



WEST HOUSTON PLAN 2050®
Envisioning Greater West Houston at Mid-Century

West Houston in the Regional Context

Charlie Savino

CDS Market Research

Community Development Strategies

A COMMUNITY CONVERSATION ABOUT GROWTH



12-month Economic Trends

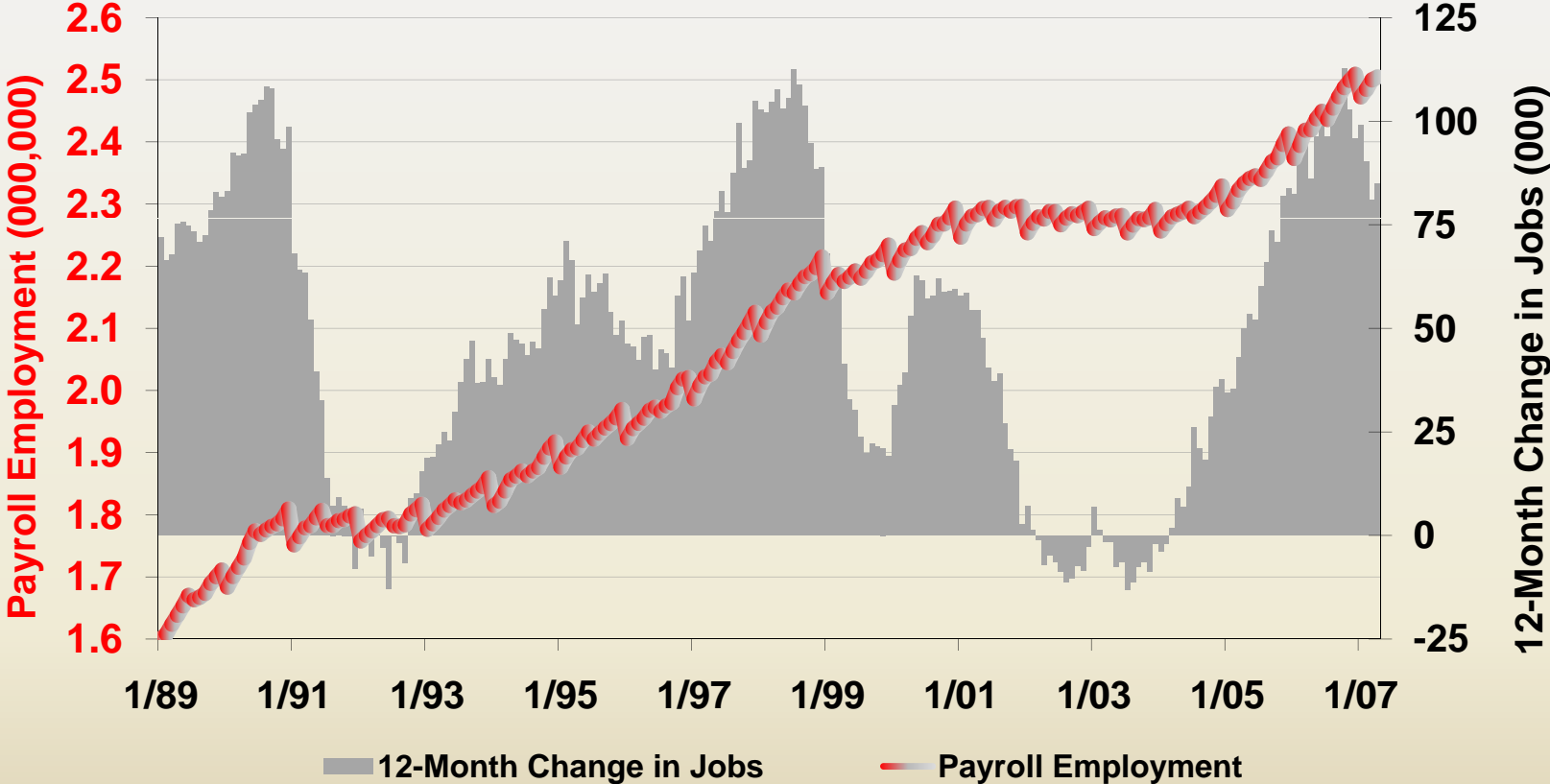
Net Payroll Jobs (April)	↑ + 85,000 (3.5%)
Goods Producing Jobs (April)	↑ + 22,300 (5.1%)
Construction Contracts Q1	↑ + \$ 300 million (6.3%)
Port Shipments Q1	↑ +430K short tons (6.8%)
Airport Passengers Q1	↑ +189K passengers (1.6%)
Car and Truck Sales Q1	↑ +5,550 units (6.9%)
Retail Sales 4Q2006	↑ + \$ 4.75 billion (6.5%)
Employment Rate (April)	↑ +1.2 percentage points

Source: Greater Houston Partnership



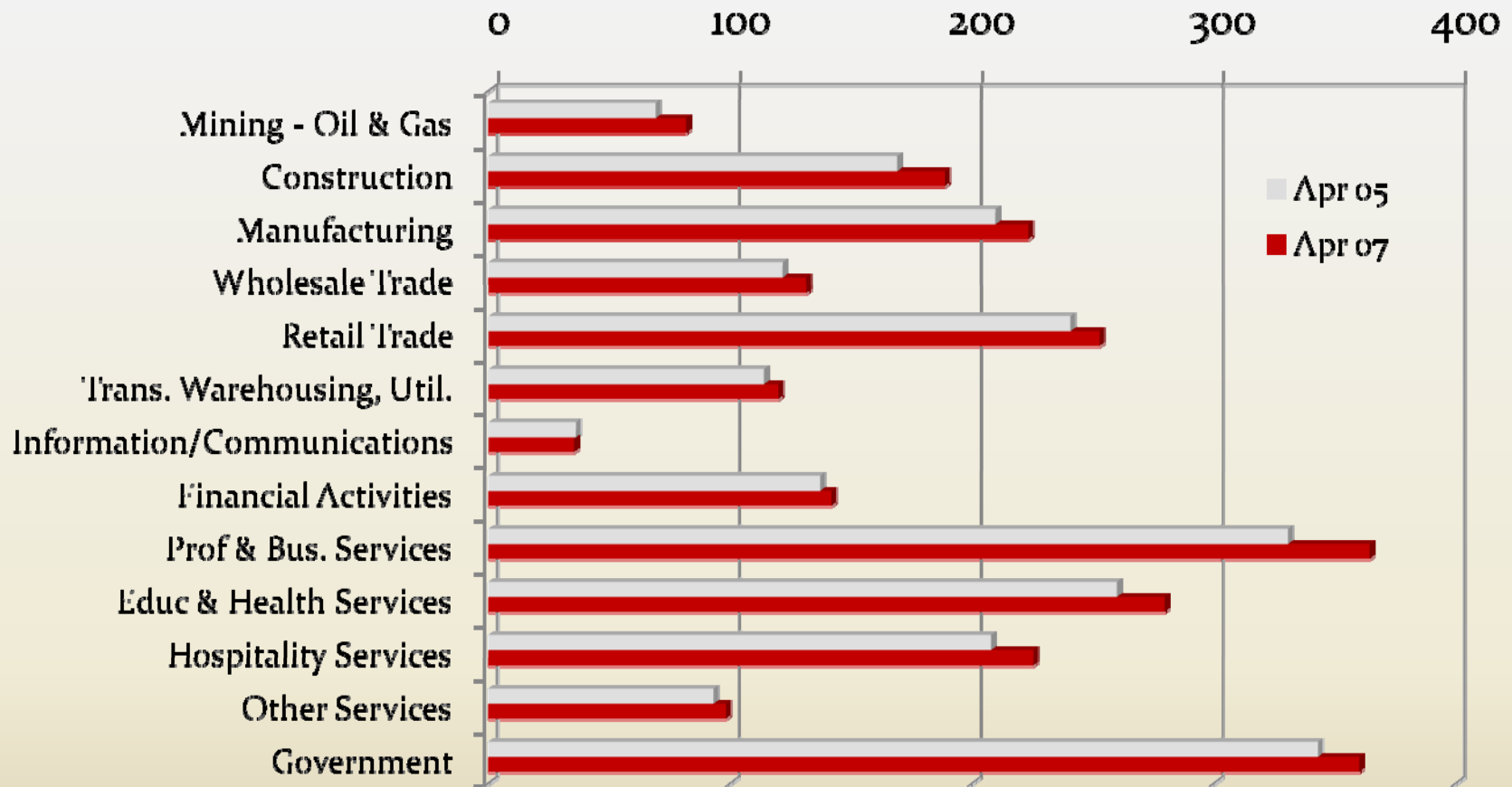
Regional Trends – Employment

Houston MSA 1989-2007



Source: Texas Workforce Commission, Greater Houston Partnership

Employment by Sector

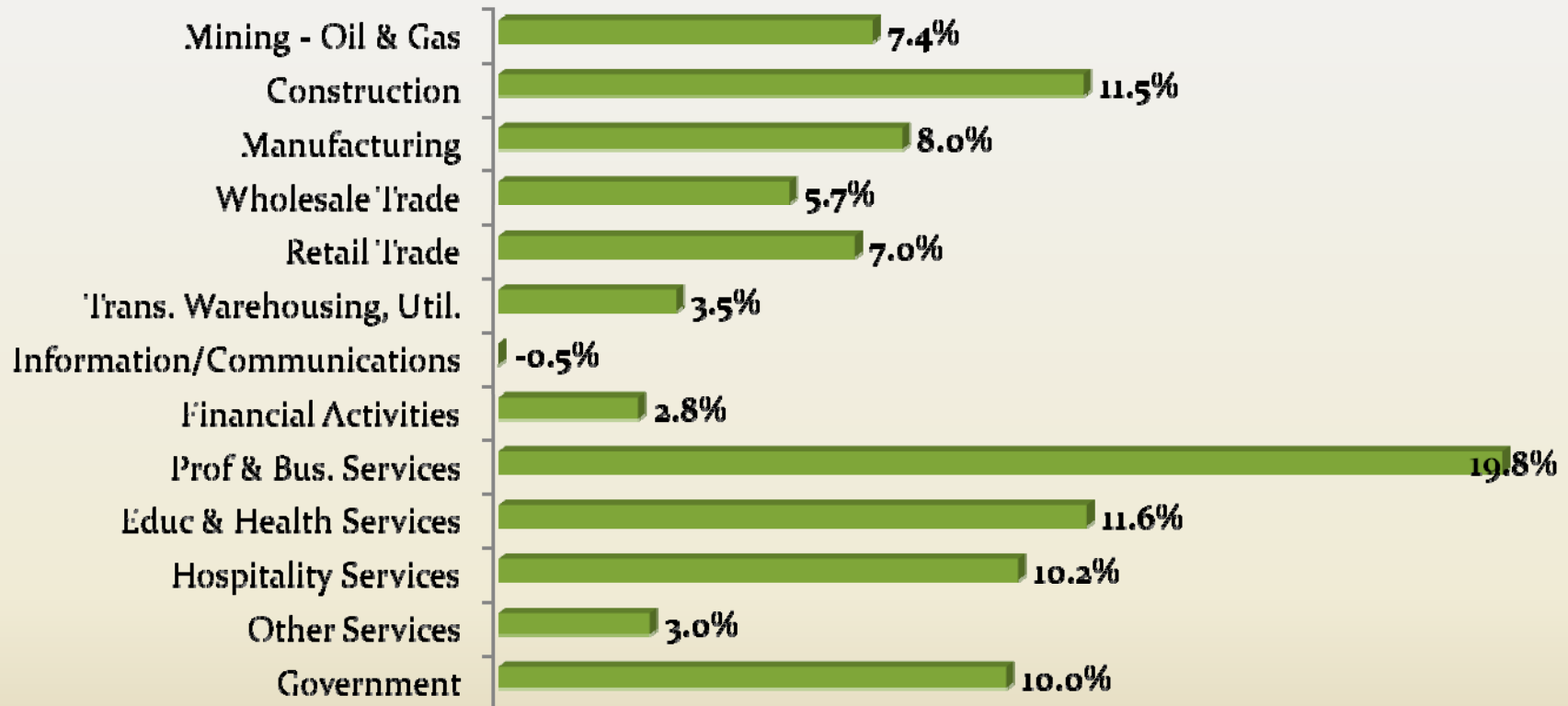


Source: Texas Workforce Commission, Greater Houston Partnership



Job Growth by Sector 4-05 to 4-07

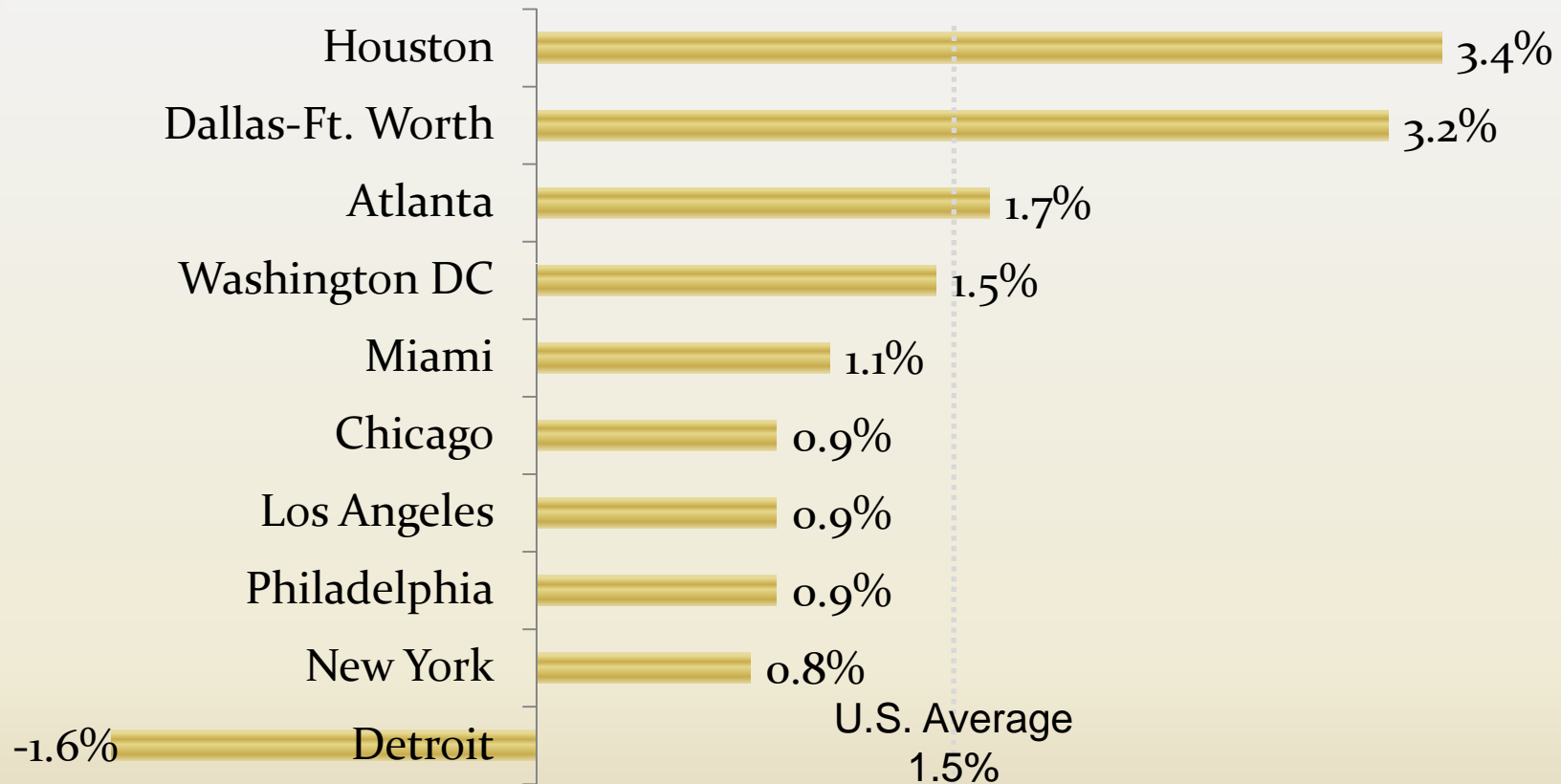
Share of Two-Year Growth by Sector



Source: Texas Workforce Commission, Greater Houston Partnership

Metro Area Comparisons

Percentage Change in Payroll Jobs, March 2006 – March 2007

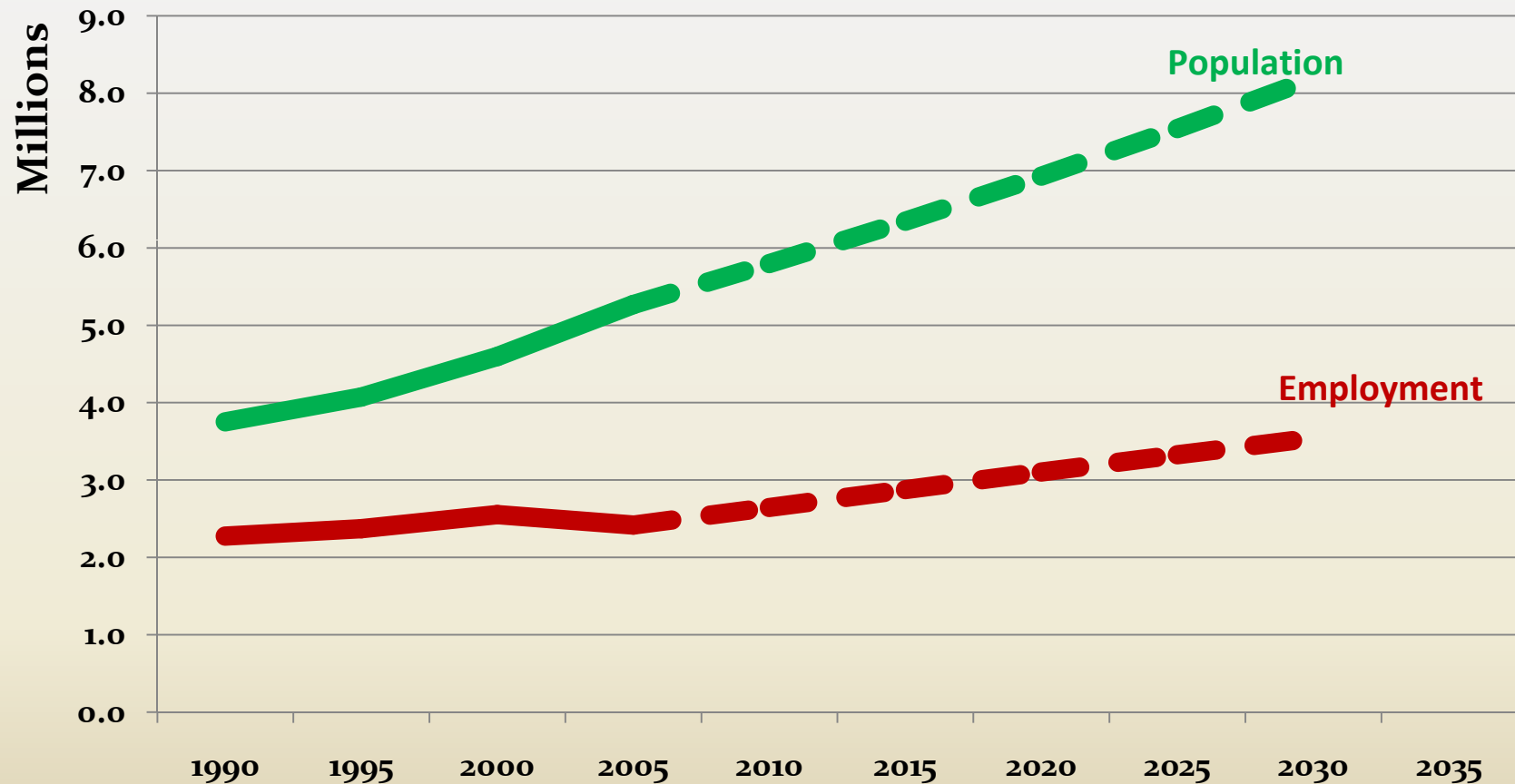


Source: Texas Workforce Commission, Greater Houston Partnership



Population & Employment

Perryman Group, Spring 2006 Forecast to 2030



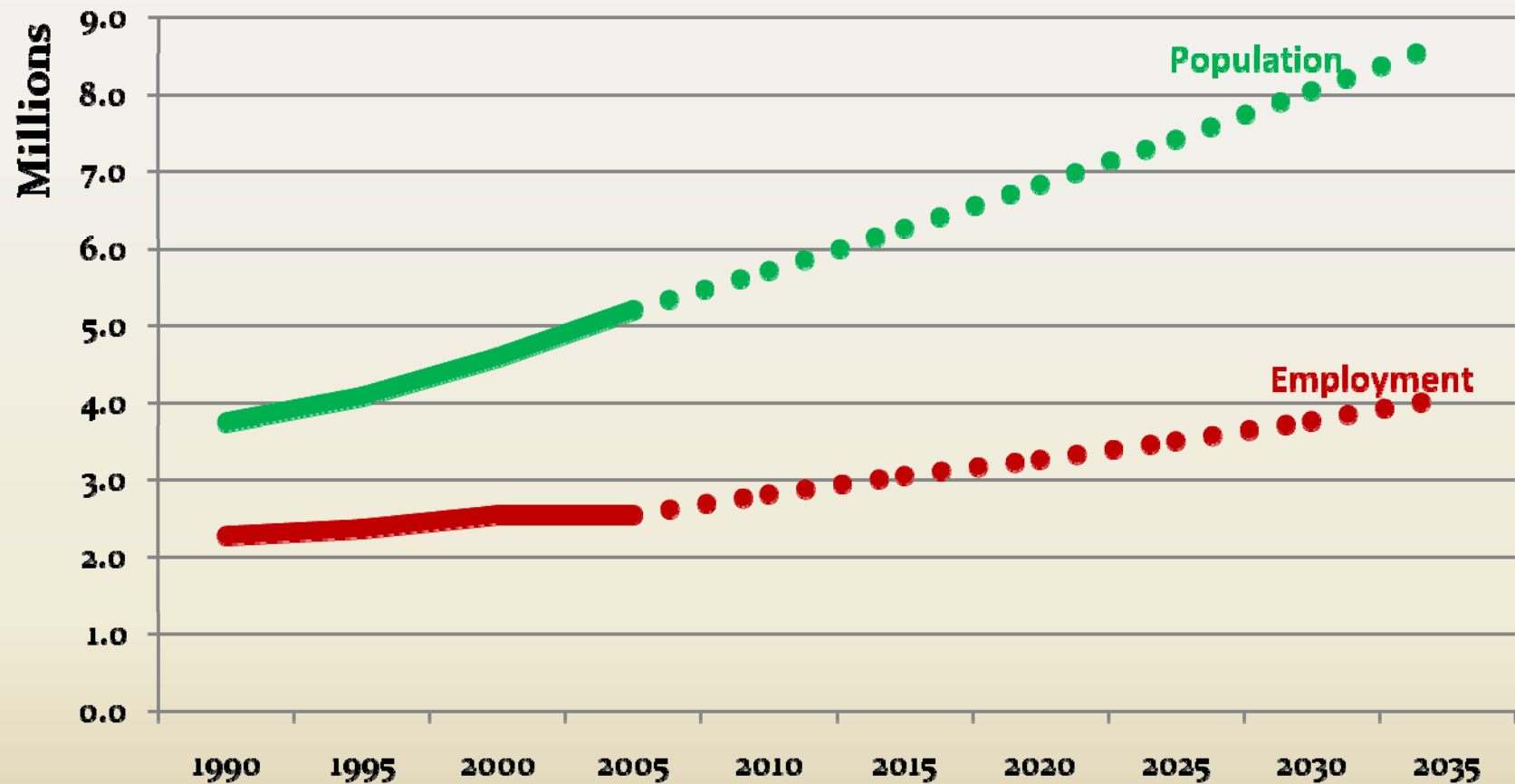
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Population & Employment

Houston-Galveston Area Council August 2006 Forecasts to 2035

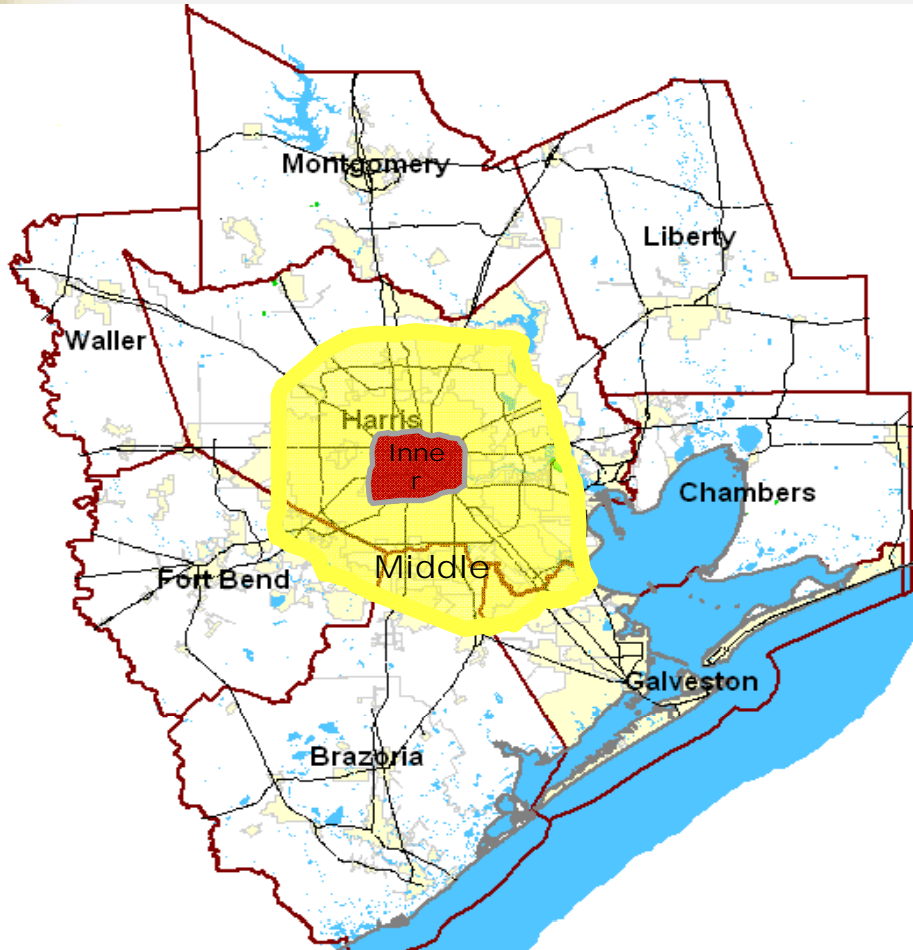


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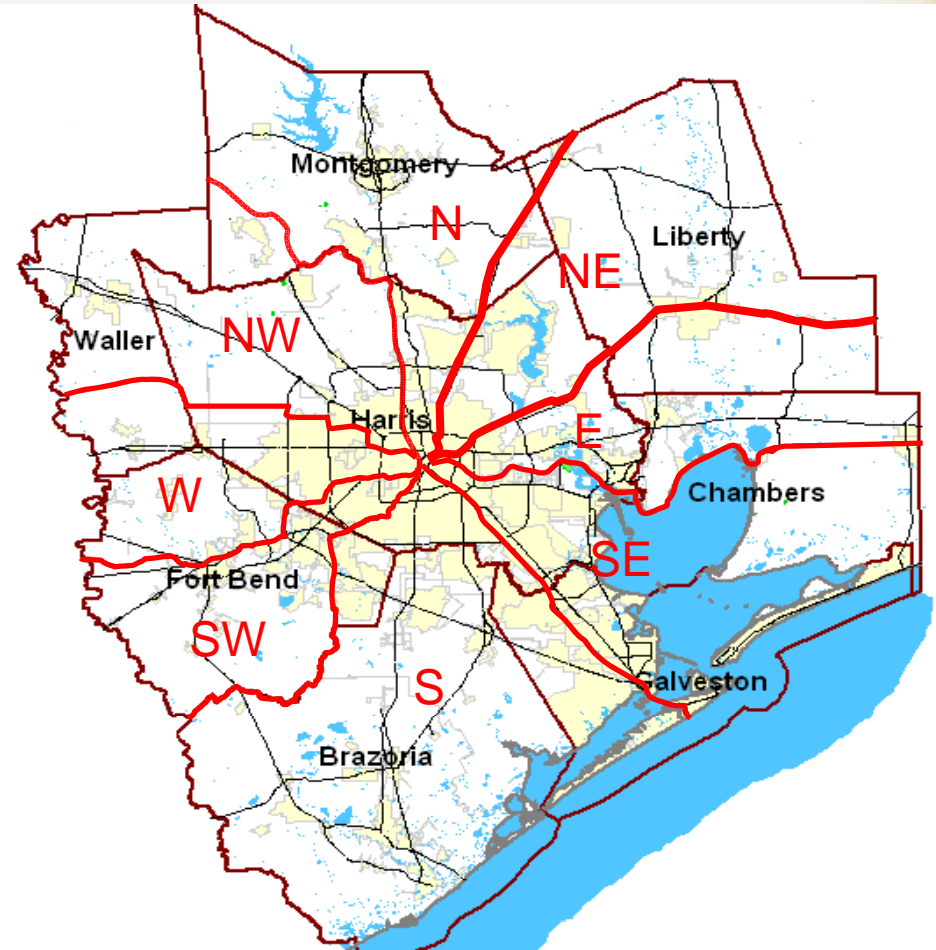


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Rings

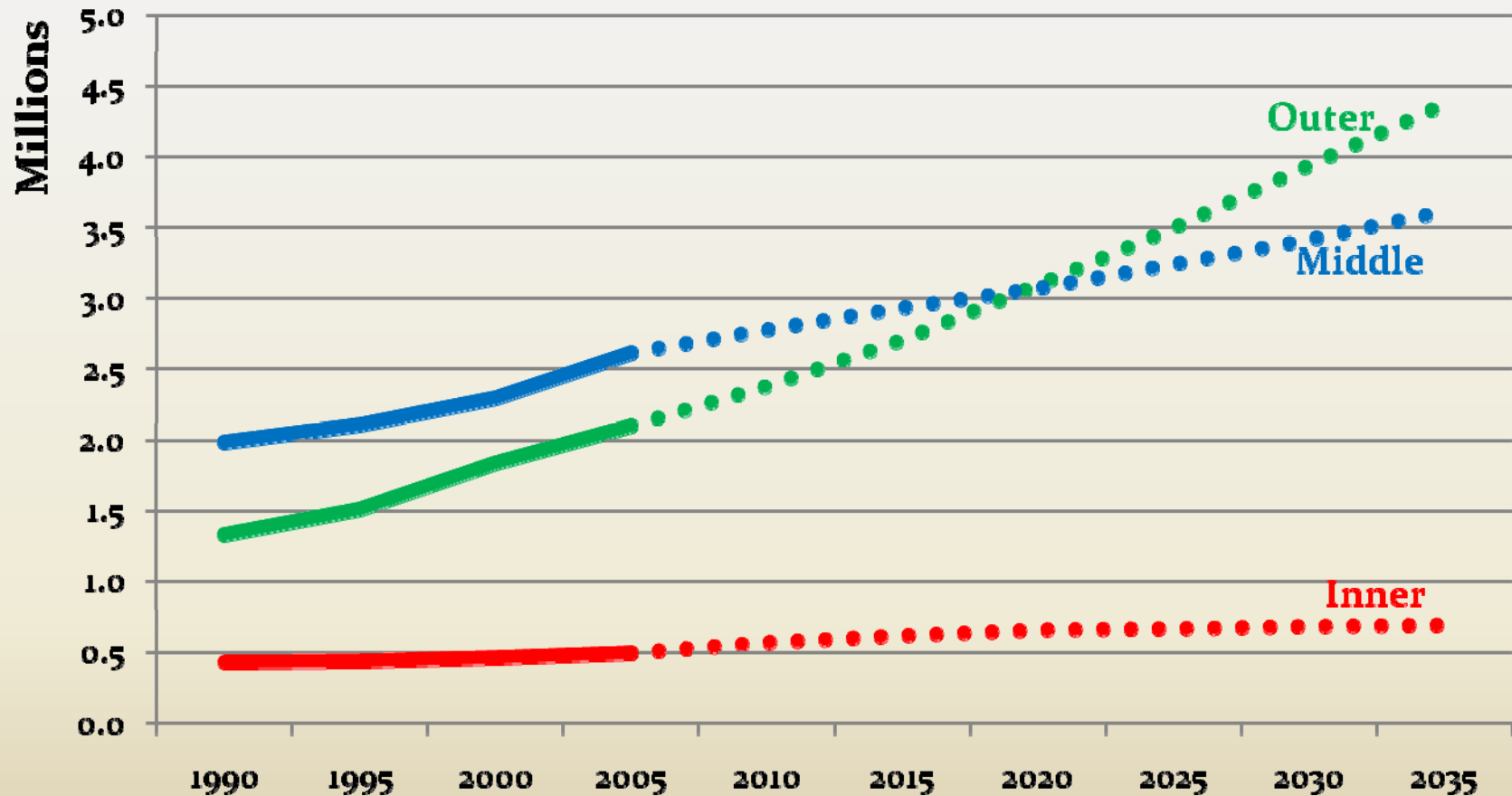


Sectors



Population Growth by Ring

Houston-Galveston Area Council 2035 Forecasts



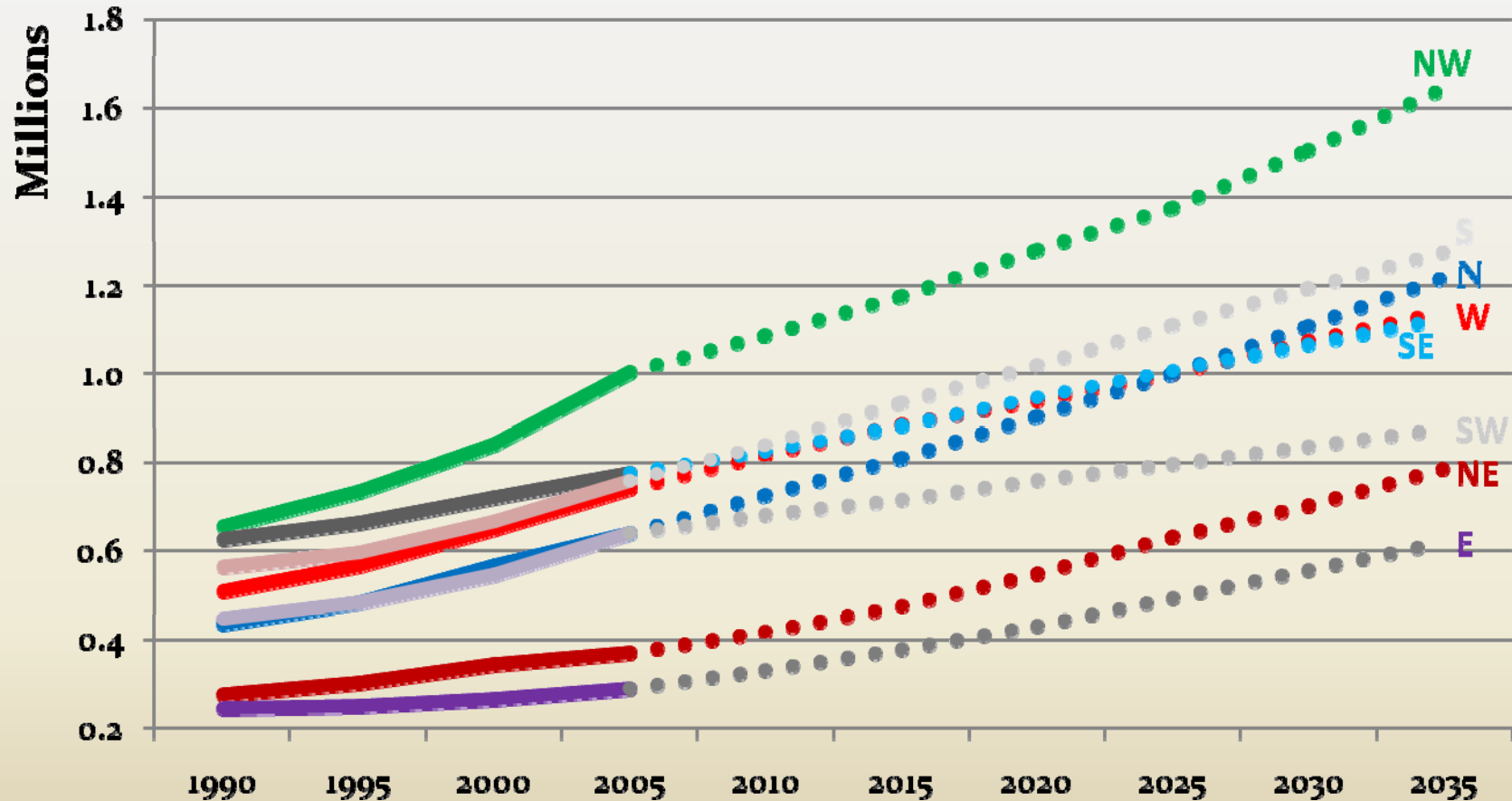
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Population Growth by Sector

Houston-Galveston Area Council 2035 Forecasts



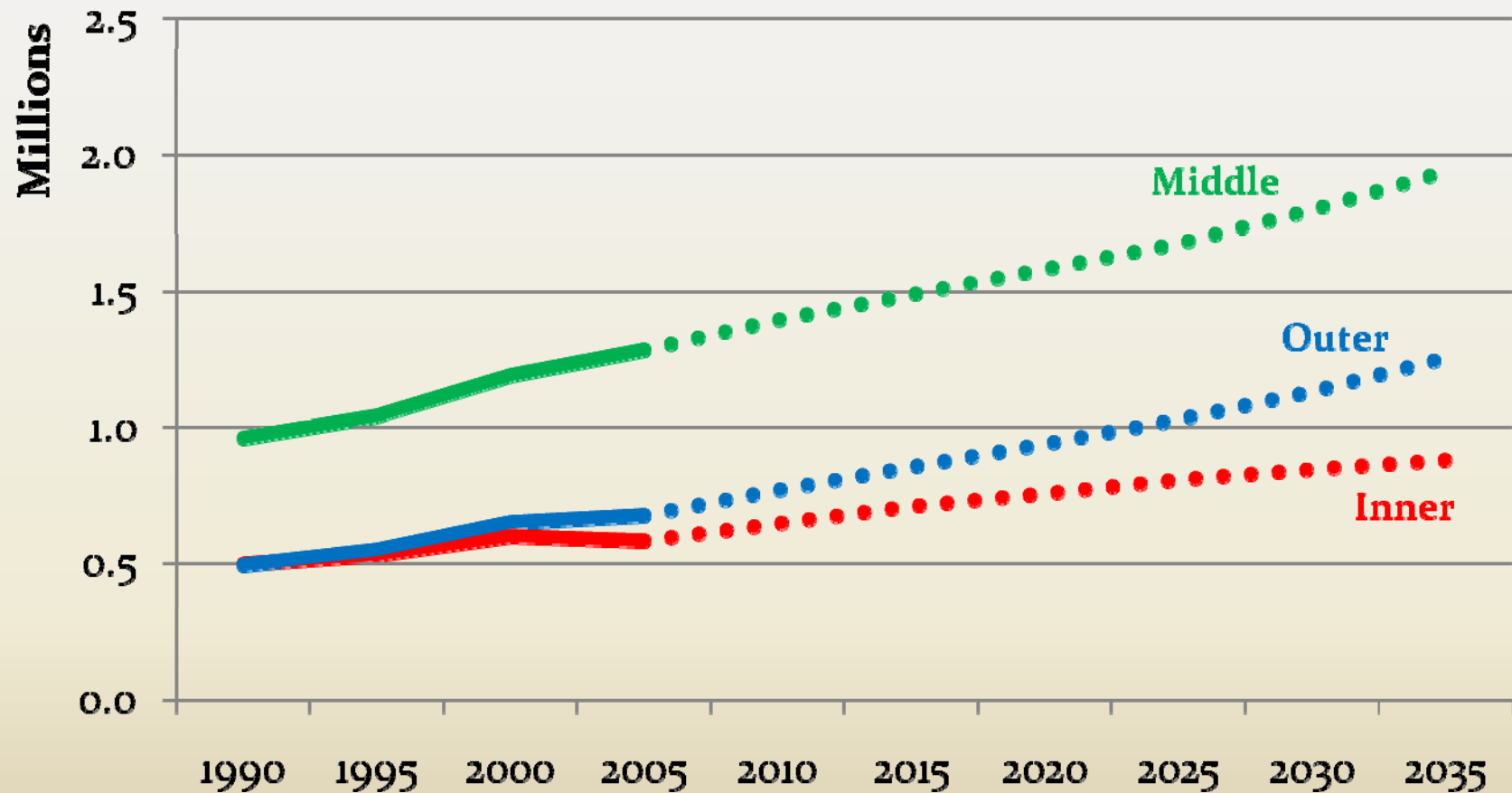
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Employment Growth by Ring

Houston-Galveston Area Council 2035 Forecasts



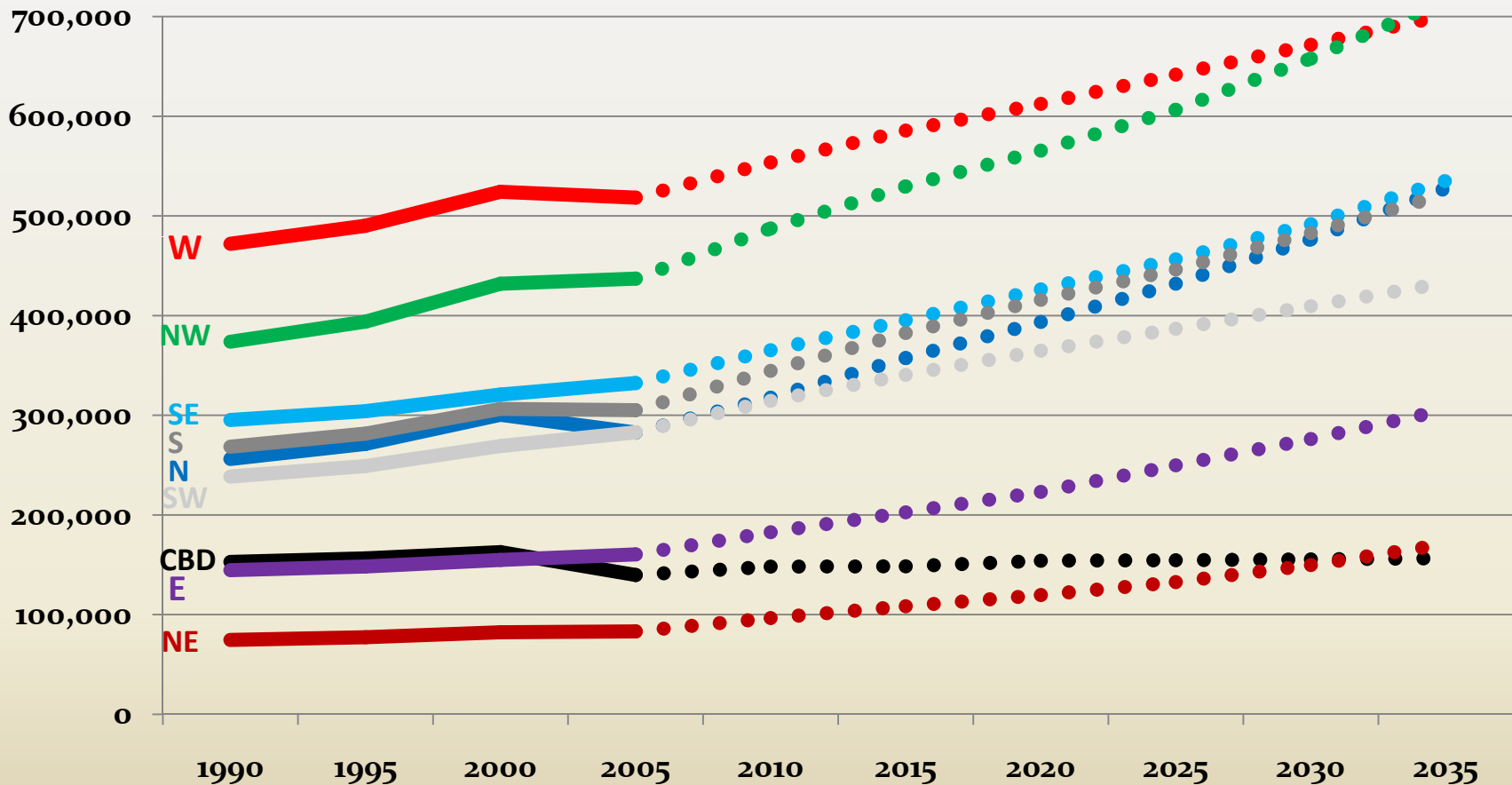
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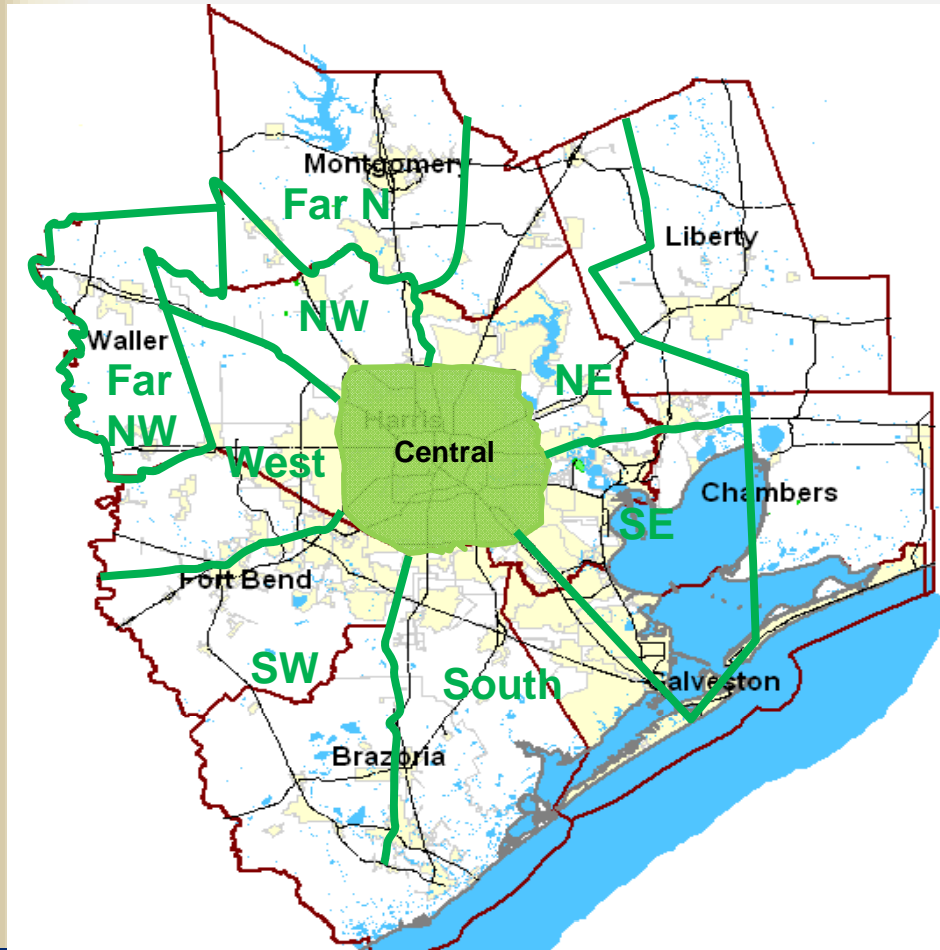


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S.F Homes Closed by Area



Closings 2005 & 2006

Area	Totals	% of Tot.
• Central	11,845	12.8%
• Far North	9,413	10.2%
• Northeast	10,468	11.3%
• Northwest	17,024	18.4%
• South	9,010	9.8%
• Southeast	4,277	4.6%
• Southwest	5,448	5.9%
• West	24,798	26.9%
• Total	92,283	

Source: MetroStudy



Greater West Houston 2050

Population & Housing

Measure	2007		2050		Annual Growth
	2007	2050	Change 2007 - 2050	%Change 2007 - 2050	
Population	1,198,000	2,164,000	966,000	81%	22,000
Households	441,000	833,000	392,000	89%	9,000
Housing Units	474,000	883,000	409,000	86%	9,500
- Single-Family	308,000	550,000	242,000	79%	5,700
- Multi-Family	166,000	333,000	167,000	100%	3,800

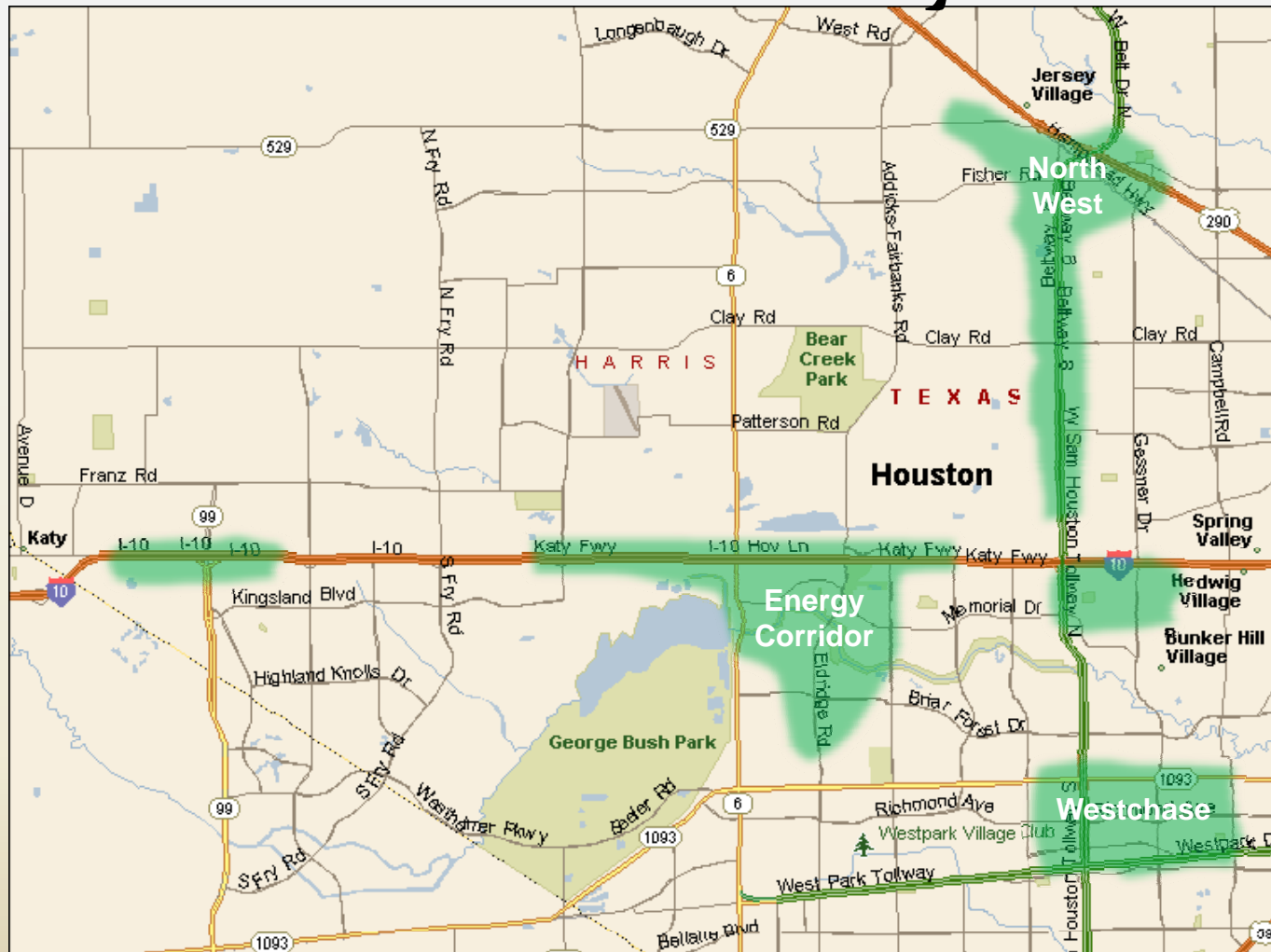


Greater West Houston 2050 Employment

Category	2007	2050	Change 2007 - 2050	%Change 2007 - 2050
Total Employment	548,000	925,000	377,000	69%
- Office	275,000	443,000	168,000	61%
- Medical	36,000	75,000	39,000	108%
- Government	27,000	55,000	28,000	104%
- Retail	93,000	157,000	64,000	69%
- Industrial	82,000	130,000	48,000	59%
- Educational	35,000	65,000	30,000	86%



West Houston Activity Centers



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Is this Regional Growth Inevitable?

- The factors that have gotten us here must be maintained or improved.
 - Low cost of living (housing) for employees and low business costs including taxes
 - Low hurdles for entry/expansion of businesses
 - High quality of life for residents
 - Environmental quality
 - Education (all levels)
 - Traffic / mobility
 - Neighborhood quality
 - Neighborhood security
 - Parks and open-space

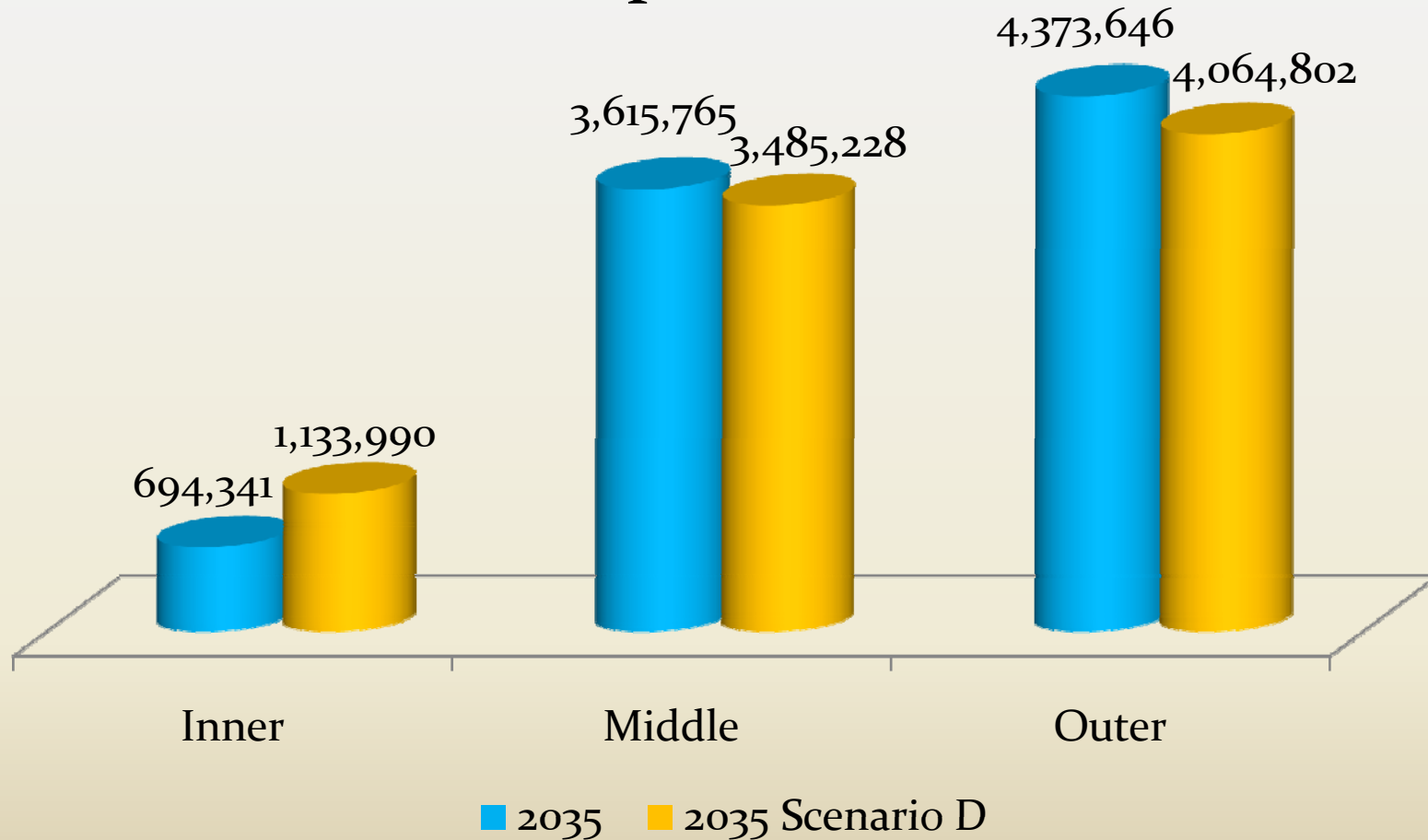


Are the Growth Patterns Set?

- Public facilities and services must improve and keep pace with growth
- There **is** a movement to change development patterns to create a denser urban core.
 - H-GAC has included an alternate land use scenario in the Regional Transportation Plan 2035

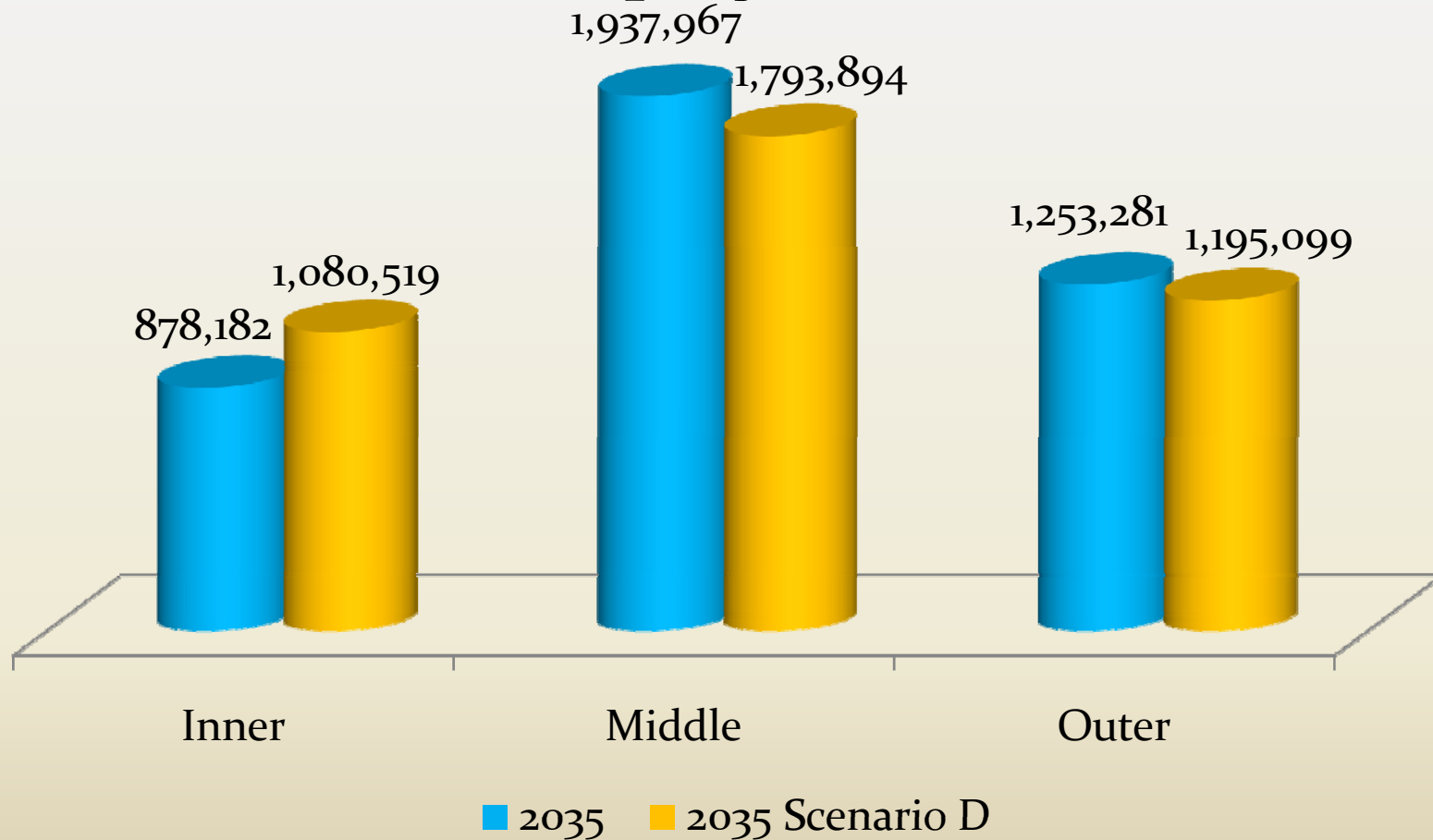


2035 Envision Scenario Population



2035 Envision Scenario

Employment







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