

# **Texas Affordable Housing and Construction Reform Initiative**

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## **SECTION 1 - INTRODUCTION: TEXAS NEEDS A NEW HOUSING MODEL**

Texas is growing fast, but the cost of keeping a roof over your head is growing even faster. Families who work hard every week are being pushed farther away from the communities they grew up in. Young people are struggling to buy their first home. Employers can't fill jobs because workers can't afford to live nearby. And in too many towns, the price of materials, land, and construction has gotten completely out of reach.

This didn't happen overnight. For years, Texas has relied on the same slow construction methods, the same limited supply chains, and the same approval systems that no longer match the reality of our population. As demand rises, the old model simply can't keep up. When homes take too long or cost too much to build, Texans pay the price.

We need a new approach that respects property rights, strengthens communities, and makes it possible for working families to live where they work. That means faster construction, lower costs, stronger quality standards, and a workforce pipeline that can actually meet the demand. This initiative outlines a practical, Texas-built model that does all of those things without raising taxes and without giving up control to outside groups.

Section 2 explains the root causes of the housing crisis we are facing today. The sections that follow lay out the path for how Texas can fix it in a way that is affordable, reliable, and built for the long term.

## **SECTION 2 - ROOT CAUSES OF TEXAS' HOUSING CRISIS**

Texas is growing faster than its housing supply. Costs rise, construction slows, and more families compete for fewer homes. This section identifies the core structural factors that make housing unaffordable across the state. Each subsection focuses on one root cause without repetition, giving Texans a clear view of why the system struggles to meet demand.

### ***2.1 Rising costs and wage mismatch***

Texas home prices and rents have increased faster than most wages. Families who could afford a starter home a decade ago now face higher monthly payments, increased insurance rates, and limited availability. This mismatch places strain on working families even in regions that traditionally offered lower cost living.

### ***2.2 Material shortages and tariff impact***

Texas relies heavily on soft lumber imported from outside the state, including from Canada. Federal tariffs have raised the price of these materials. Builders face cost fluctuations they cannot control, and these higher material costs are passed directly to Texas families. Rising transportation costs and supply chain delays add additional pressure.

### ***2.3 Workforce gaps and construction delays***

Texas does not have enough skilled tradespeople to meet current demand. Electricians, plumbers, welders, equipment operators, and inspectors are in short supply. Construction timelines stretch longer, project costs rise, and fewer homes are completed each year. This shortage affects both urban growth regions and small rural communities.

### ***2.4 Land use constraints and inconsistent zoning***

Cities follow different zoning rules and timelines. In some areas, projects move forward quickly. In others, approvals take years. Delays increase costs and reduce the number of builders willing to work in certain cities or counties. These inconsistencies limit how fast Texas can respond to population growth.

## ***2.5 Rural and suburban pressures***

Rural counties face workforce shortages and limited access to building materials. Suburban areas experience rapid population increases without enough starter homes being built to match demand. Infrastructure, schools, and healthcare services also strain under population growth. Both regions experience rising costs with fewer options for new housing.

## ***2.6 Market distortions from bulk buyers***

Large investment groups and institutional buyers purchase homes in bulk, often faster than local families can. This reduces the number of available homes and increases prices. Without clear guardrails, these market pressures shift ownership away from Texas families and toward outside investors. This challenge affects both major metros and smaller communities.

## **SECTION 3 - STRENGTHENING TEXAS COMMUNITIES AND EXPANDING THE WORKFORCE**

Texas needs a housing system that supports the stability of local communities while expanding the workforce needed to build and maintain new housing. This section outlines how the initiative protects communities, strengthens local control, and builds the skilled workforce required for long term growth.

### ***3.1 Protecting Texas Communities***

Texas communities face increasing pressure from rising costs, limited supply, and investor-driven purchases. This initiative addresses these challenges by focusing on stability, access, and long term predictability.

- Communities benefit through:
- Increased availability of housing near job centers
- More stable pricing due to increased housing supply
- Reduced speculative pressure through program design and phased deployment
- Smaller pod developments that integrate without disrupting neighborhoods
- Local input on design features and layout preferences
- Preservation of rural and suburban identity through controlled growth
- Improved housing access for essential workers and local families

This initiative also helps prevent displacement by:

- Increasing the number of available homes near job centers
- Providing more affordable options for families currently priced out
- Supporting communities that want controlled growth instead of rapid expansion

Texas families remain the focus. By keeping production steady, limiting speculative ownership, and building homes in smaller, community-friendly clusters, the program supports long term stability across the state.

### ***3.2 Expanding the Texas Workforce***

Texas needs more skilled tradespeople to meet current and future demand. Expanding the workforce supports both housing production and the broader Texas economy.

This initiative strengthens the workforce by:

- Increasing access to trade training and apprenticeships
- Supporting local training hubs in both urban and rural areas
- Creating more pathways into high-demand fields like electrical work, plumbing, welding, and HVAC
- Coordinating with trade schools, junior colleges, and community programs
- Reducing barriers to entry for workers seeking certification

Rural Texans benefit through:

- Training centers positioned in underserved regions
- Transportation support options through local partnerships
- More consistent job opportunities tied to housing production

This initiative includes optional support roles for the Texas State Guard, focused on:

- Logistics and transport of materials
- Light construction assistance where appropriate
- Emergency deployment capacity for rapid installation

Over time, Texas gains:

- A larger and more stable skilled-trades workforce

- Faster construction timelines and lower labor-driven delays
- Long term job pathways for young Texans and career changers
- Stronger economic resilience in both rural and urban regions

A stronger workforce directly supports housing affordability. As more trained Texans enter the field, construction becomes more efficient, more predictable, and more capable of meeting the needs of a growing population.

## SECTION 4 - THE TEXAS MODULAR HOUSING SYSTEM

The Texas Modular Housing System provides a consistent, efficient, and scalable approach to delivering affordable housing across the state. By using controlled factory production and standardized designs, Texas can produce more homes at lower cost and reduce delays caused by labor shortages or weather disruptions.

### ***4.1 Why modular construction works for Texas***

Modular construction supports Texas housing needs by:

- Reducing project delays caused by weather and material shortages
- Building homes in controlled environments for higher consistency
- Meeting the same building codes as site-built homes
- Shortening construction timelines across rural and urban regions
- Lowering long term maintenance costs through precise assembly

This approach provides a predictable method for producing homes at scale while maintaining quality and safety standards.

### ***4.2 Statewide factory network***

A distributed network of modular factories allows Texas to:

- Produce homes closer to where they will be installed
- Reduce transportation costs and travel time
- Strengthen regional supply chains
- Support job growth in multiple communities
- Increase production capacity during high-demand periods

A statewide network provides flexibility, faster response times, and local economic benefits.

#### ***4.3 Standardized designs and building codes***

Standardized designs ensure:

- All homes meet Texas building codes for safety and durability
- Consistent inspection and quality assurance across facilities
- Faster production cycles and fewer errors
- Easy updates when building codes change
- Uniform safety standards regardless of location

Standardization improves efficiency while keeping homes compliant with state regulations.

#### ***4.4 Small pod development model***

Pods of ten to fifty homes provide:

- A balanced approach to growth without overwhelming neighborhoods
- Flexible placement options in rural, suburban, and urban areas
- Predictable utility, road, and service planning
- A layout that blends with existing community character
- A manageable footprint that avoids large, high-density blocks

These small pod layouts are not dorm-style facilities or government housing units. They are traditional single-family homes arranged in small clusters.

#### ***4.5 Local customization options***

Local governments and communities can customize:

- Exterior finishes and building colors
- Street layouts and landscaping preferences
- Optional features that match local architectural styles
- Placement of public spaces, walkways, and community areas

This allows Texas to maintain efficiency through modular production while respecting local identity and community preferences.

## SECTION 5 - MATERIALS, ENGINEERING, AND SAFETY STANDARDS

The Texas Modular Housing System relies on materials and engineering practices designed to keep homes durable, efficient, and safe in Texas conditions. This section outlines how these materials are selected, how they perform, and how they comply with state building standards.

### ***5.1 Durable materials and modern composites***

Modular homes use materials that support long term reliability, including:

- Steel framing for strength and stability
- Advanced composites that resist wear and corrosion
- Treated lumber where structural support is needed
- Weather-resistant exterior materials for Texas climates
- Precision cut components that fit consistently due to factory production

These materials increase durability, reduce maintenance, and improve long term performance.

### ***5.2 Hemp based insulation and environmental benefits***

Hemp based insulation provides several advantages, such as:

- Better moisture regulation compared to common fiberglass insulation
- Improved indoor temperature stability
- Used only in non-load-bearing areas and fully compliant with current building codes.
- Reduced reliance on petrochemical-based insulation products
- Potential economic benefits for regions participating in hemp agriculture

Hemp based materials support energy efficiency and sustainable building practices.

### ***5.3 Fire resistance, mold resistance, and long term safety***

Safety-focused materials help reduce long term risk. Homes benefit from:

- Fire resistant components that meet state building requirements
- Mold resistant insulation and interior surfaces
- Sealed modules built in controlled environments
- Reduced water intrusion due to factory assembly
- Materials designed for Texas humidity and heat conditions

These features contribute to safer, healthier living environments.

### ***5.4 Engineering standards for non load bearing materials***

All non load bearing materials are installed within a structural frame designed to:

- Meet Texas building codes for load-bearing elements
- Support roof, wall, and foundation requirements
- Keep infill materials functioning without carrying structural weight
- Maintain compliance with engineering standards across all designs
- Ensure long term stability through standardized production

This separation between structure and insulation keeps homes safe and compliant.

## **5.5 Factory-controlled quality assurance**

Factory production improves quality through:

- Inspections at multiple stages of assembly
- Greater accuracy due to controlled working conditions
- Detailed tracking of each module produced
- Predictable outcomes compared to on-site construction
- Final inspections both in the factory and after installation

Quality assurance reduces defects and supports long term reliability for families.

## **SECTION 6 - WORKFORCE DEVELOPMENT AND STATE GUARD SUPPORT**

Texas needs a larger and more skilled workforce to meet current and future housing demands. This section explains how the initiative expands trade training, strengthens rural access to skills, and outlines optional support roles for the Texas State Guard.

### ***6.1 Trade training and apprenticeship expansion***

Texas strengthens its workforce by expanding access to high-demand trades. This includes:

- Increasing availability of apprenticeship programs
- Partnering with trade schools, community colleges, and training centers
- Supporting fast-track certification opportunities where appropriate
- Removing barriers that prevent Texans from entering skilled trades
- Coordinating workforce needs with statewide housing production goals

A stronger trade pipeline reduces delays and supports long term housing stability.

### ***6.2 Rural workforce access***

Rural communities face specific workforce shortages. This initiative supports rural Texans through:

- Training hubs positioned closer to underserved areas
- Collaboration with regional schools and local employers
- Programs designed for individuals who cannot travel long distances
- More predictable job opportunities tied to modular production
- Support for local training that aligns with community needs

Improving access helps rural counties build and maintain their own housing supply.

### ***6.3 State Guard construction support***

- The Texas State Guard can provide optional support roles that:
- Assist with logistics, transport, and staging of modular components
- Support site preparation and setup activities under civilian direction where authorized
- Improve deployment response times following disasters or emergencies
- Increase statewide readiness through trained logistical personnel
- Strengthen community resilience during high-demand or emergency periods

All Guard construction work remains under civilian authority and existing Guard powers. This initiative does not grant the Guard any new authority over housing.

### ***6.4 Logistics, transport, and deployment roles***

Efficient installation depends on reliable logistics. This initiative improves deployment through:

- Coordinated transport schedules across regions
- Support for rural routes with limited commercial carriers
- Guard-assisted transport when civilian options are unavailable
- Improved routing for oversized loads and modular components
- Faster setup timelines in both urban and rural installations

Better logistics help reduce costs and speed up statewide housing deployment.

## ***6.5 Guard credentialing and civilian job pathways***

Participation in State Guard support roles can also:

- Provide trade-aligned skills that transfer into civilian careers
- Offer structured training and credentialing opportunities
- Create employment pathways for emergency responders and veterans
- Support long term retention of skilled workers in Texas
- Strengthen local economies through increased job readiness

This approach helps build a lasting workforce that strengthens communities across the state.

## SECTION 7 - STATEWIDE DEPLOYMENT AND LOCAL IMPLEMENTATION

This section explains how homes are placed across Texas using a predictable, transparent, and community-focused approach. Deployment follows local needs, statewide priorities, and the goal of supporting stable growth without overwhelming existing neighborhoods.

### ***7.1 Priority placement map***

The deployment process uses a priority map that reflects:

- Population growth trends
- Housing shortages in specific regions
- Local workforce availability
- Proximity to job centers and essential services
- Rural and suburban areas with limited housing options
- Communities impacted by investor-driven home purchases

The map is updated regularly to keep placement aligned with current conditions.

### ***7.2 County-level needs assessments***

Each county participates in a structured assessment that reviews:

- Current housing availability
- Projected population changes
- Infrastructure capacity
- Local employment needs
- School district and healthcare demand

- Land availability for small pod developments

These assessments guide where homes are most needed.

### ***7.3 Phased deployment approach***

Deployment occurs in phases to ensure predictable growth. Phases include:

- Initial placement in high-priority areas
- Expansion into rural and underserved counties
- Support for fast-growing suburban regions
- Adjustments based on updated local data
- Scalable timelines that match modular production capacity

Phased deployment ensures stable long term planning.

### ***7.4 Local government coordination***

Local governments are included throughout the process through:

- Regular communication with county and city officials
- Options for local design choices within standard models
- Coordination on utility connections and road layouts
- Transparent decision-making on placement locations
- Inclusion of local concerns about traffic, schools, or services

This keeps decisions aligned with each community's needs and expectations.

## **7.5 Build schedule and timeline**

Build schedules depend on:

- Factory production levels
- Seasonal demand
- Workforce availability
- Transportation logistics
- Local readiness and permitting timelines

Predictable scheduling helps communities prepare for new housing.

## **7.6 Rural and border region considerations**

Some regions require additional planning, including:

- Longer transportation routes for modular components
- Limited contractor availability
- Infrastructure gaps in utilities or road access
- Distance from primary job centers
- Seasonal workforce fluctuations

Special planning ensures rural and border communities receive consistent support.

## SECTION 8 - ZONING MODERNIZATION AND LOCAL COORDINATION

Texas housing production is slowed by inconsistent zoning rules, long approval timelines, and outdated development standards. This section explains how zoning modernization supports faster deployment while keeping communities informed and involved.

### ***8.1 Statewide Modular Housing Standards and Voluntary Local Alignment***

- Zoning consistency helps reduce delays by:
- Establishing clear statewide standards for modular housing used in state-supported programs
- Aligning definitions, safety requirements, and inspection criteria across jurisdictions
- Providing model frameworks and pre-approved pathways for participating cities and counties
- Reducing uncertainty for builders and local governments that opt into the program
- Lowering administrative burdens on smaller communities with limited planning staff

Consistent zoning removes barriers that slow or stop new housing.

### ***8.2 Faster approvals for workforce housing***

To speed up deployment, Texas supports:

- Streamlined review processes for small pod developments
- Shortened approval timelines in areas with high housing demand
- Pre-approved design templates for modular homes
- Reduced repeat reviews for standardized components
- Automatic review triggers in counties with limited supply

Faster approvals help homes reach families sooner.

### ***8.3 Design standards for small pod layouts***

Design standards improve community acceptance by:

- Ensuring predictable street layouts
- Maintaining spacing that fits neighborhood patterns
- Aligning utility connections with local infrastructure
- Supporting optional green space or shared areas
- Avoiding high-density blocks that overwhelm communities

Small pod standards keep developments manageable and consistent.

### ***8.4 Local integration without displacement***

Zoning modernization prioritizes community stability through:

- Placement strategies that avoid pushing out current residents
- Coordination with local services such as schools and healthcare
- Integration with existing transportation routes
- Local consultation before final placement decisions
- Focus on adding supply rather than reshaping neighborhoods

The goal is to strengthen communities, not disrupt them.

## ***8.5 Coordination with city planners***

City planners play a central role through:

- Early communication on site selection
- Local input on design preferences
- Coordination on utilities and access points
- Shared planning for local service capacity
- Ongoing review as deployment expands

Local coordination ensures developments fit each area appropriately.

## ***8.6 Land use transparency***

Transparency improves public trust by:

- Releasing placement criteria to the public
- Publishing county-level housing data
- Explaining how priority decisions are made
- Keeping zoning changes accessible and easy to understand
- Allowing communities to see upcoming deployment schedules

Clear information helps Texans understand how decisions are made.

## ***8.7 Optional zoning overlay districts***

Communities may opt into overlay districts that:

- Pre-approve small pod developments in designated areas
- Simplify the permitting process
- Give local governments more control within a unified framework
- Reduce delays related to case-by-case reviews
- Encourage consistent building patterns where appropriate

Overlay districts provide optional flexibility without mandating statewide uniformity.

## **SECTION 9 - FINANCING, AFFORDABILITY, AND OWNERSHIP PROTECTIONS**

This section explains how the initiative is funded, how costs remain stable, and how ownership stays in the hands of Texas families. The structure focuses on affordability without new taxes, predictable pricing through modular production, and protections against large-scale investor activity.

### ***9.1 No new taxes funding structure***

The initiative operates without raising taxes. Funding is supported through:

- Reallocation of existing state housing and infrastructure funds, with specific amounts determined through the budget process
- Public-private partnerships focused on modular production
- Savings created by faster construction timelines
- Lower long term maintenance costs through standardized designs
- Efficient deployment that reduces unnecessary administrative spending

The goal is to deliver affordable housing without adding financial pressure on Texans. Any reallocation of state funds occurs only through the normal legislative appropriations process and does not impose new taxes on Texans.

### ***9.2 Cost stabilization through modular supply***

Modular construction helps stabilize costs by:

- Producing homes in controlled environments
- Reducing delays caused by weather or labor shortages
- Lowering waste through precise material usage
- Increasing statewide production capacity

- Creating predictable price points across regions

Stable production leads to more affordable housing options for families.

### ***9.3 First access for Texas residents***

- Homes produced through this initiative prioritize local workforce needs and community stability. This is achieved through:
- Eligibility standards focused on families already living or working in the surrounding area
- Preference systems for essential workers where permitted by law
- Coordination with counties to identify housing needs based on local demand
- Transparent application processes open to qualified participants
- Placement procedures designed to reduce speculative demand rather than attract it

Prioritizing Texans supports stability within each community.

### ***9.4 Ownership protections for families***

Ownership protections help keep homes in the hands of Texas families. Protections include:

- Clear resale rules that prevent rapid flipping
- Guardrails that discourage speculative purchasing
- Support for long term homeowners
- Options that allow families to build equity
- Protections for multi-generational ownership when applicable

These measures help families stay rooted in their communities.

### ***9.5 Limits on bulk buyers and hedge fund activity***

Large investment groups can distort local markets without appropriate guardrails. This initiative supports limits that:

- Reduce bulk purchasing of homes intended for families
- Prevent large-scale accumulation of single-family properties
- Keep ownership distributed among residents rather than institutions
- Protect communities from sudden price spikes
- Increase availability for first-time homebuyers

These measures help ensure homes remain accessible to Texans.

### ***9.6 Local financing options***

Communities benefit from flexible financing structures, including:

- Local partnership programs
- Affordable mortgage options for qualifying families
- Coordination with regional lenders
- Support for rural financing challenges
- Predictable timelines for loan approvals related to modular construction

Local financing keeps ownership opportunities accessible.

## ***9.7 Long term cost controls***

The initiative promotes long term affordability through:

- Standardized materials that reduce lifetime maintenance
- Predictable utility planning within small pod layouts
- Consistent construction methods that reduce repair risk
- Increased supply to ease market pressure
- Long term monitoring of pricing trends across counties

These controls help ensure affordability is sustainable over time.

## **SECTION 10 - COMMUNITY BENEFITS: SCHOOLS, HEALTHCARE, AND LOCAL SERVICES**

Housing stability supports strong communities. As new homes are deployed across Texas, nearby schools, healthcare systems, and local services see more predictable growth. This section outlines how the initiative strengthens essential community structures.

### ***10.1 Support for school districts***

Predictable housing development helps school districts plan more effectively. Benefits include:

- More accurate enrollment forecasts
- Reduced strain from sudden population spikes
- Easier planning for staffing and class sizes
- Better coordination on bus routes and transportation needs
- Improved stability for students through more permanent housing

Stable housing creates more stable schools.

### ***10.2 Rural healthcare stabilization***

Many rural hospitals face staffing shortages and financial challenges. This initiative supports rural healthcare by:

- Providing local housing options for nurses, technicians, and support staff
- Reducing long commute times that limit recruitment
- Supporting retention by lowering housing costs
- Allowing rural clinics to plan for steady population growth
- Helping stabilize emergency service coverage

Housing access directly improves healthcare reliability.

### ***10.3 Local workforce strengthening***

Communities benefit from a stronger workforce through:

- More local workers available for regional employers
- Increased trade skills within the county
- Reduced worker turnover
- Better access to jobs through proximity to housing
- Increased employee retention for essential industries

Stronger local workforces help stabilize local economies.

### ***10.4 Infrastructure alignment***

Small pod developments align with existing infrastructure by:

- Using predictable layouts for utilities
- Supporting manageable road expansion needs
- Allowing coordinated planning with city and county officials
- Reducing the strain caused by unplanned developments
- Helping communities budget for long term infrastructure upgrades

Predictable housing makes infrastructure planning more efficient.

## ***10.5 Emergency response readiness***

Well-planned housing supports emergency response by:

- Improving accessibility for fire and EMS routes
- Creating more stable residency patterns
- Allowing local responders to coordinate with consistent layouts
- Increasing availability of local volunteers and trained personnel
- Supporting faster deployment of aid during disasters

Housing stability improves community readiness.

## ***10.6 Support for local businesses***

Local businesses benefit from increased housing access through:

- A more reliable customer base
- Reduced worker shortages
- Increased demand for goods and services
- Economic growth from construction and deployment
- Support for small and family-owned businesses in rural areas

Housing drives local economic activity.

## ***10.7 Increased economic stability***

Wider community benefits include:

- More predictable local tax bases without raising taxes
- Stronger long-term planning for counties and cities
- Higher retention of young families
- Reduced reliance on unstable rental markets
- Better alignment between housing availability and job growth

Stable communities create a stronger Texas economy.

## **SECTION 11 - GOVERNANCE, AUTHORITY, AND PROGRAM OVERSIGHT**

The success of this initiative depends on clear governance, defined responsibilities, and transparent oversight. This section outlines how the program is coordinated at the state level, how local governments participate, what legislative authority is required, and how public reporting keeps the process accountable.

### ***11.1 State level coordination***

A central state coordinating body supports the program through:

- Managing statewide deployment schedules
- Overseeing modular factory production levels
- Maintaining the priority placement map
- Ensuring compliance with building codes and safety standards
- Coordinating communication across agencies involved in housing, infrastructure, and workforce development

This structure keeps the program organized and consistent across all regions.

### ***11.2 Local feedback and transparency***

Local governments remain key decision-makers in implementation. Their involvement includes:

- Providing site recommendations based on community needs
- Participating in county-level housing assessments
- Offering input on design preferences within standardized models
- Coordinating with city planners on utilities and service placement
- Reviewing timelines and infrastructure needs before deployment

This level of coordination ensures communities remain informed and involved in the process.

### ***11.3 Legislative authority and limitations***

Some parts of the initiative operate under existing state authority, while others require new legislation. Legislative action may be needed for:

- Establishing statewide zoning consistency standards
- Creating optional zoning overlay districts
- Setting limits on bulk home purchases by large investors
- Formalizing workforce housing zones where appropriate

These legislative steps focus on implementation and stability, not on raising taxes or expanding federal involvement.

### ***11.4 Public reporting requirements***

Transparency is maintained through public reporting that covers:

- Annual production numbers from modular factories
- County-level deployment summaries
- Workforce development metrics
- Housing availability and affordability data
- Updates to the statewide priority placement map

Public reporting allows Texans to track progress and understand how decisions are made.

## ***11.5 Avoiding federal dependency***

The initiative is structured to limit federal involvement by:

- Using state-level authority for zoning and deployment decisions
- Relying on modular production that does not require federal contracting
- Using existing state programs and partnerships where possible
- Avoiding federal funding conditions that limit state flexibility
- Keeping control of design standards and placement decisions within Texas

This protects state autonomy while ensuring the program remains flexible and responsive.

## ***11.6 Safeguards for property rights***

Property rights remain a foundational part of the initiative. Safeguards include:

- Using voluntary land participation as the primary approach
- Avoiding any expansion of existing eminent domain authority
- Working first and foremost with willing sellers, landowners, and communities
- Ensuring transparency before any land-related decisions
- Respecting local input on placement locations

These safeguards reinforce trust and prevent misuse of authority.

## **SECTION 12 - LONG TERM IMPACT FOR TEXAS FAMILIES AND COMMUNITIES**

This initiative is designed to strengthen Texas for decades. By increasing housing supply, improving workforce capacity, and supporting community stability, the long term impact extends beyond housing itself and into the overall strength of Texas families, local economies, and future generations.

### ***12.1 Generational affordability***

Long term affordability is supported through:

- Increased supply that reduces pressure on prices
- Standardized materials that lower maintenance costs
- Predictable construction timelines
- More efficient use of land
- Stable homeownership opportunities for families

These factors help future generations access affordable housing.

### ***12.2 Economic resilience***

Economic resilience improves as communities gain:

- A stronger skilled workforce
- More consistent housing near job centers
- Increased local employment opportunities
- Reduced strain on critical industries
- Greater stability for employers who rely on nearby workers

Stable housing supports stable economies.

### ***12.3 Strengthening rural Texas***

Rural communities benefit over time through:

- Improved access to affordable housing
- Greater capacity to recruit and retain essential workers
- More predictable population patterns for service planning
- Increased economic activity from modular production
- Reduced decline in areas with limited housing options

This helps rural Texas remain strong as the state grows.

### ***12.4 Reducing housing instability***

Housing stability improves statewide as a result of:

- More available homes
- Less pressure from investor-driven purchases
- Predictable deployment schedules
- Reduced overcrowding in fast-growing areas
- Better access to permanent housing for working families

Stable housing reduces displacement and strengthens communities.

## ***12.5 Community preservation***

The initiative supports community character by:

- Using small pod developments instead of large blocks
- Allowing local customization of designs
- Avoiding displacement in existing neighborhoods
- Maintaining rural identity while accommodating growth
- Supporting stability for long-term residents

Communities grow without losing the qualities that define them.

## ***12.6 Future population readiness***

Texas prepares for future population increases through:

- Scalable production capacity in modular factories
- Flexible deployment that adapts to statewide needs
- A stronger trades workforce ready for long-term demand
- Consistent zoning frameworks that reduce delays
- Planning tools that help counties anticipate growth

This creates a forward-looking system that grows with Texas.

## **SECTION 13 - FINAL MESSAGE TO THE PEOPLE OF TEXAS**

Texas has always grown because people believe in the promise of building a better life here. Families move to this state for opportunity, strength, and stability. But right now, many Texans are being pushed out of the places they call home because housing simply has not kept up with the pace of our growth.

This initiative is designed to fix that. It is not a quick solution, and it is not a shortcut. It is a plan built on the idea that Texans should be able to afford to live near their work, raise their families in stable communities, and build a future they can rely on. By using modular construction, strengthening our workforce, and working with local communities, Texas can build homes faster, safer, and at a price families can afford.

This plan keeps decisions in Texas, not in Washington. It keeps ownership with Texas families, not outside investors. It respects property rights, avoids new taxes, and makes sure local communities are part of every step. Most importantly, it provides a path forward that focuses on real solutions instead of arguments or political noise.

Texans deserve a housing system that works. Texans deserve the chance to stay in the communities they helped build. That is what this initiative is meant to protect. Not just homes, but the future of the families who make this state stronger every single day.

# FREQUENTLY ASKED QUESTIONS

## ***Q1 Does this initiative raise taxes?***

No. This plan uses existing state funds, public-private partnerships, and savings from faster construction. Any new funding decisions would be made during the regular budget process, not by increasing taxes.

## ***Q.2 Are these modular homes the same as mobile homes?***

No. Modular homes meet the same building codes as site-built homes in Texas. They are permanent homes built in a controlled factory environment to improve consistency, safety, and durability.

## ***Q.3 Will these “pods” look like dorms, barracks, or government housing units?***

No. A pod is simply a small cluster of traditional single-family homes (usually ten to fifty), arranged in a way that fits the local community. These are not dorms or institutional housing.

## ***Q.4 Will this program force landowners to give up their land?***

No. Land participation is voluntary. The initiative does **not** expand eminent domain. Local input and willing landowners drive placement decisions.

## ***Q.5 Does this give the State Guard power over housing or land?***

No. The Texas State Guard’s role is optional and limited to logistics, light support, and disaster response. All construction decisions remain under civilian authority with no new Guard powers created.

## ***Q.6 Will this replace local builders or local control?***

No. Local builders still compete for contracts, provide installation work, and support long-term maintenance. Cities and counties keep a major role in design preferences, service coordination, and planning.

***Q.7 How does this help rural communities?***

It increases access to housing, helps attract nurses, teachers, and skilled workers, and supports steady population levels so services like clinics and schools can keep operating. Rural areas gain more stability instead of decline.

***Q.8 Does modular housing hurt home values?***

No. Modular homes follow the same building codes and appraisal rules as site-built homes. They hold value based on condition, neighborhood, and local demand-just like any other home in Texas.

***Q.9 Will outside investors or hedge funds be able to buy up these homes?***

The initiative is designed to discourage bulk purchasing through program rules, resale guardrails where permitted by law, and legislative proposals focused on preventing speculative accumulation. These protections are intended to keep homes available for families and workers rather than institutional investors.

***Q.10 How does this help young families or first-time buyers?***

More supply means better prices. Faster construction means shorter wait times. And eligibility rules make sure Texans-not outside groups-get first access to the homes built under this program.

***Q.11 How will communities give input?***

Cities and counties participate in placement, design preferences, and service planning. The public can review placement data, zoning changes, and deployment schedules through published reports.

***Q.12 Is this just “government housing”?***

No. This is privately owned housing, built to Texas codes, purchased and lived in by Texas families. The state coordinates production and placement, but ownership stays in private hands.

***Q.13 What makes this different from past housing programs?***

Texas has never adopted a statewide modular supply system backed by trade expansion, zoning consistency, and protections against institutional buyers. This initiative brings those pieces together so families can finally get ahead.