

# San Patricio County Housing Conditions 2017-2020



For

Updated on April 11, 2017

## Current San Patricio County Housing Conditions

Population	67,655
Housing Units	27,230
Persons Per Unit	2.48
New Units Per Year (2011-2015)	192

*Sources: 2011-15, 2016 Census.*

## San Patricio County Industrial Projects

Company Name	Completion Date	Total Jobs
TPCO	2016-2017	800
Cheniere LNG	2018	200
Cheniere Condensate		50
OxyChem Ethylene	2017	140
Voestalpine	2016	170
Chemours	2018	50
Exxon Mobil/SABIC*	2022	600
<b>Total Direct Employment</b>		<b>2,010</b>
<i>* Proposed Project</i>		

## San Patricio County Housing Market Projections, 2017-2020

<b>Total Change in Demand (units)</b>		<b>4,259</b>
<b><i>Demand Baseline</i></b>		
Natural Population Growth (assuming 2011-15 1% trend)	2,706	
Effect on Housing Demand (units)	1,089	
<b><i>New Industrial Development</i></b>		
Employment Effects (permanent FTEs)	6,339	
- Direct Employment	2,010	
- Secondary Employment	4,329	
Less: Employees Commute from out of County (50%)	3,169	
Effect on Local Housing Demand (units)	3,169	
<b>Total Change in Supply (units)</b>		<b>768</b>
Supply Baseline (units built assuming 2011-15 trend)	768	
<b>Total Housing Supply Shortage (units)</b>		<b>3,491</b>

Source: South Texas Economic Development Center.

# Additional Comments

- Since the beginning of 2016, construction of multi-family units has sped up, but construction of single-family units has remained flat.
- Estimates reflect the impacts of new permanent jobs added to the area, excluding the impacts during the projects' construction phase.
- Construction of the proposed Exxon Mobil/SABIC plant will require an estimated total of 11,000 construction workers, who will further raise housing demand by **221** units during the 5-year construction phase.