PARIS HOUSING MARKET ANALYSIS

JUNE 2024

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Thank you to all who made this project possible and gave their time to make Paris a better place to live:

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PURPOSE

The Paris market, like many communities in east Texas, has had less population growth compared to other Texas regions. However, the City of Paris has made huge strides in attracting employers and improving the quality of life for its residents. This is consistent with the 2018 comprehensive plan and Downtown study recommendations. As a result, Paris has seen an increase in economic development and private investment. The Paris Economic Development Corporation has been successful in recruiting major employers to Paris which has expanded primary jobs and increased local wealth. These efforts create demand for new housing across all sectors.

PROCESS

This housing analysis was completed in two phases. The initial phase was conducted in April 2023 that consisted of a high-level assessment. The second phase started in October 2023 included a more detailed analysis of existing neighborhoods, demand for new product, and a component to address affordability.

This report is divided into four chapters:

- *Chapter 1: Existing Conditions* This chapter discusses the existing conditions of Paris related to the housing market. Items discussed in this chapter include demographics, psychographics, the labor market and commuting patterns, the economics of housing and homebuying, housing types, and historical development activity.
- *Chapter 2: Existing Housing* The City of Paris was split into eight Neighborhood Units (NUs) to understand factors affecting the neighborhood health of different parts of the City.
- *Chapter 3: Attainable Housing* This chapter discusses affordability and recommendations to make housing more attainable for a large segment of the Paris population.
- *Chapter 4: New Development* This chapter discusses new development activity in Paris and demand for future housing.

Map 1: Paris Location in Northeast Texas

BACKGROUND

Paris is located in northeast Texas and serves as the county seat of Lamar County. Paris was incorporated in 1845 and long served as a railroad destination and cotton exchange. Paris' economy today is largely based in healthcare and manufacturing. Paris is situated along US Route 82, approximately 100 miles northeast of Dallas.

The neighborhoods surrounding Downtown Paris are generally older, and consist of post-war workforce housing, but this area is attracting new infill housing through redevelopment and gentrification through revitalization. Newer residential construction of traditional housing is generally occurring on the outskirts of Paris' city limits.

EXECUTIVE SUMMARY

Paris benefits from a large proportionate share of aging affordable housing stock that spans across many decades of construction and many varieties of housing types and styles. The historic architecture in the neighborhoods and commercial areas surrounding Downtown Paris highlight the heritage of the city and should be protected as much as possible. However, a large percentage of housing is afflicted with a lack of maintenance and a number of houses are in disrepair and, or vacant. Paris also lacks higher price point housing options. Many of the upper management and executives who work in Paris shared that they commute outside the city due to the lack of quality housing, and many residents expressed that there are limited options for move-up product for residents that desire upgraded housing stock.

DEMOGRAPHIC SNAPSHOT

To understand the factors that drive the Paris housing market, it is important to look at demographics. A few notable takeaways are:

- Paris has a higher proportion of renter-occupied housing than both the surrounding county and the State of Texas. Higher concentrations of renter-occupied housing affects neighborhood stability.
- Median household incomes in Paris are lower than the surrounding Lamar County. Lower incomes affects affordability.

	PARIS	LAMAR CO	TEXAS
2023 Population	24,485	50,236	30,506,523
2028 Population	24,299	50,068	32,021,944
Average HH Size	2.32	2.42	2.71
Median Age	39.6	41.9	35.7
Median HH Income	$38,505	$53,724	$69,529
Average HH Income	$57,557	$70,518	$102,636
Disposable Income	$34,398	$46,010	$58,527
Owner-Occupied Housing	52.3%	67.0%	63.0%

Source: Esri

- Paris will decline in population slightly between today and 2028. Decreasing population will decrease housing demand.

LABOR MARKET

Approximately 70% of the jobs within the city limits of Paris are held by commuters that live outside of Paris. More than half (54%) of Paris residents work outside the city limits of Paris. A more balanced housing market with a diversity of housing types and prices may entice workers who live outside of Paris to relocate and those that work in Paris to purchase a home within Paris to reduce commute times and increase convenience.

SOAR ASSESSMENT

As part of this initial assessment, Catalyst Commercial conducted a Strengths, Opportunities, Aspirations, and Results (SOAR) Analysis. SOAR is a strategic planning tool that considers Paris' current position with ideas and aspirations about its future so we can create a forward-looking vision. SOAR focuses on what Paris does well and on converting the weaknesses and threats into opportunities.

Strengths

- Low housing and land costs compared to regional metro areas
- Diverse housing stock - over 30% of housing units in Paris are not traditional single family detached
- Historic architecture of housing, commercial, and civic/institutional structures
- Strong rental market - property owners noted that there is often a deep waiting list for rental units
- Proximity to the DFW Metroplex allows Paris residents to visit DFW and take advantage of the amenities as needed without the daily traffic and cost of living in DFW

Opportunities

- Increase the inventory of owner-occupied and renter-occupied housing stock to accommodate demand

EXECUTIVE SUMMARY

- Increase housing stock for employees to attract companies looking to locate/relocate to Paris
- Increase maintenance and code compliance of existing housing stock to improve housing conditions
- Promote high-quality infill housing in vacant parcels
- Rehabilitate or continue to acquire and raze dilapidated structures
- Expand rental licensing/inspection program citywide

Aspirations

- Balanced housing market with housing types for a wide range of life stages and price points
- Invest in neighborhoods to increase property values to improve tax revenues, which will provide additional funds to upgrade infrastructure and invest in quality of life improvements
- Educate public and other professionals on housing needs and underserved housing options
- Adopt effective programs and policies to improve housing options
- Explore effectiveness of the 5-in-5 Infill Development Program
- Quality of life improvements from the public domain - recreation centers, amenities, and parks.

EMERGING ISSUES AND IMPEDIMENTS TO NEW DEVELOPMENT

Despite the growing economy in the area, there are multiple issues that Paris currently faces that should be addressed.

- *Lack of housing choice:* Many of the people that work in Paris and earn high incomes choose to commute into Paris and live outside the city limits in county jurisdiction or some outside the county, likely due to a lack of available housing stock in the $350K+ price range.
- *Blight and code violations:* Paris suffers from blight and code violations in many areas of the City. Poor housing condition is a danger to the residents and neighborhoods. The City has an annual budget of $150K that is used to demolish blighted structures and uses a combination of internal Public Works staff and third parties for the demolition. The City has an innovative deconstruction program that allows individuals to salvage building materials from structures that are soon to be demolished. This reduces cost to the city, reduces construction waste, and saves some of the architectural and design elements from housing that was originally built with high quality features. The current list has approximately 60 homes awaiting demolition.
- *Lack of growth:* Paris has not experienced the same explosive population growth that the nearby DFW Metroplex has seen. Paris has a smaller population than it did in 1980. The lack of growth and real estate appreciation also means the city is not capturing the growth in property tax revenue that it would use to build new amenities and provide city services to the citizens.
- *Rental concentration:* There is huge pressure for rental units within the City. Often renters let life-safety issues with the properties go unreported because they do not want to lose their homes.
- *New construction in the County:* There is concern that continued construction within the county, outside the city limits of Paris, will add strain to the infrastructure systems in the city without the added tax revenue. Construction of housing in the county is initially cheaper for the builder and end user due to lower permitting fees and fewer mandated building codes. The lack of housing inventory and choices within the City of Paris only adds to the desire of some households to locate within the county rather than within the city limits of Paris.
- *Lack of Large Parcels with Utilities:* There is currently a lack of large (10+ acres) parcels in Paris that are serviced by, or within 1/2 mile of, water and sewer. These larger parcels are needed to facilitate the development of master planned or amenitized communities such as Forestbrook Estates. Most of these utility-serviced parcels are located in the northeast part of the city. The cost to extend service to a parcel is paid by the developer, though the city does pay for upsizing existing utilities. A strategic housing-focused approach to future infrastructure development plans may open additional options available for new development. This residential land inventory is discussed later in Chapter 4: New Development.

EXECUTIVE SUMMARY

DEMAND ANALYSIS

This analysis identified future residential demand stemming from population growth, demographic changes, natural market turnover, and local or regional market activity creating jobs and subsequently the need for additional housing. It is estimated that Paris could capture and absorb 160 units annually of new, owner-occupied residential and 172 units annually of new, renter-occupied residential over the next five years.

RECOMMENDATIONS

The results of this market analysis were synthesized into multiple recommendations focused on each of the three aspects of this analysis.

Existing Housing

- R.1. Neighborhood Health: continue demolition of blighted structures, continue proactive code enforcement
- R.2. Rental registration program: all rental properties within the city limits should have oversight through the rental registration program
- R.3. Short term rentals: the city is missing out on hotel occupancy tax revenue that these properties do generate, but most are not paying currently

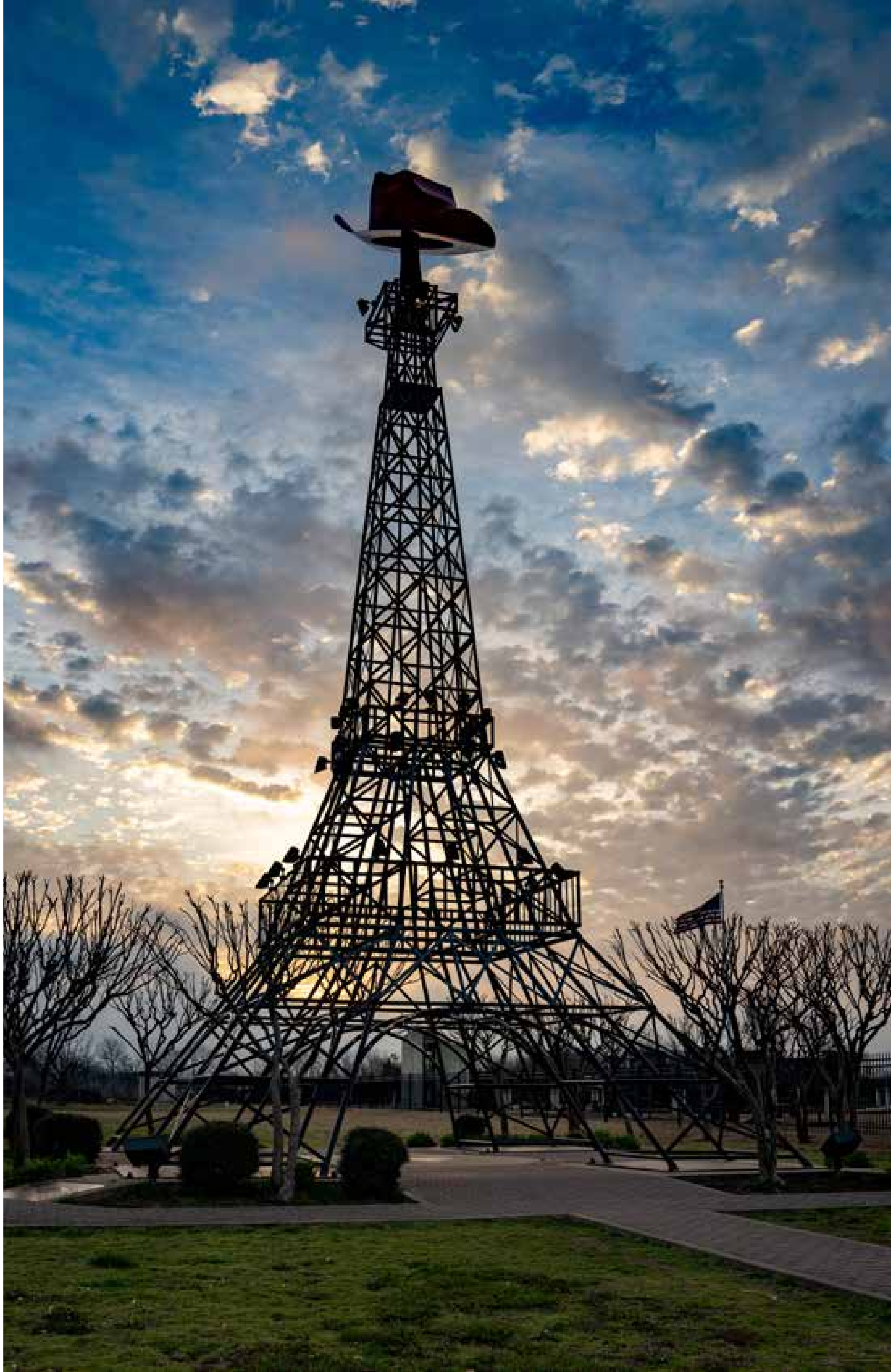
Attainable Housing

- R.1. 5-in-5 Infill Development Program: Develop pre-approved building plans for use in the 5-in-5 Infill Development Program to achieve a high-quality end product. Consider expanding the geography and scope to become a larger infill development program.
- R.2. Creative Solutions for Funding Attainable Housing: Consider programs (grants, loans, or reimbursements) to add to Paris' toolkit to address affordability for income eligible buyers.
- R.3. Accessory Dwelling Units: Consider allowing the addition of accessory dwelling units citywide, in special districts, or on lots meeting certain criteria.

New Development

- R.1. Impact Fees: Implement impact fees for new development.
- R.2. Demolition-Rebuild Program: Implement a demolition-rebuild program that incentivizes owners to demolish structures beyond their usable life and build a new structure in its place.
- R.3. Housing Committee: Establish a housing committee to oversee all housing efforts with a mix of elected or appointed members and staff. This committee will continue to assess and make recommendations on addressing neighborhood health issues, development standards, and the future land use plan as it relates to housing.
- R.4. Livability of Paris: Increase the livability of Paris by continuing economic development efforts that make Paris a great place to live.
- R.5. Survey of Employees: Over 70% of jobs in Paris are held by non-residents. Survey employees to understand their motivations for living outside the city limits.

CHAPTER 1
EXISTING CONDITIONS



NEIGHBORHOOD UNITS

NEIGHBORHOOD UNITS

To better contextualize the nuance of Paris' housing and demographics, the city was divided into eight Neighborhood Units (NUs) to better understand nuance within neighborhoods that wouldn't be seen by looking at the city as a whole. These neighborhood units divided the city into units with similar character and development age and the boundaries of each NU generally fall along Census Block Group boundaries. Details of each unit's unique characteristics and locations are described below.

The City of Paris contains a variety of housing types, built across multiple decades and with multiple unit types, sizes, and styles. Paris is centered around a downtown core, with an older surrounding housing stock and newer developments often concentrated on the periphery of the city limits. Specifically, much of the recent development is concentrated in Neighborhood Units 1 and 5, with the Forestbrook Estates development set to occur in NU6 as well. The 5-in-5 Infill Development Program holds a large number of lots, concentrated in NUs 2, 3, 7, and 8. These infill lots will potentially provide a pathway for an increase in new housing development inside of Paris' core, where most of its oldest housing stock lies.

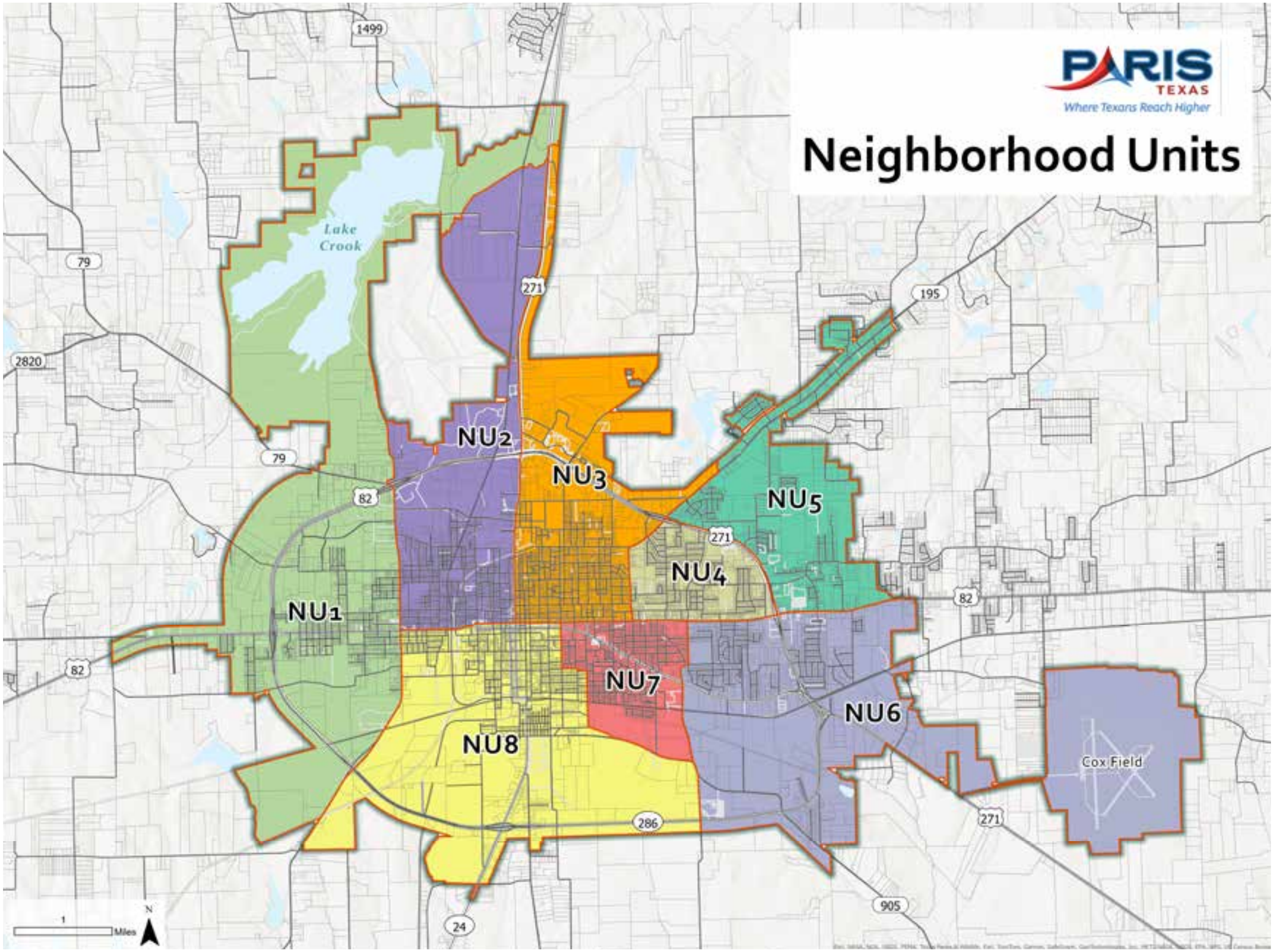
Renter-occupied housing constitutes 52.3% of the city's housing stock, which is below the statewide average of 63%. The increase in mortgage rates makes the purchase of owner-occupied housing more difficult, as they push monthly mortgage levels to increasingly unattainable levels. New developments that are underway currently plan to add additional owner-occupied housing stock into the city. For example, the Forestbrook Estates development will add 183 new single family homes in its first phase and is located in NU6 near the new Paris High School.

In October 2023, the Catalyst Commercial team performed an initial physical review of neighborhoods in Paris. During this process the team reviewed all eight NUs to document conditions and issues facing each neighborhood. The breakdown of the initial assessment for each NU is on the following pages.

	NU1	NU2	NU3	NU4	NU5	NU6	NU7	NU8	PARIS
1 Unit Detached	89.4%	67.4%	58.3%	56.7%	87.0%	70.5%	71.0%	67.2%	69.2%
1 Unit Attached	1.8%	1.5%	0.0%	3.6%	3.4%	1.3%	3.5%	0.0%	1.9%
2 Units	0.7%	0.0%	3.3%	15.2%	2.7%	0.7%	3.0%	5.0%	4.3%
3 or 4 Units	0.0%	10.5%	10.6%	15.0%	0.0%	2.2%	5.2%	5.9%	6.8%
5 to 9 Units	2.7%	0.3%	13.7%	2.4%	1.4%	3.7%	6.7%	9.1%	5.4%
10 to 19 Units	0.0%	1.9%	1.1%	0.0%	0.8%	8.8%	1.8%	3.0%	2.2%
20 to 49 Units	2.0%	3.0%	5.2%	1.9%	1.5%	8.5%	8.9%	3.5%	4.5%
50 or More Units	0.0%	5.3%	3.2%	4.0%	3.4%	0.6%	0.0%	0.0%	2.0%
Other	3.6%	10.2%	4.6%	1.2%	0.0%	3.9%	0.0%	6.4%	3.7%

Source: Esri

NEIGHBORHOOD UNITS



Map 2: Neighborhood Units

DEMOGRAPHICS

POPULATION

US Census Bureau data estimated that Paris' population in 1990 was 25,574, while 2023 Esri data estimates the current population to be 24,485, representing a small decline over the period from 1990 to 2023. The City's population is projected to continue to decline at an annual rate of -0.15% through 2028 to a population of 24,299. Certain Neighborhood Units are projected to have greater declines, with NU6 and NU7 expected to decline at a rate faster than -0.7%. However, Neighborhood Units 2, 4, and 5 are all projected to see increases over this period, with NU8 expecting the largest at 0.5%. Contrary to Paris, Lamar County has experienced a population increase since its 1990 Census projection of 43,949, with Esri estimating a 2023 population of 50,263. Through 2028, the County is projected to experience a similar population decline as Paris, shrinking at an annual rate of -0.07%, to a population of 50,068.

TOTAL POPULATION	PARIS	LAMAR CO	TEXAS
1900	9,358	48,627	3,048,710
1910	11,269	46,544	3,896,542
1920	15,040	55,742	4,663,228
1930	15,649	48,529	5,824,715
1940	18,678	50,425	6,414,824
1950	21,643	43,033	7,711,194
1960	20,977	34,234	9,579,677
1970	23,441	36,062	11,196,730
1980	25,498	42,156	14,229,191
1990	24,799	43,949	16,986,510
2000	25,898	48,499	20,851,820
2010	25,171	49,793	25,145,561
2020	24,476	50,088	29,145,505
2023	24,485	50,236	30,506,523
2028	24,299	50,068	32,021,944

Source: Esri

Both Paris and Lamar County lag behind the significant growth of Texas which has increased from a total population of 17.04 million in 1990 to 30.51 million in 2023. Esri estimates that Texas has grown an additional 3.9% since 2020, with most of that growth occurring in Texas' largest metropolitan areas. This growth is expected to continue, with Texas Demographic Center projecting the Texas population to reach nearly 55 million by 2050 based on historical growth patterns. According to the US Census Bureau, Texas gained over 9 million residents between 2000 and 2022. This represents the largest gain in the nation during this time period, and over 3 million more than Florida, the state with the second largest gain. Additionally, Texas gained 152,000 residents from July 2022 to July 2023.

POPULATION GROWTH	2023 POPULATION	2023-2028 ANNUAL GROWTH RATE	2028 POPULATION
NU1	2,714	-0.3%	2,673
NU2	1,989	0.1%	1,996
NU3	3,543	-0.2%	3,503
NU4	3,416	0.0%	3,422
NU5	2,616	0.3%	2,653
NU6	3,441	-0.7%	3,319
NU7	3,447	-0.8%	3,315
NU8	3,319	0.5%	3,405
Paris	24,485	-0.2%	24,299

Source: Esri

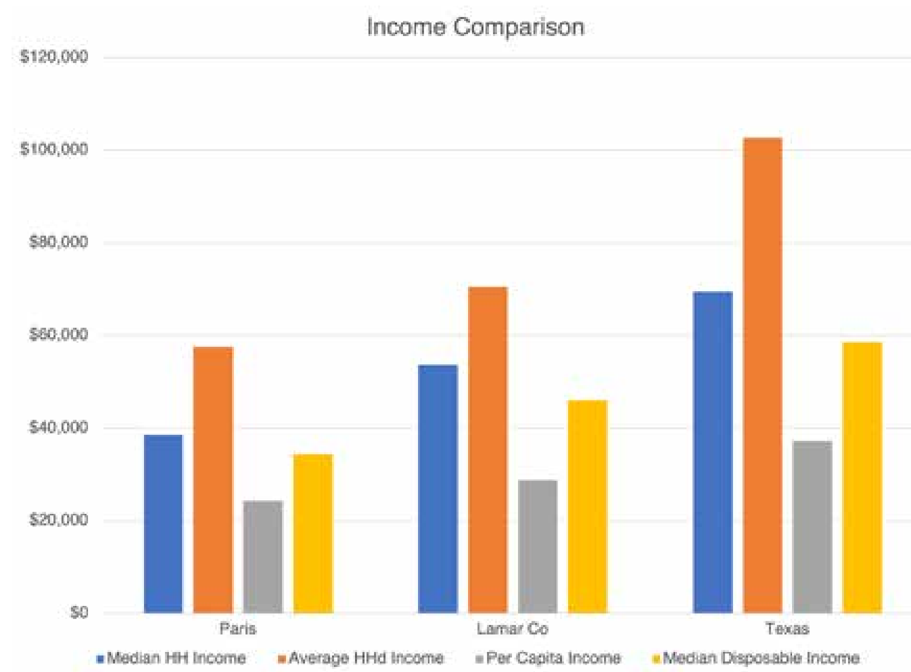
DEMOGRAPHICS

INCOME

As a part of their American Community Survey, the US Census Bureau studies poverty at the city level. In their most recent study in 2021, the poverty threshold for a family of two was set at $17,529. Income thresholds are set based upon Consumer Price Index data and vary based upon family size and composition. For Paris, the Census Bureau estimates that 23% of households in the city live below the poverty threshold, higher than the statewide estimate of 14%.

According to current Esri estimates, median household income within Paris is $38,505, lower than that of Lamar County at $53,724 and Texas at $69,529. The income bracket with the highest percentage of Paris households is for those earning below $15k, representing 21.1% of Paris households. Households earning above $150k represent 5% of the Paris households.

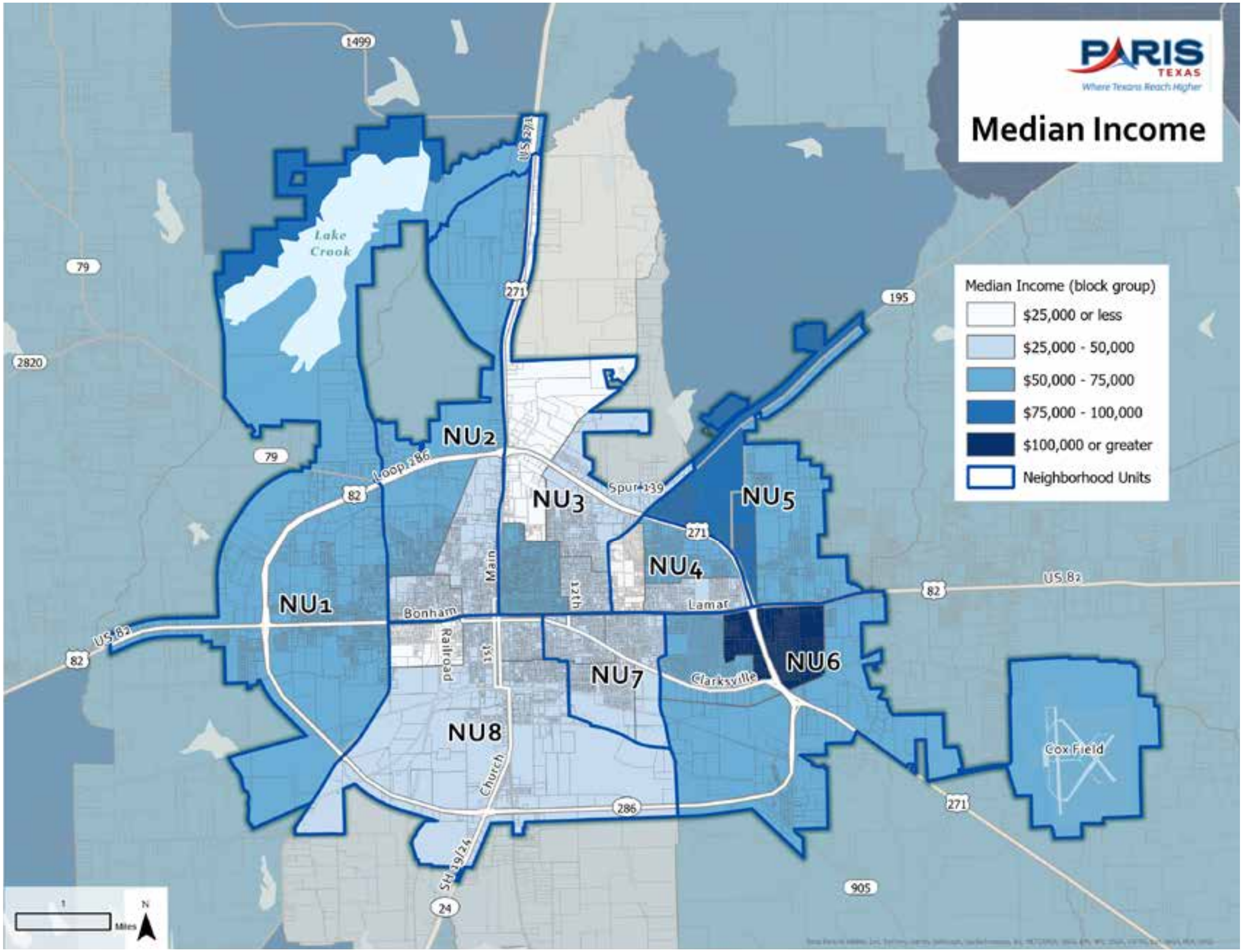
Across the United States, rising interest rates and property insurance costs are reducing affordability. Median net worth is higher at the county level ($95.9k) than in Paris ($29.5k), indicating a stronger financial health across Lamar County than that of Paris. Stronger financial health would allow residents to better weather these increasing costs related to housing.



INCOME COMPARISON	NU1	NU2	NU3	NU4	NU5	NU6	NU7	NU8	PARIS
Median HH Income	$57,097	$33,033	$23,270	$36,568	$58,612	$62,105	$34,030	$19,529	$38,505
Average HH Income	$67,361	$49,344	$43,083	$52,053	$83,039	$82,246	$47,848	$36,765	$57,557
Per Capita Income	$27,303	$20,715	$18,461	$24,138	$35,700	$35,562	$18,728	$15,239	$24,360
Disposable Income	$50,097	$28,746	$21,489	$32,527	$50,915	$53,079	$30,641	$18,190	$34,398
Median Net Worth	$65,368	$14,666	$12,444	$25,716	$165,443	$126,494	$19,693	$11,237	$29,522
Average Net Worth	$246,264	$150,800	$108,210	$126,796	$683,290	$578,974	$123,803	$85,176	$259,213

Source: Esri

DEMOGRAPHICS

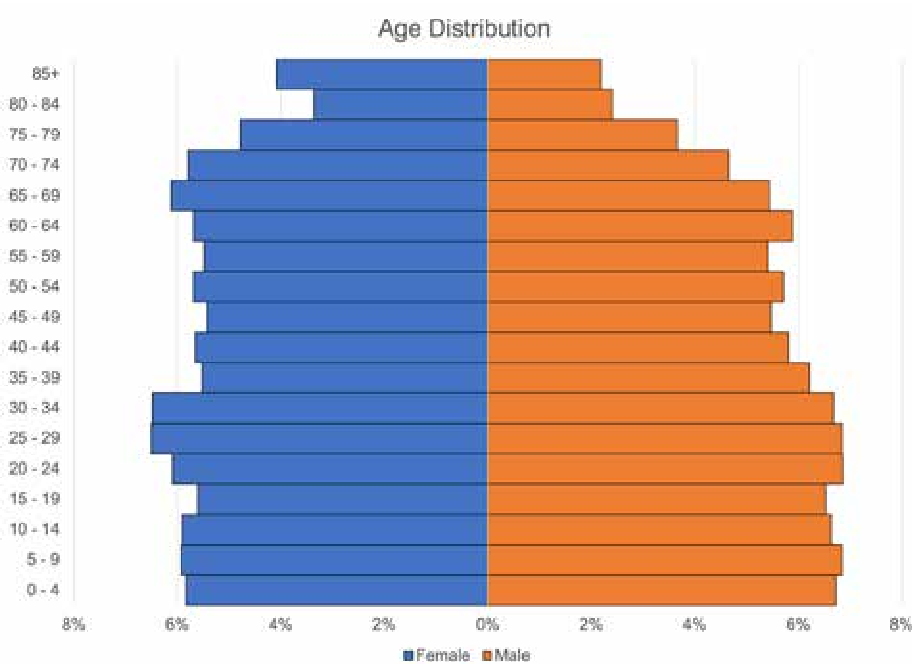


Map 3: Median Household Income

DEMOGRAPHICS

AGE

According to 2023 Esri estimates, the median age in Paris is 39.6, nearly four years above the median age in Texas but more than two years below the Lamar County median. The Silent, Greatest, and Baby Boomer Generations represent 28.3% of Paris' population, above the Texas percentage of 21.1% and below the Lamar County percentage of 29.7%. Housing choices tend to change with age, and creating a variety of housing types allows for residents to adapt their choices to their lifestyle. Younger demographics may opt for smaller, rental properties to create financial flexibility, while families with children may choose to rent or purchase properties with a larger footprint to give their families space. Empty-nesters and retirees may then again choose to downsize for a variety of reasons, including affordability, ease of maintenance, or proximity to amenities.



AGE (YEAR BORN)	PARIS	LAMAR CO	TEXAS
Silent & Greatest Generations (1945 or Earlier)	7.7%	6.7%	3.8%
Baby Boomer (1946 to 1964)	20.6%	23.0%	17.3%
Generation X (1965 to 1980)	17.8%	19.1%	18.7%
Millennial (1981 to 1998)	22.5%	22.2%	25.9%
Generation Z (1999 to 2016)	22.5%	21.2%	24.8%
Generation Alpha (2017 or Later)	8.9%	7.9%	9.5%

Source: Esri

EDUCATION

When compared to the state, Paris residents over the age of 25 are more likely to obtain their high school diploma but less likely to obtain a post-secondary degree. Residents of Neighborhood Units 5 and 6 are significantly more likely to hold a Graduate or Professional degree, with 12.3% and 23.3% of their respective populations over 25 having obtained one. Alternatively, in Neighborhood Units 2, 3, and 8, over 20% of the population over the age of 25 have not obtained a high school diploma. Higher education levels generally translate to higher income levels, which create increased discretionary spending within the city and help improve housing affordability for households via increased spending power.

EDUCATIONAL ATTAINMENT	PARIS	LAMAR CO	TEXAS
No Diploma	11.9%	11.0%	13.2%
High School Diploma	28.0%	29.4%	20.9%
GED/Alternative Credential	6.2%	6.3%	4.4%
Some College/No Degree	23.1%	20.6%	18.4%
Associate's Degree	11.1%	10.9%	8.2%
Bachelor's Degree	12.3%	14.7%	22.8%
Graduate/Professional Degree	7.4%	7.1%	12.1%

Source: Esri

PSYCHOGRAPHICS

PSYCHOGRAPHICS

Psychographics are developed through quantitative and qualitative methodology to further understand the nuances of consumers' psychological attributes. Psychographics study personality, values, opinions, attitudes, interests, and lifestyles in concert with traditional demographic factors. This includes a wide range of topics — from health, to politics, to technology adoption. Each consumer's unique attitudes influence his or her lifestyle choices. And their lifestyles impact their purchasing decisions on housing, clothing, food, entertainment, and more.

Psychographics are critical in understanding a population's attitudes and interests rather than being limited by "objective" demographics. While demographics can tell us about a household's size and average income, psychographics can help to paint a picture of why that family may purchase a particular item or have preferences related to technology.

The segmentation profile for Paris is based on the Esri Tapestry lifestyle segmentation. A psychographic segment is assigned to each household, based on the dominant lifestyle segment. Once aggregated, a descriptive snapshot of the customer base can be derived. Tapestry classifies residential neighborhoods across the US into 67 unique segments based on demographic and socioeconomic characteristics. The top five segments within Paris are summarized as follows with detailed descriptions from Esri.

PSYCHOGRAPHIC PROFILE	% OF PARIS HOUSEHOLDS	% OF US HOUSEHOLDS
Small Town Sincerity (12C)	21.3%	1.8%
Old and Newcomers (8F)	20.4%	2.3%
Green Acres (6A)	11.3%	3.3%
Hometown Heritage (8G)	10.5%	1.2%
Midlife Constants (5E)	8.5%	2.4%

Source: Esri

PSYCHOGRAPHICS

Note: The "Index" represents the ratio of the segment rate to the US rate multiplied by 100.

SMALL TOWN SINCERITY

21.3% of Paris households

Average Household Size: 2.26
Median Age: 40.8
Median Household Income: $31,500

Who Are We?

Small Town Sincerity includes young families and senior householders that are bound by community ties. The lifestyle is down-to-earth and semirural, with television for entertainment and news, and emphasis on convenience for both young parents and senior citizens. Residents embark on pursuits including online computer games, renting movies, indoor gardening, and rural activities like hunting and fishing. Residents keep their finances simple— paying bills in person and avoiding debt.

Our Neighborhood

- Reside in small towns or semirural neighborhoods, mostly outside metropolitan areas.
- Homes are a mix of older single-family houses (61%), apartments, and mobile homes.
- Half of all homes are owner occupied (Index 79).
- Median home value of $92,300 is about half the US median.
- Average rent is $639 (Index 62).
- This is an older market, with half of the householders aged 55 years or older and predominantly single-person households (Index 139).

Socioeconomic Traits

- Education: 67% with high school diploma or some college.
- Labor force participation lower at 52% (Index 83), which could result from lack of jobs or retirement.
- Income from wages and salaries (Index 83), Social Security (Index 133) or retirement (Index 106), increased by Supplemental Security Income (Index 183).
- Price-conscious consumers that shop accordingly, with coupons at discount centers.
- Connected, but not to the latest or greatest gadgets; keep their landlines.
- Community-oriented residents; more conservative than middle of the road.
- Rely on television or newspapers to stay informed.

OLD AND NEWCOMERS

20.4% of Paris households

Average Household Size: 2.12
Median Age: 39.4
Median Household Income: $44,900

Who Are We?

This market features singles' lifestyles, on a budget. The focus is more on convenience than consumerism, economy over acquisition. Old and Newcomers is composed of neighborhoods in transition, populated by renters who are just beginning their careers or retiring. Some are still in college; some are taking adult education classes. They support charity causes and are environmentally conscious. Age is not always obvious from their choices.

Our Neighborhood

- Metropolitan city dwellers.
- Predominantly single households (Index 148), with a mix of married couples (no children); average household size lower at 2.12.
- 55% renter occupied; average rent is lower than the US (Index 85).
- 45% of housing units are single-family dwellings; 45% are multiunit buildings in older neighborhoods, built before 1980.
- Average vacancy rate at 11%.

Socioeconomic Traits

- An average labor force participation rate of 62.6%, despite the

PSYCHOGRAPHICS

increasing number of retired workers.

- 32% of households are currently receiving income from Social Security.
- 31% have a college degree (Index 99), 33% have some college education (Index 114), 9% are still enrolled in college (Index 121).
- Consumers are price aware and coupon clippers but open to impulse buys.
- They are attentive to environmental concerns.
- They are comfortable with the latest technology.

GREEN ACRES

11.3% of Paris households

Average Household Size: 2.70
Median Age: 43.9
Median Household Income: $76,800

Who Are We?

The Green Acres lifestyle features country living and self-reliance. Avid do-it-yourselfers, they maintain and remodel their homes with all the necessary power tools to accomplish the jobs. Gardening, especially growing vegetables, is a priority, again with the right tools, tillers, tractors, and riding mowers. Outdoor living features a variety of sports: hunting and fishing, motorcycling, hiking and camping, and even golf.

Our Neighborhood

- This large segment is concentrated in rural enclaves in metropolitan areas.
- Primarily (not exclusively) older homes with acreage; new housing growth in the past 15 years.
- Single-family, owner-occupied housing, with a median value of $235,500.
- An older market, primarily married couples, most with no children.

Socioeconomic Traits

- Education: More than 60% are college educated.
- Labor force participation rate is high at 66.8% (Index 107).
- Income is derived not only from wages and salaries but also from self-employment (more than 13% of households), investments (27% of households), and increasingly, from retirement.
- They are cautious consumers with a focus on quality and durability.
- Comfortable with technology, more as a tool than a trend: banking or paying bills online is convenient; but the internet is not viewed as entertainment.
- Economic outlook is professed as pessimistic, but consumers are comfortable with debt, primarily as home and auto loans, and investments.

HOMETOWN HERITAGE

10.5% of Paris households

Average Household Size: 2.66
Median Age: 32.4
Median Household Income: $28,200

Who Are We?

Hometown Heritage neighborhoods are in urbanized areas within central cities, with older housing, located mainly in the Midwest and South. This slightly smaller market is primarily a family market, married couples (with and without children) and single parents. They work mainly in service, manufacturing, and retail trade industries. 60% of householders are renters, living primarily in single-family homes, with a higher proportion of dwellings in 2–4 unit buildings.

Our Neighborhood

- Renters: About three-fifths of households.
- Primarily family households, married couples with or without children, single parents (Index 203), and multigenerational

households (Index 137).
- Primarily single-family homes (61%), with a higher proportion of dwellings in 2–4 unit buildings (Index 225).
- Older housing, built before 1960 (59%), with a higher proportion built in the 1940s (Index 215) or earlier (Index 257).
- Higher percentage of vacant housing units at 18% (Index 155).
- Most households with one or two vehicles (71%), but 19% have no vehicle (Index 204).

Socioeconomic Traits
- Education completed: 38% with a high school diploma only (Index 137); 28% with some college or an associate's degree (Index 97).
- Higher rates of employment in manufacturing.
- Labor force participation rate is lower at 57.1%.
- Wages and salaries are the primary source of income for 70% of households, with contributions from Supplemental Security Income for 12% (Index 232) and public assistance for 7% (Index 254).
- These cost-conscious consumers purchase sale items in bulk and buy generic over name brands.
- They tend to save money for a specific purpose.

MIDLIFE CONSTANTS

8.5% of Paris households

Average Household Size: 2.31
Median Age: 47.0
Median Household Income: $53,200

Who are we?

Midlife Constants residents are seniors, at or approaching retirement, with below-average labor force participation and below-average net worth. Although located in predominantly metropolitan areas, they live outside the central cities, in smaller communities. Their lifestyle is more country than urban. They are generous but not spendthrifts.

Our Neighborhood
- Older homes (most built before 1980) found in the suburban periphery of smaller metropolitan markets.
- Primarily married couples, with a growing share of singles.
- Settled neighborhoods with slow rates of change and residents that have lived in the same house for years.
- Single-family homes, less than half still mortgaged, with a median home value of $154,100 (Index 74).

Socioeconomic Traits
- Education: 63% have a high school diploma or some college.
- At 31%, the labor force participation rate is low in this market (Index 91).
- Almost 42% of households are receiving Social Security (Index 141); 27% also receive retirement income (Index 149).
- Traditional, not trendy; opt for convenience and comfort not cutting edge. Technology has its uses, but the bells and whistles are a bother.
- Attentive to price, but not at the expense of quality, they prefer to buy American and natural products.
- Radio and newspapers are the media of choice (after television).

LABOR MARKET

TOP EMPLOYERS

Paris has grown its job market thanks to efforts by the Paris Economic Development Corporation and the City of Paris staff to attract new companies to the area. Much of the growth has been in the manufacturing sector and its position as the county seat makes it an ideal location for government and administrative offices. The area surrounding Paris and its ETJ have seen additional job growth in the number of solar projects, particularly during the first two to three years of construction. These solar projects have put additional demand pressure on the Paris housing market.

A number of factors make Paris an ideal location for businesses to locate:

- Located relatively equidistant from the east and west cost of the United States
- Proximity to the DFW Metroplex and its multiple intermodal facilities
- Low real estate costs
- Somewhat low cost of labor
- Access to abundant water, power, and wastewater capacities

The major employers in the table to the right account for 5,644 jobs of the 14,963 total jobs within the city limits and an additional 300 in the ETJ outside of the city limits.

TOP EMPLOYERS	SEGMENT	EMPLOYEES
Paris Regional Health	Healthcare	900
Campbell Soup	Manufacturing	700
Paris ISD	Government	650
Kimberly-Clark Corp.	Manufacturing	600
North Lamar ISD	Government	422
The Results Company	Customer Service	419
HWH	Construction	419
City of Paris	Government	300
Lamar County	Government	210
Chisum ISD	Government	205
Paris Junior College	Government	200
RK Hall Construction	Construction	200
Delco Trailers	Manufacturing	200
Huhtamaki	Manufacturing	189
AMERICAN SpiralWeld	Manufacturing	140
Paris Print Works	Apparel/Promotional Products	100
Silgan Containers	Manufacturing	90

Source: City of Paris, Paris Economic Development Corporation

LABOR MARKET

COMMUTING PATTERNS

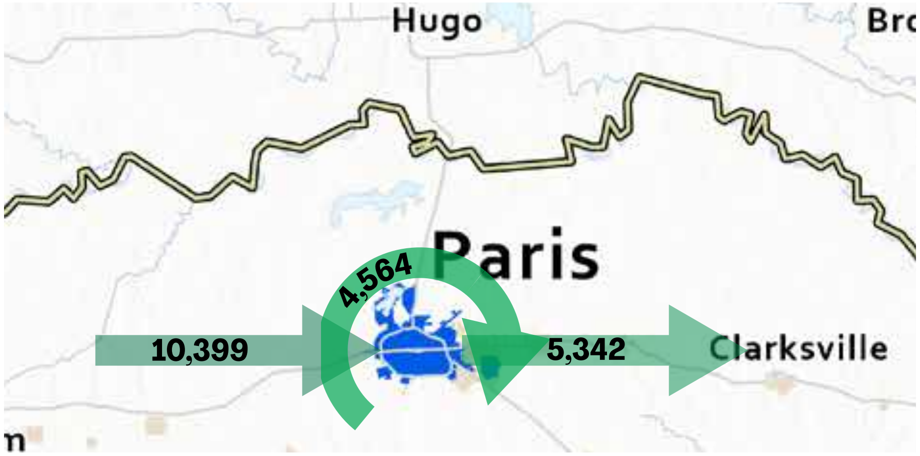
To understand the labor drivers and commuting patterns of the City of Paris, US Census Bureau data was analyzed to understand where people live in relation to where they work. Approximately 70% of the jobs within the city limits of Paris are held by people who commute from their home outside of the city limits to their job within the city limits. Over half (54%) of Paris residents are employed outside the city limits of Paris. A more balanced housing market with a diversity of housing types and prices may entice some of those 70% who live outside of Paris and work in Paris to relocate their residence to Paris.

Paris is centrally located within Lamar County and most of the Lamar County boundaries are within 14 to 18 miles from the center of Paris. US Census Bureau data on commuting distance is categorized into:

- Less than 10 miles (home inside of Lamar Co)
- 10 to 24 miles (home could be inside or outside of Lamar Co)
- 25 to 50 miles (home outside of Lamar Co)
- Greater than 50 miles (home outside of Lamar Co)

A significant portion of jobs in Paris (35.7%) are held by workers living outside of Lamar County and commute over 25 miles to work. This number is likely even higher and would include a portion of the "10 to 24 miles" category, but the data is not detailed enough to make an accurate assumption. The commute distances in this data highlights the regionality of Paris and could be an indicator of a lack of housing inventory in Paris to serve the workforce.

As home-based work has grown, commuting patterns and housing choice have changed and will continue to change. A recent US Census Bureau report showed that the number of home-based workers tripled between 2019 and 2021. Some of that increased number may find themselves returning to the office five days a week or may work a hybrid model, which allows more flexibility in the distance one may be willing to commute to their workplace. The report showed that workers in the lowest income decile working from home doubled while the workers in the highest income decile working from home quadrupled. This suggests that areas with high concentrations of white-collar jobs may see more of an impact to their housing and commuting patterns.



Map 4: Inflow-Outflow

EMPLOYED IN PARIS	COUNT	SHARE
Employed in Paris	14,963	100.0%
Employed in Paris but living outside of Paris	10,399	69.5%
Employed in Paris but living outside of Lamar County	5,335	35.7%
Employed and living in Paris	4,564	30.5%
LIVING IN PARIS	COUNT	SHARE
Living in Paris	9,906	100.0%
Living in Paris but employed outside of Paris	5,342	53.9%
Living in Paris but employed outside of Lamar County	3,888	39.2%
Living and employed in Paris	4,564	46.1%

Source: US Census Bureau

HOUSING ECONOMICS

HOUSING OCCUPANCY

Within Paris, owner-occupied housing (52%) accounts for less of the total housing stock than in Lamar County (67%) and the state (63%) and housing is more commonly occupied by renters than in the surrounding area. In the five Neighborhood Units with a median income below $37k, homeownership rates hover around 45%. Neighborhood Units 1, 5, and 6 hold the largest percentages of owner-occupied housing and are the only units that are majority owner-occupied. Additionally, permitting for new housing across Lamar County has fallen over the past decades. Though it is currently rising again, it is not back to previous levels seen in the 1970s and 1980s, especially within Loop 286. The City's 5-in-5 Infill Development Program, along with new single family developments, will serve to increase the for-sale housing stock and allow for new home ownership opportunities.

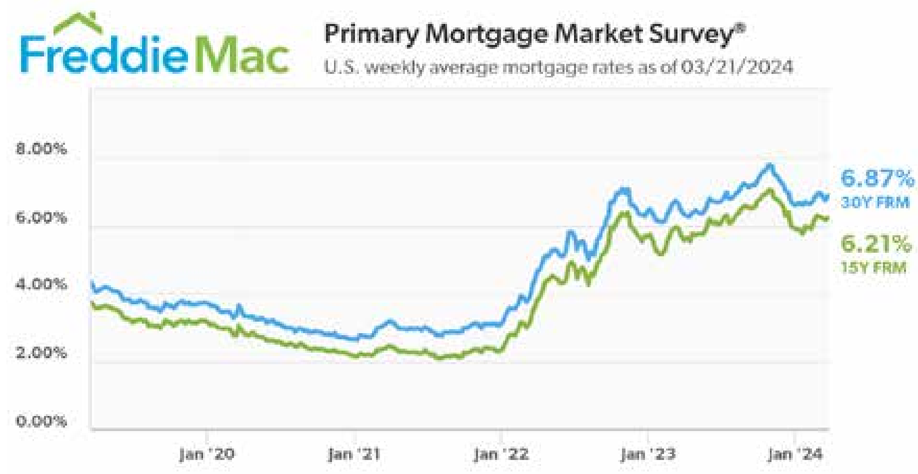
ECONOMICS OF HOMEBUYING

Homebuyers are still facing a difficult housing market from all facets including:

- Rising construction costs
- Low inventory
- Rising land costs
- Increased financing costs
- Rising insurance costs
- Rising home prices

Mortgage rates have risen substantially from their record lows in 2021, creating a strain on affordability for buyers, especially within Paris, where median income levels are well below the statewide levels. This has the effect of reducing home buying opportunities, as mortgage payments become further out of reach for many households. Higher rates push households closer to Fannie and Freddie's lending caps on housing expenses at 45% of total income, requiring that buyers take lower mortgage amounts to meet these thresholds.

To homebuyers' advantage, financing costs have somewhat softened



since their peak in the fourth week of October 2023 at 7.79% for a 30-year note but are still elevated compared to the last few years. At the time of this report, the 30-year rate was 6.87%.

Current rates are a steep increase from recent record lows of 2.65% in January 2021. For example, assuming a loaned amount of $200,000 on a total purchase price of $250,000 ($50,000 as a 20% down payment), the monthly payment at 2.65% is $806 compared to $1,313 at today's rate of 6.87%. Rates peaked in October 2023 at 7.79%, the highest since November of 2000. Ultimately, lower mortgage rates increase buyers' purchasing power as they spend less of their budgeted mortgage payment on interest, however, mortgage costs are increasingly exceeding national Fannie and Freddie caps of 45% of housing cost to total income. Buyers continue to stretch their budgets to afford adequate housing.

As stated before, mortgage and housing affordability is greatly affected by current mortgage rates. Previously, it was shown how an increase in mortgage rates increases the monthly payment when the loaned amount is constant. When looking at a constant, or fixed income, it is seen how drastically the recent increases in rates have decreased affordability.

To understand the decrease in affordability due to rising mortgage rates, affordability was calculated using an assumed salary of $60,000 and that 30% of gross income is available to spend on the principal and interest payment monthly. In the recent few years, affordability reached a high at $372k in January 2021 when mortgage rates were at 2.65% and a low of $209k in October of 2023 when mortgage rates were at 7.79%. Affordability on a $60k income with current rates (6.87%) is $228k.

Paris currently has a 7-month supply of inventory, which is calculated by looking at current inventory divided by last month's closed listings. The National Association of Realtors has historically said a 6-month supply is a good balance point for a market. An undersupply of inventory can add to appreciation in a market due to high demand and low supply.

Later in this report, demand for future development of housing is calculated by price with an assumption of incomes needed to afford that price range.

LOCAL

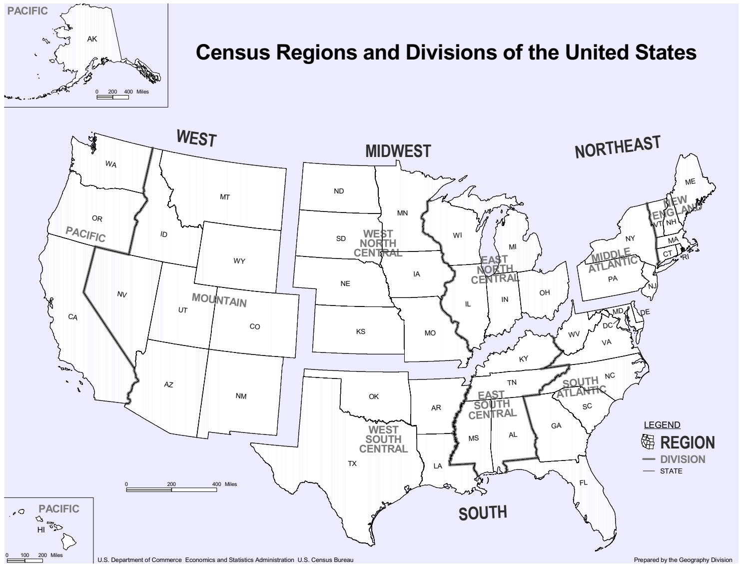
Housing in Paris tends to be older, with 18.7% of the total housing stock consisting of "Missing Middle Housing," (defined and described in the following section - Housing Types and the "Missing Middle") 3% higher than is found throughout Texas. When new housing is built without removing previous stock, it creates a filtering effect, creating affordability through a pass down of the older supply. However, to continue this trend, new housing must continue to be built in infill areas where older housing stock is present and needs replacing.

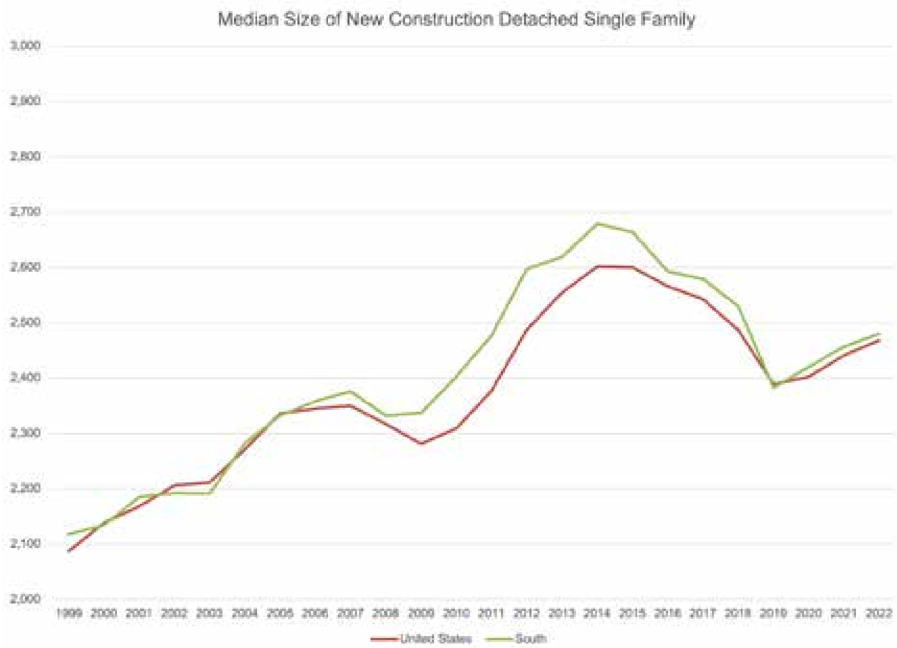
BUILDING TRENDS

In 2022, the US Census Bureau and the US Department of Housing and Urban Development Office of Policy Development and Research conducted a survey of new homes constructed in the United States. Their research showed that new detached, single family homes sold in the United States had a median building size of 2,468 sf, a median lot size of 8,524 sf, and a median sales price of $459,600. Texas falls within the South Region designated by the US Census Bureau which includes Oklahoma, Arkansas, Kentucky, West Virginia, Maryland, Delaware, and all states south of those. New detached, single family homes sold in the South Region had a median building size of 2,480 sf, a median lot size of 8,549 sf, and a median sales price of $411,200.

Of new, detached single family homes sold in the United States, 63% had four bedrooms. Of those homes sold in the South Region, 66% had four bedrooms. Prior to 2011 in the United States and prior to 2010 in the South Region, the majority of new homes sold had three bedrooms. After 2011/2010, this preference shifted to the majority of new homes sold having four bedrooms. The construction method chosen for new homes sold across the United States and the South Region is overwhelmingly site-built, making up 98% of new construction, with the remaining 2% consisting of modular or panelized construction.

Since the US Census Bureau and the US Department of Housing and Urban Development began tracking housing characteristic data in the 1970s, median single family home sizes have increased from the smallest size of 1,530 sf in 1982 to hovering around 2,300 to 2,500 sf (and up to 2,600 sf for detached homes) since 2010. Housing size diverged when comparing the South Region to the United States between 2009 and 2016, but has been similar since. Median lot sizes for new single family detached homes have been decreasing for some time, reaching their peak of 10,000 sf in the United States and 10,890 in the South Region in 1990, and lot sizes have dipped below 9,000 ever since 2010 in the United States and 2012 in the South Region.



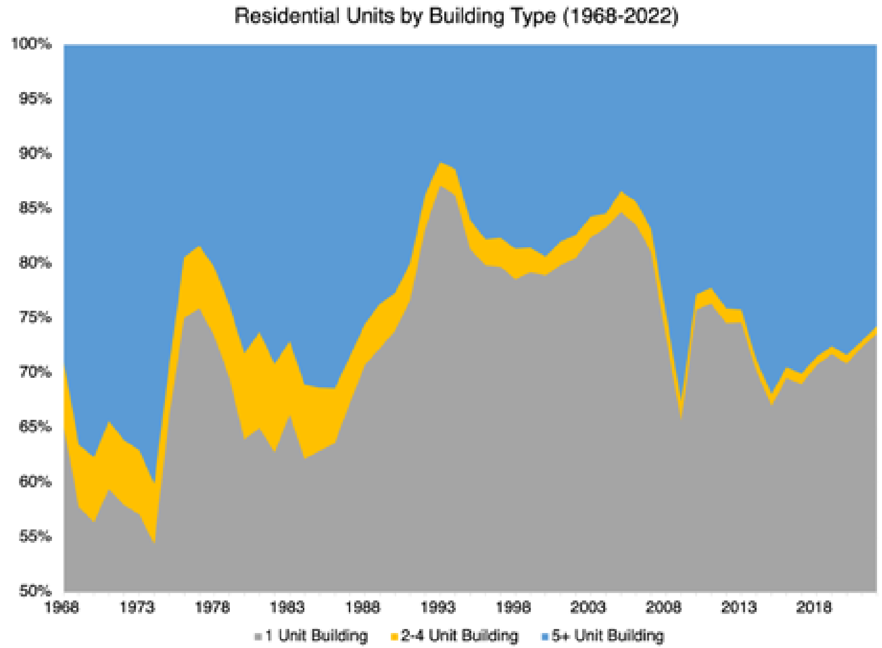


HOUSING ECONOMICS

HOUSING TYPES AND THE "MISSING MIDDLE"

Paris is home to a variety of housing typologies, including a significant percentage of traditionally "missing middle" housing types. The term missing middle housing was coined by architect Daniel Parolek in 2010 to describe those housing types that were typically built pre-WWII that are of medium density, but compatible in scale, height, and context within single family detached neighborhoods or adjacent to those neighborhoods. They are described as missing due to the decline in construction of these types post-WWII. These missing middle housing types, which range from duplexes to 19-unit multifamily projects, represent a transition between the detached single family home and the large multifamily projects of today. Importantly, missing middle housing is typically home to much of the workforce housing in an area, providing critically needed housing affordability for working class households. For citizens, the lower property tax burden can improve affordability when compared to a single family detached home.

A variety of housing typologies and styles exist within Paris and vary greatly from neighborhood unit to neighborhood unit. Definitions for



Paris Duplex Example

Townhome Example

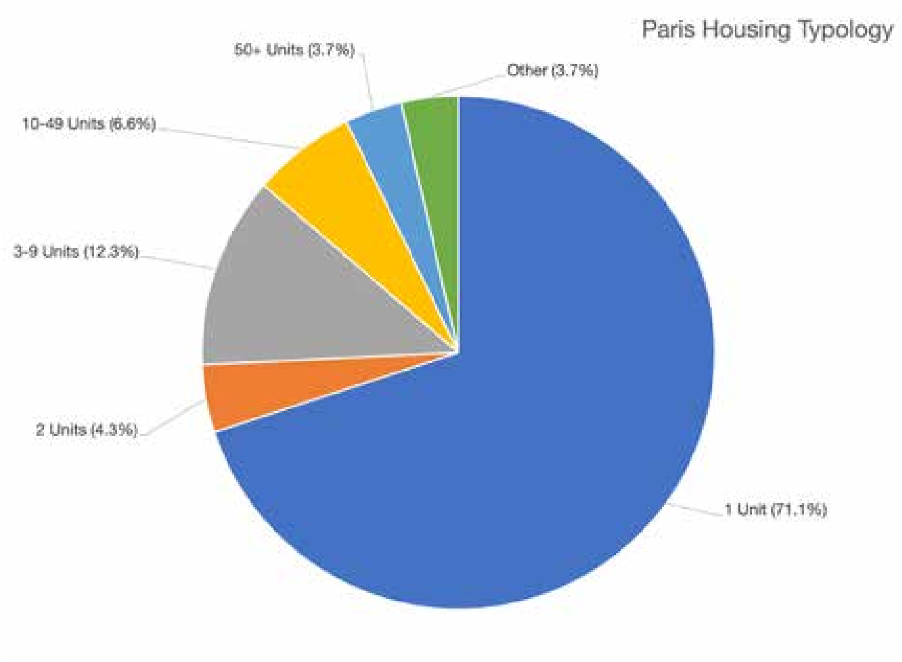
Source: Grenadier Homes

HOUSING ECONOMICS

housing types in the table below are as follows:

- 1 Unit Detached: Traditional single family housing
- 1 Unit Attached: Structures are attached to each other but are platted separately, meaning the property line runs through the middle of the common wall. For-sale or owner-occupied townhomes or rowhomes would fall in this category.
- 2 Units: Duplex on a single parcel
- 3 or 4 Units: Triplex or fourplex on a single parcel
- 5 to 9 Units, 10 to 19 Units, 20 to 49 Units, 50 or More Units: Traditional multifamily or apartments in different building formats
- Other: alternative housing such as RV, van, boat, or mobile home

The NUs with the greatest amount of 1-unit detached residential are NU1 (89.4%) and NU5 (87.0%). The NUs with the greatest amount of duplex/triplex/fourplex are NU4 (30.2%) and NU3 (13.9%). The NUs with the greatest amount of medium to large multifamily (20+ units) are NU7 (8.9%), NU3 (8.4%), and NU2 (8.3%). The table below shows the ratio of that housing type within each Neighborhood Unit and the City of Paris.



HOUSING TYPOLOGY	NU1	NU2	NU3	NU4	NU5	NU6	NU7	NU8	PARIS
1 Unit (Attached or Detached)	91.2%	68.9%	58.3%	60.3%	90.3%	71.8%	74.5%	67.2%	71.1%
2 Units	0.7%	0.0%	3.3%	15.2%	2.7%	0.7%	3.0%	5.0%	4.3%
3-9 Units	2.7%	10.8%	24.4%	17.3%	1.4%	5.9%	11.9%	15.0%	12.3%
10-49 Units	2.0%	4.9%	6.3%	1.9%	2.3%	17.2%	10.7%	6.4%	6.6%
50+ Units	0.0%	5.3%	3.2%	4.0%	3.4%	0.6%	0.0%	0.0%	2.0%
Other	3.6%	10.2%	4.6%	1.2%	0.0%	3.9%	0.0%	6.4%	3.7%

Source: Esri

CHAPTER 2
EXISTING HOUSING

NEIGHBORHOOD ASSESSMENT

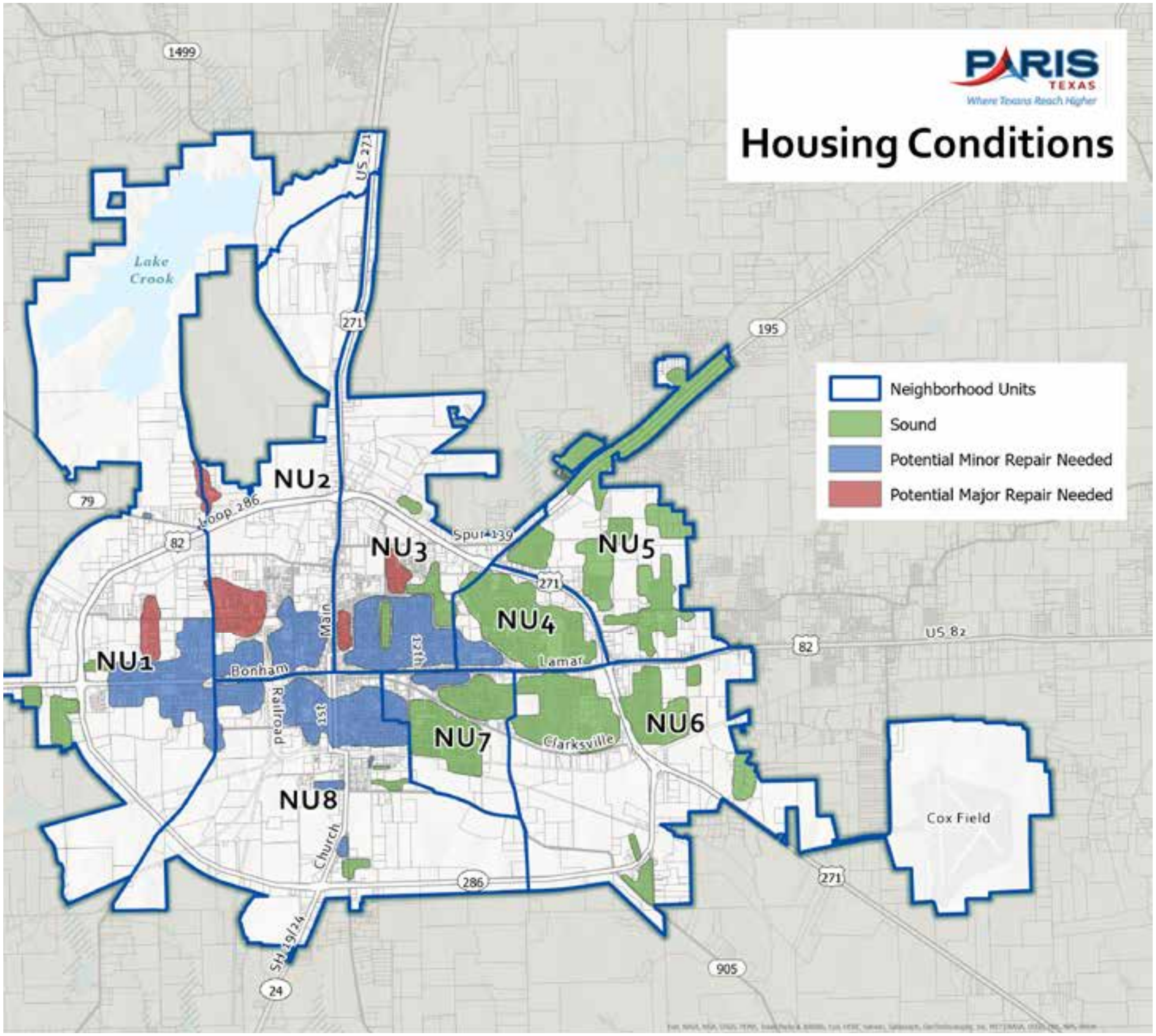
HOUSING CONDITION

Housing condition in Paris varies, from dilapidated and awaiting teardown to new and well-maintained. Paris neighborhoods were driven and housing was categorized into:

- Sound
- Potential Minor Repair Needed
- Potential Major Repair Needed

The team broke these conditions down to by residential districts within the NUs. Generally, the NUs in the eastern portion of the city are considered sound and are newer, traditional suburban style. On the map to the right, the whitespace within the city limits are generally areas with limited amounts of housing.

The areas surrounding are generally in need of some types of repairs, with NUs 3 and 8 most in need of minor repairs, with pockets of single family residential districts that are in need of major repairs. NUs 1 and 2 have the largest concentration of homes in need of major repairs and may need the focus of the City's code enforcement.



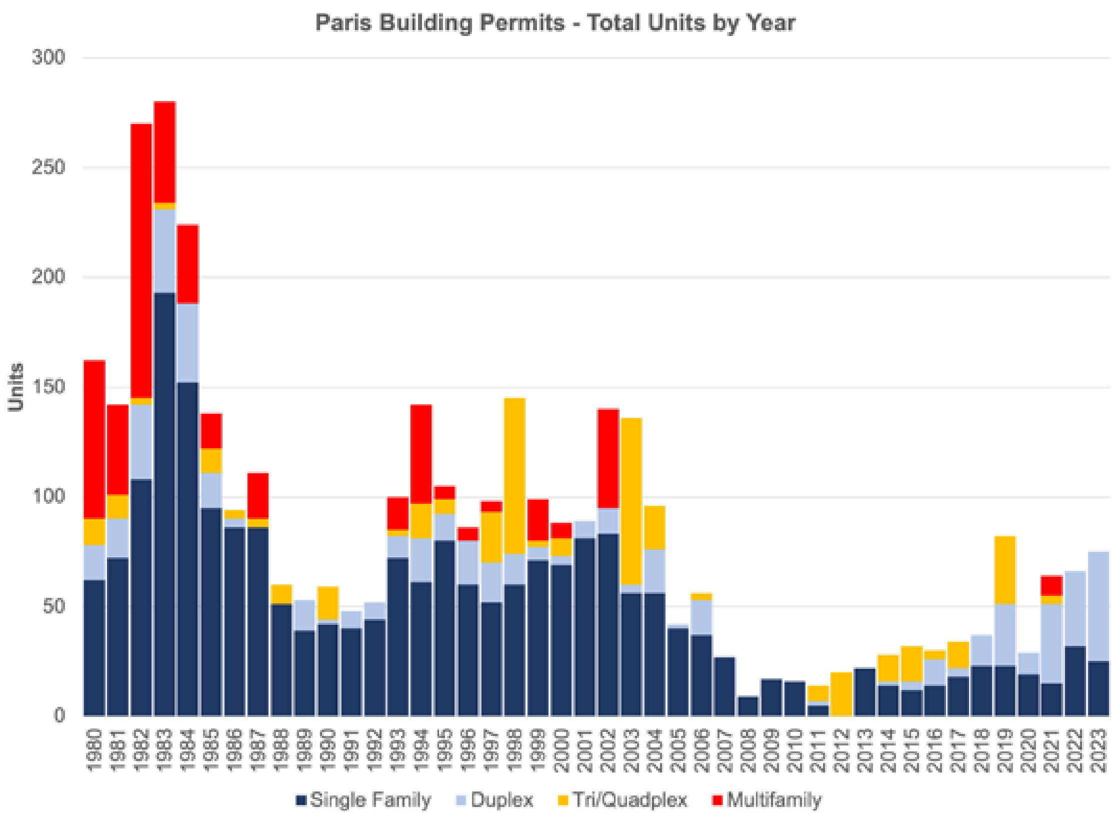
Map 5: Housing Conditions

HISTORICAL ACTIVITY

HISTORICAL DEVELOPMENT ACTIVITY

According to US Census Bureau data, 2+ unit structures (duplex, triplex, quadplex, and on up to multifamily) account for 58% of the total number of units permitted in Paris since 2010. Of that 2+ units built in that same time period, the duplex category represent over half (63%). These numbers suggest that Paris, at least in the last few years, is building a much larger share of duplexes, compared to its existing housing mix, which is 69.2% single family detached. Permitting activity was very low post-Great Recession but has slowly increased since 2010.

The total number of permits in 2023 was 75 with 33% of those units as single family and 67% were duplex units. Permitting activity in 2023 was the highest annual total since 2004. Going back to 1980, the most active year was 1983 with a total of 280 permits.



Paris Annual Average Permit Activity	Single Family	Duplex	Tri/Quadplex	Multifamily (5+ units)	Total Units
1980s	94	18	6	36	154
1990s	58	12	14	10	94
2000s	48	7	11	5	71
2010s	15	7	10	0	32
2020s	23	33	1	2	59
Average (last 5 years)	*23 units*	*32 units*	*7 units*	*2 units*	*64 units*

Source: US Census Bureau Building Permit Survey

HISTORICAL ACTIVITY

SALES OF EXISTING HOMES

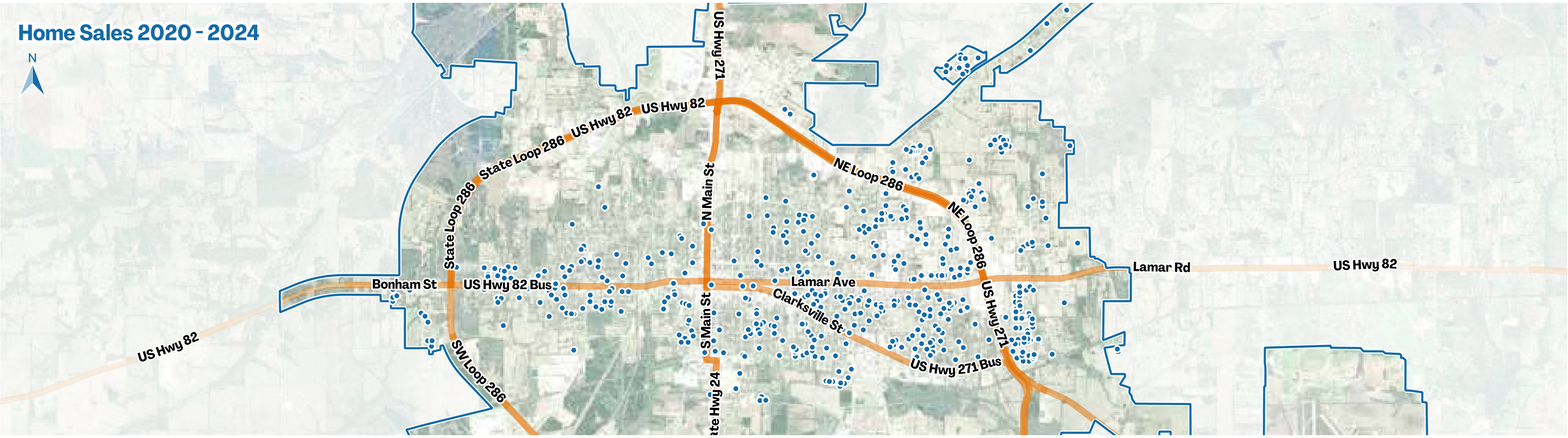
Home sales prices were analyzed to identify trends in the economic activity of the existing housing stock. Data was analyzed for the years 2020 through 2024 (year-to-date as of the writing of this report) and included 589 sales over this five-year period. Each sale was sorted into corresponding NUs and looked at in more detail.

NU6, in the southeast part of the city south of Lamar Ave and east of S Collegiate Dr, saw the most sales over these five years, with 21.7% (128 sales) of all sales in the city.

NU5, in the northeast part of the city outside the loop and mostly east of FM 195, saw the highest average close price at $300.4K across 91 sales. In contrast, NU2, located centrally north of Lamar Ave between 19th St NW and Main St, saw the lowest average close price at $62.9K and the fewest sales at 21, or only 3.6% of the total sales. Lower home values and lower incomes reduce the ability of the homeowners to sell and buy homes as their living situation requires.

HOME SALES SNAPSHOT	2020	2021	2022	2023	2024*
Sales	119	130	129	161	50
Median Close Price	$158,500	$174,500	$168,900	$155,000	$179,000
Median Price PSF	$79.99	$86.36	$101.04	$97.63	$93.99
Median Size	1,924	1,862	1,674	1,584	1,742
Median Lot Size	11,848	11,413	11,326	10,759	10,999
Median Year Built	1985	1983	1981	1982	1982
Under $200k	70.1%	65.6%	64.1%	66.5%	62.5%
$200k to $300k	23.1%	22.7%	28.1%	24.5%	22.9%
$300k to $400k	6.0%	7.8%	3.9%	7.1%	6.3%
$400k to $500k	0.9%	2.3%	2.3%	1.3%	4.2%
$500k to $600k	0.0%	1.6%	1.6%	0.0%	4.2%
$600k to $750k	0.0%	0.0%	0.0%	0.6%	0.0%
$750k or more	0.0%	0.0%	0.0%	0.0%	0.0%

Source: North Texas Real Estate Information Systems (NTREIS)
*Year-to-date as of the writing of this report



Map 6: Home Sales

NEIGHBORHOOD UNITS

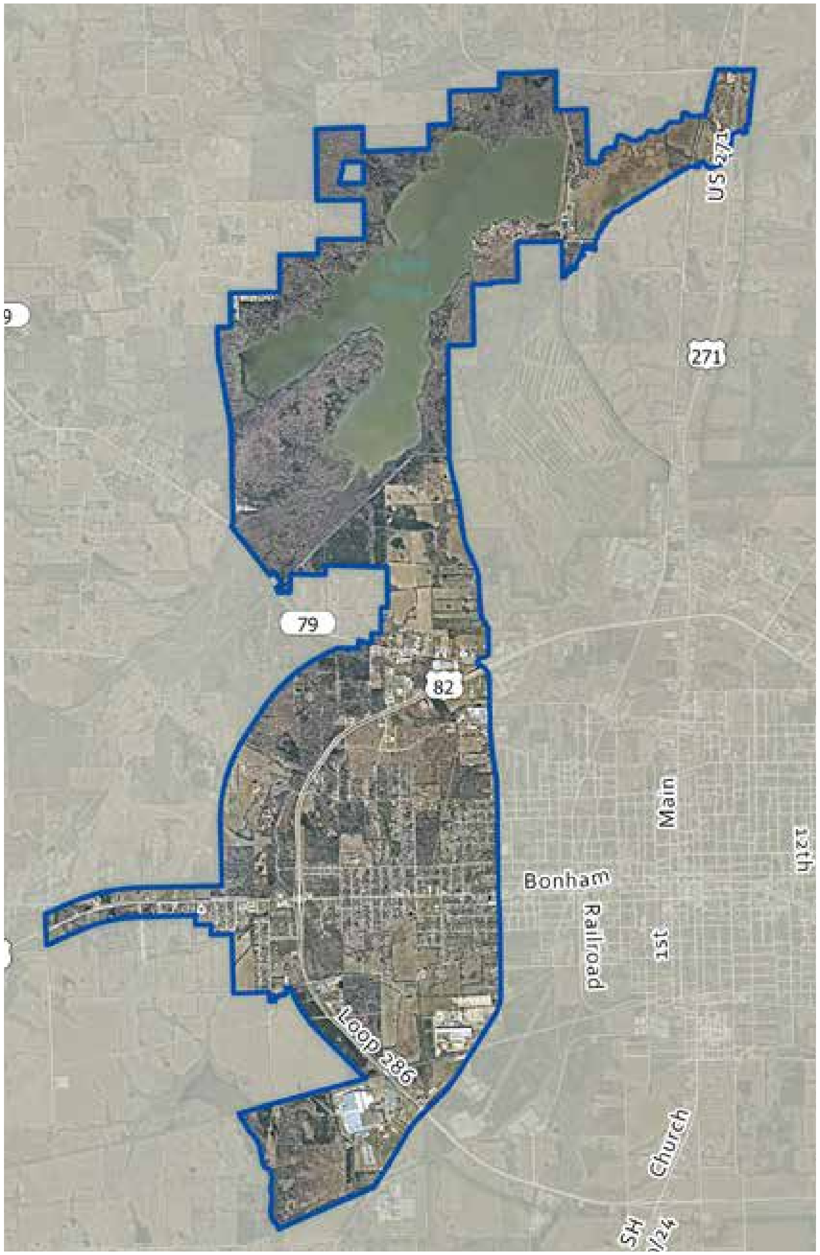
NEIGHBORHOOD UNIT 1

Covering the western portion of the City, this NU is heavily residential in the areas north and south of Bonham Street and transitions to more industrial and agricultural uses farther west adjacent to Loop 286 and the western City limits. Like NU2, the residential units north of Bonham are generally single family and many have varying code compliance issues. In addition to code compliance issues, the single family areas throughout this NU have a larger concentration of vacant tracts than other NUs in the City. There are also three senior living communities along Bonham and they do not have any obvious code issues. As the NU continues southwest there are some newer subdivisions adjacent to the south line of Bonham Street and along 41st Street that did not have any obvious compliance issues.

Single family detached housing makes up most of the housing stock in this NU at 89.4%. This is well above the average and constitutes the highest percentage of any NU. Similarly, this area has the lowest percentage of "Missing Middle Housing" units: only this unit and NU5 contain below 12%. Despite the large percentage of single family detached housing, owner-occupied housing is in line with the city average at 55.3%. The median household income of this NU ($57,097) is significantly above the citywide median of $38,505, above the Lamar County median ($53,724), but below the Texas median ($69,529).

DEMOGRAPHIC SNAPSHOT	NU1	PARIS
2023 Population	2,714	24,485
Median Household Income	$57,097	$38,505
Average Household Size	2.47	2.32
% Owner-Occupied Housing	55.3%	52.3%
Median Home Value	$127,174	$126,319
% Single Family Detached Housing	89.4%	69.2%
% Missing Middle Housing (2-19 Units)	3.3%	18.7%

Source: Esri



Map 7: NU1 Extents

NEIGHBORHOOD ASSESSMENT

NEIGHBORHOOD ASSESSMENT

NEIGHBORHOOD UNIT 2

Covering the area northwest of Paris' historic downtown, this NU is heavily residential in the southern portion and transitions to industrial north towards US Route 82. The industrial uses continue north of US Route 82, transitioning to agricultural uses to the west of US Route 271. Most homes in this unit are single family, with the majority in various need of code enforcement attention. Many of the residences that were observed were not structurally sound and many had roof issues, such as tarps over holes or missing shingles. Additionally, it was observed that many of the public utilities were in disrepair including the existing streets and sidewalks throughout the area.

NU2 contains the lowest residential population of the NUs, with only 8.1% of the total population of Paris residing here. The median home value in NU2 ($70,270) is well below the Paris median ($126,319). Single family detached housing makes up 67.4% of the housing stock, which is in line with the citywide percentage. Missing middle housing types constitute 12.7% of the housing stock, with 3- to 4-unit buildings representing the majority at 10.5% of the overall stock. There is a large multifamily complex, Town Parc at Paris, with plans to renovate the abandoned Westgate apartments in progress as well. Mobile homes also make up 8.9% of the housing stock in NU2. The median household income of $33,033 is below the Paris median. Additionally, the median net worth ($14,666) is significantly below the Lamar County median ($95,915) but is consistent with the other centrally located NUs.

DEMOGRAPHIC SNAPSHOT	NU2	PARIS
2023 Population	1,989	24,485
Median Household Income	$33,033	$38,505
Average Household Size	2.38	2.32
% Owner-Occupied Housing	43.8%	52.3%
Median Home Value	$70,270	$126,319
% Single Family Detached Housing	67.4%	69.2%
% Missing Middle Housing (2-19 Units)	12.7%	18.7%

Source: Esri

Map 8: NU2 Extents

NEIGHBORHOOD ASSESSMENT

NEIGHBORHOOD UNIT 3

This NU is located to the northeast of Paris' historic downtown and continues north past US Route 82. This unit has a wider variety of housing types including single family, multifamily, and duplexes. Throughout the NU multiple duplex subdivisions were observed and many of the unoccupied homes were for rent. This area had a small number of streets that required code enforcement attention to address issues such as dilapidated structures, unmowed grass and weeds, outside storage of garbage, and junked vehicles but these were mainly localized to single lots.

NU3 contains a large percentage of missing middle housing types, with 28.7% of housing units falling in this category. This primarily takes the form of 3-4 Unit structures (10.7%) and 5-9 Unit structures (13.7%), both being significantly higher than the city, county, and state averages. Single family detached housing constitutes 58.3% of the housing stock, and owner-occupied housing is below the Paris average. There are two 50+ unit multifamily complexes in NU3, both of which are designated for affordable housing and are located outside of the 286 Loop. These include the Residences at Stillhouse—a senior community, and Park Gardens North. The median household income of $23,270 is well below the Paris median.

DEMOGRAPHIC SNAPSHOT	NU3	PARIS
2023 Population	3,543	24,485
Median Household Income	$23,270	$38,505
Average Household Size	2.24	2.32
% Owner-Occupied Housing	44.5%	52.3%
Median Home Value	$100,911	$126,319
% Single Family Detached Housing	58.3%	69.2%
% Missing Middle Housing (2-19 Units)	28.7%	18.7%

Source: Esri

Map 9: NU3 Extents

NEIGHBORHOOD ASSESSMENT

NEIGHBORHOOD ASSESSMENT

NEIGHBORHOOD UNIT 4

This NU, which is located northeast of Downtown Paris and terminates at the northeast curve of Loop 286, has a more pronounced mix of housing types than other NUs in the city. Throughout the NU, and particularly along Cherry Street and 20th Street, there are multiple duplex and quadplex rental developments as well as multifamily developments. Most of the multifamily units were built in the latter half of the 20th century and resembled the traditional garden style apartments.

NU4 contains the largest percentage of missing middle housing types of any NU at 32.6%, with the lowest percentage of single family detached housing (56.7%). This primarily is a result of the large amount of duplex, triplex, and fourplex products in the NU. Additionally, nearly 97% of the home values in this unit are valued below $200k. Over 60% of the total housing stock in this NU was built between 1960 and 1980 according to census data. There are two large multifamily apartments in this unit, Greenbriar Apartments and Bellcrest Apartments. Median household income is in line with the Paris median, and the percentage of owner-occupied housing is below the citywide percentage.

DEMOGRAPHIC SNAPSHOT	NU4	PARIS
2023 Population	3,416	24,485
Median Household Income	$36,568	$38,505
Average Household Size	2.16	2.32
% Owner-Occupied Housing	45.8%	52.3%
Median Home Value	$100,862	$126,319
% Single Family Detached Housing	56.7%	69.2%
% Missing Middle Housing (2-19 Units)	32.6%	18.7%

Source: Esri

Map 10: NU4 Extents

NEIGHBORHOOD ASSESSMENT

NEIGHBORHOOD ASSESSMENT

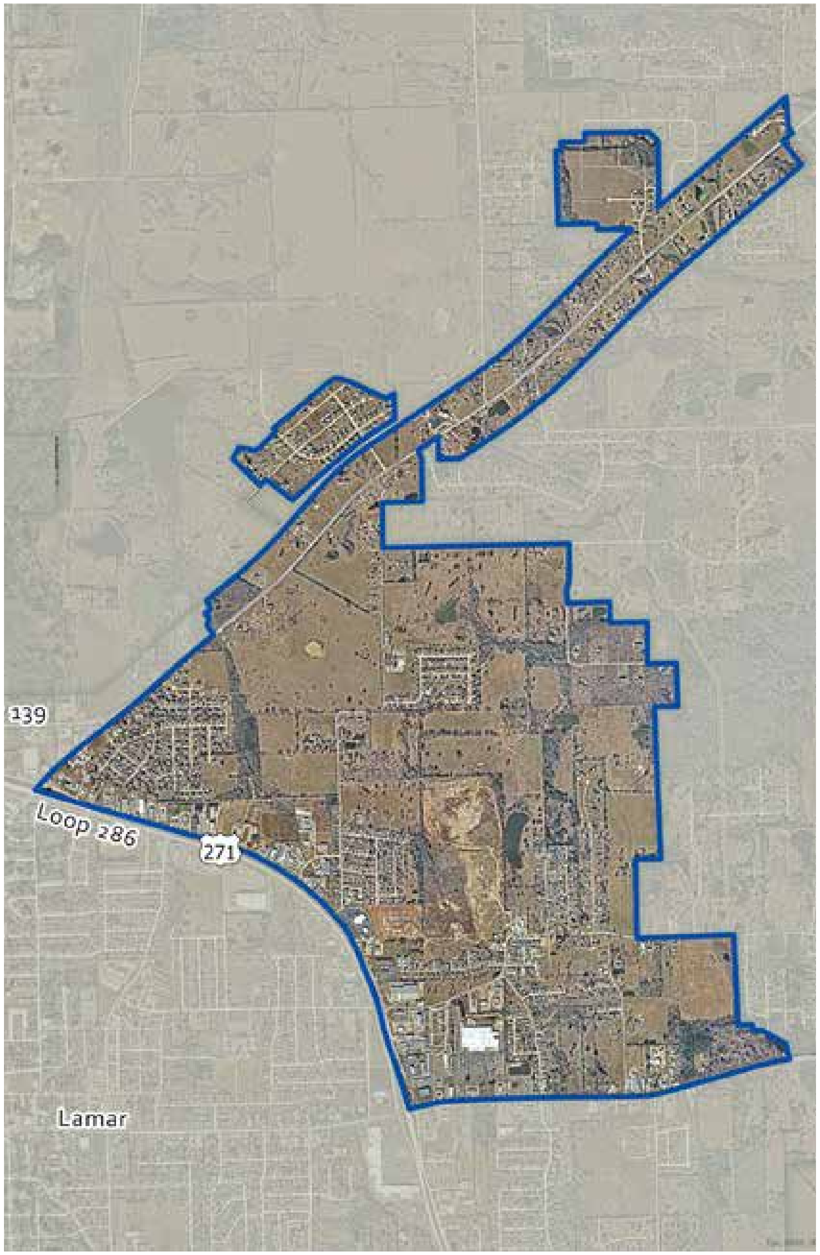
NEIGHBORHOOD UNIT 5

This NU is located in the northeast portion of the city that follows FM 195 northeast. Most of the homes in this area are large homes on half-acre or larger lot sizes. The remainder of the home types in this NU are a mix of traditional suburban homes and agricultural homes, with active agricultural uses on the sites. The homes in this NU are well-maintained and there were very few issues that would require city intervention (i.e. high grass, dilapidated structures, outside storage of garbage or junked vehicles).

The household income and median home value in NU5 are well above the Paris medians at $58,612 and $185,791 respectively. Over 12% of the population older than twenty-five holds a graduate or professional degree. The unit also consists of primarily single family detached housing (87%) and holds the city's highest percentage of owner-occupied housing at 84.1%. Missing middle housing types make up less than five percent of the housing stock, and there is one large multifamily complex, Pine Creek Apartments. This NU has the highest median net worth of NUs at $165,443.

DEMOGRAPHIC SNAPSHOT	NU5	PARIS
2023 Population	2,616	24,485
Median Household Income	$58,612	$38,505
Average Household Size	2.26	2.32
% Owner-Occupied Housing	84.1%	52.3%
Median Home Value	$185,791	$126,319
% Single Family Detached Housing	87.0%	69.2%
% Missing Middle Housing (2-19 Units)	4.9%	18.7%

Source: Esri



Map 11: NU5 Extents

NEIGHBORHOOD ASSESSMENT

NEIGHBORHOOD ASSESSMENT

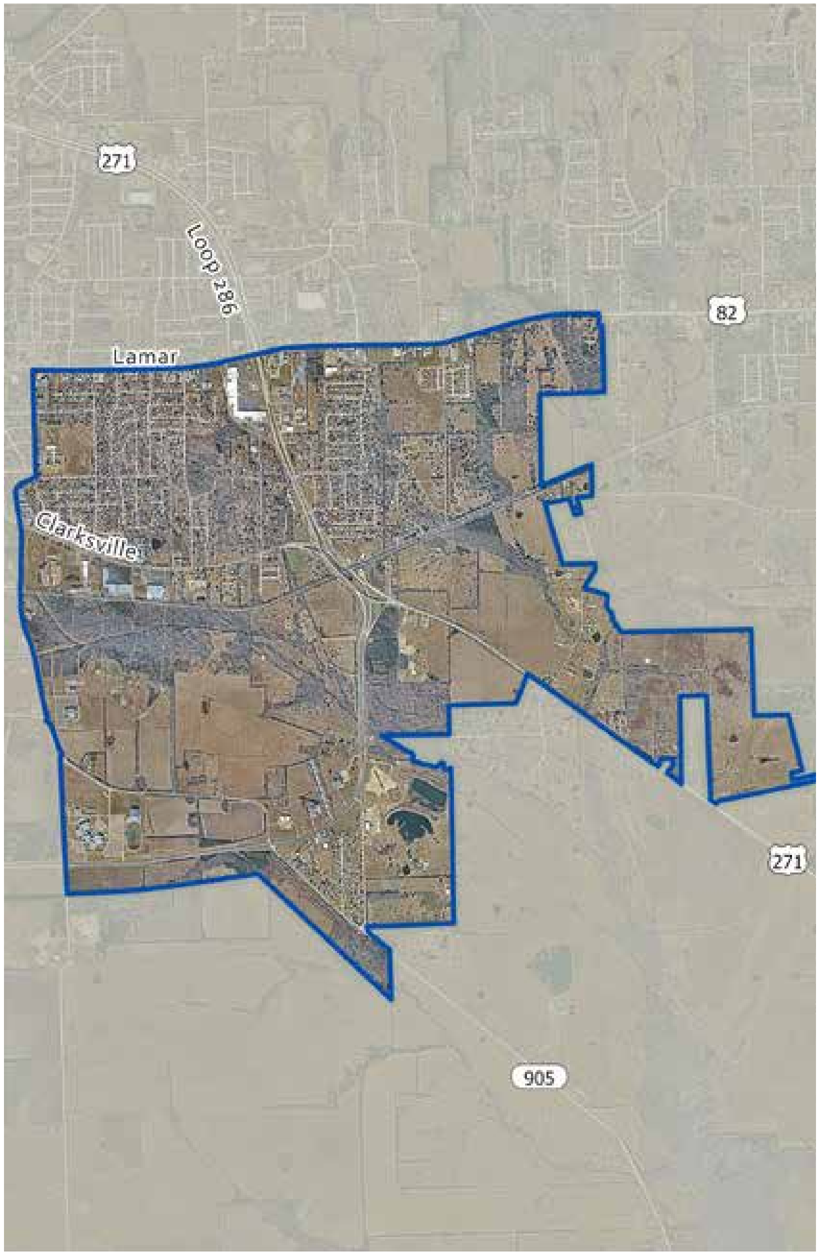
NEIGHBORHOOD UNIT 6

Located in the southeast quadrant of the city, this NU is heavily residential with most of the residential units being single family. The single family units are generally traditional suburban, being built between the 1970s and the early 2000s. There were very few code enforcement issues observed in the single family subdivisions throughout the area. Along Clarksville the team observed a few multifamily developments that were not up to current industry standards, mainly being traditional 1980s garden style apartments. Additionally, on the south side of Clarksville there is a retirement community made up of mainly quadplex patio homes and a mobile home park that did not have any obvious code enforcement issues.

NU6 contains the highest median household income at $62,105 and the highest median home value at $188,575. 22.3% of population over the age of twenty-five holds a graduate or professional degree. Most of the missing middle housing in this unit is from small apartment complexes. Over 70% of housing is single family detached. There are three large multifamily complexes: Gardens Apartments, Harmony Apartments, and Spanish Oaks Apartments- an affordable senior community.

DEMOGRAPHIC SNAPSHOT	NU6	PARIS
2023 Population	3,441	24,485
Median Household Income	$62,105	$38,505
Average Household Size	2.27	2.32
% Owner-Occupied Housing	61.1%	52.3%
Median Home Value	$188,575	$126,319
% Single Family Detached Housing	70.5%	69.2%
% Missing Middle Housing (2-19 Units)	15.3%	18.7%

Source: Esri



Map 12: NU6 Extents

NEIGHBORHOOD ASSESSMENT

NEIGHBORHOOD UNIT 7

NU7 is a heavily single family residential area that also includes the Paris Junior College campus. Most of the single family residential in this unit is traditional mid-century suburban residential stock, ranging from 2- to 4-bedroom homes. As the single family homes are located adjacent to the college campus many are rentals aimed toward students. Very few residential streets in the NU had visible code compliance issues. While most of the housing stock in this NU are single family residential, there are a few multifamily developments, including one that appears to be condemned following a fire. The other multifamily development is the Regency Apartment complex, which is a traditional garden style apartment development without any obvious code enforcement issues.

The median household income in NU7 is below the Paris median, with a median home value significantly below the citywide median. The percentage of single family detached and missing middle housing types are in line with the average for Paris. NU7 contains some of the oldest housing stock in the city, with a median year built of 1967, and only 6.3% of the structures built since 1990.

DEMOGRAPHIC SNAPSHOT	NU7	PARIS
2023 Population	3,447	24,485
Median Household Income	$34,030	$38,505
Average Household Size	2.47	2.32
% Owner-Occupied Housing	44.4%	52.3%
Median Home Value	$79,135	$126,319
% Single Family Detached Housing	71.0%	69.2%
% Missing Middle Housing (2-19 Units)	16.7%	18.7%

Source: Esri

Map 13: NU7 Extents

NEIGHBORHOOD ASSESSMENT

NEIGHBORHOOD UNIT 8

This unit covers the area south of Downtown Paris and many of the homes are within the Downtown Historic District. In the immediate area to the south of downtown, there are many historic single family homes in varying states of upkeep. Some of these homes have been well preserved and have historic designations, while others have fallen into varying levels of disrepair. Many of the historic homes in this NU are located within the City's 5-in-5 Infill Development Program boundary and have since been rehabilitated with the help of the City's tax abatement program.

The median household income in NU8 is significantly below the Paris median, with the median home value less than half of the citywide median. Additionally, less than 5% of the housing stock in this unit was developed after 2000, with 48% of the structures developed before 1960, and a median year built of 1962: the oldest in the city. NU8 also has the lowest net worth of the units with a median of $11.2k. The percentage of owner-occupied housing is 42.8%, also the lowest of any NU. Missing middle housing typologies make up 22.9% of the housing stock.

DEMOGRAPHIC SNAPSHOT	NU8	PARIS
2023 Population	3,319	24,485
Median Household Income	$19,529	$38,505
Average Household Size	2.39	2.32
% Owner-Occupied Housing	42.8%	52.3%
Median Home Value	$61,063	$126,319
% Single Family Detached Housing	67.2%	69.2%
% Missing Middle Housing (2-19 Units)	22.9%	18.7%

Source: Esri

Map 14: NU8 Extents

NEIGHBORHOOD ASSESSMENT

RECOMMENDATIONS - EXISTING HOUSING

RECOMMENDATION 1: NEIGHBORHOOD HEALTH

Increase the health of existing neighborhoods by continuing the city's approach to demolishing blighted or unsafe structures. Blighted structures are unsightly and indicate or give the impression that the neighborhood is in decline and not worthy of additional investment. Continue a proactive approach with regards to code compliance and consider creating a program like Plano's Love Where You Live to create partnerships between homeowners, neighborhoods, city staff, volunteers, non-profits, and civic organizations. Bring the community and neighborhoods together to help those in need, particularly the elderly or disabled who are unable to physically maintain their homes.

Explore a neighborhood revitalization program that identifies and tracks factors of neighborhood health. This program should prioritize efforts to make a measurable increase in neighborhood health. Factors tracked should include items such as housing condition, infrastructure and street condition, vacant housing, code violations, access to goods and services, access to parks and trails, access to transportation (sidewalks, trails, bike lanes, roadways), building demolitions, non-conforming uses, public safety, and schools.

Neighborhood revitalization encourages investment and reinvestment, while increasing the tax revenue to the city to allow the city to provide additional amenities and services or lower tax rates.

Example: Love Where You Live (Plano, Texas)

The Love Where You Live program has been very successful in bringing together the Plano community to offer volunteer services and help to those in need. It has been instrumental in fostering a sense of community and neighborhood belonging. They also use this program to host block parties and other neighborhood events that give neighborhoods an opportunity to come together. Though Plano is a suburb of a large metro area, the city struggled with neighborhood reinvestment and maintaining the aging housing stock. The principles of the program and the issues Plano faced are similar to the issues Paris faces today.

RECOMMENDATION 2: RENTAL REGISTRATION PROGRAM

Expand the geography of the rental registration and inspection program to the city limits. Currently the program only includes the Historic District but should include all rental properties within the city. This program ensures compliance with life-safety standards and gives the city a better pulse on the rental market within Paris. Increasing maintenance standards will also aid in mitigating the stigma surrounding renters.

RECOMMENDATION 3: SHORT-TERM RENTALS

Create and invest in a program that will identify short-term rentals and define what constitutes a short term rental. Ensure that each property is paying the hotel occupancy tax as appropriate. Identify areas of the city that do or do not permit short-term rentals. The city currently has only two short-term rentals that are paying hotel occupancy tax out of the estimated 24 units operating.

Example: Frisco, Texas

Frisco adopted an ordinance that requires short term rentals to register with the city to legally operate. They charge $300 annually for each property and the registration gives the city the right to inspect the unit upon initial registration and subsequent to any report or suspicion of a violation. The city requires that the property owner provides guests a Safety Information Checklist that details information including parking, garbage collection, quiet hours, emergency services contact information, severe weather information, and a floor plan depicting the location of necessary items.

Frisco defines a short-term rental as: "A dwelling that is: (a) used or designed to be used as the home of a person, family or household, including a single-family dwelling, garage apartment, guest house or a unit in a multi-unit building, including an apartment, condominium, cooperative or timeshare; and (b) rented wholly or partly for a fee and for a period of less than thirty (30) consecutive days."

CHAPTER 3

ATTAINABLE HOUSING

AFFORDABILITY ASSESSMENT

AFFORDABILITY ASSESSMENT

Housing, as a necessity, is generally the largest line item of a household budget. When analyzing the demographics of Paris and calculating demand for new housing, both owner- and renter-occupied, a few key takeaways were found:

- 58% of Paris households can't afford new, market-rate housing
- 47% of the demand for new owner-occupied housing (69 units annually) is for below market-rate units. Calculations of this demand are shown later in Ch 4. New Development.
- 65% of the renter-occupied demand is below market
- 48% of renter-occupied demand is for seniors - of this, 69% is for below market rates

Currently, the need for Attainable Housing is satisfied by:

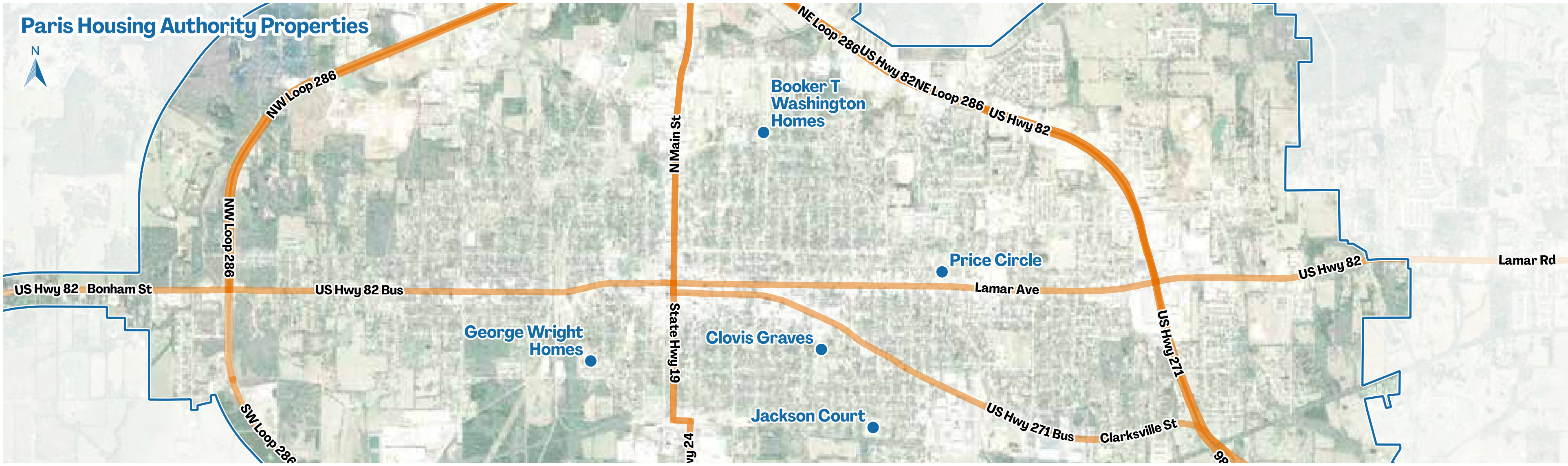
- 234 public housing units
- 293 housing vouchers
- 618 multifamily units with rents below $1,000
- 1,336 estimated single family units with rents below $1,000

Those four categories (though there may be some overlap with the vouchers and the renter-occupied single family) sum to 2,481 units of attainable housing (rents below $1,000). Within Paris, there are 6,000 households that earn an annual income of $50k or less, leaving a deficit of over 3,500 units.

Market Rate For the purpose of this analysis, Market Rate is assumed to be $200,000 for an owner-occupied unit or rent of $1,000 for a renter-occupied unit (without any subsidy). This translates to needing a minimum $50K to $60K of household income to afford new housing.

HOUSING PROGRAMS

The Paris Housing Authority manages two programs - 234 public housing units and 293 US Department of Housing and Urban Development Housing Choice Vouchers. The HUD choice vouchers are distributed across the city. The public housing units are within the George Wright Homes, Booker T Washington Homes, Price Circle,



Map 15: Paris Housing Authority-Owned Properties

AFFORDABILITY ASSESSMENT

Jackson Court, and Clovis Graves.

Other non-profits that operate within Paris, such as the Pshigoda Foundation, have a waiting list of more than 100 households.

COST-BURDENED HOUSING

The tables to the right illustrate the differences in affordability of mortgages and rents at different income levels. The tables break the comparison of income to mortgage or rent amount into three categories:

- Green: Not cost-burdened. Household is spending less than 30% of income on housing costs.
- Orange: Cost-burdened. Household is spending between 30% and 50% of income on housing costs.
- Red: Severely cost-burdened. Household is spending 50% or more of income on housing costs.

For purposes of this illustration, it is assumed that:

- Income for both scenarios are pre-tax income
- The cost-burden is based on a single income, and would be reduced for two+ income households
- Utilities are estimated at $250 per month for each scenario
- 30-year amortization for the owner-occupied loan
- Mortgage amount is exclusive of any down payment for the ownership scenario and any down payment would add to the total home price
- Yearly property insurance cost is 1% of the home's value for the ownership scenario
- Yearly property tax cost is estimated at 2.5% of the home's value for the ownership scenario
- Monthly renter's insurance is estimated at $100 per month

As all aspects of home ownership continue to increase in cost, a larger number of households will be cost-burdened, or housing will become unattainable. Existing owners are choosing not to sell their homes for fear of losing their below-current-market rates. This has made it "almost impossible" for first-time homebuyers to afford to enter the housing market.

Rate: 7% / Annual Household Income	Loan Amount $50K	$100K	$150K	$200K	$250K	$300K	$350K	$400K	$450K	$500K	$550K	$600K	$650K	$700K	$750K
$10K	87%	145%	202%	260%	317%	375%	432%	489%	547%	604%	662%	719%	776%	834%	891%
$20K	44%	72%	101%	130%	159%	187%	216%	245%	273%	302%	331%	360%	388%	417%	446%
$30K	29%	48%	67%	87%	106%	125%	144%	163%	182%	201%	221%	240%	259%	278%	297%
$40K	22%	36%	51%	65%	79%	94%	108%	122%	137%	151%	165%	180%	194%	208%	223%
$50K	17%	29%	40%	52%	63%	75%	86%	98%	109%	121%	132%	144%	155%	167%	178%
$60K	15%	24%	34%	43%	53%	62%	72%	82%	91%	101%	110%	120%	129%	139%	149%
$70K	12%	21%	29%	37%	45%	54%	62%	70%	78%	86%	95%	103%	111%	119%	127%
$80K	11%	18%	25%	32%	40%	47%	54%	61%	68%	76%	83%	90%	97%	104%	111%
$90K	10%	16%	22%	29%	35%	42%	48%	54%	61%	67%	74%	80%	86%	93%	99%
$100K	9%	14%	20%	26%	32%	37%	43%	49%	55%	60%	66%	72%	78%	83%	89%
$110K	8%	13%	18%	24%	29%	34%	39%	44%	50%	55%	60%	65%	71%	76%	81%
$120K	7%	12%	17%	22%	26%	31%	36%	41%	46%	50%	55%	60%	65%	69%	74%
$130K	7%	11%	16%	20%	24%	29%	33%	38%	42%	46%	51%	55%	60%	64%	69%
$140K	6%	10%	14%	19%	23%	27%	31%	35%	39%	43%	47%	51%	55%	60%	64%
$150K	6%	10%	13%	17%	21%	25%	29%	33%	36%	40%	44%	48%	52%	56%	59%

Annual Household Income	Rent Amount $600	$700	$800	$900	$1,000	$1,100	$1,200	$1,300	$1,400	$1,500	$1,600	$1,700	$1,800	$1,900	$2,000
$10K	114%	126%	138%	150%	162%	174%	186%	198%	210%	222%	234%	246%	258%	270%	282%
$20K	57%	63%	69%	75%	81%	87%	93%	99%	105%	111%	117%	123%	129%	135%	141%
$30K	38%	42%	46%	50%	54%	58%	62%	66%	70%	74%	78%	82%	86%	90%	94%
$40K	29%	32%	35%	38%	41%	44%	47%	50%	53%	56%	59%	62%	65%	68%	71%
$50K	23%	25%	28%	30%	32%	35%	37%	40%	42%	44%	47%	49%	52%	54%	56%
$60K	19%	21%	23%	25%	27%	29%	31%	33%	35%	37%	39%	41%	43%	45%	47%
$70K	16%	18%	20%	21%	23%	25%	27%	28%	30%	32%	33%	35%	37%	39%	40%
$80K	14%	16%	17%	19%	20%	22%	23%	25%	26%	28%	29%	31%	32%	34%	35%
$90K	13%	14%	15%	17%	18%	19%	21%	22%	23%	25%	26%	27%	29%	30%	31%
$100K	11%	13%	14%	15%	16%	17%	19%	20%	21%	22%	23%	25%	26%	27%	28%
$110K	10%	11%	13%	14%	15%	16%	17%	18%	19%	20%	21%	22%	23%	25%	26%
$120K	10%	11%	12%	13%	14%	15%	16%	17%	18%	19%	20%	21%	22%	23%	24%
$130K	9%	10%	11%	12%	12%	13%	14%	15%	16%	17%	18%	19%	20%	21%	22%
$140K	8%	9%	10%	11%	12%	12%	13%	14%	15%	16%	17%	18%	18%	19%	20%
$150K	8%	8%	9%	10%	11%	12%	12%	13%	14%	15%	16%	16%	17%	18%	19%

There are many other factors that affect a household's finances such as cost of debt, credit history, access to capital for downpayment, or job history. A household may be willing to spend more on housing costs if they have less debt or feel more secure in their situation.

RECOMMENDATIONS - ATTAINABLE HOUSING

RECOMMENDATION 1: 5-IN-5 INFILL DEVELOPMENT PROGRAM

Paris recently implemented an innovative infill development program. The city received high interest in the 5-in-5 Infill Development Program, but there are growing concerns over the effectiveness of the program due to the quality of some of the units built and high number of duplexes on 5-in-5 lots.

To control the quality of the housing being built from the 5-in-5 program, or any future infill, Paris could develop pre-approved building plans that include standards for higher quality that encourage a range of housing types, styles, and sizes. This would ensure that future infill housing meets and accentuates the existing form and style of housing within the neighborhood. Pre-approved plans would reduce the approval timeline which would reduce holding cost (particularly in a high interest rate environment) and design expense to the developer and/or homebuyer. The plans could include flexibility to allow the developer to make minor changes before additional review is needed. Increased standards of these pre-approved plans can improve the current stigma surrounding duplexes/triplexes/quadplexes in the city, ensuring that the new construction fits within the context of the existing neighborhood and supports housing stability and revitalization.

The City could also implement an approval process for each transaction to accommodate an internal review of plans and elevations of the project to ensure a quality home will be built. In addition, the City should consider the proposed housing type to avoid a large bias towards one type (i.e. duplexes) of housing. Identify proportions of each housing type that should be allowed to keep the program in line with City goals.

The City could also expand the geography and scope of the 5-in-5 Infill Development Program to become an infill housing program that addresses all infill across the City of Paris. This may be another segment of the program or could be a separate program that has different requirements and incentives for each sub-area.

Example: Bryan, Texas

Bryan, Texas, had issues with college students renting rooms in larger existing housing that was often of low quality or in disrepair (“stealth dorms.”) To replace these low quality units with new units that fit within the existing neighborhood, Bryan worked with a group to create “pattern zones,” creating pre-approved building plans that would be allowed by right in certain zones or districts. The city estimates that the plans save the developer or end user $8K per unit.

Example: Claremore, Oklahoma

Claremore is a rural exurb of the Tulsa MSA where housing is still relatively affordable. During an update to the city’s development code, they implemented the pattern zoning concept to simplify their building process and provide inspiration to residents with plans that fit the current architectural style of Claremore.

RECOMMENDATION 2: CREATIVE SOLUTIONS FOR FUNDING ATTAINABLE HOUSING

Consider programs to add to Paris’ toolkit to address affordability for income eligible buyers.

- Homebuyer assistance - provide a grant to be used to for down payment or closing costs
- Housing rehab loans - provide a low or zero interest loan to be used for rehabilitation projects
- Primary systems repair grants - provide a grant to be used for home systems that are damaged or inoperable (heating, gas, plumbing, roof, handicap accessibility)
- City buydown of construction costs - consider a program to provide a low or zero interest loan, grant, or reimbursement to lower the cost of construction for housing on certain city-owned lots. This program could be structured to only lend or give an amount that can be paid back to the city through increased property tax revenue over period of time acceptable by the city.

RECOMMENDATIONS - ATTAINABLE HOUSING

Example: Midwest City, Oklahoma
Midwest City has implemented homebuyer assistance, housing rehabilitation loans, and primary systems grants using Community Development Block Grant Funds to pay for repairs including heating systems, plumbing, and roofs.

Example: Muskegon, Michigan
Muskegon has used TIF funds to buy down the cost of construction, effectively acting as the master developer, for homes built on city-owned lots. The city was able to facilitate the construction of 143 units at a sale price $50K-$80K cheaper than the open market could deliver. The city also will sell city-owned lots to citizens for use as a yard addition if the lot is not buildable.

RECOMMENDATION 3: ACCESSORY DWELLING UNITS

Explore allowing the addition of accessory dwelling units (ADUs) citywide, in special districts, or on lots meeting certain criteria. Though the price of lots in Paris is relatively affordable, with most ranging from $5K to $45K for lots less than half an acre, many Paris residents have lots that could accommodate additional dwelling units. These units could be used to house an aging parent, house a post-college or early career child, or as additional rental income.

To make the development process even simpler and cheaper for citizens to get through, consider pre-approved building plans for accessory dwelling units in multiple formats such as a unit over a garage or a stand alone unit. These pre-approved plans could also ensure higher quality product and greater visual appeal that is context-sensitive. In addition, increasing the number of housing units within Paris will also aid in tempering affordability as in cities with similar programs, like Austin and Houston.

CHAPTER 4

NEW DEVELOPMENT

PLANNED ACTIVITY

NEW DEVELOPMENT

NUs 2, 3, and 8, which generally surround Downtown Paris have the largest collection of currently platted single family lots that are developable. This is due to demolition of former homes due to varying reasons such as unrealized development plans and tear downs due to dilapidation. Closer to the City limits there are other opportunities for development on sites that are currently used for agricultural purposes these areas have the best opportunity to be developed as new, large-scale subdivisions to accommodate the City's growth, though many of the properties do not have water and sewer utilities already on or at the site. New development is already occurring in the southeastern quadrant of the city and this would be a prime place for further development with its close proximity to the high school.

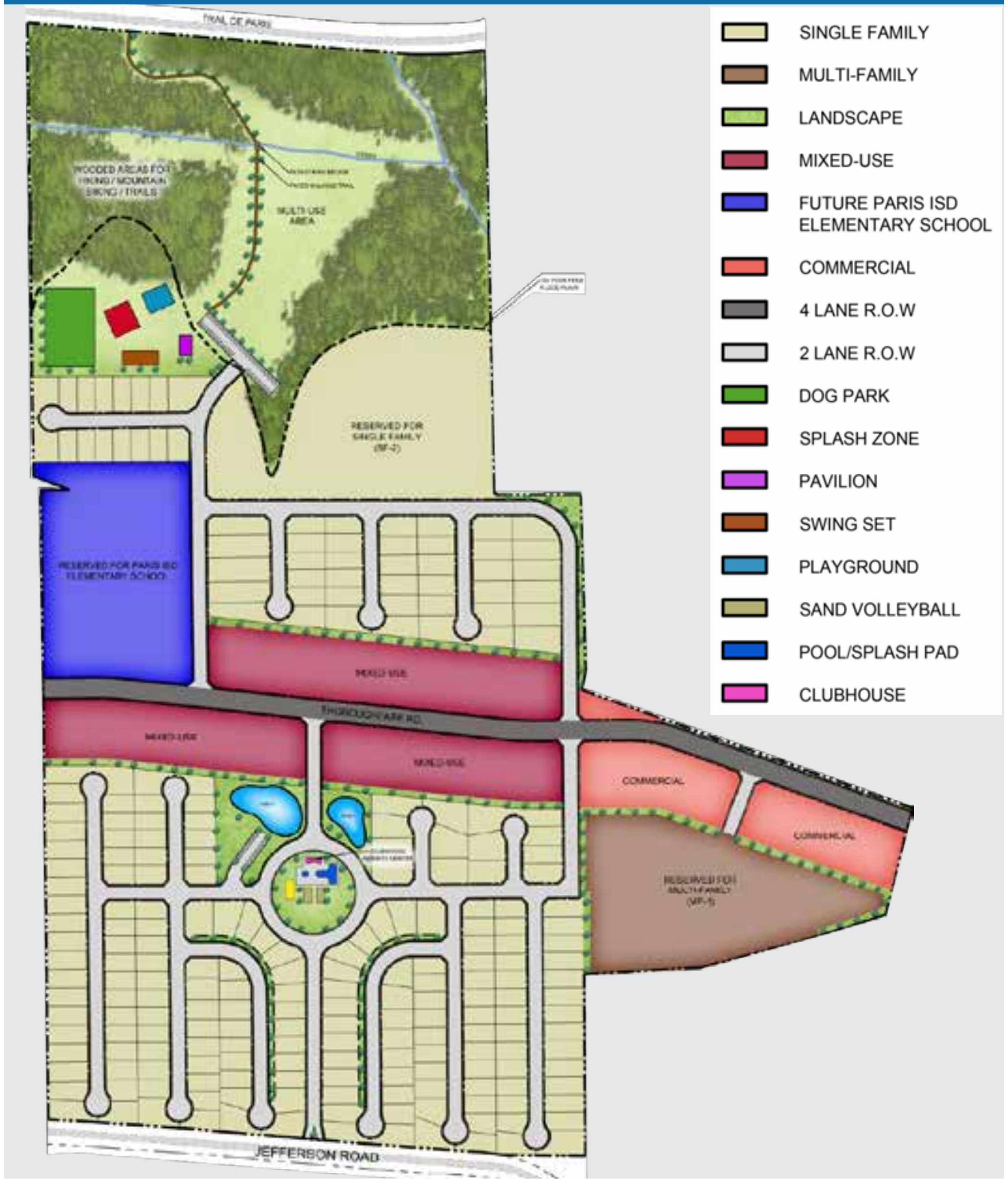
Below are details on three large-scale residential projects planned in Paris. These new developments and unit counts will be subtracted from the residential housing demand to show the remaining unmet demand by year.

FORESTBROOK ESTATES

The largest planned new residential development in Paris, Forestbrook Estates, is located in NU 6 in the southeastern quadrant of Paris. It is being developed by Lone Star Planned Developments including partnerships with Wyldewood Homes and D.R. Horton.

The first phase consists of 183 single family lots laid out around ten cul-de-sacs. Homes are expected to be 1,200+ square feet and sell for $300K or more, including a public improvement district assessment. Future phases include commercial, mixed-use, and multifamily components. The multifamily is planned to fall under the MF-1 zoning designation.

Forestbrook Estates



PLANNED ACTIVITY

MAGNOLIA

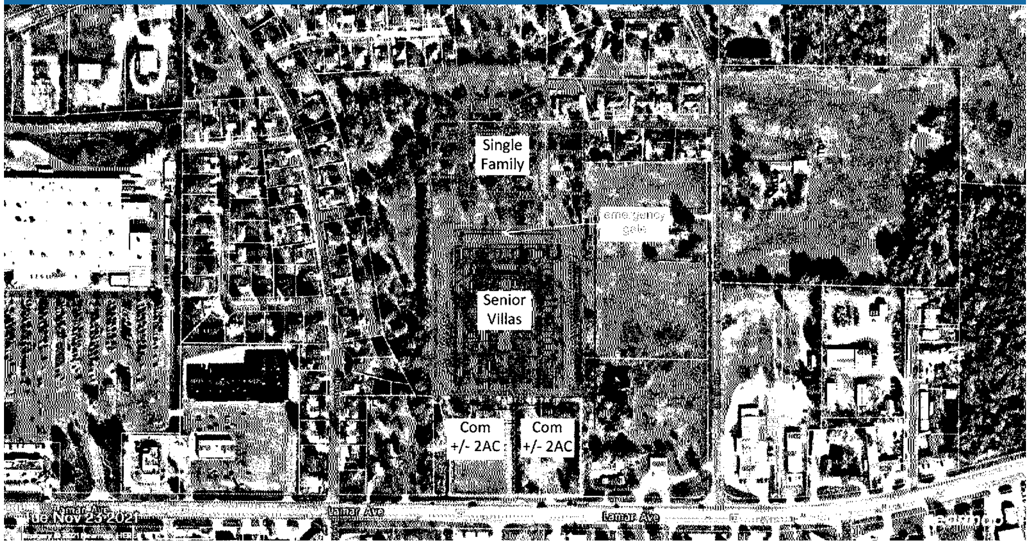
Phase 1 of Magnolia is an 80-lot single family project being developed by MCMH Properties. This project is located along Ruby Way, east of Matthews Nissan of Paris and Pine Creek Apartments.

Magnolia

CELEBRATION PARIS SENIOR VILLAS

Celebration Paris Senior Villas is being developed by Alan Naul and Kevin Eden with the Javelin Group out of Dallas. This project is located at 4415 Lamar Ave and will consist of 64 age-restricted units.

Celebration Paris Senior Villas



DEMAND ANALYSIS

HOUSING DEMAND

To understand residential demand for Paris, Catalyst Commercial calculated residential demand for the overall region of Delta, Franklin, Hopkins, Lamar, Morris, Red River, and Titus counties (7-county region) and then applied a capture rate that Paris could likely capture of that overall market. It is assumed that Paris is likely to capture 15% of the future market activity of this 7-county region, based on historic and projected growth trends.

Demand for residential units in Paris is a function of projected growth across the greater region, meaning Paris will compete with other communities to capture these households. In addition to projected population growth, other factors were analyzed to better understand demand for housing within Paris over the next five years:

- Historical building permit activity
- Occupancy by a renter or owner across income ranges
- Housing turnover and how long residents live in a property across income ranges as well as by occupancy (renter vs owner)

To configure and better understand the potential demand, it was broken down not only by income categories but also by age groups and product type. This level of analysis allows for a significantly greater understanding of the potential product types in demand as the associated groupings represent different preferences in terms of home typologies. The table below shows a total demand for both owner- and renter-occupied housing by age. The following pages discussing

OWNER-OCCUPIED DEMAND	AGES 25 - 34	AGES 35 - 54	AGES 55 - 64	AGES 65+	TOTAL
Price Less Than $100,000	0	3	0	17	**20**
Price $100,000 - $150,000	0	3	0	9	**12**
Price $150,000 - $200,000	1	13	3	17	**34**
Price $200,000 - $250,000	2	15	5	14	**37**
Price $250,000 - $350,000	0	10	1	9	**20**
Price $350,000 - $450,000	0	5	1	4	**10**
Price $450,000+	0	3	0	3	**6**
Total	**3**	**51**	**11**	**74**	**138**
RENTER-OCCUPIED DEMAND	**AGES 25 - 34**	**AGES 35 - 54**	**AGES 55 - 64**	**AGES 65+**	**TOTAL**
$500 - $750	5	9	5	29	**49**
$750 - $1,000	3	5	2	12	**22**
$1,000 - $1,500	6	11	4	13	**34**
$1,500 - $2,000	5	9	7	13	**34**
$2,000+	2	8	3	11	**24**
Total	**21**	**42**	**21**	**78**	**163**

Source: Catalyst Commercial, US Census Bureau, Esri

DEMAND ANALYSIS

annual owner- and renter-occupied housing demand splits the demand into housing product types.

- Owner-Occupied Housing: Single Family Detached and Other Owner-Occupied Homes (ex: townhome, condo)
- Renter-Occupied Housing: Multifamily and Other Renter-Occupied Homes (ex: duplex/triplex/fourplex, single family build-to-rent)

UNMET HOUSING DEMAND

To understand the estimated amounts of unmet housing demand for both owner- and renter-occupied units two additional factors were calculated below the Total Demand in the tables on the following pages.

Annual demand from new employers

The Paris Economic Development Corporation conservatively estimates 100 new jobs coming to Paris annually with incomes of $55K to $75K. Since not all new jobs will be held by Paris residents, these 100 jobs were multiplied by 31%, or the proportion of jobs currently in Paris that are held by Paris residents. In this income range, local demographics show that 71% will choose to rent and 29% will choose to own. Annually, this results in 22 units of owner-occupied demand and 9 units of renter-occupied demand from new employers. This number is added to the total demand.

Estimated permitted or planned

This row estimates future activity for each year by one of two ways: using historical (previous five years) permitting activity or using planned or under construction activity. This number is subtracted from the total demand.

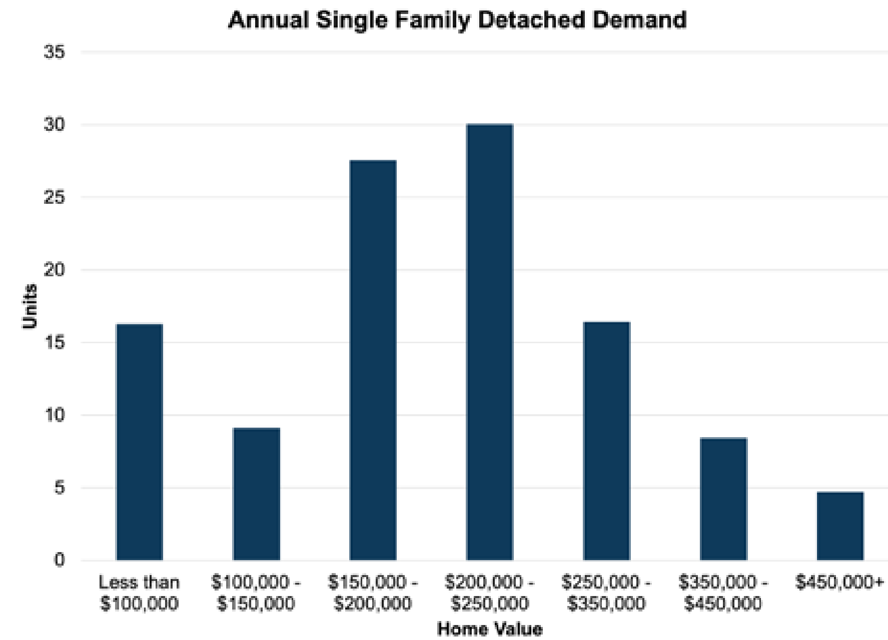
- Forestbrook Estates: 183 single family lots, assumed to be owner-occupied, with 92 units delivered in Year 2 (2025) and 91 units delivered in Year 3 (2026)
- Magnolia: 80 single family lots, assumed to be owner-occupied, with 40 units delivered in Year 2 (2025) and 40 units delivered in Year 3 (2026)
- Celebration Paris Senior Villas: 64 units, assumed to be renter-occupied, with 32 units delivered in Year 2 (2025) and 32 units delivered in Year 3 (2026)

DEMAND ANALYSIS

ANNUAL OWNER-OCCUPIED HOUSING DEMAND

It is estimated that Paris could capture demand for up to 112 new owner-occupied, single family detached units annually. Just under half of that demand (47%) for single family detached is for units below $200k, a total of 53 units annually. With the cost of construction today, to include financing costs, new build housing under the $200k mark is increasingly less feasible as it does not leave much margin for the developer or builder. There is also demand for an additional 26 owner-occupied units annually in the form of multi-unit buildings, townhomes, rowhomes, or condos. This represents just under 19% of the owner-occupied demand within Paris. These annual demand numbers do not represent what the City of Paris must absorb or what is currently feasible to build but represent the annual amount that Paris could absorb if the development of all types and price points were targeted.

There is significant demand for owner-occupied housing in the 65+ age bracket, making up 53.8% of the total owner-occupied demand. Seniors make up most of the projected growth in the 7-county region used to calculate this housing demand.



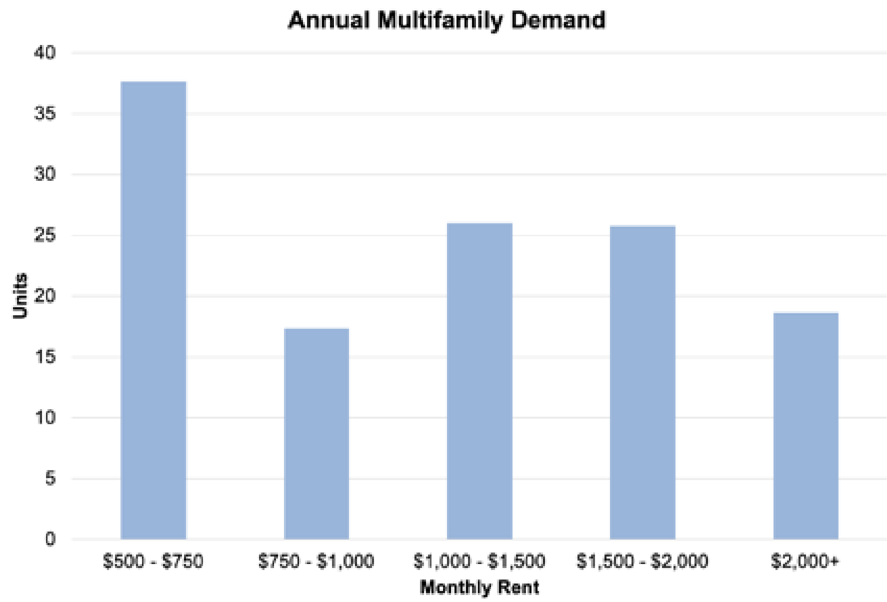
OWNER-OCCUPIED DEMAND	YR 1	YR 2	YR 3	YR 4	YR 5	5 YR TOTAL
Single Family Priced Less Than $200k	53	53	53	53	53	*265*
Single Family Priced $200k - $250k	30	30	30	30	30	*150*
Single Family Priced $250k - $350k	16	16	16	16	16	*80*
Single Family Priced $350k - $450k	8	8	8	8	8	*40*
Single Family Priced $450k Or More	5	5	5	5	5	*25*
Other Owner-Occupied Homes	26	26	26	26	26	*130*
Total Demand	**138**	**138**	**138**	**138**	**138**	***690***
+ Annual Demand from New Employers	22	22	22	22	22	*110*
- Estimated Permitted or Planned	23*	132**	131**	23*	23*	*332*
= Unmet Demand	***137***	***28***	***29***	***137***	***137***	***468***

Source: Catalyst Commercial, US Census Bureau, Esri   *Estimated using previous five years of permitting activity   **Estimated using planned or under construction activity

DEMAND ANALYSIS

ANNUAL RENTER-OCCUPIED HOUSING DEMAND

In addition to single family demand, a regional analysis was performed to understand the renter-occupied residential market. It is estimated that Paris could capture and absorb 126 units annually of renter-occupied housing in the form of traditional multifamily residential, what would typically be described as “apartments.” There is additional capacity for 37 units of renter-occupied housing in other formats such as duplex/triplex/fourplex or single family build-to-rent. 43% of the multifamily demand is for units commanding rents less than $1,000 per unit. Demand for units with rents of $1,500+ per unit is at 36% or 45 units annually. As stated previously, these annual demand numbers do not represent what the City of Paris must absorb but represent the annual amount that Paris could absorb if the development of all types and price points were targeted.



There is significant demand for renter-occupied housing in the 65+ age bracket, making up 47.9% of the total renter-occupied demand. Seniors make up most of the projected growth (9.3% total over the next five years) in the 7-county region used to calculate this housing demand. Additionally, interviews with property owners in Paris that cater to seniors revealed a deficit in housing for seniors. Multiple property owners said they always have a long waitlist for senior units.

RENTER-OCCUPIED DEMAND	YR 1	YR 2	YR 3	YR 4	YR 5	5 YR TOTAL
Multifamily Rental Rate Less Than $1,000	55	55	55	55	55	*275*
Multifamily Rental Rate $1,000 - $1,500	26	26	26	26	26	*130*
Multifamily Rental Rate $1,500 - $2,000	26	26	26	26	26	*130*
Multifamily Rental Rate $2,000 Or More	19	19	19	19	19	*95*
Other Renter-Occupied Homes	37	37	37	37	37	*185*
Total Demand	**163**	**163**	**163**	**163**	**163**	***815***
+ Annual Demand from New Employers	9	9	9	9	9	*45*
- Estimated Permitted or Planned	41*	32**	32**	41*	41*	*187*
= Unmet Demand	***131***	***140***	***140***	***131***	***131***	***673***

Source: Catalyst Commercial, US Census Bureau, Esri *Estimated using previous five years of permitting activity **Estimated using planned or under construction activity

RESIDENTIAL REGULATIONS AND POLICY

EXISTING LAND USE AND ZONING

The majority of the residential real estate stock in Paris is located within Loop 286, with the smaller lot sized single-family homes clustered around the city center and lot sizes gradually increasing as they expand outward from downtown. The housing stock immediately surrounding downtown, and specifically in NUs 2 and 8, has a higher concentration of units in need of rehabilitation or redevelopment. Additionally, there are many residential lots in the city center area that no longer have housing units and are primed for new residential development.

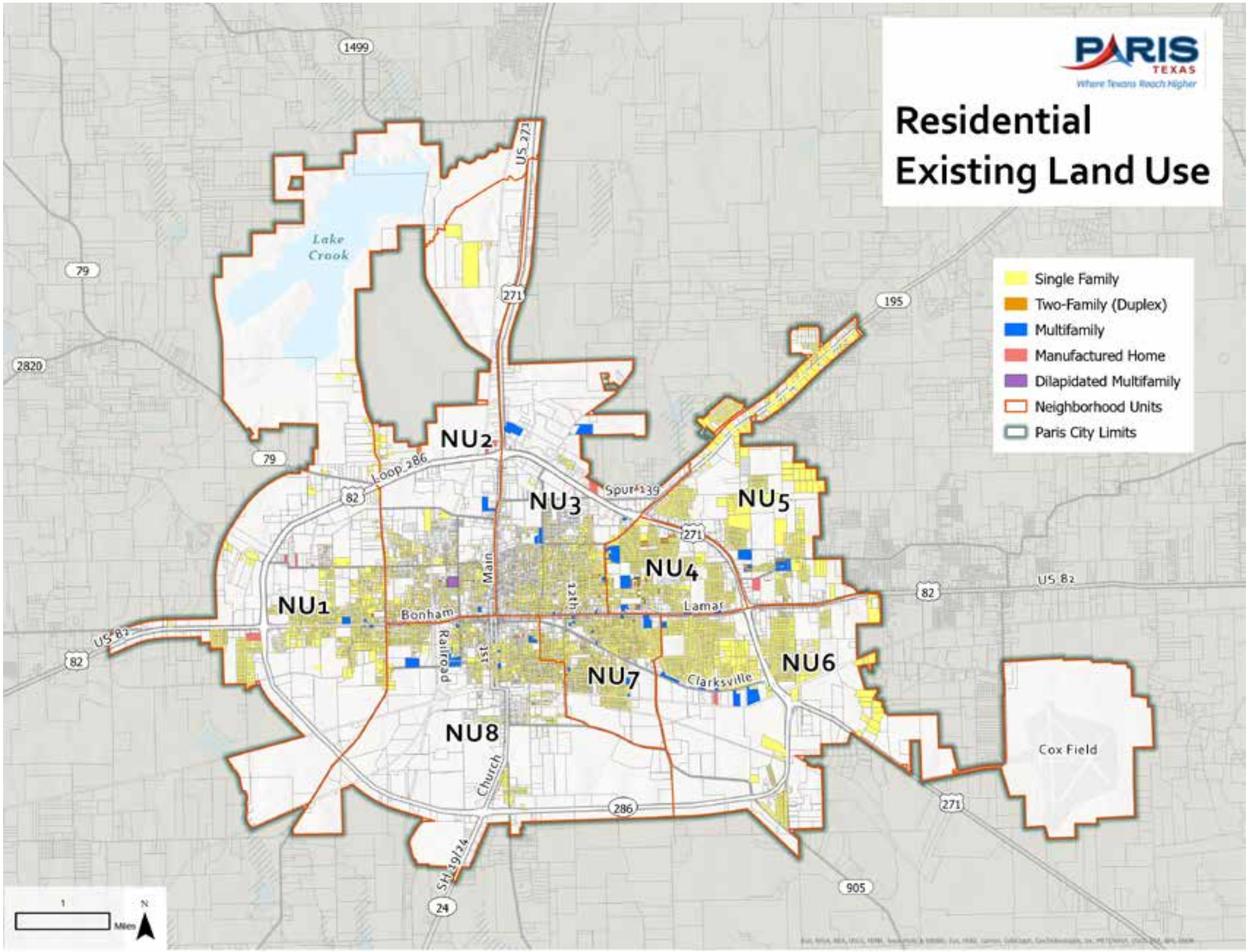
The housing that is located outside of Loop 286 varies from aging, suburban-style housing stock in the western portion of the community (NU 1) to newer, suburban subdivision developments (NU 6) to large estate-style homes (NU 5). Additionally, outside of Loop 286 there is a prevalence of agricultural homesteads with working farms (NU 2 and NU 5).

To understand current land use, the zoning districts were analyzed to calculate the total land area that falls under each district. Excluding any residential land that falls under a Planned Development, 4,960 acres (20.9%) of the 23,787 acres that make up the Paris city limits are zoned for residential use.

ZONING DISTRICT		AREA (ACRES)	% OF TOTAL	% OF RESIDENTIAL
Two-Family Dwelling	2F	778	3.3%	15.7%
Four-Family Dwelling	4F	1	0.0%	0.0%
Multiple-Family Dwelling	MF-1	441	1.9%	8.9%
Multiple-Family Dwelling	MF-2	34	0.1%	0.7%
One-Family Dwelling	SF-1	2	0.0%	0.0%
One-Family Dwelling	SF-2	3,177	13.4%	64.0%
One-Family Dwelling	SF-3	528	2.2%	10.6%
Agricultural	A	9,689	40.7%	
Commercial	C	1,951	8.2%	
Commercial & Light Industrial	C & LI	15	0.1%	
Central Area	CA	109	0.5%	
Expressway Service Station	ESS	5	0.0%	
General Retail	GR	324	1.4%	
Heavy Industrial	HI	891	3.7%	
Light Industrial	LI	2,792	11.7%	
Neighborhood Service	NS	69	0.3%	
Office	O	38	0.2%	
Planned Development	PD	457	1.9%	
Public Lands and Institution	PLI	2,487	10.5%	

Source: City of Paris

RESIDENTIAL REGULATIONS AND POLICY



Map 16: Residential Existing Land Use

RESIDENTIAL REGULATIONS AND POLICY

SINGLE FAMILY NEIGHBORHOOD STANDARDS

The table to the right details Paris' neighborhood and lot standards for single family zoning districts. As all costs related to housing have risen in the past few years and continue to rise, it may be prudent to reexamine these standards to maintain quality of new housing at the same price point by reducing the land cost to the end user.

SINGLE FAMILY STANDARDS	SF-1	SF-2	SF-3
Minimum Lot Area	1.5 acres	7,500 sf	5,000 sf
Minimum Lot Width	150'	60'	60'
Minimum Lot Depth	200'	100'	100'
Maximum Lot Coverage	15%	35%	35%
Front Yard Setback	35'	25'	25'
Side Yard Setback	5'	5'	5'
Rear Yard Setback	10'	10'	10'
Maximum Height	2.5 stories	2.5 stories	2.5 stories
Minimum SF	1,800 sf	1,500 sf	1,000 sf

Source: City of Paris

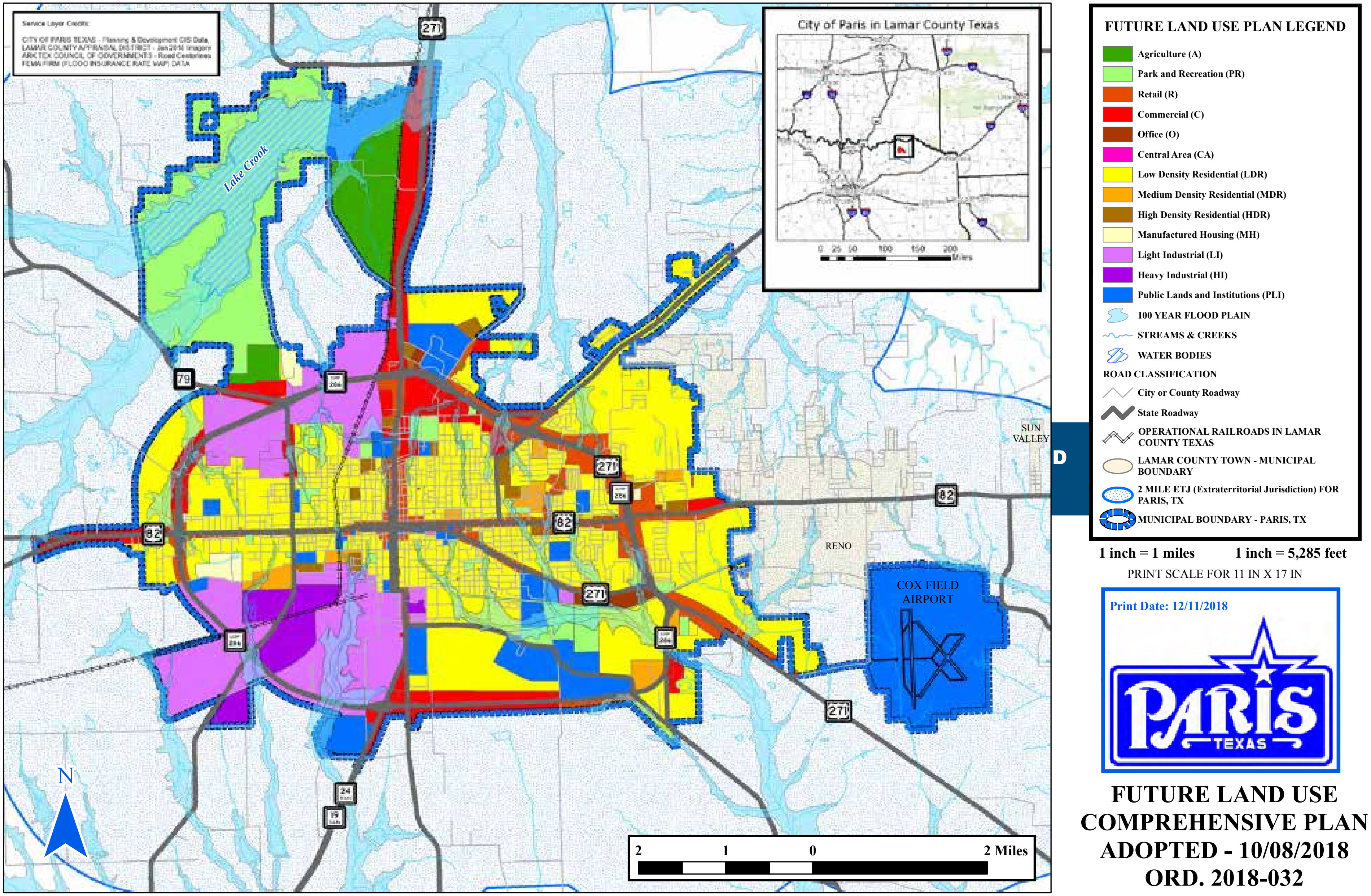
FUTURE LAND USE

Currently, residential place types shown in the Paris Future Land Use Plan account for 8,959 acres (37%) of the total 23,788 acres in the Paris city limits. In addition to the four residential place types (Low Density Residential, Medium Density Residential, High Density Residential, and Manufactured Housing), the Central Area place type, though small at two acres, does accommodate residential uses. Both of these acres of Central Area place type are centered around Downtown. It is recommended that this place type be combined with or replace some of the Retail place type in Downtown to allow/accommodate residential uses in these areas.

FUTURE LAND USE PLAN PLACE TYPE		AREA (ACRES)	% OF TOTAL	% OF RESIDENTIAL
Low Density Residential	LDR	8,090	34.0%	90.3%
Medium Density Residential	MDR	365	1.5%	4.1%
High Density Residential	HDR	349	1.5%	3.9%
Manufactured Housing	MH	155	0.7%	1.7%
Agriculture	A	761	3.2%	
Commercial	C	2,322	9.8%	
Central Area	CA	2	0.0%	
Heavy Industrial	HI	565	2.4%	
Light Industrial	LI	3,065	12.9%	
Office	O	140	0.6%	
Public Lands and Institutions	PLI	3,072	12.9%	
Parks and Recreation	PR	3,308	13.9%	
Retail	R	1,594	6.7%	

Source: City of Paris

RESIDENTIAL REGULATIONS AND POLICY



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Map 17: Future Land Use Plan

RESIDENTIAL LAND INVENTORY

RESIDENTIAL LAND INVENTORY

To understand the current conditions of potentially developable properties, Catalyst Commercial looked at all parcels in the City of Paris that are unimproved and then tabulated those parcels that fall into a residential or agricultural place type in Paris' Future Land Use Plan dated December 2018. Parcels were excluded that were:

- Greater than 200 feet from wet utilities (water / sewer) if 5 acres or less
- Greater than 1/2 mile from wet utilities if 5 acres or more

The following are descriptions (summarized) of the residential place types:

Low-Density Residential

This use is representative of traditional, single-family detached dwelling units. The areas designated for low density residential land use are generally not adjacent to major thoroughfares or incompatible land uses, and are in proximity to existing single family residential land use. Although all single family areas should be labeled "low density," the City should allow and promote a range of lot sizes.

Moderate-Density Residential

This use is representative of two-family attached dwelling units, such as duplex units and townhomes. The medium-density units should provide a buffer between single family land uses and higher intensity land uses such as multiple family or non-residential. They should also provide a buffer between single family land uses and major thoroughfares or collectors. The land proposed for development of moderate-density residential is located along an arterial or collector roadway.

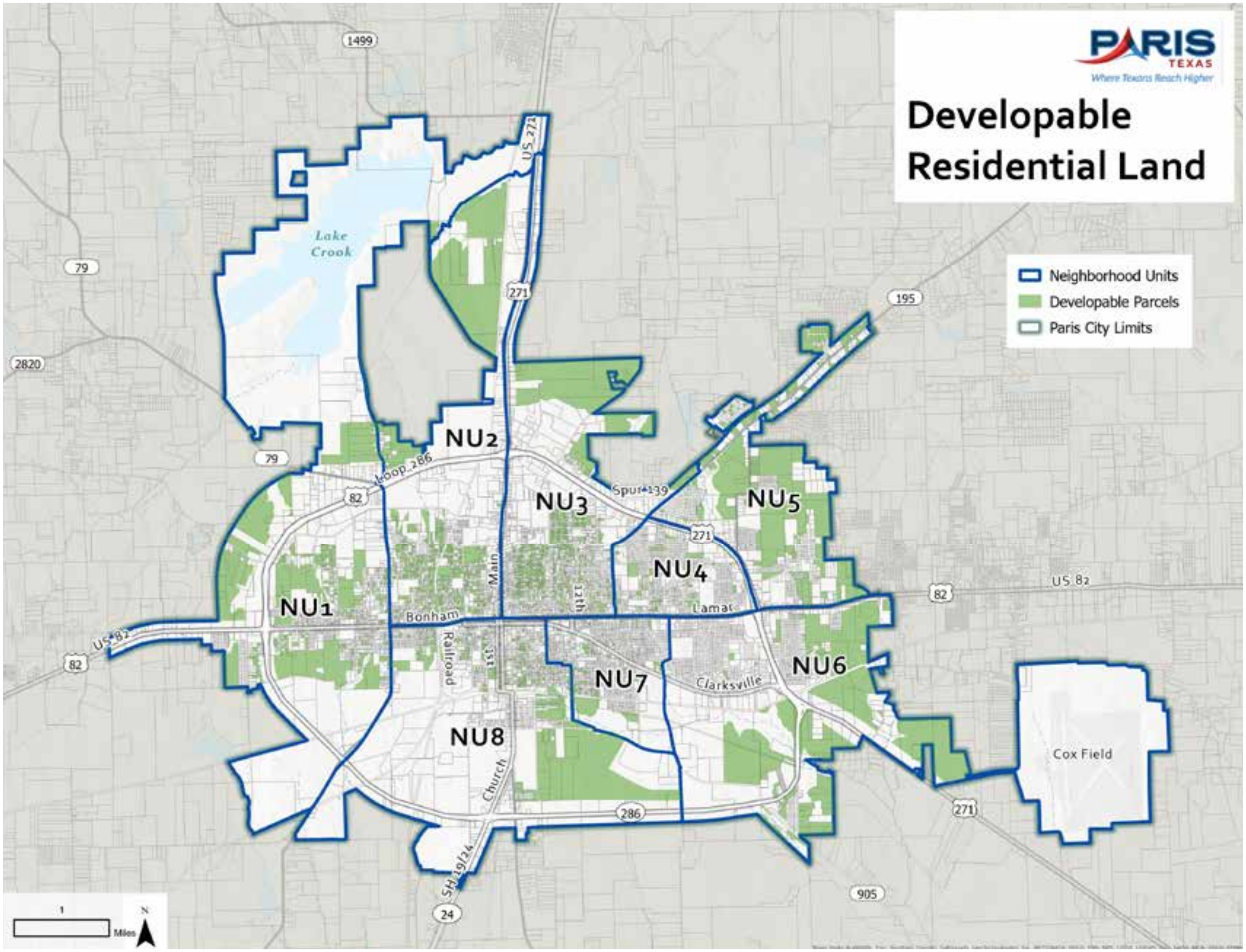
RESIDENTIAL LAND INVENTORY	PARCELS	TOTAL ACREAGE
Less than 5 acres	2,773	1,133
5 to 10 acres	51	366
Greater than 10 acres	96	3,353
Total	2,920	4,852

Source: City of Paris

High-Density Residential

Traditional apartment-type units in attached living complexes characterize the high-density residential land use. Moderate-density uses should also be permitted in any area designated for high-density use. The proposed multifamily tract should be adjacent to an arterial roadway. Depending on the density of the project, or if the tract is adjacent to single family residential dwellings, transition areas (green space, buffer areas, medium density development, etc.) should be incorporated.

RESIDENTIAL LAND INVENTORY



Map 18: Residential Land Inventory

RECOMMENDATIONS - NEW DEVELOPMENT

RECOMMENDATION 1: IMPACT FEES

Impact fees are defined in Chapter 395 of the Texas Local Government Code as “a charge or assessment imposed by a political subdivision against new development in order to generate revenue for funding or recouping the costs of capital improvements or facility expansions necessitated by and attributable to the new development.” Impact fees are very common in Texas and regularly used to offset the cost of new development to municipalities. Paris does not currently levy impact fees on new development. The cost of extending infrastructure to the site is on the developer, but the city does pay for upsizing costs. Implementing impact fees will ensure that the new development contributes to the cost for the city to service that development with infrastructure. Paris should conduct an internal analysis to understand the level of fees needed to accomplish city financial goals.

The city should keep in mind that impact fees are a one time inflow in the form of a fee for the city to then take on a permanent outflow (obligation) with recurring maintenance and replacement costs for that infrastructure. The fiscal impacts of development to the city’s budget should be reviewed for each new development to understand if the development will be a net negative or positive for the city. Development that is a fiscal net negative isn’t always a bad thing and can still contribute to the city in other ways (i.e. adds to quality of life, etc), but the city must understand the implication of the development to their budget.

RECOMMENDATION 2: DEMOLITION-REBUILD PROGRAM

Consider implementing a demolition-rebuild program that incentivizes residents and future residents to demolish old structures and build a new structure in its place. This program could be structured to give a combination of cash grants and/or city property tax rebates. Consider a partnership with the county to increase the property tax rebate incentive. This will increase property tax revenues by removing an underperforming structure and replacing it with a new structure.

Case Study: Farmers Branch, Texas

The Farmers Branch Demo/Rebuild program grants residents and builders upfront cash and tax rebates to demolish an old home and rebuild a new home in its place. Each property goes through an approval process with city council and the proposing party must provide site plans and elevations to show how the completed home will look. The incentive levels are based on the improvement value as determined by the appraisal district. The city provides 50% of the cash grant upon demolition of the old structure and the remainder upon completion of the new home. The grants are largest for the lowest improvement values. The city also issues a city property tax rebate for a number of years with the longest term for the largest original improvement value.

RECOMMENDATION 3. HOUSING COMMITTEE

Establish a housing committee to oversee all housing efforts with a mix of elected or appointed members and staff. This committee will continue to assess and make recommendations to address neighborhood health issues.

This committee should maintain a dashboard (using software such as ArcGIS StoryMaps or Tableau) of housing-related activity and track factors of neighborhood health (such as housing conditions and blighted structures, infrastructure and street conditions, vacant housing, code violations, access to goods and services, parks and trails, building demolitions, non-conforming uses, public safety, and schools), zoning, future land use, development activity (infill, incremental, and master planned), and any housing programs. Make the information and dashboard publicly accessible through the city website for the ease of citizens and developers to track progress as a community.

The Housing Committee should establish a timeline for a periodic review of development standards and the future land use plan. As markets change and end users needs shift, housing styles and needs also change. As the city continues to develop, the City’s vision of where future development should occur may also change. There should be a

RECOMMENDATIONS - NEW DEVELOPMENT

review of the city's development standards and recommendations to update or keep current standards during each review.

RECOMMENDATION 4. IMPROVE LIVABILITY AND HOUSING OPTIONS

Continue to maintain the livability of Paris by continuing economic development efforts that increase jobs and wealth within Paris in order to increase purchasing power and housing demand.

Continue to invest in sports tourism, including building outdoor recreation facilities to support activities such as cycling.

Invest and prioritize retail recruitment efforts. Commercial quality, access, and adjacency play a large role in neighborhood health. Retail often serves as a neighborhood gateway and access to quality retail can improve quality of life.

Continue to invest in public improvements to maintain infrastructure and stimulate private investment. Public investment and incentives can help support the tax base and enable the city to become an even more attractive place to live.

Explore a branding efforts to promote Paris and highlight the city's history, historic architecture, corporate opportunities, Downtown, and other assets.

Continue to invest in Downtown. As the city's economic and community hub, it is crucial to continue revitalization in this area. This will improve attraction of businesses and private investment in downtown as well as strengthen aging neighborhoods near the core of Paris.

Expand "missing middle" housing types to accommodate a variety of unit types to a variety of household needs. With older generations looking to downsize, cottage court style homes may provide a smaller footprint with an increased sense of community, while retaining a single family feel. For younger generations, these housing types may serve as a stepping stone to home ownership, allowing households to increase or decrease their footprint as needed at a more affordable rate.

RECOMMENDATION 5. SURVEY OF EMPLOYEES

Over 70% of the jobs within the Paris city limits are held by non-residents that commute into Paris each day for work. Multiple new employers have mentioned the lack of housing inventory has come up as an issue in their site selection.

Explore creating a survey of Paris employees to understand what type of housing and price points would mitigate talent loss. During the public engagement process, multiple developers said they need more data to support the need for new development. A survey would help refine the type of housing desired and also identify additional programs that could increase housing opportunity in Paris.

CHAPTER 5
IMPLEMENTATION

IMPLEMENTATION MATRIX

PRIORITY	STRATEGY/ACTION	TIMEFRAME	PARTNERS	ACTION TYPE	SUBAREA
1. Increase health of existing neighborhoods					
	1.1. Decrease blight				
	1.1.a. Continue to fund demolition of unsafe or blighted structures	Ongoing	City	Activity	City limits
	1.2. Develop a neighborhood revitalization program				
	1.2.a. Create a program to measure and track neighborhood health factors: housing condition, infrastructure and street condition, vacant housing, code violations, access to goods and services, access to parks and trails, access to transportation, building demolitions, non-conforming uses, public safety, and schools	Ongoing	City	Program	City limits
	1.2.b. Create a "Love where you live" program that manages/coordinates volunteer efforts to help those in need as well as puts on block parties or other programming	Ongoing	City, neighborhood leadership, citizens	Program	City limits
2. Continue to evaluate and manage rental programs					
	2.1. Expand the long-term rental registration program to the entire city				
	2.1.a. Expand the rental registration program to include all rental properties within the city to ensure compliance with life-safety standards and to give the city a pulse on the rental market to better prioritize programs to satisfy resident needs	Ongoing	City	Program	City limits
	2.2. Create a short-term rental program				
	2.2.a. Create a short-term rental program to ensure adherence to city policies (i.e. payment of hotel occupancy tax)	Ongoing	City	Program	City limits
	2.2.b. Identify software or strategy to identify short-term rentals that do not self-report	1 year	City, software partner	Program	City limits
	2.2.c. Identify areas of the city where short-term rentals are prohibited (could be by zoning, district, etc)	Ongoing	City	Program	City limits
3. Address and expand Infill revitalization programs					
	3.1. Promote infill redevelopment strategies				
	3.1.a. Explore pre-approved building plans to lower timeline and building cost on infill lots	1 year	City, architect	Policy	City limits
	3.1.b. Adopt an internal staff approval process to expedite review and approval of plans and elevations to ensure context-sensitive quality and maintain a balance and prevent oversaturation of housing types (i.e. duplex).	6 months	City	Policy	City limits

IMPLEMENTATION MATRIX

PRIORITY	STRATEGY/ACTION	TIMEFRAME	PARTNERS	ACTION TYPE	SUBAREA
	3.2. Expand infill housing program citywide				
	3.2.a. Identify all lots available for infill development	1 year	City, county appraisal district	Program	City limits
	3.2.b. Maintain database of infill lots including information like availability, for sale status, asking price, zoning, tax delinquency, encumbrances and make available to potential homebuyers and investors	Ongoing	City, county appraisal district	Program	City limits
4. Expand funding for housing initiatives					
	4.1. Identify additional funding options to fund attainable housing				
	4.1.a. Explore providing a grant to be used to for down payment or closing costs for new homebuyers or targeted product types.	Ongoing	City	Program	City limits
	4.1.b. Explore providing a low or zero interest loan to be used for rehabilitation projects	Ongoing	City	Program	City limits
	4.1.c. Explore providing a grant to be used for home systems that are damaged or inoperable (heating, gas, plumbing, roof, handicap accessibility)	Ongoing	City	Program	City limits
	4.1.d. Consider a program to provide a low or zero interest loan, grant, or reimbursement to lower the cost of construction for housing on certain city-owned lots. This program could be structured to only lend or give an amount that can be paid back to the city through increased property tax revenue over period of time acceptable by the city.	Ongoing	City	Program	City limits
5. Expand regulations to accommodate accessory dwelling units					
	5.1. Update the UDC to accommodate accessory dwelling units				
	5.1.a. Create regulations with specific criteria across residential use types to integrate accessory dwelling units	Ongoing	City	Policy	City limits
	5.1.b. Determine standards for where an accessory dwelling unit are allowed per the updated code (i.e SF-2 or SF-3 zoning, not to exceed a certain maximum lot coverage without special use permit)	Ongoing	City	Policy	City limits

IMPLEMENTATION MATRIX

PRIORITY	STRATEGY/ACTION	TIMEFRAME	PARTNERS	ACTION TYPE	SUBAREA
	5.1.c. Create pre-approved building plans for accessory dwelling units to make the process easier for the citizens and city while ensuring quality and architectural standards are met	1 year	City, architect	Program	City limits
6. Promote new residential development					
	6.1. Implement impact fees to cover city cost of service and infrastructure				
	6.1.a. Appoint a Capital Improvements Advisory Committee and then adopt a capital improvements plan and land use assumptions	1 year	City, city engineer	Activity	City limits
	6.1.b. Determine level of fees needed to satisfy city's needs for the capital improvements plan	1 year	City, city engineer	Activity	City limits
	6.1.c. Hold required hearings and adopt new impact fees	1 year	City, city engineer	Regulation	City limits
	6.2. Implement a demolition-rebuild program				
	6.2.a. Identify areas eligible for the program (areas the city would like revitalized and need external help for that revitalization to happen)	6 months	City	Activity	City limits
	6.2.b. Explore targeted lots suitable for acquisition and demolish the structure, selling the lot for the taxable land value (excluding the improvement value)	Ongoing	City	Program	City limits
	6.3. Establish a housing committee to champion housing programs				
	6.3.a. Appoint a committee to oversee housing efforts	6 months	Committee	Program	City limits
	6.3.b. Create and maintain a dashboard (internal and external facing) of housing-related activity and track factors of neighborhood health	1 year	City staff, committee	Program	City limits
	6.3.c. Conduct a periodic review of development standards and the future land use plan to make recommendations on possible changes	Bi-Annually	Committee	Activity	City limits
	6.4. Improve livability and housing options				
	6.4.a. Continue economic development efforts that increase jobs in Paris and increase incomes of the areas to increase purchasing power	Ongoing	EDC	Activity	City limits
	6.4.b. Invest in retail recruitment efforts to increase livability	Ongoing	City, EDC	Activity	City limits
	6.4.c. Invest in public improvements to maintain infrastructure and stimulate private investment that can encourage new development	Ongoing	City	Activity	City limits
	6.4.e. Explore a branding efforts to promote Paris externally	Ongoing	City, EDC	Activity	City limits
	6.4.f. Continue to invest in Downtown to stimulate infill development and expand quality of life.	Ongoing	City, Downtown partners	Activity	City limits

IMPLEMENTATION MATRIX

PRIORITY	STRATEGY/ACTION	TIMEFRAME	PARTNERS	ACTION TYPE	SUBAREA
	6.4.e. Expand housing types to accommodate a variety of household needs	Ongoing	City	Policy	City limits
	6.5. Implement a survey to identify housing needs				
	6.5.a. Conduct an annual survey of Paris (city and ETJ) employees to understand where they live and what (if available) might draw them to move to Paris near their workplace	Annually	EDC	Activity	City limits, ETJ
	6.6. Create innovating funding mechanisms to incentivize new development				
	6.6.a. Consider allowing the use of public improvement districts to pay for community infrastructure and amenities for choice or high quality developments	1 year	City	Policy	City limits
	6.6.b. Implement a policy that determines criteria for creation of public improvement districts	1 year	City	Policy	City limits


PARIS
TEXAS
catalyst