



THE BRAYS OAKS DISTRICT  
*Where New Things Are Happening!*

[BraysOaksMD.org](http://BraysOaksMD.org)



## WHAT'S HAPPENING

IN THE BRAYS OAKS DISTRICT

Southwest Houston is coming full circle. An area that thrived with new single-family homes and top tier retail development from the 60s to the early 80s is coming back to life in a big way. After a long period of uncertainty, major new education and civic projects, that are transforming the area will be constructed over the next few years.

### HBU Expansion

Houston Baptist University, located immediately north of the Brays Oaks District, is starting construction on a major expansion and redevelopment project that is expected to have a huge impact on Southwest Houston. Infrastructure for the project will be funded with the help of Chapter 380 financing by the recently enlarged TIRZ 20 and the City of Houston. The initial phase of the project calls for the extension of the dead end street, "the road to nowhere," off Highway 59. This street will connect with the campus street network at an attractive fountain-centered circle drive. Subsequent phases include remodeling of the former Wellness Center to house all athletic offices and a new fitness facility to be called the Bradshaw Fitness Center. To the north of this building, plans call for construction of a 6,000-seat basketball arena and special event center. At the south corner of Highway 59 and Fondren, the aging 25-acre shopping center, often called the "Loehman's Center," will be redeveloped as a beautifully landscaped mixed-use complex that will include upscale retail space, restaurant space, professional office space, the HBU graduate school, and student housing. Total cost of all these improvements is expected to be well over \$100 million.



In addition, HBU has constructed a football stadium at the south end of the campus for its recent entry into the Southland Conference. This project is being financed by university funds. Combined, these new HBU projects are expected to greatly enhance the image of Southwest Houston.



### Houston Community College

With the assistance of the Brays Oaks Management District and the City of Houston, HCC has acquired 12 acres of land at West Bellfort and Riceville School Road, immediately west of Welch Middle School, from HISD. HCC plans to build a new Workforce Development Center on the site.

### **Willow Waterhole Park**

The Harris County Flood Control District is excavating the Willow Waterhole Detention Basin on a 291-acre site in the southeast corner of the Brays Oaks District. A beautiful park with many recreational aesthetic amenities is being created for the benefit of Southwest Houston residents. Initial improvements were made possible through a \$750,000 grant to the Houston Parks & Recreation Department from the Texas Parks & Wildlife Department in 2000. In 2001, a new 501(c)3 organization, the Willow Waterhole Greenspace Conservancy, was created to oversee future improvements. In 2012, the Conservancy received a \$400,000 federal grant to fund additional amenities, including parking, trails, signage, educational outreach, habitat restoration, and planting.



### **Levitt Pavilion**

The Levitt Foundation and Levitt Pavilions organizations headquartered in Los Angeles have selected the Willow Waterhole Park as its Houston area site for an outdoor entertainment pavilion. The venue will be the tenth such facility in the U.S. Once completed, the pavilion will stage 50 top name family music events a year. Capital costs of \$6 million are being raised by a local affiliated foundation with the support of the City of Houston and other entities. This project promises to be a catalyst for redevelopment in the area and a major entertainment addition for the entire City of Houston.



### **Westbury Christian School Athletic Complex**

Westbury Christian School acquired the former Westland YMCA on Fondren in 2011. The property is a 15-acre tract which had an existing building with a weight room and basketball court that is undergoing remodeling to accommodate a locker room, golf room, cardio room, and community meeting room. Plans call for construction of a 1,500-2,000 seat football/soccer/track stadium, a baseball field, and a softball field on the site. Total costs, including a \$2 million reserve for future expansion, are estimated to be \$12 million. A capital fundraising campaign is underway with \$3 million already raised.



## WHO WE ARE

### THE BRAYS OAKS DISTRICT

Many property owners, business owners and residents, even within the Brays Oaks District, know little about the quasi-governmental entity that is helping their community become a desirable place to live, work and play. The information below helps fill that need.

#### Purpose

The Brays Oaks Management District encompasses 14.4 square miles and is one of 28 management districts in the Greater Houston Area. The District comprises parts of City Council Districts J and K and Harris County Precincts 1 and 3. Super Neighborhood 36 (Brays Oaks) lies entirely within the District along with parts of Super Neighborhood 30 (Braeburn) and 37 (Westbury). The purpose of the District is to enhance the physical, social, and economic well-being of the community it serves. The District is empowered to finance services and projects related to public safety, mobility and transportation, environmental and urban design, and business and economic development. The District is managed by an all-volunteer board of directors which meets on the third Tuesday of the month at the District office. Board meetings are public meetings and visitors are welcome to register and speak on matters of interest or concern pertaining to the District. The board is supported by a staff of specialists who perform administrative functions under the board's direction.

#### Service, Improvement & Assessment Plan

All activities of the District are guided by a Service, Improvement & Assessment Plan. The original plan, approved by the District board in 2006, was a 7-year plan. This plan expired in 2012, at which time a new 15-year plan was prepared and adopted. The plan focuses on seven areas:

- Business & Economic Development
- Environmental & Urban Design
- Public Safety & Security
- Marketing & Public Relations
- Mobility & Transportation
- Education
- Flood Control

All activities are supported by a \$0.10/\$100 assessment on all commercial property in the District.

#### How Created

The District was originally created as Harris County Improvement District No. 5 by the 79th Texas Legislature under Section 59, Article XVI of the Texas Constitution.

The effective date of creation was June 17, 2005.



# COMMITTEE STRUCTURE

**Implementation of the Service, Improvement and Assessment Plan is the responsibility of three committees as follows:**

Please visit our website at [www.BraysOaksMD.org](http://www.BraysOaksMD.org) for more details.

## **Business & Economic Development**

The Business & Economic Development committee identifies types of businesses for which there are real opportunities and needs within the area and works with commercial real estate investors, developers, and brokers to bring attractive new development to fulfill those needs. Additional benefits are the creation of jobs and additional spending power that help support existing businesses and residential property values in the District. Business recruitment and retention efforts emphasize the District's positive attributes such as: Southwest Houston location inside Beltway 8; proximity to Texas Medical Center; good street and public transit network; and excellent single-family subdivisions, schools, churches and parks. The latest GIS maps and population and demographic information are utilized to make a convincing case for development of attractive new projects.

To assist in these efforts, the District employs the latest marketing tools, including a continuously updated and appealing website, a Facebook page, and Twitter feed. District staff also make themselves available for presentations to businesses and neighborhood organizations throughout Southwest Houston. ***The Business and Economic Development Committee meets on the 1st Thursday of the month at 9am – 10103 Fondren, Suite 300.***

## **Environmental & Urban Design**

The Environmental and Urban Design committee provides the foundation for improving how the District looks and feels. The District is committed to improving the appearance and image of the area, private and public infrastructure needs, and open spaces such as parks and trails. The District works to promote conservation programs and improve streetscapes and park facilities. Each of these elements add a "sense of place" and identity. The District works with property owners and public entities to coordinate maintenance of setbacks, rights-of-way, and planting. ***The Environmental and Urban Design Committee meets bi-monthly on the 2nd Monday of the month at 6pm – 10103 Fondren, Suite 300.***

## **Public Safety**

Security is more than maintaining an area free of crime. It also means the ability to invest comfortably. Whether the issue is personal or financial security, the level of comfort plays a direct role in the sense of an area's quality of life. The District focuses on improving communication and cooperation with property owners, tenants, and security agencies in an effort to maintain and enhance the District's level of public safety. This provides an improved sense of personal security and ensures that the residential and business areas grow and become more vibrant places for employers, employees, and residents alike. ***The Public Safety Committee meets on the 2nd Tuesday of every month at 10:30am – South Gessner Command Station, 8605 Westplace Drive.***

### **Public Safety Programs Include:**

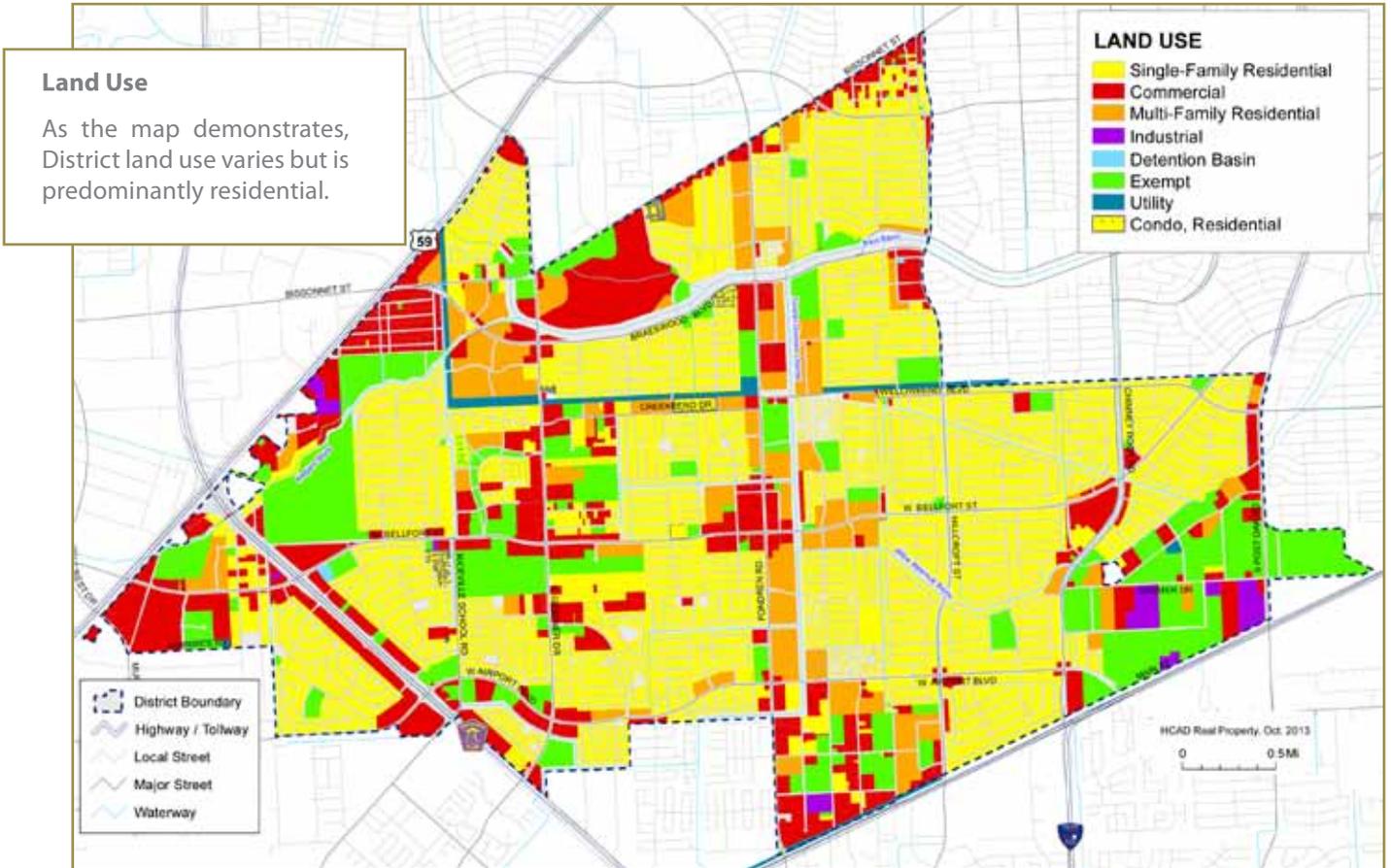
- Mobile Surveillance Cameras
- HPD Partnerships Crime Mapping / Analytics
- Harris County Attorney Community Protection Program
- Apartment Life Committee Meetings
- Neighborhood Cleanups
- 3-1-1 Issue Policing
- Graffiti Abatement
- Light Surveys



# DISTRICT PROFILE

## THE BRAYS OAKS DISTRICT

Providing a statistical portrait of the District, its residents, and businesses.



### Population & Housing Units for Brays Oaks District

The following table reports population, households and housing units for the 2010 census year, 2014 estimated and 2019 projected for the Brays Oaks District.

Projected population growth from 2014 to 2019 is expected to be a healthy 5.8%.

### POPULATION, HOUSEHOLDS & HOUSING UNITS (000s)

Source: ESRI

	<u>Census</u>	<u>Estimated</u>	<u>Projected</u>
	2010	2014	2019
Population	96.5	99.0	104.7
Households	35.2	35.9	37.9
Owner Occupied	15.2	14.9	15.7
Renter Occupied	19.9	21.0	22.8
Vacant Units	5.7	6.3	6.3
<b>Total Housing Units</b>	<b>40.8</b>	<b>41.2</b>	<b>44.2</b>

### Median Age

The median age in the Brays Oaks District in 2014 was 32.8, typical of the Houston area. The median age nationwide is 37.4.

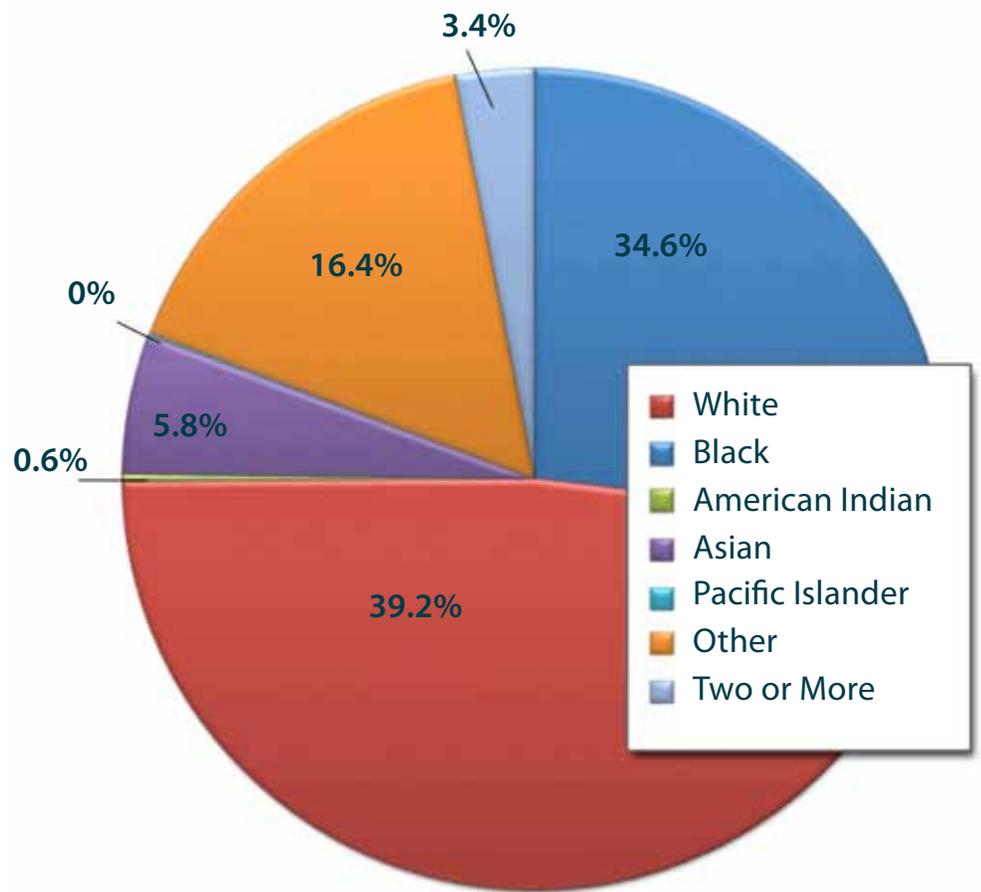
### Race and Ethnicity

As is typical for the City of Houston, the District's population is comprised largely of White, Hispanic and African American segments.

Nearly 6% is now Asian.

Hispanic Origin (Any Race) for 2014 was 41.1%.

Source: ESRI



### Median Household Income

There is a wide difference in average household and per capita incomes between single-family and apartment residents. Median household incomes of single-family residents are 94.8% higher than those of apartment residents.

### HOUSEHOLD INCOME BY TYPE OF HOUSING (\$000s)

Housing Type	Population est. 2014 (000's)	Median HH income	Average HH income	Per Capita HH income
Condominium	6.3	\$37.1	\$54.2	\$20.8
Single-Family	46.9	\$51.7	\$68.2	\$24.7
Multi-Family	28.5	\$26.5	\$40.6	\$14.5
Other -Mobile, etc.	17.3	\$29.2	\$44.6	\$16.9
<b>Total/Averages</b>	<b>99.0</b>	<b>\$37.8</b>	<b>\$55.2</b>	<b>\$20.3</b>

Source: ESRI Demographic & Income Profile

### Subdivisions and Home Values

The Brays Oaks District has 42 subdivisions which were built out in the 60s, 70s, and early 80s with well-maintained homes and active homeowners associations. Median values have already increased in recent years and are forecast to go up by 19.9% between 2014 and 2019. A more detailed discussion of district home values is presented in the section entitled District Strengths.

### OWNER OCCUPIED HOMES BY VALUE

Source: U.S. Census, American Community Survey

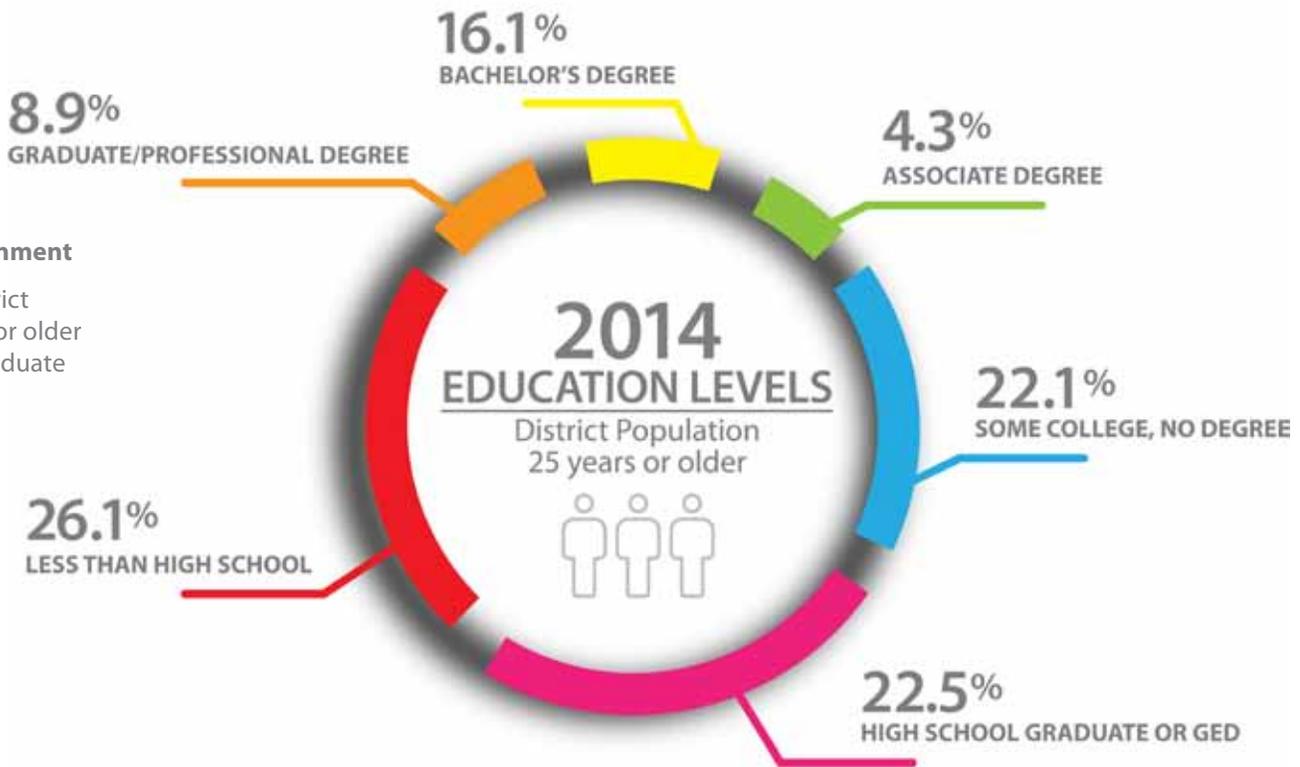
Value Range	2014 Est.	2019 Proj.
Less than \$100,000	14.1%	6.6%
\$100,000 - \$149,999	20.4	12.0
\$150,000 - \$199,999	25.7	24.5
\$200,000 - \$249,999	16.1	21.7
\$250,000 - \$299,999	10.5	14.1
\$300,000 - \$399,999	8.3	10.1
\$400,000 or more	4.9	11.0
<b>Totals</b>	<b>100.0%</b>	<b>100.0%</b>
<b>Median Value</b>	<b>\$180,047</b>	<b>\$215,905</b>

# DISTRICT PROFILE

CONTINUED

Providing a statistical portrait of the District, its residents, and businesses.

**Educational Attainment**  
 One-fourth of District residents 25 years or older have college or graduate level degrees.  
*Source: ESRI*



## Occupations of Working Population

Over 50% of the Brays Oaks working population 16 years or older is engaged in white collar occupations. Over half of them in turn are working in managerial, business, financial or professional careers.

### OCCUPATIONS OF EMPLOYED POPULATION

Occupation	Employed -16+
<b>White Collar:</b>	
Management/Business/Financial	9.9%
Professional	17.0
Sales	9.5
Administrative Support	15.5
Subtotal White Collar	51.9
<b>Services:</b>	24.3
<b>Blue Collar:</b>	
Farming	0.2
Construction/Extraction	9.1
Installation/Maintenance/Repair	3.4
Production	4.3
Transportation/Material Moving	6.8
Subtotal Blue Collar	23.8
<b>Total</b>	<b>100.0%</b>

## Transportation

As is the case in most areas of Houston, the large majority of District workers drive alone to work. Only 6% use public transportation. However, the District is working with METRO on plans to improve bus service in key corridors and bring light rail to the South Main Corridor to greatly enhance transit options and travel times to reduce dependence on privately owned vehicles.

### MEANS OF TRANSPORTATION TO WORK

Method Used	Workers -16+
Drive alone	73.6%
Carpool	15.0
Public transportation	6.3
Taxi	nil
Motorcycle/Bicycle	0.4
Walk	0.8
Other means	1.4
Work at Home	2.6
<b>Total</b>	<b>100.0%</b>

*Source: U.S. Census, Community Survey*

## Retail Expenditures

District households spend over \$1.5 billion annually for retail goods and services, thereby providing strong support for district stores and restaurants.

Source: Consumer Expenditure Survey,  
Bureau of Labor Statistics



## RETAIL GOODS & SERVICES EXPENDITURES (\$ MILLIONS)

Products/Services	Amount
Apparel and Jewelry	\$45.8
Computer Hardware, Software & Accessories	6.3
Entertainment & Recreation	91.3
Food at Home	151.7
Food Away from Home	95.7
Alcoholic Beverages	16.3
Nonalcoholic Beverages at Home	14.5
Financial	190.4
Health	18.1
Mortgage Payments & Basics	232.0
Home Maintenance & Remodeling	41.4
Home Utilities	140.0
Household Furnishings & Equipment	29.9
Household Operations	25.9
Housekeeping Supplies	20.3
Insurance	125.2
Personal Care Products	13.8
School Books & Supplies	5.4
Smoking Products	13.2
Transportation	237.5
Travel	38.6
<b>Total</b>	<b>\$1,553.3</b>

## District Businesses

There are nearly 5,000 businesses with 21,000 employees in the Brays Oaks District. Almost half are devoted to services.

## BUSINESSES AND EMPLOYEES

Source: Dun & Bradstreet

Business Type	Businesses		Employees	
	No.	%Total	No.	%Total
Agriculture & Mining	109	2.2%	332	1.5%
Construction	305	6.1	1,171	5.4
Manufacturing	126	2.5	828	3.8
Transportation, Communication & Utilities	287	5.7	887	4.1
Wholesale Trade	226	4.5	851	3.9
Retail Trade	725	14.5	4,399	20.4
Real Estate, Finance & Insurance	476	9.5	1,693	7.8
Services	2,721	54.5	10,473	48.5
Government	19	0.4	948	4.4
<b>Totals</b>	<b>4,994</b>	<b>100.0%</b>	<b>21,582</b>	<b>100.0%</b>

# DISTRICT STRENGTHS

## Improving Apartment Communities

THE BRAYS OAKS DISTRICT

Through a combination of investor and district initiatives, dramatic changes have taken place over the past five years.

### Investment and Revitalization

New investors have entered the Brays Oaks apartment market and, together with existing owners, have made strong financial commitments to purchasing and/or upgrading properties that were formerly in poor condition. As a result, occupancy rates, tenant stability, and average rents have all improved. An example: Vadora Investments undertook a multistep approach at its Braes Hollow property. First, they concentrated on greatly improving security by installing a 54 ip camera system at a cost of \$56,000 and an 8-foot high iron security fence that included 7 entry points, 7 card readers, and a double drive-through entry at a cost of \$225,000. They also spend \$3,000/month for off-duty HPD officers and \$3,600/month for a private security service to patrol the property. Second, they made extensive landscaping improvements to enhance the curb appeal and appearance of the project at a cost of \$75,000. Third, they improved the units themselves by installing new toilets and faucets that decrease water consumption by 30-40% - equivalent to \$8,000-\$10,000 monthly – and improving their appliance packages, repainting, and installing new blinds when units become vacant. As a result of these steps, monthly turnover has fallen from 5% to 1.5% and rents have been boosted by 15-22% depending on unit size.

*The 16 greatly improved multi-family properties listed below represent 3,665 units, or 17.2% of the total units across the Brays Oaks District. As a result, they are impacting neighboring complexes which are expected to upgrade their facilities to remain competitive.*

**Judwin Properties**, which left the market eight years ago, found the market ripe for investment in 2009 with the acquisition of a single tax credit property - The Reserve at Bankside. Based on solid results, the firm has, one-by-one, added three market rate complexes which the company has improved substantially. Judwin's compliment of improved apartment properties are:

[Reserve at Bankside](#) 10700 Fondren, 185 units  
[Reserve on Creekbend](#) 7600 Creekbend, 196 units  
[Reserve at 6363](#) 6363 W. Airport, 468 units  
[Braes Forest](#) 8000 Creekbend, 139 units

**SMI Realty Management** has always owned properties in the Brays Oaks District. The firm has recently made substantial upgrades to its three properties through a wide variety of improvements including: solar screens, tree trimming and landscape upgrades, exterior carpentry and paint, parking lot renovations, and interior upgrades such as wood flooring and new fixtures and hardware. Improvements have also included boiler upgrades, roof replacements, sidewalk leveling, pool resurfacing and new signage. SMI's properties are:

[Stone Forest](#) 9801 Fondren, 296 units  
[Brookbend](#) 12265 Fondren, 252 units  
[Braeswood Oaks](#) 10555 Fondren, 240 units

**SAVS LP**, has recently upgraded its property on the south side of the District.

[Amritta](#) 7800 W. Airport Blvd, 124 units

**Steve Moore**, a private investor and operator of garden-style apartments throughout the Houston area, has purchased and upgraded three properties within the Brays Oaks District. Mr. Moore takes a no-nonsense approach to property management, establishing and enforcing tough tenant screening, dress codes, visitor restrictions, and other policies that often lead to almost total replacement of existing tenants with better residents. Moore-owned complexes are:

[Heatherwood](#) 9001 S. Braeswood, 348 units  
[Wesley Garden](#) 8700 Gustine, 336 units  
[Stone River](#) 8901 Bissonnet, 268 units

**Rockwell Management**, which also manages the Brays Oaks Towers office properties, has purchased, upgraded and rebranded three apartment properties in the District. They are:

[Fairfield Trails](#) 10750 West Braes Parkway, 276 units  
[Brays Oaks Village](#) 8201 W. Bellfort, 345 units  
[Brays Oaks Park](#) 6400 W. Bellfort, 80 units

**Vadora Investments**, headed by John Chin, has acquired and substantially improved its Braes Hollow complex and is now upgrading Villa Rosa, another property near the Willow Waterhole Park.

[Braes Hollow](#) 8701 S. Braeswood, 254 units  
[Villa Rosa](#) 5151 S. Willow Drive, 168 units

## Initiatives and Support

The multi-family apartment investors and operators made their financial commitments in no small part due to the initiatives and support of the Brays Oaks District.

The District launched its graffiti, litter abatement, and heavy trash removal programs and began landscaping esplanades on major streets to improve the area.

The Brays Oaks District was the first Houston area management district to introduce crime-preventing mobile cameras on commercial and public properties in the District. Mobile cameras provide 24-hours-a-day security surveillance. Data is automatically stored for one month for use in any crime investigations. Since the installation of the first camera in 2010, previously identified trouble spots have almost been eliminated, having a significant impact. The District funds the installation and the first month of surveillance, after which the property owner assumes financial responsibility. Currently, there are 10 mobile cameras working in the District at both apartment and retail store locations. The service is provided by ASE Security, Inc.

In 2011, the District worked with the Houston Apartment Association to establish Retail Credit Reporting (RCR) for the benefit of apartment operators in the District. This service enables apartment managers to get immediate reports on criminal history and rental delinquency of applicants, thereby preventing renting units to undesirable applicants who have a history of skipping from apartment to apartment. The Brays Oaks District pays for RCR subscriptions for all apartment operators in the District. At last count, 97% of all multi-family facilities are taking advantage of this service. The result has been a much more stable population.

The Brays Oaks District also underwrites after-school bus service for students that want to engage in after-school activities or would otherwise be without adult supervision. HISD buses do not operate after 4 PM and only serve students living within 2 miles of the school. Under the District's after school-program, buses go back to schools at 6:00 PM to pick up and take children home.

The District has also encouraged apartment owners to qualify for HPD Blue Star designation. The purpose is to sharply reduce crime on apartment properties. Under the program, owners are required to upgrade their fire and control systems. Apartment staffs are required to take a three-day CPED (Crime Preventive through Environmental Design) course and implement the standards presented. There are currently four Blue Star properties in the District - three Judwin-owned complexes and the SAVS-owned apartments.

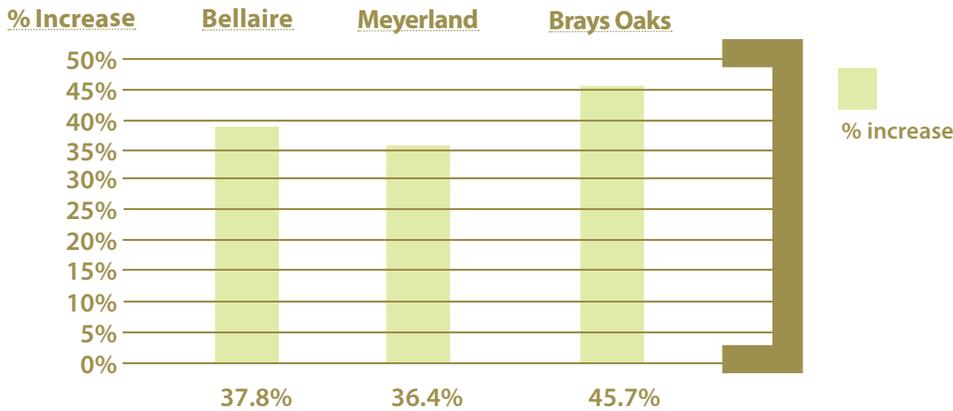


# Attractive Single-Family Subdivisions with Increasing Home Values

There are 42 subdivisions in the Brays Oaks District, most with strong and active homeowners associations encompassing 17,464 single-family homes. Recently, the District's proximity to the Texas Medical Center and Uptown/Galleria has brought a new wave of home buyers and investors to the District. The following exhibit illustrates the percentage increases in median closing prices since the Houston real estate market recovery began in 2012 through the first three quarters of 2014 for Brays Oaks, Bellaire, and Meyerland. The latter two areas are closer-in and have experienced high median prices.

Looking at percentage increases in median closing prices since 2011, the Brays Oaks District has performed well compared to these other communities. While median prices increased by 37.8% for Bellaire and 36.4% for Meyerland, median prices increased by 45.7% in Brays Oaks.

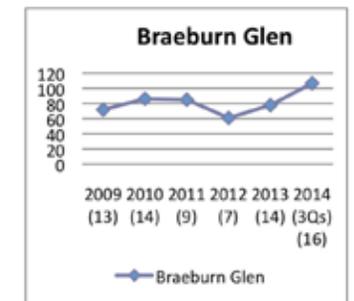
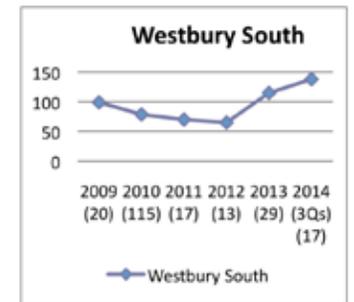
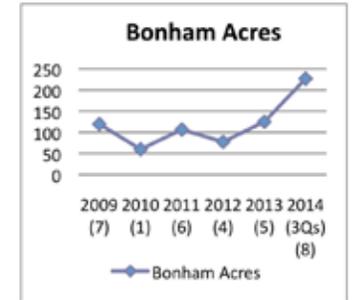
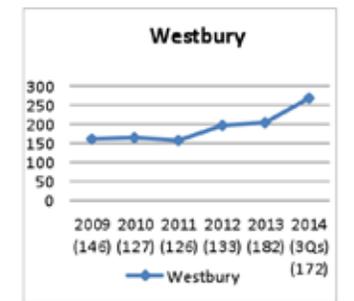
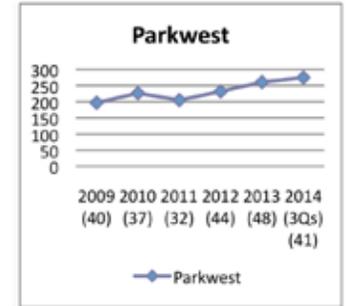
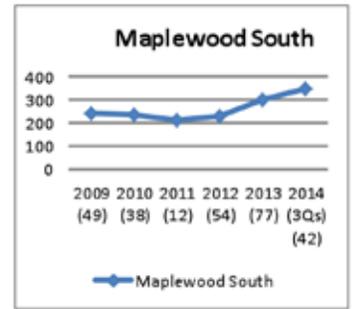
## PERCENTAGE INCREASES IN MEDIAN HOME VALUES 2011 - 3Qs 2014



Of particular interest are the three middle income subdivisions in the northeast quadrant of the Brays Oaks District - Maplewood South, Parkwest and Westbury. Together, they accounted for 42.9% of the entire District's home sales over the 2012-3Q2014 period. Due to their closer proximity to the major Houston activity centers and their overall attractiveness, weighted average median closing prices combined for these communities climbed by 65.0% vs. 45.7% for the District as a whole.

Another trend has started taking place in these subdivisions. Home buyers and investors have started to purchase older homes in the low 200s, doing complete renovations, then selling the homes in the high 300s to low 400s. Although this trend, similar to that which occurred first in West University Place, then Bellaire, is in the early stage, it is evident that over time these subdivisions will undergo a change in demographics. As this occurs, demand for higher quality store names and full-service restaurants located in the District will undoubtedly increase.

At the same time, lower priced subdivisions in the Brays Oaks District are offering excellent values, especially to entry level home buyers. Many of these communities have also undergone price increases, but starting one year later than their higher-priced counterparts. Three examples are Bonham Acres, Westbury South, and Braeburn Glen. Based on these trends, it appears that homes in these and similar neighborhoods in the Brays Oaks District are likely to offer significant appreciation potential over time.









## Parks and Community Garden

### Increasing Aesthetic Values

The Brays Oaks District has 11 parks totaling 421 acres. Recognizing the importance of parks to quality of life for District families, the District contracted the EHRA consulting firm to develop a Parks Master Plan for the District. The plan was completed in February 2013 and established the objectives of: 1) Connecting existing and future parks with a comprehensive trail system that can be extended to other areas of Southwest Houston, 2) Developing new parks to accommodate demand, and 3) Encouraging development of mini parks by home owners associations in the District. Key to implementation is identifying and obtaining outside funding resources. District funds will be leveraged through grants and partnerships with federal, state and local organizations.

The real star of the District will be the 279-acre Willow Waterhole Park, which is owned and operated by the Harris County Flood Control District. When completed, the park will have 5 detention ponds and include such amenities as a walking trail, pedestrian bridges, bike trails, playgrounds, and picnic areas. The District is seeking Signature Park status for the park which when obtained, will greatly enhance the image of Willow Waterhole Park as a unique destination for District residents and visitors from the entire Houston area, thus providing stimulus for economic development.

The trail system is also high priority. Trails will provide connections to parks and neighborhoods for District residents of all ages. Initial trail projects will be along the Fondren Diversion Channel, Willow Waterhole Bayou, Hillcroft Avenue and extensions of the existing Brays Bayou and Keegans Bayou trails.

Working with the City of Houston Parks Department, the Brays Oaks District is also planning improvements to a 17.8-acre park in the southeast portion of the District. The park, known as Haviland Park, is located in the northwest quadrant of the Haviland/Minetta intersection. It will include a water amenity and recreational facilities for children. The District funded a master plan by Condon & Associates to reposition the dilapidated and underutilized park.

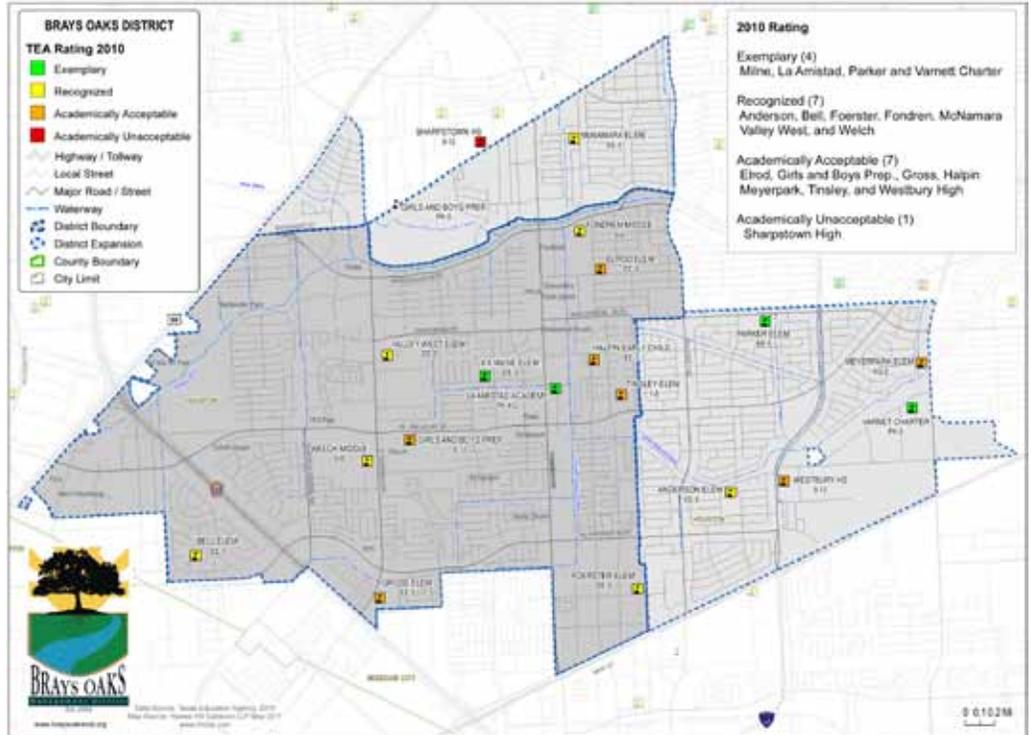
Nearby, on the east side of Haviland at Fonmeadow, is the 5-year old, seven-acre Westbury Community Garden operated on City-owned property by the Westbury Area Improvement Corporation. The garden is comprised of acreage devoted to flowers, vegetables, trees, an orchard and compost. A learning center is located on the tract with regular classes held by Urban Harvest, an organization of vegetable farmers from the surrounding area that produce vegetables to sell in local markets. The garden is also the location of a butterfly habitat.

# LOCAL SCHOOLS

## THE BRAYS OAKS DISTRICT

The majority of the District's HISD public schools are exemplary or recognized. Of the 18 elementary and middle schools located within the District, four are exemplary and seven are recognized.

The District also has excellent private schools.



## New Facilities

The Brays Oaks District is benefitting from the proceeds of the 2012 City of Houston bond election substantially. Westbury High School is scheduled to undergo a \$40 million partial rebuild and general renovations to accommodate 2,300 – 2,500 students. Parker Elementary will be replaced with an entirely new facility to accommodate 850 students. A two-story building, including a performing arts hall, is currently in design with construction scheduled to start in 2015. Total cost of the new facility is \$20.4 million.



## New Programs

Westbury High School is making major changes to the school's programs that are expected to elevate its ratings. The goal is to convert the majority of the Junior and Senior student bodies to Advanced Placement status. Athletic programs will also be substantially upgraded.

Nearby at Johnston Middle School, a magnet school to which many district students are zoned, exists one of the largest foreign language programs in the Houston ISD, offering French, Spanish, and Japanese. The school recently received a \$28,000 Japan Foundation grant to help support language instruction in Japanese. A student exchange program between Houston and its sister city, Chiba, has been in place for 25 years. Johnston also serves as a magnet school for the performing arts with courses in art, broadcast journalism, theater, dance, band (three levels), jazz band, choral music, orchestra, guitar, piano, mariachi, and hand bells. Johnston groups have won city, state, and national honors.

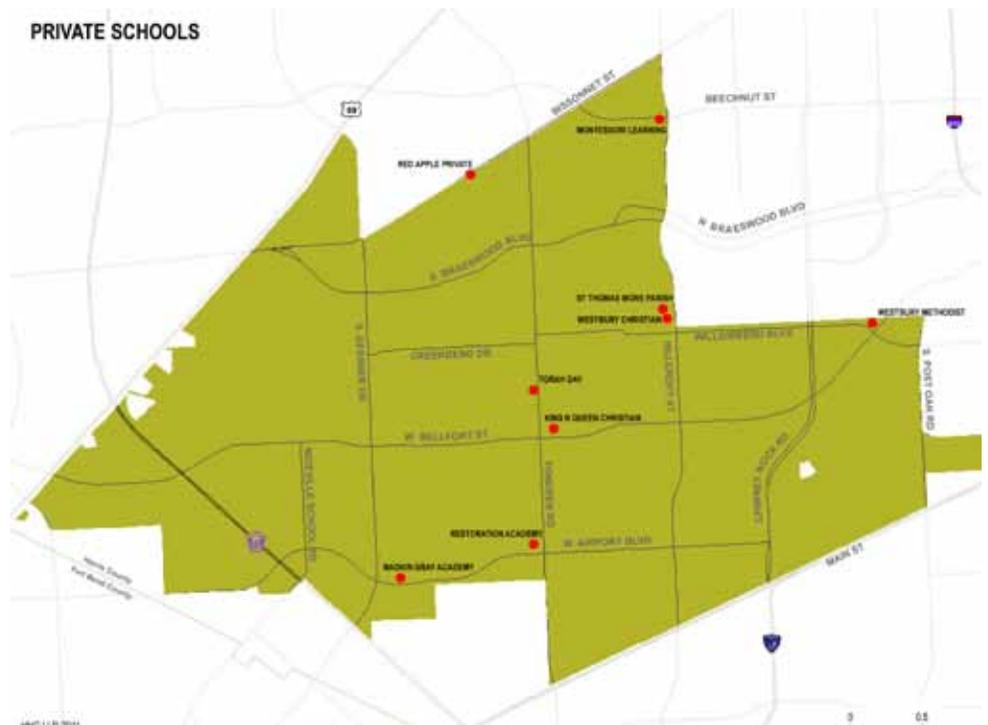
Fondren Middle School has recently created an International Baccalaureate Middle Years Program. Students are required to earn annual credits in a foreign language, design, technology and a performing art - music, theater, or dance. Fondren has also started a Newcomers School featuring beginning English instruction for children of foreign nationals.



## The District has excellent private schools

In October 2014, the U.S. Secretary of Education, Arne Duncan, announced that St. Thomas More Parish School had been chosen as one of the 2014 National Blue Ribbon Schools, one of only 50 private schools so designated in the country. The award honors schools that achieve very high learning standards. St. Thomas More has over 500 students ranging from Pre-K to 8th Grade.

Nearby is Westbury Christian School which has been serving Southwest Houston since 1975. The school offers an affordable option for Houston families of all faiths seeking college preparatory educations for children K3 – 12th grade. The accredited three-dimensional program features academics, spiritual values and comprehensive student activities. A focus on science, technology and mathematics coupled with an open enrollment Advanced Placement program consisting of 17 courses are designed to ensure college readiness and encourage students to consider careers in key Houston industries. WCS competes in 11 sports and fine arts competitions as a



4A member of the Texas Association of Private and Parochial Schools. Westbury Christian School has won 18 boys and girls state titles since 1990.

# DISTRICT OPPORTUNITIES

The Brays Oaks District offers excellent opportunities to forward looking organizations.

## Available Properties for Development or Redevelopment

The District has a number of vacant land properties available for single-family residential and commercial development, as well as a number of underutilized improved properties that would be ideally suited for redevelopment.

### UNMET RETAIL & RESTAURANT DEMAND (2014) (\$ MILLIONS)

Store Type	Demand	Supply	Leakage
General Merchandise	\$135.4	\$49.6	\$85.7
Clothing & Clothing Accessories	49.7	19.2	30.5
Full Service Restaurants	33.3	6.8	26.5
Limited Service Eating Places	49.3	36.5	12.8
Building Material & Supplies	25.1	10.0	15.1
Office Supplies, Stationery, Gifts and Other Miscellaneous	21.5	10.6	10.9
Home Furnishings	7.4	3.3	4.1
Sporting Goods, Hobby, and Musical Instruments	14.3	10.7	3.7
Books, Periodicals, Music	4.5	1.7	2.8
Electronics & Appliances	21.6	17.8	3.8
Lawn & Garden Supply	2.8	0.2	2.5

Source: Dun & Bradstreet

## Unmet Demand Available to Retail Businesses

Based on 2012 data from Dun & Bradstreet, there are major opportunities available to operators of general merchandise stores, clothing & clothing accessories stores, full-service restaurants and other types of stores in the District due to the retail leakage that is occurring.

### Strong Business & Community Leadership

The District's business owners and residents benefit by having strong business and community leadership as provided by the Southwest Houston 2000 organization in partnership with the Brays Oaks District board and staff. Southwest Houston 2000 has as its mission to make Southwest Houston a better place in which to live, work and play. The organization has a board of 38 members.

### Other Partner Organizations

Businesses and residents in the Brays Oaks District also have the support of a number of other partner organizations including:

- Willow Waterhole Greenspace Conservancy
- Houston Baptist University
- Levitt Pavilions
- Raindrop Center/Turkish House
- India House
- Brays Interfaith Ministries
- Plant It Forward
- ECHOS
- Houston Community College
- City Council Member Green's Office
- Super Neighborhoods 30, 36 & 37





## CONTACT US

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### *Where New Things Are Happening!*

To see what's happening visit [BraysOaksMD.org](http://BraysOaksMD.org) and watch our "*Brays Oaks District Services Video*"



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