

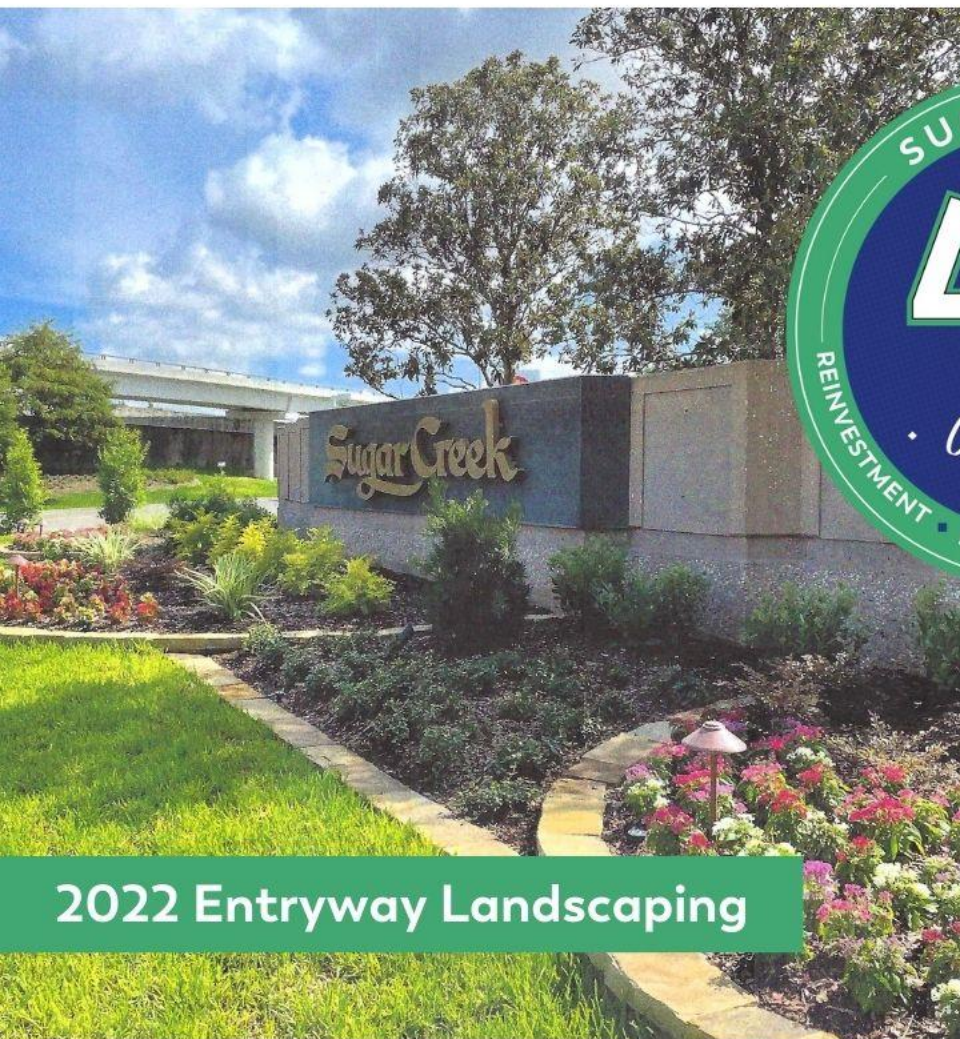


## RESIDENTIAL REINVESTMENT PROGRAMS FOR SUGAR LAND HOMEOWNERS

**Jon Soriano, Sr. Community Development Coordinator  
Department of Redevelopment**



# Department of Redevelopment



2022 Entryway Landscaping



2024 Esplanade Walkways



## SMALL TOWN

SUGAR LAND PRE-1970

## RAPID GROWTH

SUGAR LAND 1970-2018

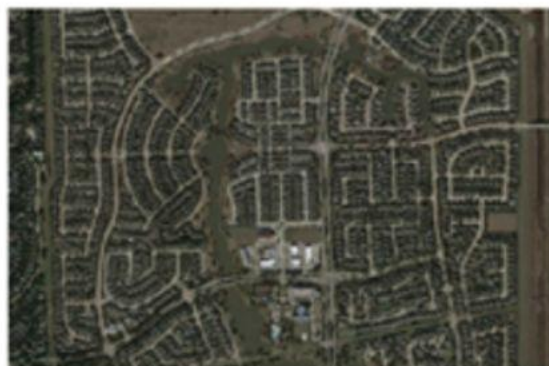
## GROWTH PEAK

SUGAR LAND TODAY

### POPULATION GROWTH CURVE



With a small and stable population, Sugar Land's early years were defined by its connection to the Imperial Sugar Company. The City's footprint was small and included a small grid of streets near the railroad and what is today US-90A.



Sugar Land's growth accelerated in the 1970s as young families from Houston, Fort Bend County, and across the world made Sugar Land home. New and expanded highways and high-speed arterials criss-crossed the City, and its new master planned communities.



Sugar Land has grown to be a regional hub for jobs, and entertainment and remains an attractive place to live. The City is also mostly built-out, with few remaining vacant parcels and residents have expressed a growing interest in building walkable places and dense activity centers.

## TWO PATHS FOR THE FUTURE



### PATH ① Redevelopment

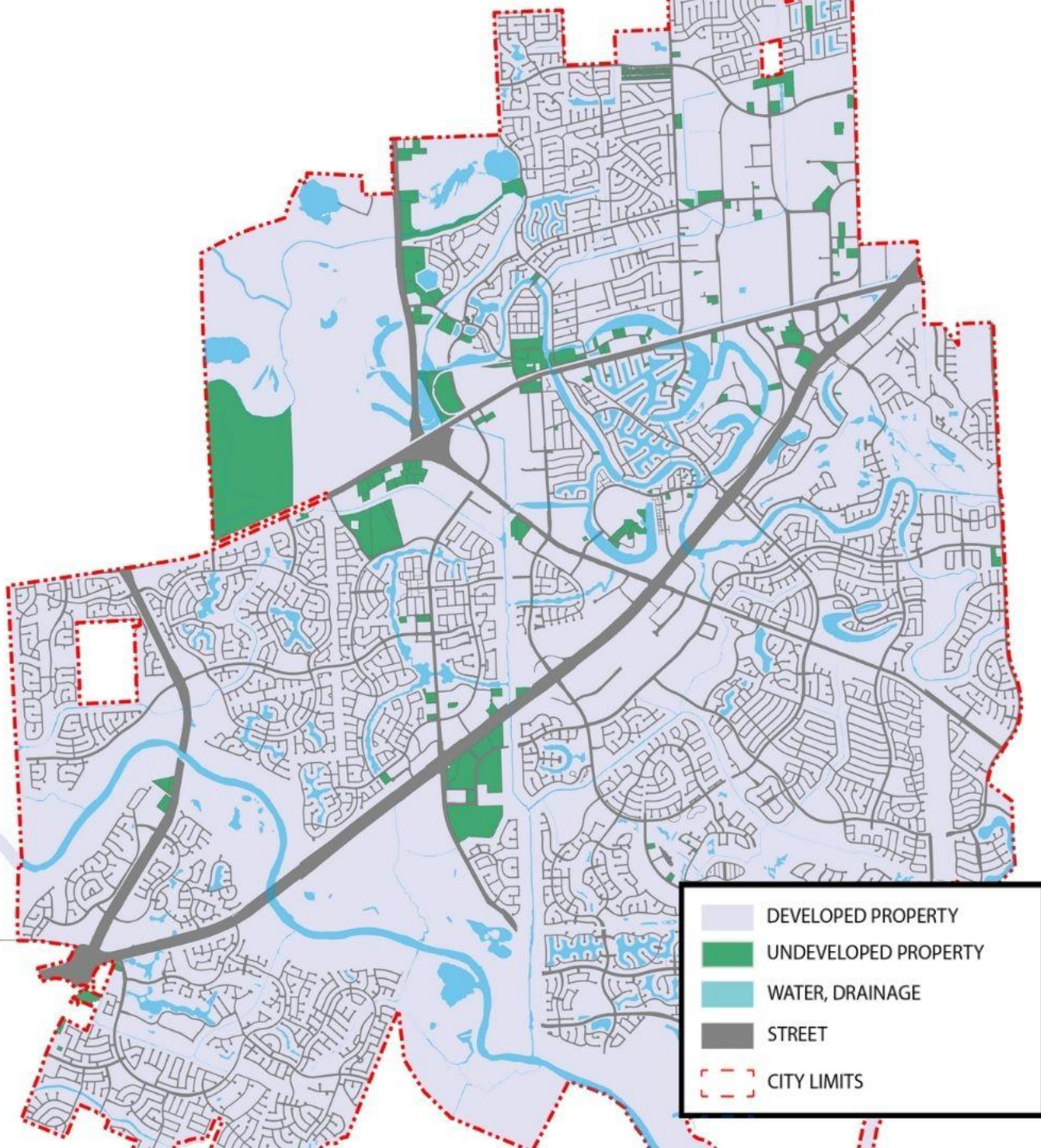
To maintain its successful trajectory as one of the best places to live in the nation, Sugar Land begin to redevelop existing properties. This means replacing low-density car-centric parcels with taller and more productive uses that will increase the tax base and attract young families to move to the City.

### PATH ② Decline

Sticking with the status quo without redeveloping will leave real estate that is unable to meet changing market trends and transportation infrastructure that does not attract families and young professionals.

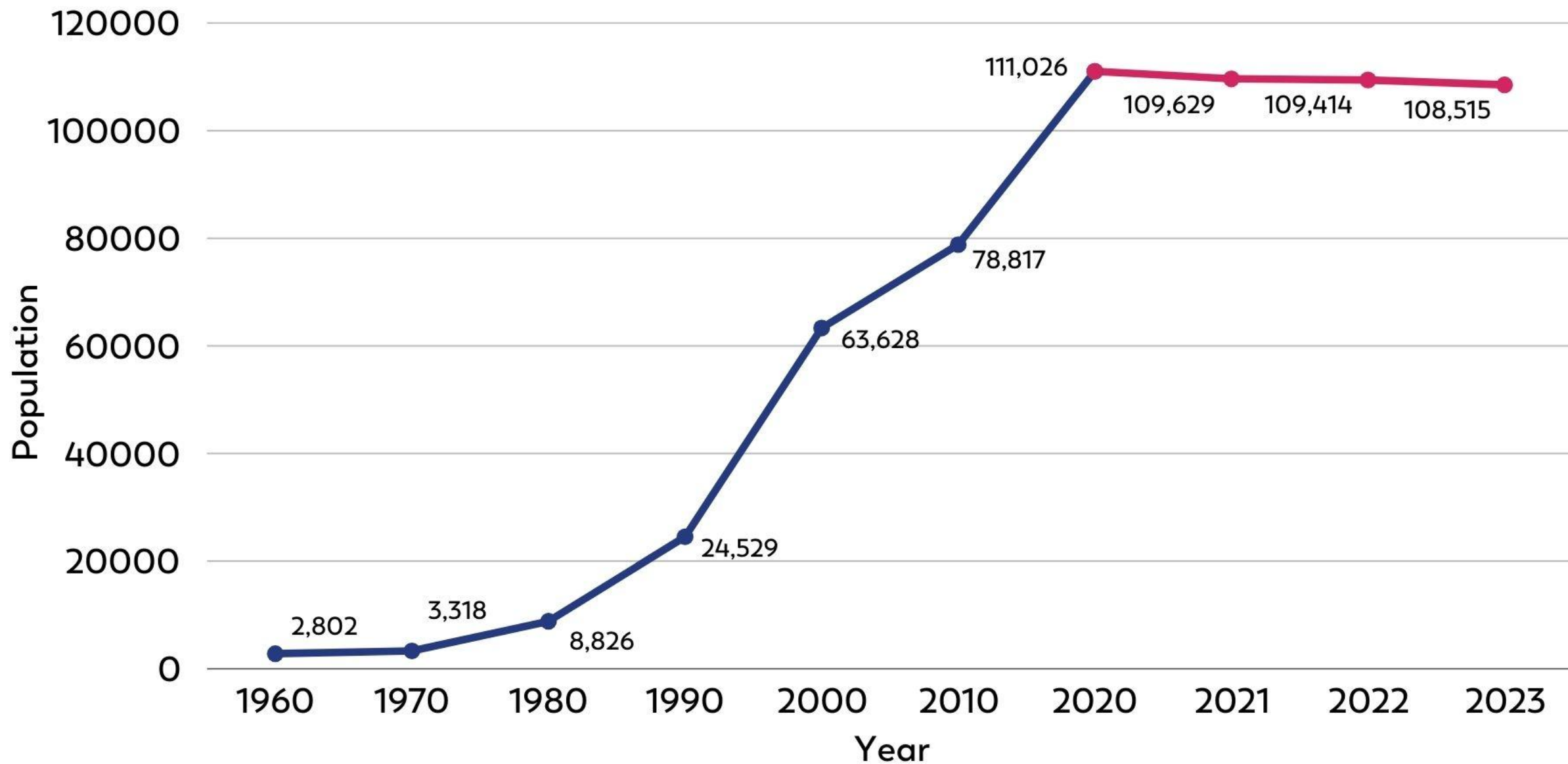


4% of Land  
Undeveloped



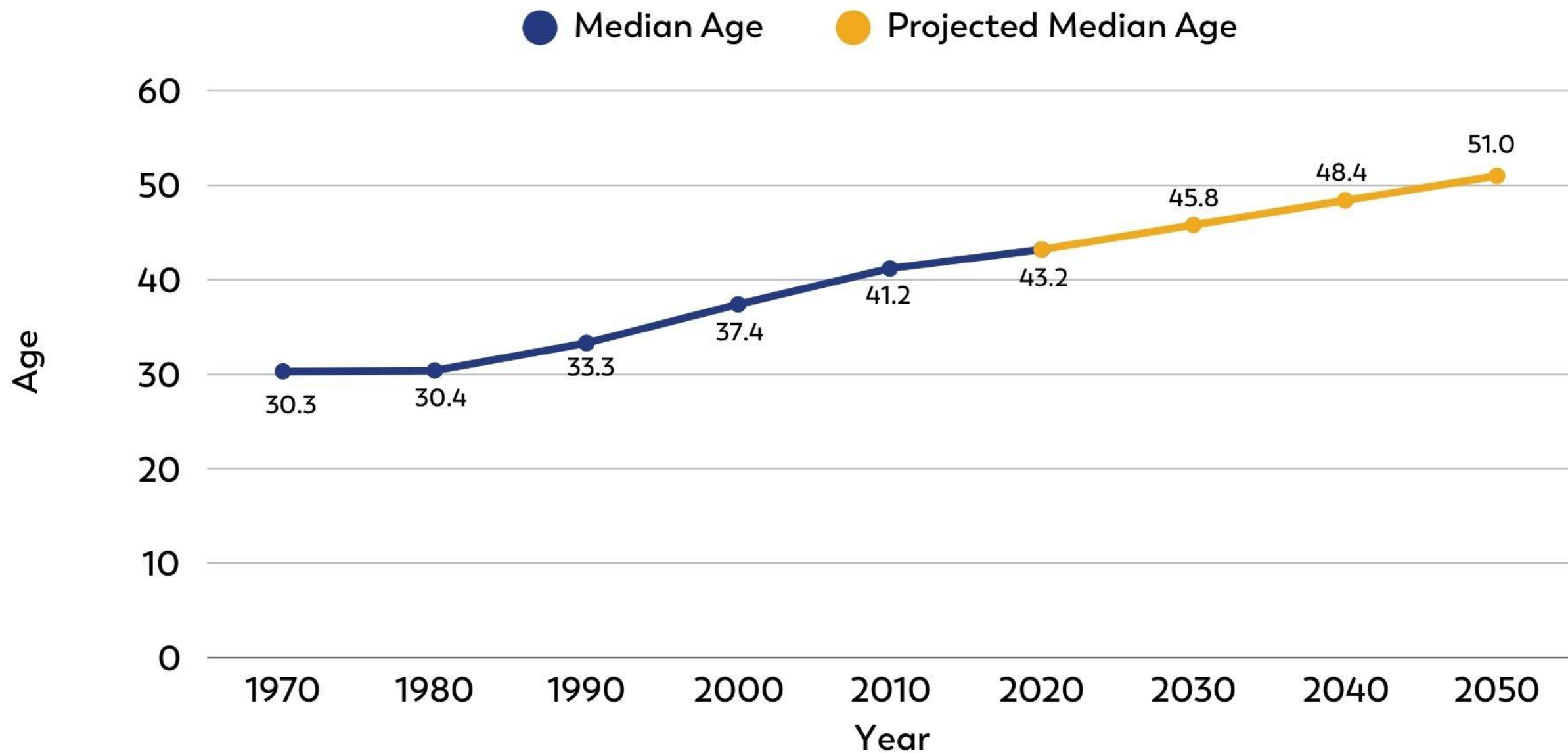


# Population Decline: 2021 - 2023



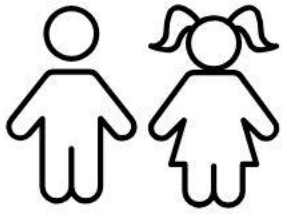


# Median Age Projections





# Impacts of an Aging Population



**Households with  
Own Children**

2010: 42% -> 2022: 34%

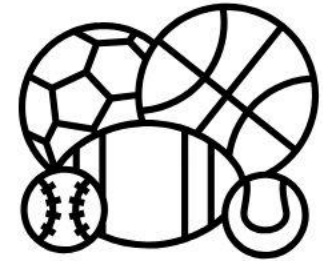
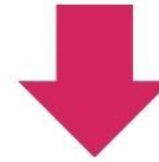


**Household Size**

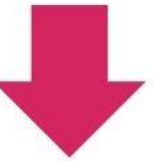
2000: 3.06 pph, 2010: 2.90 pph, 2022: 2.93 pph



**Elementary School Utilization**



**Youth League  
Participation by Residents**



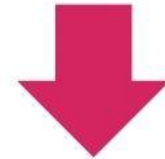
**Response Calls**



**Senior Center Usage**



**Spending per Household**





# Aging Buildings and Homes

## Median Shopping Center Age



Source: CoStar

62% of Sugar Land's retail space  
was built before 2000

## Median Home Age



Source: 2022 Sugar Land Neighborhood Insight Report

Over 70% of Sugar Land homes  
were built before 2000





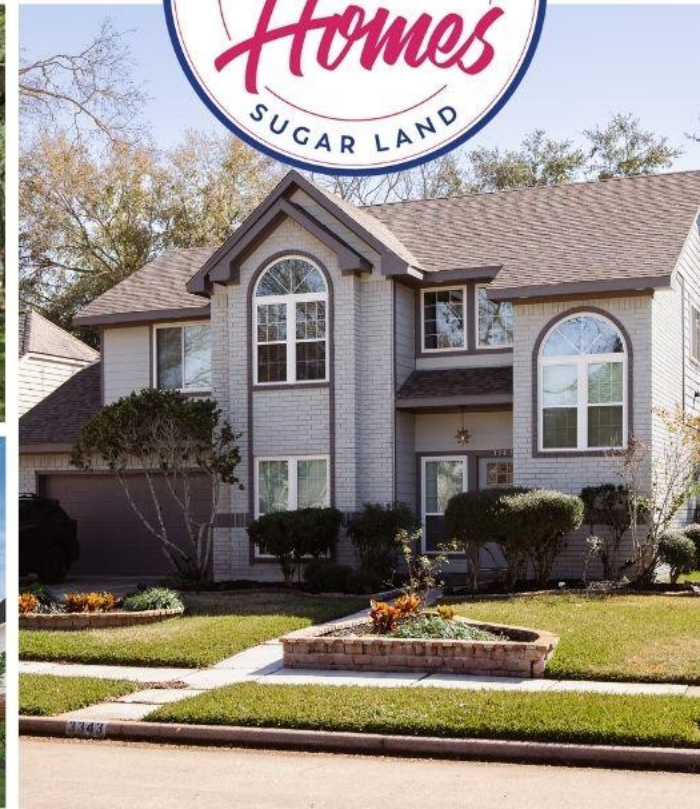
SCAN ME



## RESIDENTIAL REINVESTMENT PROGRAMS FOR SUGAR LAND HOMEOWNERS

Great Homes is a residential reinvestment initiative created to empower Sugar Land's residents to invest in their community by preserving, protecting, and enhancing Sugar Land's single-family housing and neighborhood areas. Incentives and discounted home designs are available for Sugar Land homeowners through two programs, the Update Program and the Design Program.

[Learn more at Sugarlanddecodev.com/great-homes](https://sugarlanddecodev.com/great-homes)  
[Contact us at GreatHomes@sugarlandtx.gov](mailto:GreatHomes@sugarlandtx.gov)





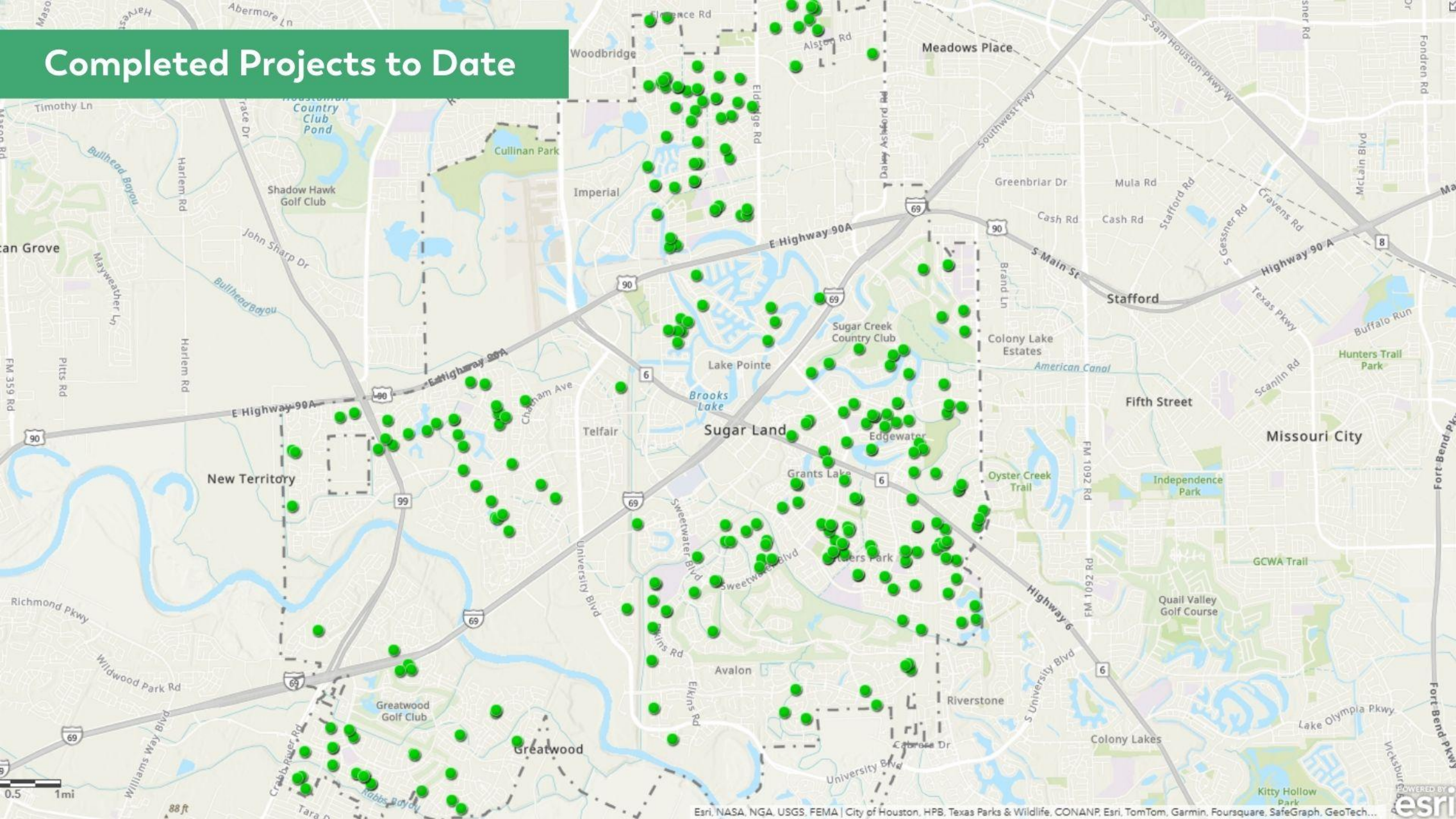


## Celebrating Nearly 2 Years of Residential Reinvestment

- Over 264 exterior home projects were completed
- Over \$4.18 million in exterior improvements to single-family homes



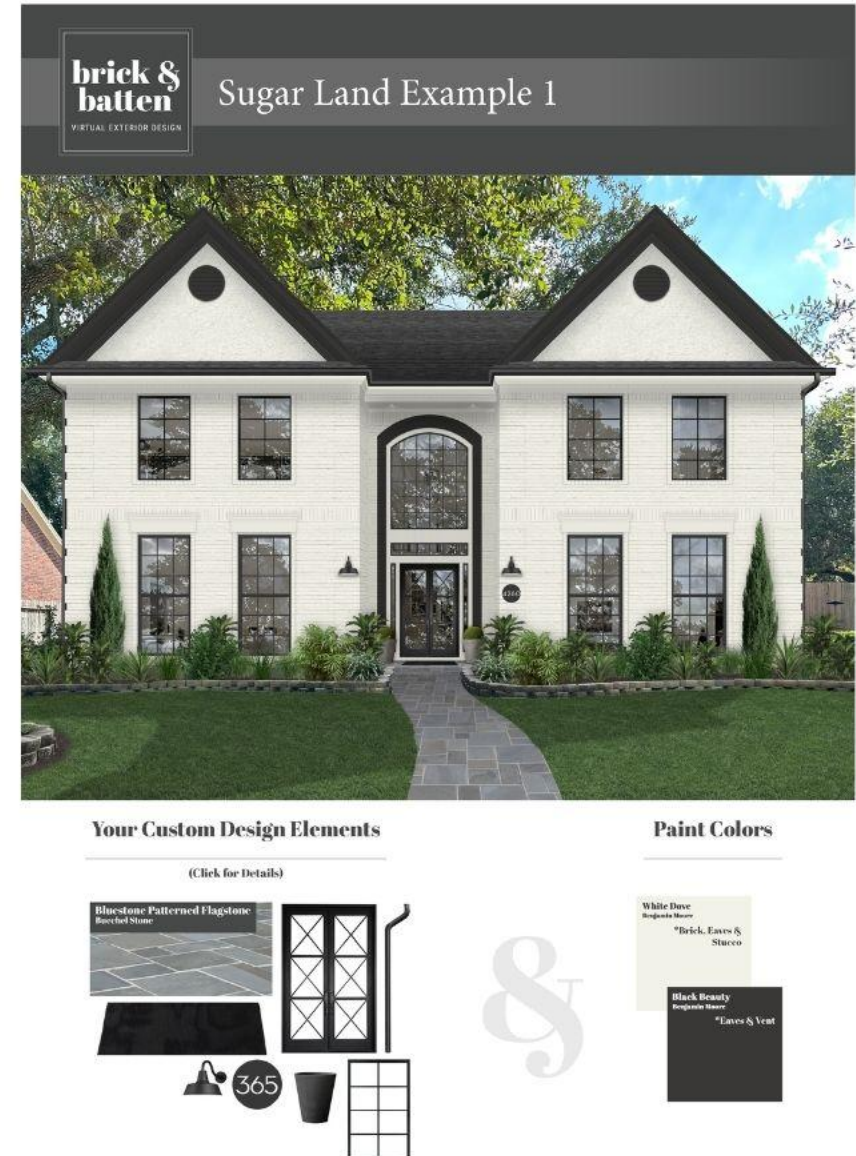
# Completed Projects to Date





# Program #1: The Design Program

- The Great Homes Design Program provides Sugar Land homeowners and HOAs with a creative, re-envisioned exterior home design at an affordable cost exclusive to program participants.
- Why get a home design? An exterior home design from Great Homes can give homeowners guidance and creative direction on how they can drastically improve their home through simple, cosmetic upgrades.











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**Home Design**





# Program #2: The Update Program

- The Great Homes Update Program is an incentive program available for eligible homeowners to apply for a reimbursement incentive to complete projects that rehabilitate, enhance, or refurbish the exterior of their residential property within the Sugar Land city limits.
- Reimbursement grant funding is available for up to 10% or 25% the cost of the approved project, up to \$10,000 maximum.
  - To be eligible for 25% -> Must have a FBCAD Market Value of less than \$455,952 and be built in 1993 or earlier. Otherwise, eligible for 10%
- Process
  - Homeowner applies with a quote and a project to be completed
  - City approves project and signs an agreement with homeowner
  - Homeowner submits reimbursement paperwork (receipts, bank statements, permits, etc) at the end of project to get reimbursed



- Added new driveway over existing dirt driveway



# Program #2: The Update Program

## Eligible Projects

- Exterior painting
- Addition of new exterior siding, soffit, or trim
- Exterior siding replacement
- Garage door replacement
- Front door replacement
- Replacement or expansion of driveway and/or front path
- Fence replacement
- Roof replacement\* (10% of cost counts)
- Window replacement (50% of cost counts)
- Gutter replacement
- Addition, expansion, or replacement of front patio
- Installation of exterior accent lighting features
- Landscaping projects such as tree planting and/or the replacement/addition of turf, shrubs, plants, and trees\*

\*Can't be standalone





# Highlights

Before



- Replaced and painted siding from tan to green-grey
- Added new landscaping
- Removed gate in front of front door

Homeowner implemented improvements



Homeowner received home design





Before

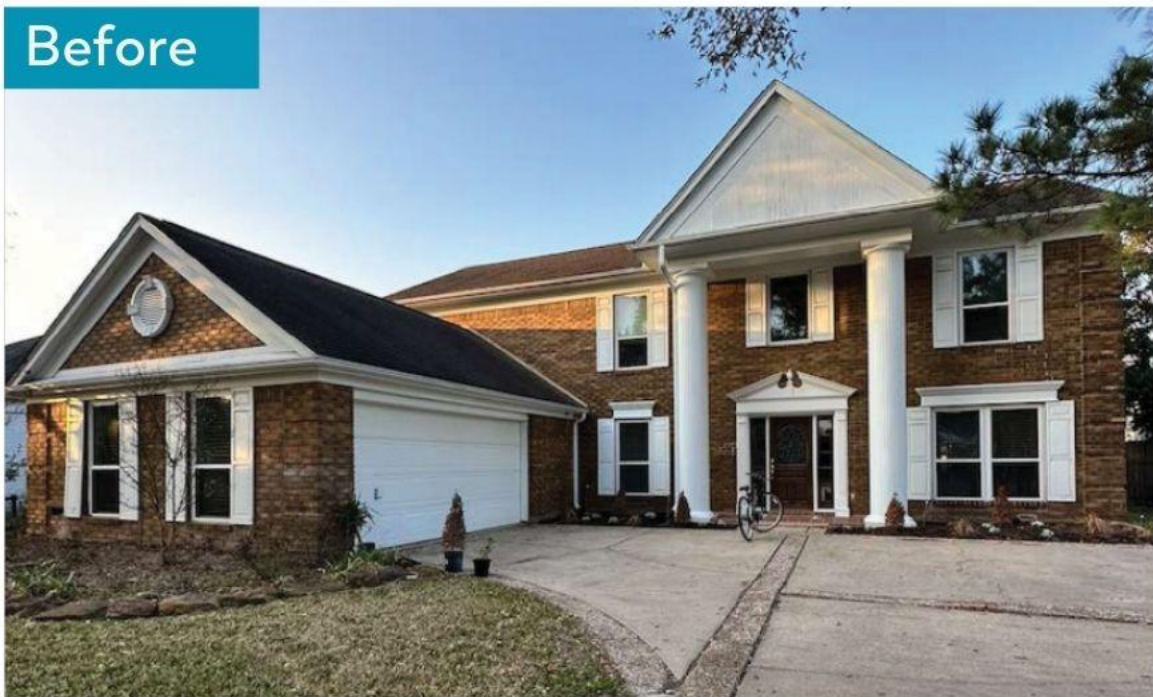


- New front path



# Highlights

Before



- New exterior paint in a modern colorway

After 1



After 2





# Highlights

Before



- New paint, structural pillars, and fence

After



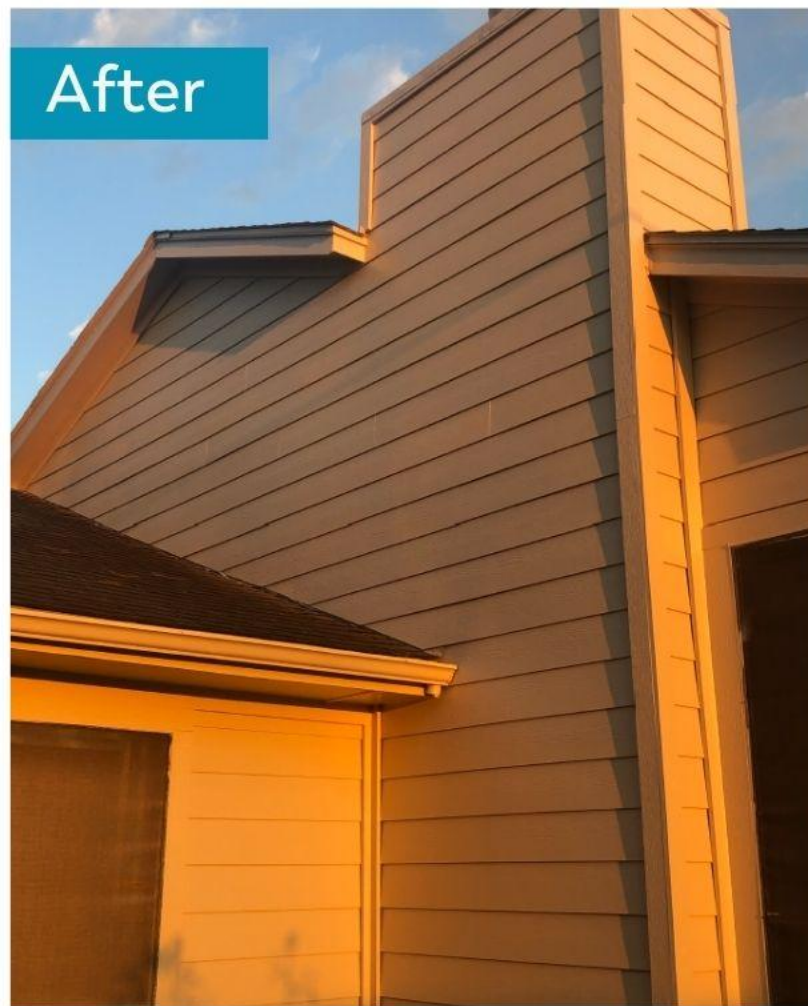
After



Before



After



- Replaced rotting siding



Before



After





# Highlights

Before



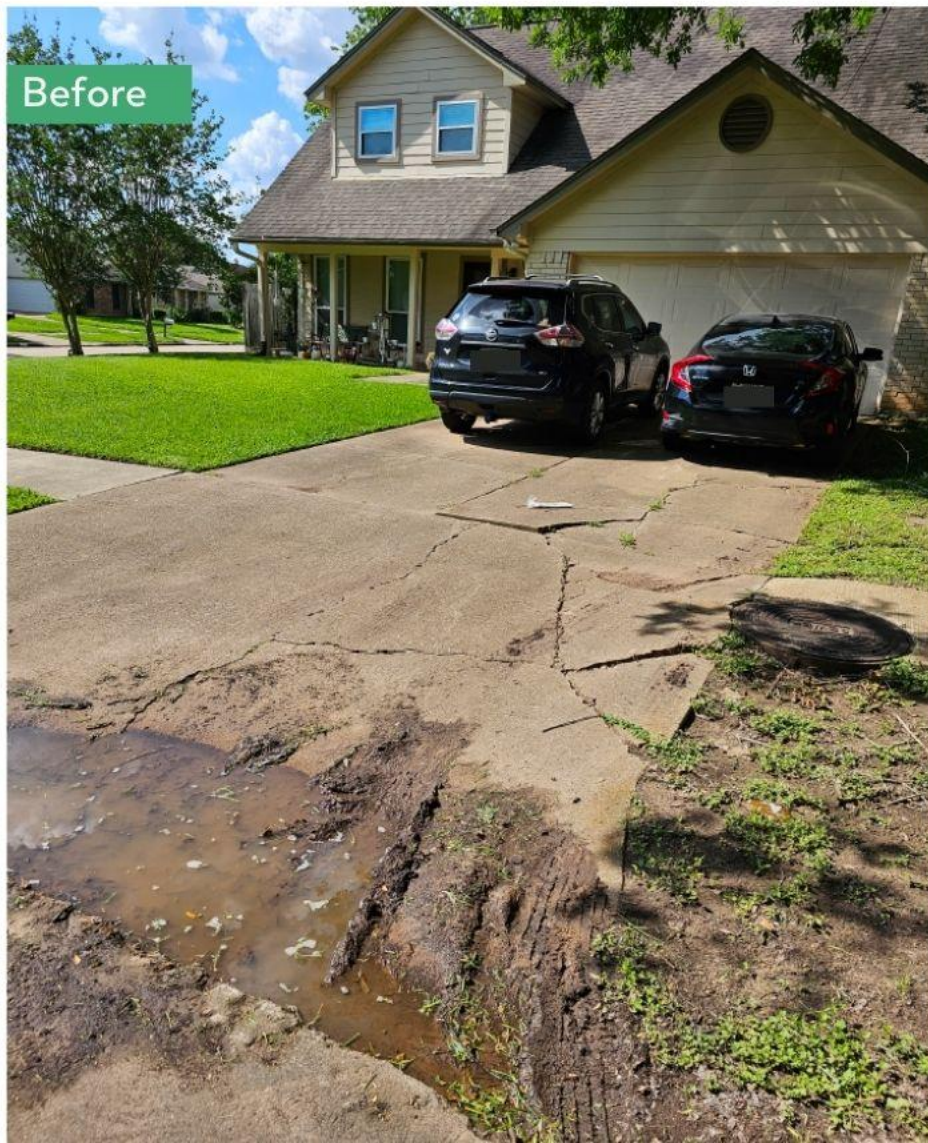
After





# Highlights

Before



After



- New driveway



Before



After





# Highlights

- New Driveway

Before



After



Before



After





# Highlights







“This Great Homes program has greatly helped me financially by paying \$3,300.00 of my driveway paving bill of \$13,345.00. Being a widow almost 87 years old, this was a tremendous expense coming from my retirement. This program adds to the beauty of the community and will help with the future sale of my property. I am most appreciative of the help of this program.” -Program Participant



# Apply Today!



[Learn more at Sugarlandcodev.com/great-homes](https://www.sugarlandcodev.com/great-homes)

[Contact me at jsoriano@sugarlandtx.gov](mailto:jsoriano@sugarlandtx.gov)



For Sugar Land Homeowners

# GREAT HOMES APPLICANT GUIDE



2024 Edition

[SUGARLANDECODEV.COM/GREAT-HOMES](https://sugarlandcodev.com/great-homes)

## About the Update Program

The Great Homes Update Program is an incentive program available for eligible homeowners to apply for a reimbursement incentive to complete projects that rehabilitate, enhance, or refurbish the exterior of their residential property within the Sugar Land city limits.

## Incentive Information

Matching reimbursement grant funds may be provided for up to 10% or 25% the cost of the project, up to \$10,000 maximum. Projects started or completed prior to an application being approved and an agreement being signed will not qualify for the incentive, nor be reimbursed. Each home project may qualify for a 10% or a 25% reimbursement incentive based on the latest certified appraised values from the Fort Bend County Appraisal district.

In addition, an additional 2% reimbursement incentive may be granted if all of the requirements are met:

- The Applicant has obtained an exterior home design through the Great Homes Design Program
- The Applicant describes the scope of work for the project in the Application and states how the project will achieve the exterior home design granted through the Great Homes Design Program
- The applicant demonstrates substantial completion of at least one aspect of the design, excluding landscaping. Examples of substantial completion include: (1) painting a home to match the colorway of a home design; (2) adding or modifying architectural features to match a reimagined home design; and/or (3) implementing improvements to match those found in a home design, such as windows, garage doors, or lighting features.

## How do I qualify for the 25% reimbursement incentive?

A project may qualify for the 25% reimbursement incentive if the eligible property is constructed in 1993 or earlier and has a Fort Bend County Appraisal District appraised market value of less than \$395,855, based on the latest certified appraised values.

If your home does not meet the conditions above, then your home improvement project will likely qualify for the 10% reimbursement incentive.

SUGARLANDECODEV.COM/GREAT-HOMES



**New applicant  
guide available  
online**



# Questions

- What are your initial thoughts? How would you use the program to update your home?
- What improvements would you want to see in your neighborhood?
- What questions do you have for me?

