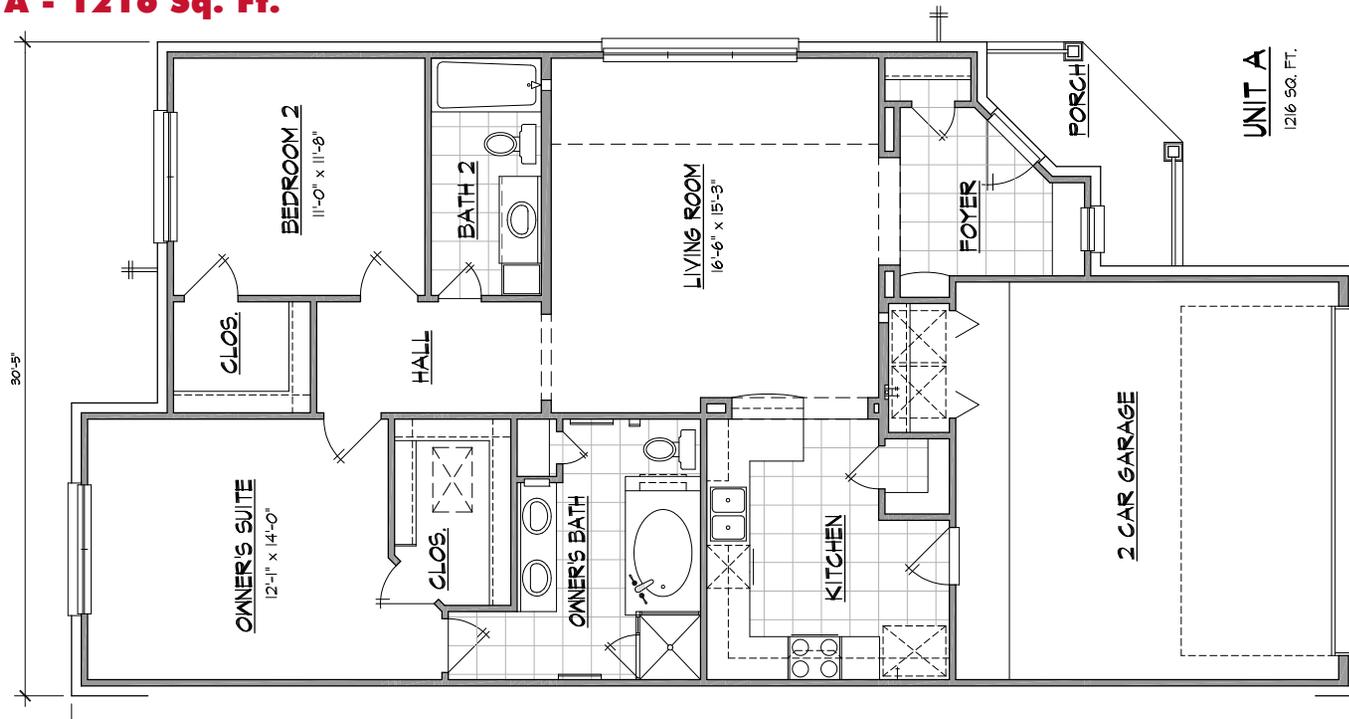
UNIT C
SECOND FLOOR
796 SQ. FT.

Lyons Avenue at Worms Street Site - Unit Elevation and Floor Plans

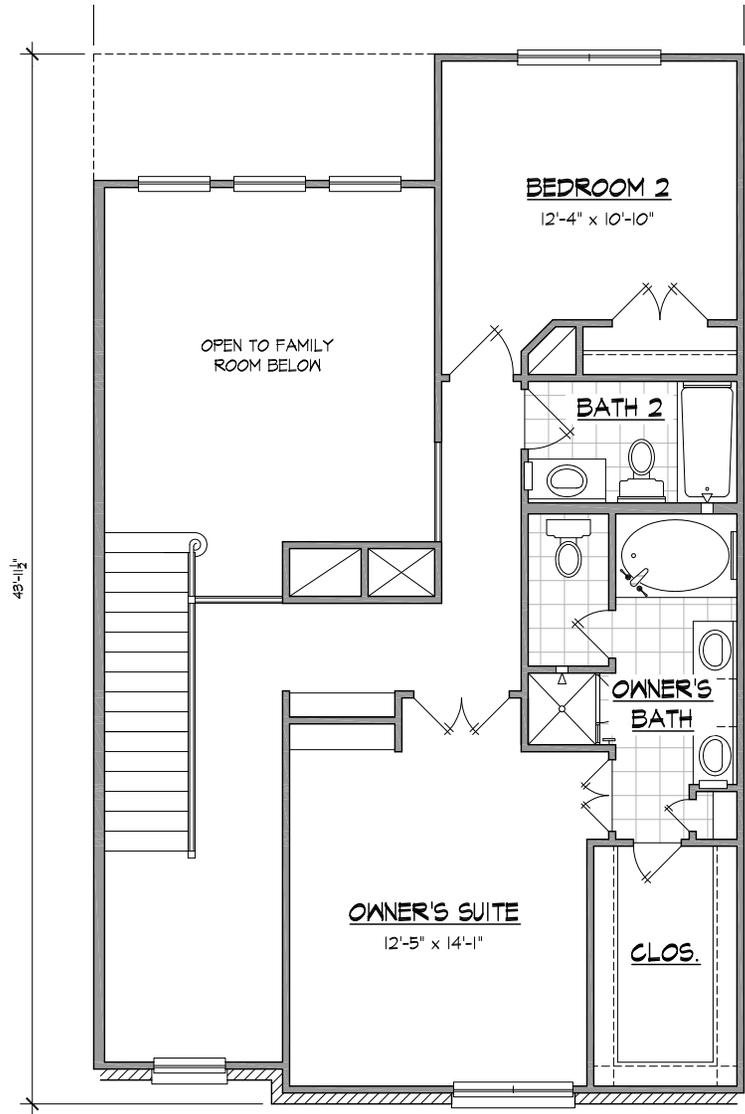
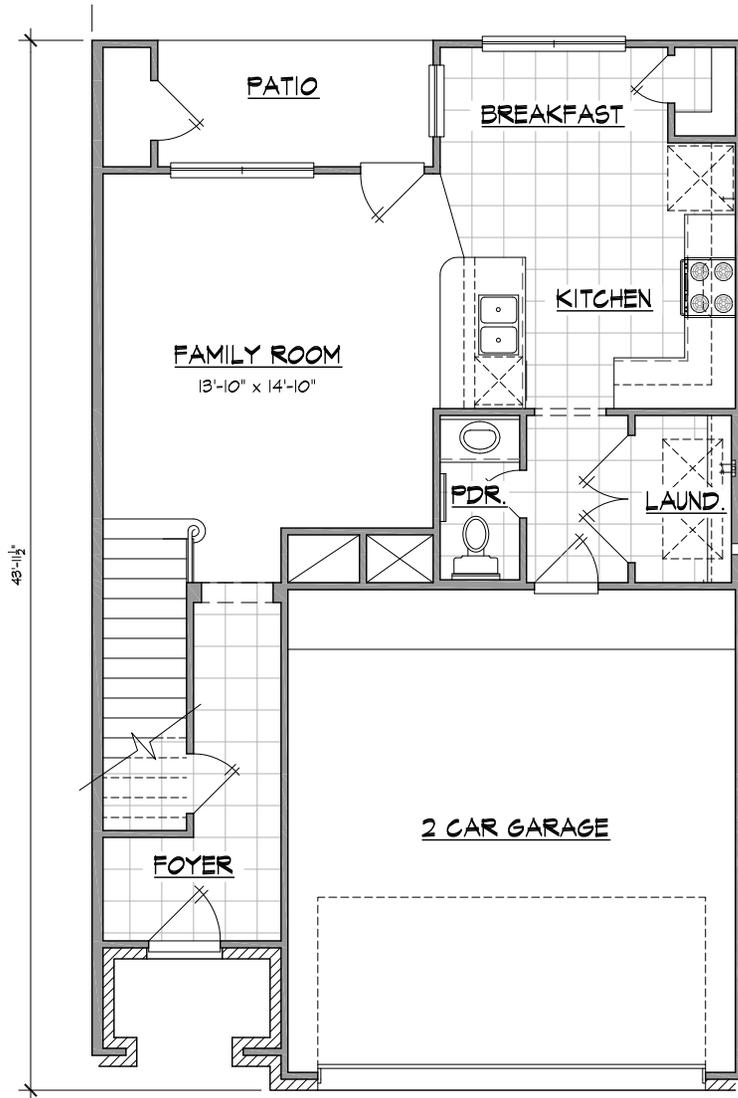


PROPOSED ELEVATION

Model A - 1216 Sq. Ft.



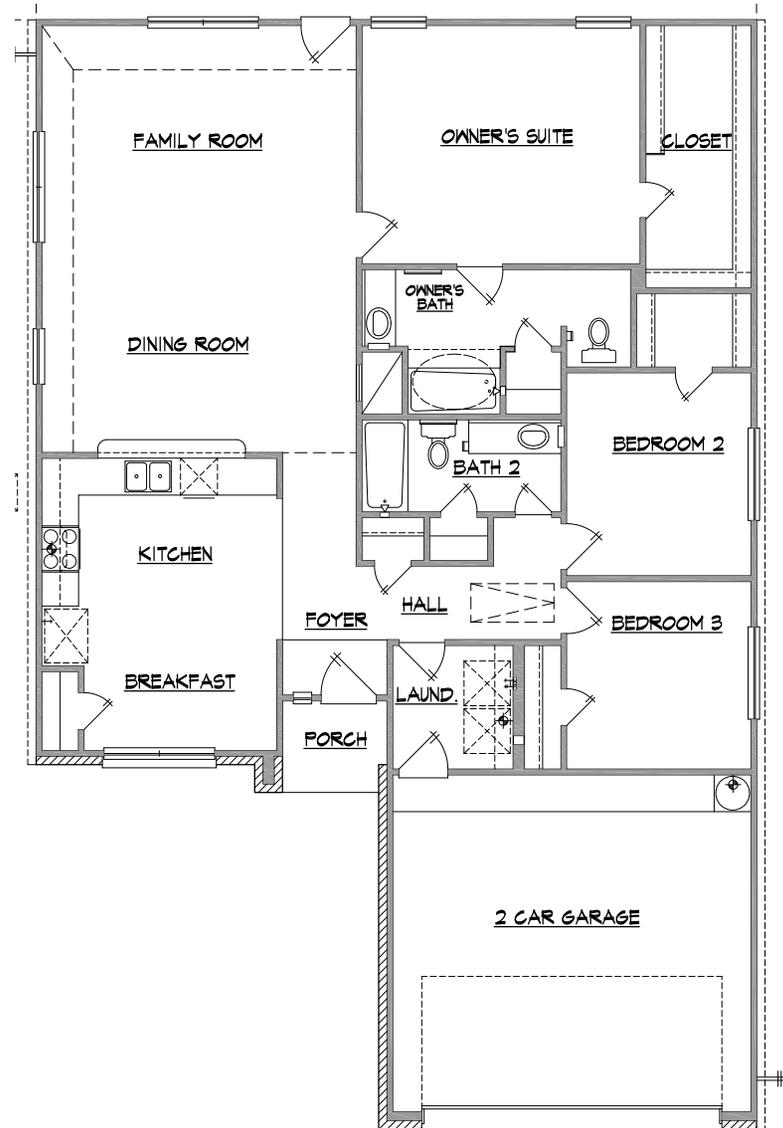
Model A - 1542 Sq. Ft.



Former Bruce Elementary Site - Unit Elevations and Floor Plans

Model A - Floor Plan under design

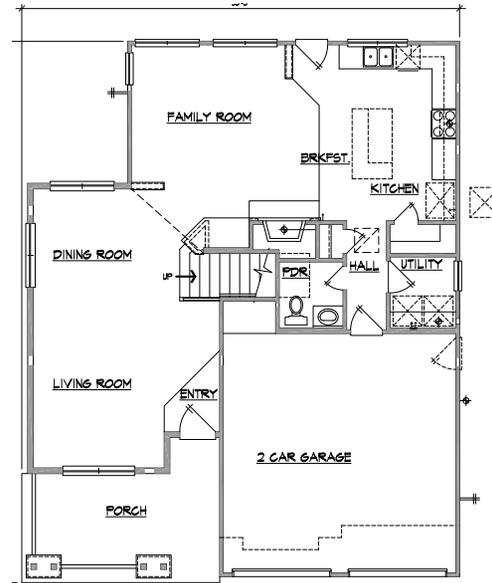
Model B - 1216 Sq. Ft.



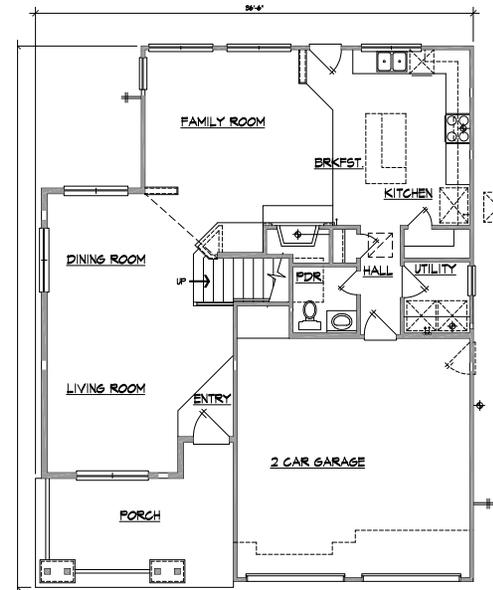
Model C - 1802 Sq. Ft.



PLAN 1802



PLAN 1802



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