

West Houston Association

**Quality Planned
Development Committee**

Meeting Notes

12:00pm, Thursday, October 18, 2018

12:00pm to 1:30pm Location: WHA Office

Attendees on October 18, 2018

Collin Piers
Auggie Campbell
David Corbin

Carmen Kumpula
Imani Forrest
Daniel Lozano

Justin Goodman
Brian Stidham
Randy Stuewer

Colleen Castroman

- I. Welcome
- II. Committee Business
 - a. Discussion: The Value of Amenities—What Communities Want & Need
 - i. *Stuewer presented a report by MetroStudy showing the top community amenities in the Houston Market by overall annual new home starts in 2Q 2018. The following information was presented:*
 1. *Gated Communities: 3,349 Annual Starts (12%)*
 2. *Golf Course Communities: 273 Annual Starts (1%)*
 3. *Communities with Club Houses/Rec Centers: 11,283 Annual Starts (39%)*
 4. *Communities Offering Full Exterior Maintenance: 109 Annual Starts (0.4%)*
 5. *Communities with Lakes & Ponds: 10,944 Annual Starts (38%)*
 6. *Communities with Swimming Pools: 12,416 Annual Starts (43%)*
 - ii. *The committee discussed the fact that there are amenities incorporated into developments that some people do not use. A few of those include apartment gyms and pools. Pools can be a liability and require a lifeguard for residents to use them. Food service programs are also tricky and are not always sustainable.*
 - iii. *The committee discussed communities with novelty amenities and if those would work long-term. An example would be communities with golf courses are no longer a top priority for buyers. The group discussed discovering the niche of people who are interested in those novelty ideas and focusing on them to sustain that type of community.*

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- iv. Amenities are not the only draw. The committee discussed that the development is all market price driven. Hidden Arbor did not have amenities but did have trees and bigger yards and sold many homes quickly.
- v. Many residents believe that there are enough roofs in the community to pay for these types of amenities but do not want an increase in their HOA or maintenance costs. Common areas have a life cost that can increase over time. Stuewer reported that based on their study trails were very important to residents as well. Providing shade and more trees is another amenity for buyers that brings maturity to the development. Corbin reported that some communities plant the tree's too close to the roads and sidewalks and then the roots start ripping up the concrete. Typically the HOA cannot afford to remove them once this happens.
- vi. Stuewer presented to the group the top new home communities in Houston. Sienna Plantation is at the top with 479 starts. The committee discussed that a variety of factors could cause other communities to have lower starts including:
 1. Product available
 2. Community location
 3. Community maturity

b. Policy Legislative Discussion

- i. Campbell reported that if this committee has any legislation they would like WHA to address they can develop white pages for the WHA executive committee to review.
- ii. Resiliency will be a top priority. WHA has been heavily involved in Houston Stronger and is still looking for the \$1B from the state that is in the Houston Stronger plan. Houston Stronger will be focusing on the policy aspect and making sure the funds are used efficiently.
- iii. Campbell reported that similar legislation of Bettencourt's priorities from 2 years ago will be up including:
 1. Making is easier for property owners to de-annex from MUD's
 2. Anti-TIRZ
 3. Revenue Cap at 2.5% - The Governor is pushing this legislation.
- iv. Corbin reported that Tuesday, October 30th is the AWBD legislative hearing featuring Howard Cohen (Schwartz, Page & Harding) and Robert Bobbitt (Radcliffe Bobbitt Adams Polley).
- v. The committee discussed the Atlas 14 changes and how this will affect development. The amount of land set aside for detention will increase from 10% to approximately 20%. Kumpula will send the committee the NOAA report.

III. Adjourn

2018 WHA Quality Planned Development--COMMITTEE MEETING SCHEDULE (PROPOSED)
 All Meetings at WHA Office (unless otherwise noted)

~~THURSDAY, FEBRUARY 15~~
~~THURSDAY, APRIL 19~~
~~THURSDAY, JUNE 21~~

THURSDAY, AUGUST 16
 THURSDAY, OCTOBER 18
 THURSDAY, DECEMBER 20