

# Expanding Housing Opportunity in Central Texas



# PEGASUS PLANNING AND DEVELOPMENT

*Market Analysis, Economic Development and Revitalization*



## Specializations:

- Strategic Planning
- Market Analysis
- Workforce Housing Analysis
- Downtown Revitalization
- Economic/Fiscal Impact Analysis
- Private-Public Partnerships
- Economic Development
- Entrepreneurship
- Urban & Regional Planning
- Land Development
- Feasibility Study
- Scenario Modeling / Analysis

## Select Clients include:

Oklahoma City  
Dallas Community College  
Edinburg, Texas  
Buda, Texas  
San Marcos, Texas  
Palacios, Texas  
Cibolo, Texas  
Schertz, Texas  
Jarrell, Texas  
Rockwall, Texas  
Austin, Texas  
Meridian, Idaho  
Boise, Idaho  
State of Mississippi  
Gulfport, Mississippi  
State of Louisiana  
Pensacola, Florida  
Emporia, Kansas  
State of Vermont  
Puyallup, Washington  
Stillwell, Oklahoma  
Fort Smith, Arkansas  
Helena, Arkansas  
Arkadelphia, Arkansas



**4,000 Acre Master Plan (MS)**



**San Marcos Downtown Plan**



## FRAMING THE ISSUE

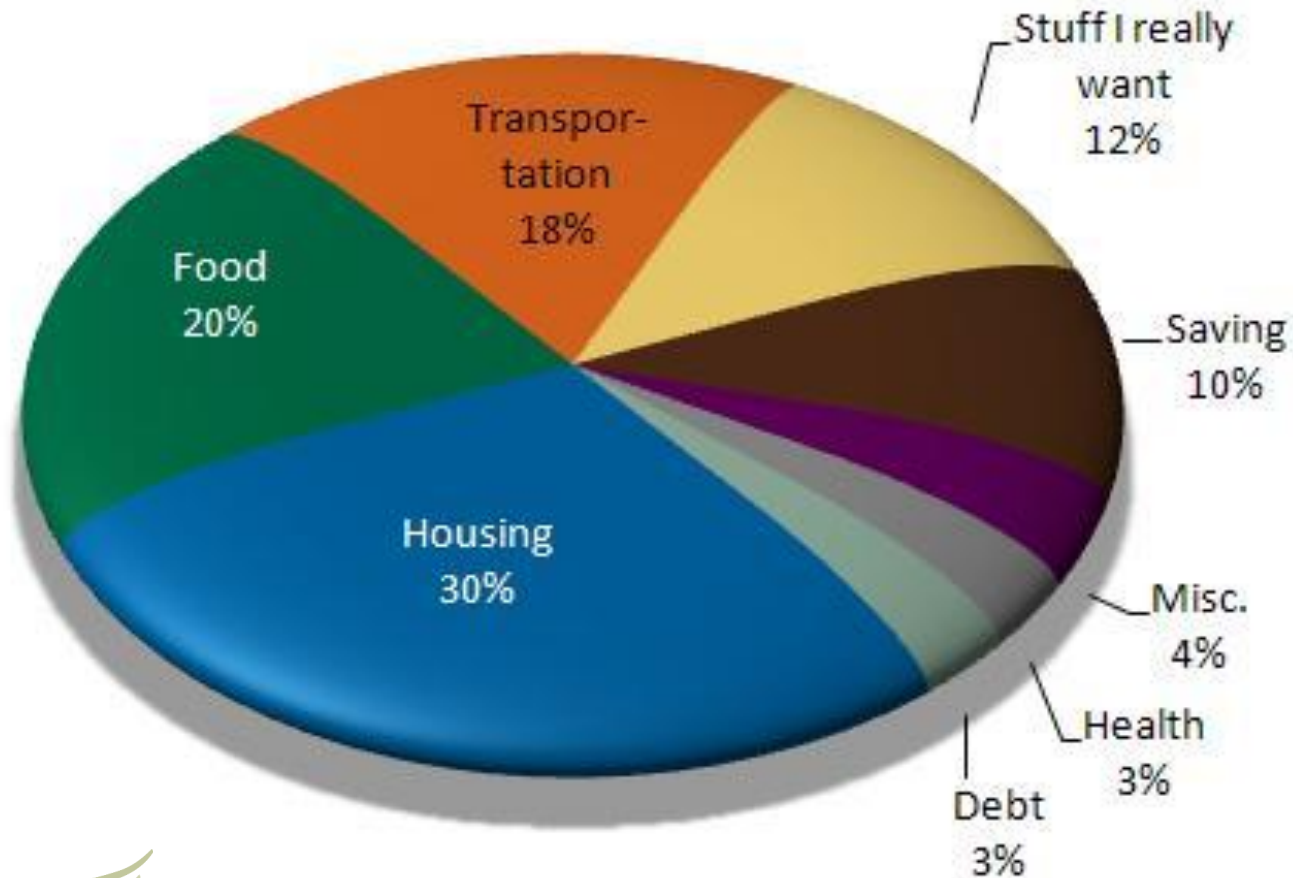
- Housing Cost Burdened
- Cost of Transportation
- Cost of Food
- Cost of Daycare

## ADDRESSING THE ISSUE

- Public Policy
- Capacity Building
- Publicly-owned Land
- Finance



# Affordability is NOT just about the House...





# Food Deserts in Central Texas





# The Rise of Agrarianism



# Site Plan





# 80 Homes on 10 Acres

1-3 Bedrooms, 650 – 1500 SF

## Affordability

- \$125k-\$275k
- ½ mile to Downtown Elgin
- CARTS and CapMetro Stations

## Sustainability

- Rainwater Collection
- Solar
- 5 lbs organics/wk

## Co-Housing

- Trails, Plazas & Active Recreation
- Common House
- Dog Parks, Community Programs





- Chestnut Neighborhood Revitalization Corporation was established in 1999 as a 501 c3 non-profit Community and Housing Development Organization.
  - ✓ Create and sustain housing for existing and new residents
  - ✓ Help implement the Chestnut Neighborhood Plan (1<sup>st</sup> in CoA)
  - ✓ **Help small businesses**
- CNRC is managed by a Board of Directors

## What have we done?

- Single family homes
- 22-unit senior housing project  
(Franklin Gardens @ MLK and EM Franklin)





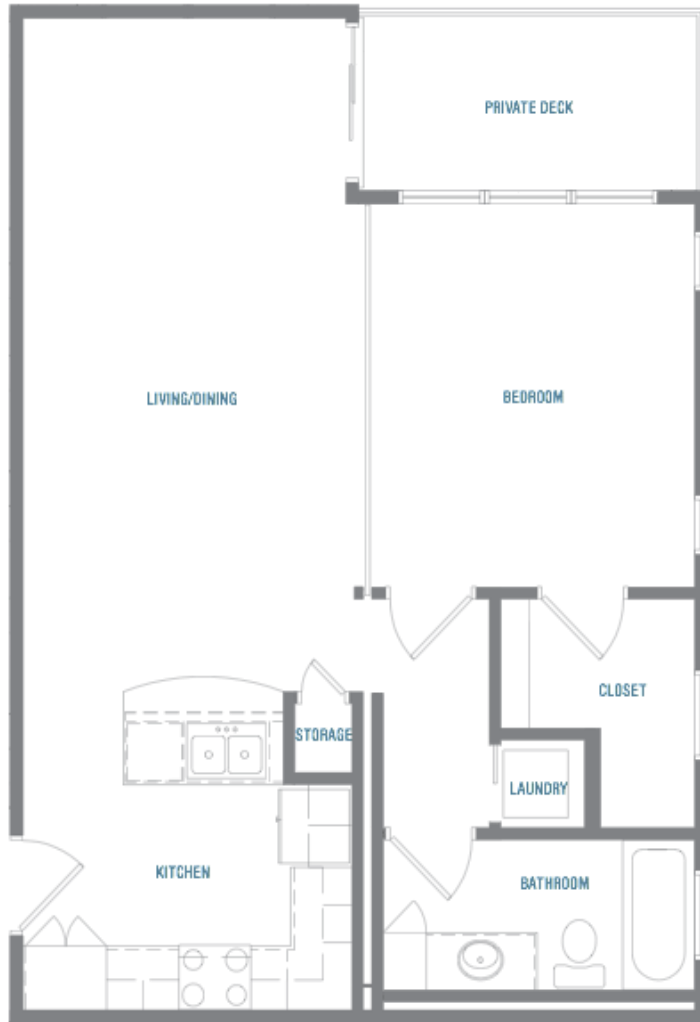
# THE CHICON



[www.ChestnutNRC.org](http://www.ChestnutNRC.org)







## 43 Total Units

- (27) 1/1s
- (12) 2/2s
- (4) 3/2s

**33 affordable units for ownership at**

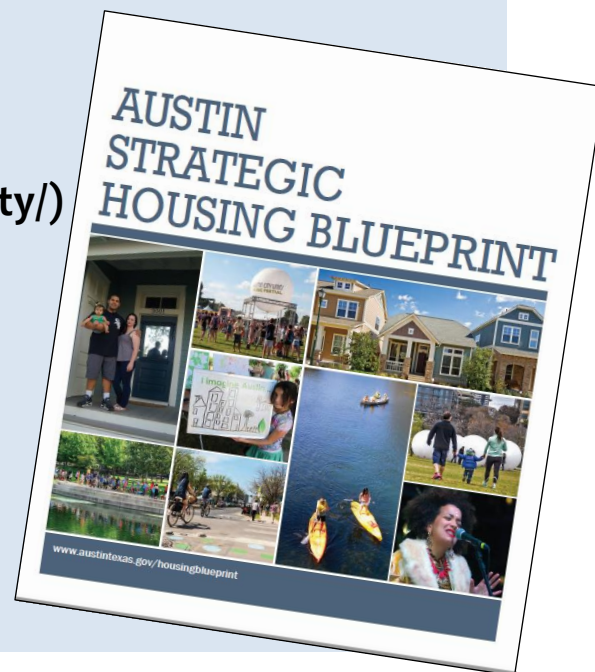
**80% MFI or below**

**10 Commercial units**

FOR MORE INFORMATION, VISIT [THECHICON.COM](http://THECHICON.COM)

# Public Policy

- COA Housing Bond (\$280M); \$100M for land acquisition
  - *GOAL: 135,000 affordable units within 10 years*
- REDUCTION or ELIMINATION of Parking Requirement
- Public-Private Partnerships
- Affordable Housing Accelerator  
 (<https://www.impacthubaustin.com/accelerator/affordability/>)





# OPPORTUNITY ZONES

*The best economic development tool for cities & investors.*

## What You Need to Know About Opportunity Zones

Pay as little as \$0 in capital gains on your next decade of investment returns.



by SEAN GARRETSON

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