Land Use and Demographic Profile

CITY OF
PLANNING & DEVELOPMENT
DEPARTMENT

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Executive Summary

Overview

In the decade between 1990 and 2000, the City of Houston enjoyed a healthy population growth accompanied by changes in the demographic make up of the City (race/ethnicity, household size, education, etc.) as well as development and redevelopment in several areas. In the last ten years, the baby boomers have reached 55 and will turn 65 within the next 10 years; and Hispanics, now the largest ethnic group in Houston, will likely constitute the population majority in 10 years. This report examines demographic and development changes and paints a picture of Houston in 2000, and how these changes may affect the quality of life of the City over the long term. Based on growth trends, issues affecting the City in the future have been identified. These trends and issues (such as the need for affordable housing, education, etc.) can be used to focus public policies to ensure that present and future needs are addressed.

By and large, Houston has retained its character as a large, sprawling, multi-ethnic city. Development activity remains strong on the City's western edges, though undeveloped land is still abundant close to the central business district and on the south and eastern sides. Between 1990 and 2000, Houston had the third largest population growth in the Country behind Phoenix and San Antonio, remaining the fourth largest city in terms of population. After slowing down substantially in the 1980's, the City's growth rate picked up to 19.7% in the last decade. (This rate however is just over half the rate occurring during the 1960's and 1970's.)

Overall, positive changes have occurred in the economic status of Houston's residents, though the changes have not been substantial. Although the City's median income has increased by $10,000 over the decade, when adjusted for inflation, the increase in economic benefit is minimal. When income is considered together with the decline in educational attainment, large parts of the City are economically stagnant and their economic stability may be at risk for the future.

Where economic changes have not been overwhelmingly positive, efforts to stimulate growth were initiated by the public sector to varying degrees of success. The most notable example is revitalization occurring in and around Downtown Houston. Similar targeted efforts may offer viable solutions to other areas that have not witnessed new development activity.

Overall, the City's population is younger than it was in 1990. While the majority of Houstonians are between 18 and 64 years of age, nearly 30% of the total population is in the 0-17 years old category.

Among the top ten most populated cities, Houston has the largest land area. With vacant land accounting for 25% of the City's total land uses, population density remained relatively

low, though a slight increase in the number of persons per square mile occurred during the last decade.

Trends

Between 1990 and 2000, the bulk of Houston's growth (population and development activity) occurred west of US 59 North and SH 288. Development activity occurred primarily in a wedge-shaped area extending westward from Downtown. Generally, this marked growth towards the west is a continuation of a trend evident in the 1980's. As construction activity concentrates to the west, stagnant incomes and low educational attainment that characterized the City's east side during the 1980's are now extending in a "C"-shape north, east and south of Downtown (see small inset map).

With a few exceptions, the character of these areas, over the decade, falls into two categories: High Growth and Low Growth.

Areas Characterized by High Growth

In general, the areas west of US 59 North and SH 288, are characterized by substantial construction activity. Some development here has been driven by market forces and some, particularly inside the Loop west of US 59, has occurred due to public sector policy initiatives.

Interestingly, population growth has not occurred inside the Loop where development is being encouraged (see inset map). Instead, the character of the population here is changing as can be seen by increasing numbers of Whites, growing educational attainment, shrinking household sizes, and increasing household income. Proximity to Downtown, the substantial stock of quality, historic housing and initiatives such as Tax Increment Reinvestment Zones, most likely have attracted developers and homebuyers over the past decade and this trend is likely to continue into the distant future. Since 2000, construction of light rail and several sports and entertainment venues, and the work of the Main Street Corridor Revitalization Project are fueling this momentum.

On the other hand, development farther west and in Kingwood and Clear Lake is accompanied by strong population growth and growing household sizes indicating more families are moving to the edges of the City while smaller households are locating in redeveloped areas close to Downtown. Educational attainment and incomes are also high in these areas though this is a continuation of a trend rather than a shift in populations.

Areas Characterized by Low Growth

The second category is characterized by little or no development activity in a "C"-shaped area extending north, east and south of Downtown. With some exceptions, in these areas,

population growth is stagnant or declining, the housing stock is primarily old single-family, educational attainment and incomes are low, and the population is growing older. It appears that younger people are leaving older, predominantly single family neighborhoods. These changes started in the 1980's and will likely continue in the absence of any strong intervention by public entities.

The exceptions are two primarily Hispanic neighborhoods on the southeast and northeast side (Greater Hobby and Northside/Northline) and some neighborhoods on the far southwest (Alief, Sharpstown, Gulfton). These areas have actually captured the bulk of the City's population growth between 1990 and 2000 even though little new development has taken place and vacancy rates are very low due to the increasing population absorbing existing housing units. The decreasing educational attainment, slow income growth, high proportion of occupied units, increasing household sizes, and increasing racial and ethnic diversity suggest an influx of immigrant populations. In addition, young population (0 to 18 years old) in these areas is growing and working age population (18-64) is decreasing.

Population Shifts

In 2000, the City's population was an even mix between Whites, Blacks and Hispanics with a growing Asian population. As a result, Houston is often referred to as one of the most ethnically diverse cities in the Country. Except for Whites, which experienced a significant drop in numbers, all other ethnic groups have experienced growth over the last decade. The proportion of Blacks has remained constant over the past 20 years at a little over 1/4 of the total population. The Asian population increased significantly although it's proportion of the City's total population is quite small. The most substantial increase has occurred in the Hispanic population, which has grown at a rate of 60% each decade. This is at least 4 times greater than overall population growth in the City. If this growth continues, Hispanics will be a clear majority in the not too distant future.

Traditional Hispanic neighborhoods on Houston's east side are absorbing some of this growth, but many Hispanics are moving to communities on the northwest and southwest sides of the city. Areas where no clear ethnic majority existed in 2000 may likely be predominantly Hispanic by 2010.

Contrary to city-wide population trends, Houston's White population has been decreasing since the 1980's. The remaining population is concentrating in four general areas: 1) Kingwood, 2) Clear Lake; 3) Inner Loop- west of US-59, and 3) far west side. These areas are characterized by medium to high income, high educational attainment, and high renter population.

Other Demographic Indicator Shifts

As the ethnicity of the City changes, corresponding shifts in other demographic indicators can be seen. For example, the increase in the proportion of Hispanics, including many immigrants, throughout the City seems to correspond to a decrease in the number of Houstonians earning a high school diploma. Nearly all predominantly Hispanic neighborhoods have a higher than average proportion of persons with no high school diploma. In addition, a high ratio of young to working age persons is common of predominantly Hispanic neighborhoods. The large growth in Hispanic population might explain a change in two city-wide characteristics evident in 1990: educational attainment had risen and Houston's population appeared to be growing older. In 2000, education levels have decreased and the City's younger population makes up a larger proportion of the total.

Houston's Black population increased slightly in many areas of the city; however, Blacks continue to be concentrated in several areas characterized by high homeownership and low educational attainment, except in the far southwest. High homeownership may be largely due to ownership of housing stock 30 years or older by adults that are now or are becoming senior citizens. In north and east side neighborhoods, the population appears to be aging. This suggests that young Blacks are moving from older neighborhoods to newer communities in the City's Southwest side. Study Area 13, in particular, captured a large share of the Black population between 1990 and 2000 and medium to high incomes, increasing educational attainment and low unemployment in this area indicate a stable community.

However, in many predominantly Black and Hispanic Super Neighborhoods, households seem to be larger than the City average and educational attainment is lower.

With some exceptions, high income neighborhoods tend to have high educational attainment, low unemployment rates, high proportions of renters and high working age populations. The notable exceptions are Kingwood, Clear Lake and the far southwest where homeownership is high and young populations are at or above the city-wide proportion. The opposite seems to be true for low income neighborhoods. Surprisingly, homeownership is highest in lower income neighborhoods where growth has been stagnant.

A comparison of household income in 1990 and 2000 indicates that, overall, Houstonians are earning more. This is supported by the slight decreases in poverty rates. Overall, the proportion of persons at or below poverty decreased from 20.4% to 19.2%. The change was most pronounced among those people 65 and older. When the 2000 income figures are adjusted for inflation, however, the overall population may be enjoying only minimal added earning power (see table below). Based on income, the City can generally be split geographically down the middle, with higher income households located west of Downtown (with the exception of Kingwood and Clear Lake) and lower income households located in a "C"-shaped area covering the north, east and south sides of the City.

Table: Median Household Incomes

1990	2000 Unadjusted	2000 Adjusted
$26,261	$36,616	$28,096

Although many areas of the City have experienced minimal or no population growth, development continues to occur in the form of redevelopment or new development, especially at the City's edges. By and large, redevelopment is concentrated within the inner city, particularly in Midtown.

On the whole, no major shifts in land use have occurred. Single-family density is increasing slightly in the inner city and will likely continue as land values rise. The density of multi-family units decreased slightly as the trend toward high- priced units gained momentum.

Growth Trend Implications

Changing demographic characteristics raise a number of questions and identify opportunities and challenges for the City in future years. Clearly, increasing population will positively impact the City's tax base and will call for additional City services. The characteristics of this new population and the extent of new development will determine the range of services needed and the quality of life in Houston's neighborhoods.

Following is a set of implications associated with the demographic and land use changes that occurred in the city between 1990 and 2000. By no means is this list definitive.

New Investment and Redevelopment

Large quantities of vacant land in Houston present opportunities for the City to guide future growth and leverage infrastructure investments.

Continued redevelopment inside and just outside Loop 610, will help the city to leverage existing infrastructure investments and will attract a larger share of the regional growth, particularly those who now commute from the suburbs each day. However, redevelopment may drive out lower-income populations in those areas due to housing costs that will price them out of the market.

Revitalized eastside neighborhoods may present an opportunity to capture future population growth allowing for more efficient use of existing infrastructure and public services.

Some inner-city neighborhoods may benefit from redevelopment efforts in immediately adjacent areas such as the Main Street Corridor revitalization. However, to do so, public sector assistance will be needed.

Continued new development on the west side and redevelopment elsewhere will increase storm water runoff in area watersheds, impairing the City's already inadequate storm drainage system. Mitigation measures for all new development and redevelopment may be required in the near future.

Continued decline in south central Houston (south of Loop 610 South and east of SH 288) in terms of decreasing population, increasing youth and elderly populations, lower incomes and educational attainment will challenge current efforts of the City and non-profit organizations to revitalize the area.

Lack of new investment in northeast and eastside communities may result in accelerated deterioration of already stagnant neighborhoods and commercial corridors. A comprehensive and proactive approach to revitalizing residential areas and commercial corridors on the east side may be needed.

Services

Increasing population throughout the City will result in increased demand for parks and open space, fire and police services, libraries, improved transportation infrastructure, additional transit options, and a wide variety of social services.

Increasing young populations (under 18) on the east, south, and southwest sides of the City suggest a need for additional recreation programs, educational, child care and health care services.

Housing

Decreasing vacancy rates in areas experiencing high population growth coupled with low incomes will lead to over crowding in the near future. A need for additional affordable housing is needed in the southwest side.

Property values will remain low on the east side unless new incentives for economic development occurs.

Data indicates that homeownership is high in study areas with higher than average elderly populations (Acres Homes, Trinity Gardens, Sunnyside). Also, incomes in these areas are generally low and stagnant. Solutions for maintaining aging housing stock will be needed as well as additional publicly funded health care and other social services.

Although the City gained 54,000 new housing units, many of these units are not affordable for a large segment of the population have extremely low incomes. Providing opportunities in the form of home ownership for this segment of the population make need to take the form of deep subsidies either to the buyer, the developer or both.

Education and Jobs

A dramatic increase in the number of persons 25 and over with no high school diploma has implications for decreased earning potential among this mostly Hispanic and Black population. In addition, children in low educational attainment households may be at a greater risk of not completing high school and may perpetuate this trend into the future.

If educational attainment continues to decline, Houston may be at a disadvantage when competing with other cities for hi-tech and professional jobs.

If low educational levels begin to impact earning power, the City's tax base will likely be affected and, therefore, the ability to provide social services and incentives for revitalization will be reduced.

Where do we go from here?

Planning for the future is now, more than ever, a necessity. Over the next twenty years regional (8 county CMSA*) population is expected to grow 50% to 75%. The City can help guide this future growth to take advantage of opportunities and address quality of life challenges. Perhaps with incentives, some investment that would likely occurr more in the west side can be attracted to east side communities.

Several recently implemented projects underscore the potential existing in traditionally overlooked and underserved areas. For example, a regional grocery chain operates one of its highest grossing stores along Old Spanish Trail. Also, a rebuilt and revitalized Gulf Gate Mall is serving a growing, low income, Hispanic population. These success stories show that economic vitality is possible in areas where Census data indicate low incomes and low educational attainment.

Targeted infrastructure investments to improve accessibility and economic corridors might go a long way towards attracting people to areas that have been losing population over the past 10 – 20 years. Clearly these areas with high vacancy rates and land available for infill development can help accommodate future population growth.

Also, by planning for roadway, water and wastewater improvements in undeveloped areas, as outlined in Southern Houston Sector Study (Planning and Development Department, 2003),

the City can lower development costs and attract private investment that might otherwise locate outside city limits or serve higher income groups.

Market forces and public sector initiatives have been taking the lead in some centrally located neighborhoods that were in decline such as the Heights, Washington Avenue, Fourth Ward and Midtown. Tax Increment Reinvestment Zones, management districts, light rail and other infrastructure investments and strong civic/business associations have helped to jump start redevelopment efforts and are attracting people who seek an urban lifestyle.

If immigrant communities continue to grow, as expected, affordable housing, quality education, employment opportunities and social services will be much in demand particularly in low growth areas (in terms of development) such as Northside/Northline, Alief, Sharpstown, and Greater Hobby Super Neighborhoods. Public sector intervention will probably be needed to provide services and incentives for new housing and other development for low to moderate income population.

Overall Houston is healthy, vibrant and growing. Many of the City's communities continue to prosper; and those that are struggling can learn from the successful revitalization efforts already underway. With an emphasis on planning, consensus building and setting priorities, Houston can enhance the quality of life in all its neighborhoods.

*Consolidated Metropolitan Statistical Area: Harris County and 7 other surrounding counties.

Foreword

Foreword

How the Report is Organized

Over the past two decades, Houston has undergone significant physical, economic and demographic changes. This Land Use and Demographic Report chronicles these changes, identifies possible trends for the future, and paints a picture of the implications of these changes and trends for the City of Houston, Texas. The **Demographic and Land Use Report** is organized to give the reader a broad understanding of Houston in relation to the nation, the state and the region, followed by a more in-depth picture of Houston demographics relative to specific geographic areas of the City. This ***Foreword*** provides information necessary to better understand the structure and major topics of the report. The ***Executive Summary*** provides an overview of the major findings in this report and the issues/implications of growth trends.

Chapter One: The Houston Setting includes historical background. ***Chapter Two:How we Compare*** compares Houston's demographics with the ten major cities in the U.S, the State's largest cities and with Harris County and the Houston Primary Metropolitan Statistical Area (PMSA). ***Chapter Three: Citywide Demographics*** provides a demographic profile of the City and the major changes and trends that have occurred in the last ten years by Study Area. (For the purposes of analysis, the City was divided into 15 Study Areas each of which contains several Super Neighborhoods. ***Chapter Four: Citywide Land Use*** presents an analysis by Study Area of the City's land use patterns and changes over the last 10 years. ***Chapter Five: Study Area Profiles*** presents detailed demographic information and analysis by individual Study Areas. The ***Appendix*** includes Data Explanations and Limitations, Land Use Categories, Super Neighborhoods by Study Areas, Tables and charts by Study Areas, Glossary and Bibliography.

How the Report was Prepared

The Land Use and Demographic Report was prepared using demographic and land use data obtained from the 1990 and 2000 U.S Census, the City of Houston 2000 Houston Land Use Inventory, Harris County Appraisal District (HCAD)'s 1990 and 2000 and other sources. Census information is collected every ten years. The 2000 US Census is the most recent survey. (For a more detailed explanation of source and data limitations, please see ***Appendix A: Data Explanations and Limitations***.)

Demographics and land use are basic building blocks for assessing conditions about a city at any given point in time. Demography is the study of the vital statistics of human populations such as size, growth, density and distribution. The counting of these statistics is undertaken nation-wide every 10 years through the United States Census. Not only is the data used for taxation and representation purposes but it is now a vital part of planning for social services, infrastructure improvements, and other public and private ventures. The term Land Use describes the primary activity occurring on a piece of property based on a system of classification which identifies the category of use, such as commercial, residential, office, etc.

The overall picture of land use in the city, when displayed on a map, reveals distinct development patterns. This pattern is called the city's urban form. Among other things, a look at the city's urban form reveals where people live and where parks, stores, roads and jobs are located in relation to neighborhoods. Details on existing land use conditions provide the community with information it needs to set goals can then be used to develop the preferred urban form scenario, which helps the community to plan for the land, transportation and utilities requirements of its population.

Scope and Methodology

The Houston Primary Statistical Area (PMSA), as defined by the Bureau of the Census, includes the six county region of Chambers, Fort Bend, Harris, Liberty, Montgomery, and Waller Counties. Harris County includes most land in Houston's city limits and portions of Houston's Extra-Territorial Jurisdiction (ETJ), as well as smaller incorporated cities and villages. The Houston City limits contains all land legally recognized within the city's jurisdiction for the purposes of Taxation and regulatory authority. Houston's Study Areas are 15 geographic areas within the city limits established to manage information for this report. Study area boundaries were developed earlier by identifying existing neighborhoods and features such as roadways, railroads and bayous. Within

each of the Study Areas are contained the City's 88 Super Neighborhoods. These are the smallest areas of geography considered for this report. Maps produced for this document represent generalized patterns at the Study Area and Super neighborhood levels for both demographic and land use information.

The primary source of land use information in this report is the 2000 Harris County Appraisal District (HCAD) data, compiled to obtain current and accurate land use information for the city's planning initiatives. To provide a clearer picture of development patterns, HCAD land-use codes were condensed into twelve general land use categories: Single-family residential, Multi-family residential, Commercial, Office, Industrial, Transportation & Utilities, Public and Institutional, Parks & Open Space, Undeveloped, Agricultural, Roads, Open water, and Roads. The No Data category indicates that insufficient data was available to assign a land-use to particular properties. (For a more detailed description of the land-use codes see ***Appendix D: Land Use Categories***).

Limitations of the data

For comparison purposes by Study Areas, the 1990 population characteristics were compiled under the City's boundaries as they exist in 2000. The resulting 1990 population numbers include the annexation of Kingwood and other areas. These annexations have increased the 1990 population (1,631,766) by approximately 73,500 people.

The 15 City of Houston's Study Areas (sub-areas of the City) are aggregates of Super neighborhoods. The geographic boundaries of each Super Neighborhood use major physical features (bayous, freeways, etc.) to group together smaller contiguous communities that share common physical characteristics, identity or infrastructure. The 2000 City boundaries have been used for aggregating Super Neighborhoods.

Incomes for 2000 have not been adjusted for inflation. Household Median Incomes are averages by Super Neighborhoods

Asian population includes American Indian and Alaska Native, Native Hawaiian and Pacific Islander categories.

Additional discussion of data limitations is found in the Appendix.

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Chapter 1

The Houston Setting

Historical Background

A city is born when people decide to live, work and build together in one area. The nature of a city is determined by the characteristics of its people, the land on which they settle and the way they build their city, based on their history, culture and economy. To better understand the community in the course of planning for its future, this chapter explores details of Houston's population-including race and ethnicity, education and housing; its land use-including current patterns and changes since 1990; and its labor force characteristics, and the impact of economic conditions on development.

The Development of Houston

The Allen Brothers founded Houston, an original platting of only 147 acres at the confluence of Buffalo and White Oak Bayous, in 1836. From 1837 to 1839, Houston was prominent as the original capital of the Republic of Texas. When the capital was moved to Austin, Houston turned to trade for its lifeblood. In 1841, the Port of Houston was created, and by the middle of the century, the city had the first railroad in the region. By 1860, five lines served Houston with a total of 350 miles of track, making Houston the town "where the railroads meet the sea." Houston was fast becoming an important trade center; and by the beginning of the Civil War, half the state's cotton production of about 115,000 bales passed through Houston. Recognizing its importance, the congress named Houston a port of entry in 1870, established a customs house, and ordered a survey for a deepwater channel to the Gulf of Mexico.

Despite its economic growth, in 1900 Houston still had a population of less than 50,000, and was second to San Antonio as the state's most populated city. The Spindletop oil discovery in 1901 marked the beginning of Houston's transformation from an exporter of agricultural and lumber products to a national petroleum center. By 1903, the black mud of downtown had been replaced with twenty-six miles of pavement and in 1905 the first steel-framed skyscraper was built downtown. Dredging of the Houston Ship Channel was completed in 1914, thereby connecting Houston to the seaways of the world. As a result, cotton and lumber exports from Houston increased greatly and the city experienced rapid economic growth.

Houston's population grew to 292,000 by 1930, a growth which coincided with the advent of the automobile. In the same year Harris County registered 97,902 cars. Ordinances controlling automobiles were passed as early as 1907 and by 1920 the first one-way streets were designated in the city. The year 1929 marked the onset of the Great Depression, however, in Houston, no banks failed during this time and building permits increased – a testament to the fact that the city fared better than many parts of the nation during the Depression. By 1948, Houston ranked as the fastest growing city per capita in the nation.

Houston's economy was boosted during World War II, when the government embarked on a crash program to develop a synthetic rubber industry. This required petroleum feedstocks and good port facilities, thus the Port of Houston was chosen by the government as the primary location for this new petrochemical-based industry. Houston's growth continued into the 1960s and the early 1970s brought even more rapid expansion. The Arab oil embargo in late 1973 produced a fourfold increase in oil prices, which led to a 9.5 % growth in local employment at a time when the nation experienced a 1.5 % decline. The abundance of employment opportunities in the Houston area led to explosive growth; and by 1980, the population had risen to 1,595,138. The metropolitan area population was growing even faster.

As the nation slid into a recession in 1980 and 1981, Houston again seemed immune as local economic growth continued. However, by1982, oil production rose in Mexico and North Sea, creating an oil glut. Houston's petro-chemical industry was hard hit; and in the mid 1980s, Houston lost population for the first time. Houston recovered, however, by diversifying and becoming less reliant on petroleum/energy based industries. In 1981 energy related industries accounted for 84.3 percent of the City's economic base. By 1989 that percentage had dropped to 61 percent; and in 2002 it was 48.3%. This percentage includes both upstream (32.6%) and downstream (15.7%) energy employment figures published by the Institute for Regional Forecasting at the University of Houston. (Source: Greater Houston Partnership)

Between 1991 and 1999 the price of the oil barrel was about $17 varying between $19 in 1991 and $12.4 in 1998, before it jumped to more than $28 dollars in 2000. The price of oil helps Houston in two ways: 1) When

low, it increases production of petrochemicals, plastics and refining, and other productive activities dependent on low oil prices. 2) When high, it increases oil exploration, production and demand for related machinery. All these productive activities have a strong base in Houston.

The Shaping of Houston

Many of the factors which contributed to Houston's early development as a market and industrial center-flat terrain and natural resources-also set the stage for the city's sprawling urban pattern. The flat terrain and absence of natural barriers made possible the construction of numerous rail lines radiating in all directions. The discovery of oil and the dredging of the Houston Ship Channel spurred the eastward spread of industrial uses along the Ship Channel.

As in most cities, Houston's downtown was once the city's only major center of commerce. However, the advent of electric streetcars in the 1890s, the automobile in the early 1900s, and an abundance of vacant land allowed the city to begin its expansion. In 1892, Houston Heights, the area's first planned community, was developed and linked to downtown by streetcar. By the early 1900s, a compact downtown, or central business district (CBD), developed south of Buffalo Bayou along Main Street. At the same time, the city's first affluent residential area grew southwest along Main Street.

Historically, industries in Houston tended to locate along railroad lines. However, the dredging of the Ship Channel in 1914 made Houston's port accessible to deep-water vessels, thereby attracting industrial uses along its banks. This in turn attracted the development of moderate-income neighborhoods to house industry employees. Today, the heaviest concentration of industrial land use in the city, especially those industries associated with the petrochemical industry, remains along the Ship Channel.

From the early 1900s through the 1920s large-scale, self-contained subdivisions such as Magnolia Park (1909), Bellaire (1911), Montrose (1911-12), and West University Place in 1919 began to develop. The largest and most prominent was River Oaks, developed in 1923 and eventually occupying over 1,000 acres. These and other subdivisions at the time were considered suburban, but shortly became a part of the city, except for Bellaire and West University Place, which incorporated into separate cities. Around the same time as subdivision expansion was taking place, apartments (mostly garage-type), and duplexes began to spring up around the city.

By 1922, Harris County had registered 34,869 automobiles, which offered residents more freedom and easy access out of the city. In response to the rapid increase in automobile ownership, "strip" shopping facilities were built to service the automobile driving public. By 1929, drive-in facilities ranging from eateries and dry cleaners, to drug stores and banks, had become commonplace in the city's outlying district. In fact, writes Peter C. Papademetriou in Transportation and Urban Development in Houston: 1830-1980. "Rolling patronage is provided for in Houston as in no other city in the world." He goes on to say, "In Houston, a much greater percentage of people own and drive their own cars than in many other cities the same size…an average of a car to a family." Obviously, the car has been of historical importance in shaping Houston's urban form.

Although Houston was not hurt badly by the Great Depression, the 1930s saw an increased demand for inexpensive housing, which led to the development of small, single-lot houses north of Buffalo Bayou. However, the post-World War II era ushered in economic growth, rising income, and easier financing, which in turn led to a demand for larger lot homes. Suburban development took place in every quadrant of the city, but was concentrated in west and southwest Houston and in large open tract between existing neighborhoods. The suburban expansion of the 1940s, 1950s, and 1960s spurred the new neighborhoods of Oak Forest, South Park, Westbury, Spring Branch, and the planned community of Sharpstown. Expansion was especially great between 1940 and 1958 when 80 square miles of land were subdivided in and around Houston.

Retail uses continued to grow around suburban locations, reducing the CBD's importance as a retail-commercial center. The CBD's share of Houston's retail sales fell from 51 percent in 1948 to 28 % in 1958. Commercial flight to the suburbs began in earnest in 1953 when plans were unveiled for the 60-acre Gulfgate regional shopping center consisting of almost 100 stores with parking for 20,000 automobiles. In the 1960s, construction of Houston's freeway network further opened vast tracts of

land to development. During the late 1960s and early 1970s, the Galleria and Greenway Plaza were developed-both major commercial/office activity centers. These and other developments led to the decline of theCBD as the premier retail district. However, the CBD retained its strength as a center for banking, finance, and general business.

Industrial use also continued to grow and by the late 1960s, Houston's importance as an industrial center led to the development of planned industrial parks, which were complete with streets, railroad tracks, and utilities installed before the building sites were even sold. By 1969, there were 37 separate industrial parks covering 32,600 acres. Industrial activities also began locating alongside Houston's freeways because of the easy access to transportation. Recently, industrial land uses have been increasingly drawn to areas near both Intercontinental and Hobby Airports.

As single-family residential, commercial and industrial uses expanded between 1950 and 1960, office and multi-family and use also grew. Downtown office space doubled between 1950 and 1963; in 1963 ten new buildings were opened, increasing office space by 41 %.

Apartment complexes were built throughout the city, especially west and southwest of the city's central core. The boom of the 1970s produced increased growth in office space, which doubled from 30 million square feet (mostly downtown), to 60 million square feet in 1978 (much in suburban settings). Growth of multi-family residential development continued, especially in Houston. This in turn encouraged expansion of nearby commercial and retail development.

Houston has come far from 147 acres in 1836. It is now the nation's fourth most populous city, behind New York, Los Angeles, and Chicago, and a national center for commerce, industry, and culture. It is a dynamic City known for its entrepreneurial spirit. Today, in addition to 395,200 acres of land, much of which remains to be developed, Houston counts its 1,953,631 citizens as valuable resources.

In the period between 1970 and 1980, the City experienced a growth of 29.3%. Between 1980 & 1990, the growth rate was only 12.3%. On the other hand Harris County experienced a significant growth of 17.0 % and 20.7 %, respectively, during the same periods.

Table 1.1.
Historical Population Trend, 1900 – 1980
City of Houston & Harris County

Year	Total Population			
	City of Houston	% Change	Harris County	% Change
1900	44,633		63,768	
1910	78,800	*76.60%*	115,693	*81.40%*
1920	138,276	*75.50%*	186,667	*61.30%*
1930	292,352	*111.40%*	359,328	*92.50%*
1940	384,514	*31.50%*	528,961	*47.20%*
1950	596,163	*55.00%*	806,701	*52.50%*
1960	938,219	*57.40%*	1,243,158	*54.10%*
1970	1,233,505	*31.50%*	1,741,912	*40.10%*
1980	1,595,138	*29.30%*	2,409,547	*38.30%*

Source: U.S. Census Bureau, 1900-1980

Chapter 2

How We Compare: The City of Houston, the Region, the State, and the Nation

How We Compare Nationally

Population and Density

Today, 1,953,631 people of all ages, ethnicities, and household types call the City of Houston home. Compared to the top 10 cities in the nation, Houston is the 4th largest city in terms of population. Between 1990 and 2000, Houston experienced approximately a 20% change in population (321,865 persons), exceeding the growth rates of New York, Los Angeles and Chicago. (See Table 2.1 and Figure 2.1 below)

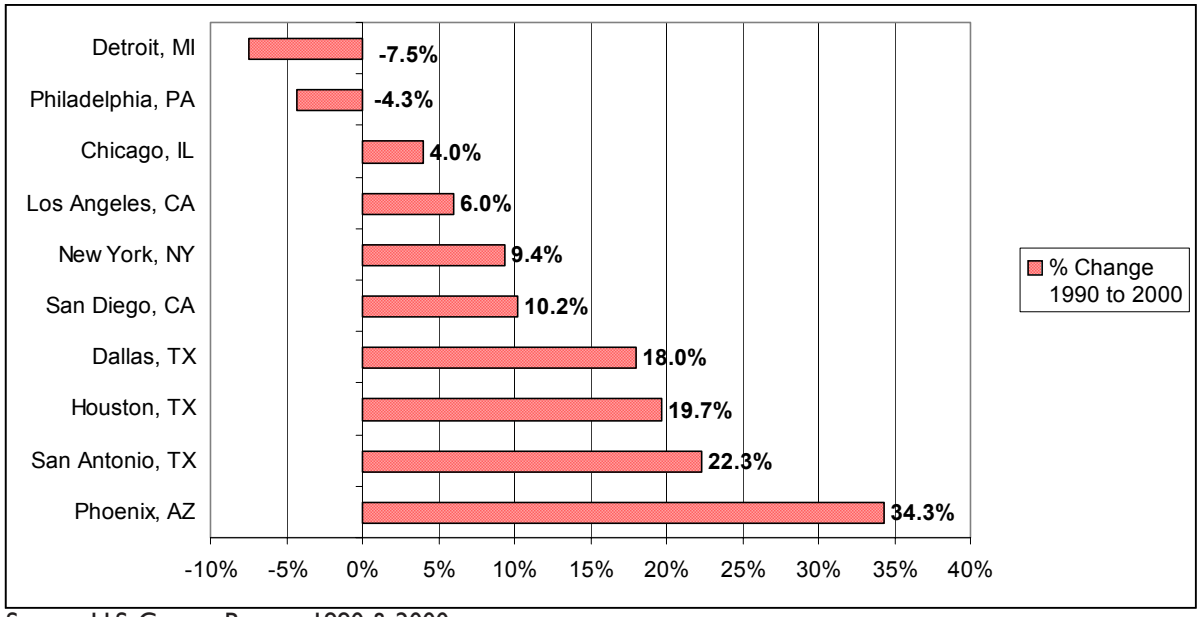
As Houston increased in size and population, it also increased in density. In 2000, Houston had 3,161 persons/square mile. However, because of its enormous size, Houston has one of the lowest densities/square mile compared to New York, Chicago and Los Angeles, which have between 17,000 and 7,400 persons per square mile.

Table 2.1.
1990/2000 Population and Density: Major US Cities

City	Total Population 1990	Total Population 2000	% Change	Square Miles 1990	Square Miles 2000	Persons Per Sq. Mi. 1990	Persons Per Sq. Mi. 2000
New York	7,322,564	8,008,278	9.4%	308	469	23,775	17,080
Los Angeles	3,485,398	3,694,820	6.0%	469	498	7,430	7,415
Chicago	2,783,726	2,896,016	4.0%	227	234	12,252	12,376
HOUSTON	***1,631,766***	***1,953,631***	***19.7%***	***581***	***618***	***2,807***	***3,161***
Philadelphia	1,585,577	1,517,550	-4.3%	135	140	11,736	10,877
Phoenix	983,403	1,321,045	34.3%	420	475	2,342	2,781
San Diego	1,110,549	1,223,400	10.2%	324	372	3,428	3,288
Dallas	1,006,877	1,188,580	18.0%	342	377	2,941	3,156
San Antonio	935,933	1,144,646	22.3%	333	412	2,811	2,778
Detroit	1,027,974	951,270	-7.5%	139	143	7,411	6,655

Source: U.S. Census Bureau, 1990 & 2000

Figure 2.1.
Major US Cities Population Change 1990 to 2000



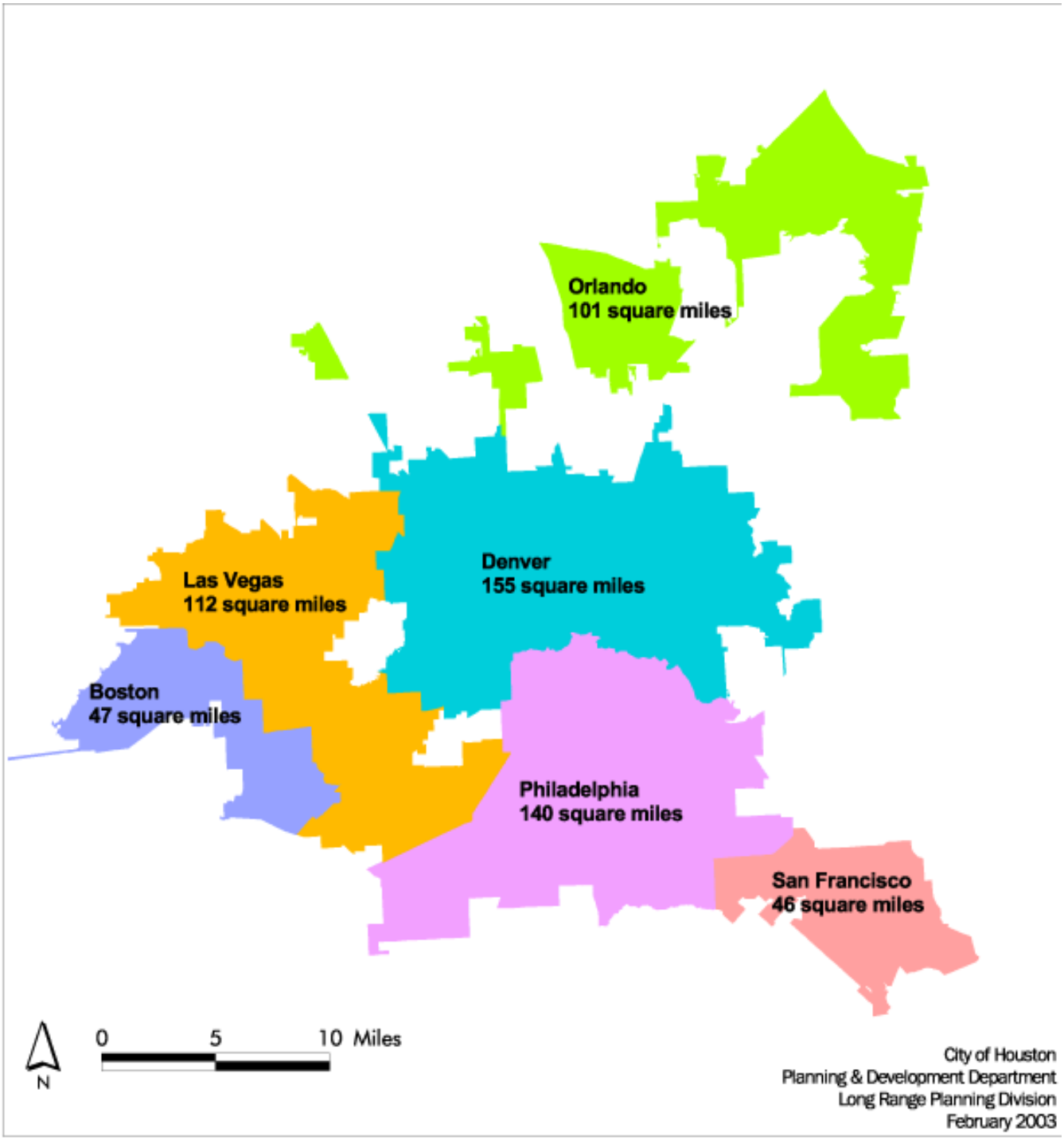
Source: U.S. Census Bureau, 1990 & 2000

How We Compare Nationally

At 618 square miles, Houston has the largest area of all major US cities. Annexations (particularly the Kingwood subdivision) in the later part of the decade increased the City's size by 37 square miles between 1990 and 2000.

To get a better understanding of the immense size of Houston, consider that nine of the nation's large cities can fit within Houston's corporate boundaries. (See Map 2.1 below.)

Map 2.1. Houston Land Area Compared to Other U. S. Cities



Race and Ethnicity

Among the five largest cities in the country (New York, Los Angeles, Chicago, Houston, Philadelphia), population growth between 1990-2000 was due primarily to significant increases in the Hispanic and Asian population. Although Dallas, Phoenix and San Diego have experienced more than 100% increase in Hispanic population, Houston also had a very large increase in the Hispanic population (over 62%). In terms of real numbers, New York gained the highest with about 423,000 persons, followed by Los Angeles with 348,000 and Houston 280,000.

All five cities saw modest to moderate decrease in the White population; and Los Angeles and Chicago saw a decrease in the Black population as well. With the exception of Phoenix and San Antonio, the White population decreased in all the other Cities, Detroit losing the most (about 53%). See Table 2.2 below.

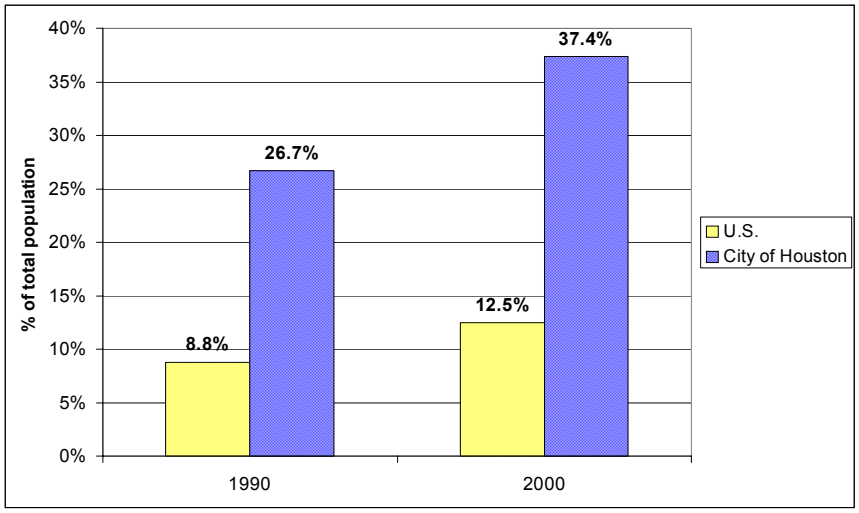
Although Houston had an astounding 62.2% increase in Hispanic population, it already by 1990 had a larger percentage of Hispanics than the U.S. as a whole, a characteristic which did not change in 2000. See Figure 2.2 on the following page.

Table 2.2.
1990/2000 Race/Ethnicity: Major US Cities

City	White 1990	White 2000	Black 1990	Black 2000	Hispanic 1990	Hispanic 2000	Asian 1990	Asian 2000
New York	3,178,712	2,801,267	1,874,892	1,962,154	1,737,927	2,160,554	511,436	800,379
% Change		-11.9%		4.7%		24.3%		56.5%
Los Angeles	1,305,647	1,099,188	460,893	401,986	1,370,476	1,719,073	339,137	378,231
% Change		-15.8%		-12.8%		25.4%		11.5%
Chicago	1,063,281	907,166	1,076,099	1,053,739	535,315	753,664	105,668	129,662
% Change		-14.7%		-2.1%		40.8%		22.7%
HOUSTON	***662,766***	***601,851***	***448,148***	***487,851***	***450,556***	***730,865***	***66,993***	***106,620***
% Change		***-9.2%***		***8.9%***		***62.2%***		***59.2%***
Philadelphia	827,703	644,395	626,782	646,143	84,186	128,928	45,320	70,522
% Change		-22.1%		3.1%		53.1%		55.6%
Phoenix	707,500	736,844	49,717	63,756	194,118	449,972	30,947	48,278
% Change		4.1%		28.2%		131.8%		56.0%
San Diego	653,368	603,892	100,041	92,830	105,792	310,752	131,534	174,473
% Change		-7.6%		-7.2%		193.7%		32.6%
Dallas	482,194	410,777	293,995	304,824	204,758	422,587	24,623	35,698
% Change		-14.8%		3.7%		106.4%		45.0%
San Antonio	340,798	364,357	63,992	74,778	517,980	671,394	11,767	20,414
% Change		6.9%		16.9%		29.6%		73.5%
Detroit	212,804	99,921	775,833	771,966	26,957	47,167	11,045	11,876
% Change		-53.0%		-0.5%		75.0%		7.5%

Source: U.S. Census Bureau, 1990 & 2000
Note: "Other" category is not included.
"Asian" includes American Indian and Alaska Native, Native Hawaiian and Pacific Islander categories

Figure 2.2.
Percentage of Hispanic Population: Houston and U.S.



Source: U.S. Census Bureau, 1990 & 2000

Housing

Among the top ten cities in the country, housing occupancy rates are very high (89%-96%). (See Table 2.3 below.) Owner occupancy, however, is between 30% and 60%, with Houston ranking 6th in the nation in this category. Similar to other large cities, within this decade, Houston had a very small (1.2%) increase in owner-occupied units. This equates to 54,000 units.

In 2000, Houston ranks 3rd nationally in housing affordability. Only Philadelphia and San Antonio have lower median housing values (adjusted for inflation). See Table 2.4 on the following page.

Table 2.3.
1990/2000 Housing Occupancy: Major US Cities

City	Total Units 1990	Total Units 2000	Occupied Units 1990	Occupied Units 2000	VacantUnits 1990	VacantUnits 2000	Owner-Occ. 1990	Owner-Occ. 2000	Renter-Occ. 1990	Renter-Occ. 2000
New York	2,992,169	3,200,912	94.2%	94.4%	5.8%	5.6%	28.6%	30.2%	71.4%	69.8%
Los Angeles	1,299,963	1,337,706	93.6%	95.3%	6.4%	4.7%	39.4%	38.6%	60.6%	61.4%
Chicago	113,039	1,152,868	90.5%	92.1%	9.5%	7.9%	41.5%	43.8%	58.5%	56.2%
HOUSTON	***726,435***	***782,009***	***84.9%***	***91.8%***	***15.1%***	***8.2%***	***44.6%***	***45.8%***	***55.4%***	***54.2%***
Philadelphia	674,899	603,899	89.4%	89.1%	10.6%	10.9%	61.9%	59.3%	38.1%	40.7%
Phoenix	422,036	369,921	87.7%	93.9%	12.3%	6.1%	59.1%	60.7%	40.9%	39.3%
San Diego	431,722	469,689	94.1%	96.0%	5.9%	4.0%	48.3%	49.5%	51.7%	50.5%
Dallas	465,600	402,060	86.4%	93.3%	13.6%	6.7%	44.1%	43.2%	55.9%	56.8%
San Antonio	365,414	433,122	89.4%	93.6%	10.6%	6.4%	54.0%	58.1%	46.0%	41.9%
Detroit	410,027	375,096	91.2%	89.7%	8.8%	10.3%	52.9%	54.9%	47.1%	45.1%

Source: U.S. Census Bureau, 1990 & 2000

Table 2.4.
1990/2000 Housing Value: Major US Cities

City	Median Housing Value 1990*	2000
New York	$245,675	$211,900
Los Angeles	$316,535	$221,600
Chicago	$106,025	$132,400
HOUSTON	***$75,588***	***$79,300***
Philadelphia	$64,848	$59,700
Phoenix	$104,512	$112,600
San Diego	$250,600	$233,100
Dallas	$104,187	$89,800
San Antonio	$66,267	$68,800
Detroit	$34,308	$63,600

Source: U.S. Census Bureau, 1990 & 2000
*Note: 1990 Housing values have been adjusted to inflation

Income and Poverty Status

Of the nation's ten largest cities, after adjusting for inflation, Houston registered an increase in median household income (nearly 7%) while New York, Los Angeles and Philadelphia registered a decrease. (See Table 2.5 below.) In 2000, Houston ranked 7th nationally in median household income, 6th in median family income and 5th in per capita income. Relative to individual poverty, Houston ranks 6th among the top ten cities in the country. Among the four largest cities, only Houston and Chicago registered a decrease in the percentage of persons in poverty.

Table 2.5.
1990/2000 Income and Poverty Status: Major US Cities

City	Median Household Income 1990*	2000	Median Family Income 1990*	2000	Per Capita Income 1990*	2000	% Individuals Below Poverty Level 1990	2000
New York	$38,643	$38,293	$44,522	$41,887	$21,096	$22,402	19.3%	21.2%
Los Angeles	$40,036	$36,687	$44,488	$39,942	$20,957	$20,671	18.8%	22.1%
Chicago	$35,433	$38,625	$41,368	$42,724	$17,378	$20,175	21.6%	19.6%
HOUSTON	***$34,224***	***$36,616***	***$39,420***	***$40,443***	***$18,586***	***$20,101***	***20.7%***	***19.2%***
Philadelphia	$32,964	$30,746	$40,382	$37,036	$16,200	$16,509	20.3%	22.9%
Phoenix	$39,705	$41,207	$46,321	$46,467	$19,108	$19,833	14.1%	15.8%
San Diego	$44,571	$45,733	$52,023	$53,060	$21,701	$23,609	13.4%	14.6%
Dallas	$36,345	$37,628	$42,210	$40,921	$21,551	$22,183	17.9%	17.8%
San Antonio	$31,445	$36,214	$35,847	$41,331	$14,512	$17,487	22.6%	17.3%
Detroit	$25,117	$29,526	$30,242	$33,853	$12,655	$14,717	32.4%	26.1%

Source: U.S. Census Bureau, 1990 & 2000
*Note: 1990 Incomes have been adjusted to inflation

Population and Density Statewide

Among Texas' largest cities (Houston, Dallas, San Antonio, Austin, Fort Worth and El Paso), Houston is the State's largest city in terms of population, size and number of persons per square mile. (See Table 2.6 below.) Among these six cities, San Antonio has the biggest increase in square miles (23.7%), followed by Austin (18.3%) and Dallas (10.2%). Nevertheless, Houston remains Texas's largest city in size.

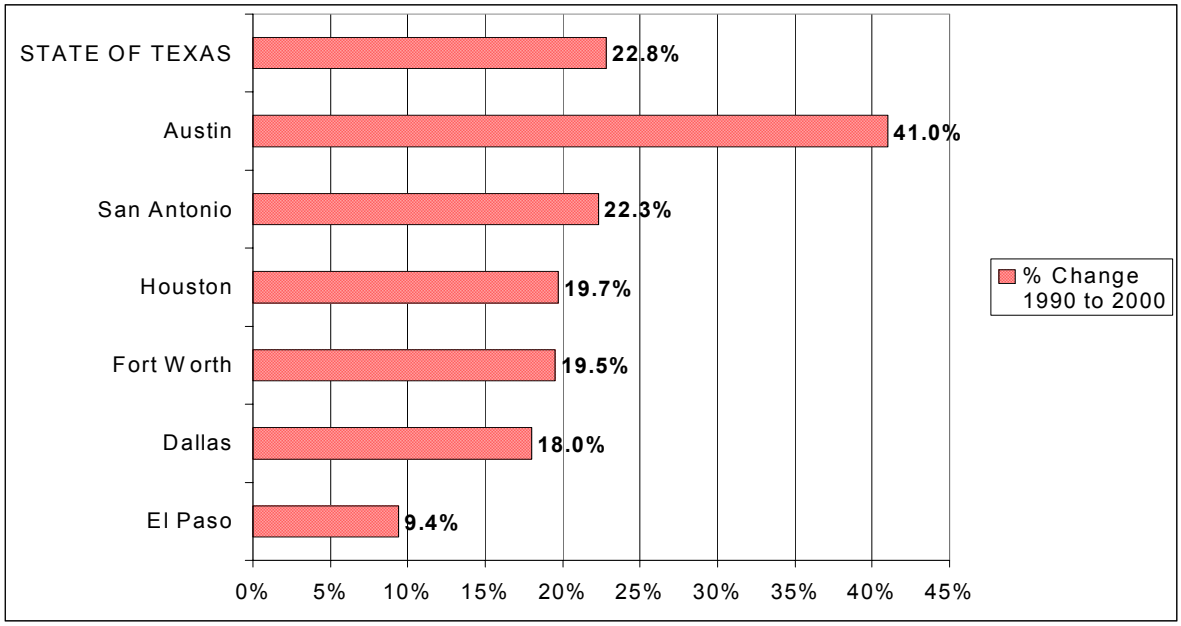
Houston's population growth was surpassed only by Austin and San Antonio in terms of percentage change. In actual number, however, Houston's population increase was approximately 100,000 greater than all the largest Texas cities. Of the State's six major cities, only Austin experienced the highest gain in population (41.0%); El Paso had the least (9.4%) during 1990 and 2000. Dallas, Fort Worth and San Antonio experienced about 2% above or below Houston's percentage change in population. See Figure 2.3 below.

Table 2.6.
1990/2000 Population and Density: Major Cities in Texas

City	Total Population 1990	Total Population 2000	Total Population % Change	Square Miles 1990	Square Miles 2000	Persons Per Sq. Mi. 1990	Persons Per Sq. Mi. 2000
Austin	465,622	656,562	41.0%	218	258	2,136	2,610
Dallas	1,006,877	1,188,580	18.0%	342	377	2,941	3,156
El Paso	515,342	563,662	9.4%	245	251	2,103	2,263
Fort Worth	447,619	534,694	19.5%	281	299	1,593	1,828
HOUSTON	***1,631,766***	***1,953,631***	***19.7%***	***581***	***618***	***2,807***	***3,161***
San Antonio	935,933	1,144,646	22.3%	333	412	2,811	2,778
STATE OF TEXAS	16,986,510	20,851,820	22.8%	267,277	267,277	64	78

Sources: U.S. Census Bureau, 1990 & 2000, County and City Data Book, 1994

Figure 2.3.
Major Texas Cities Population Change 1990 to 2000



Source: U.S. Census Bureau, 1990 & 2000

How We Compare Across the State

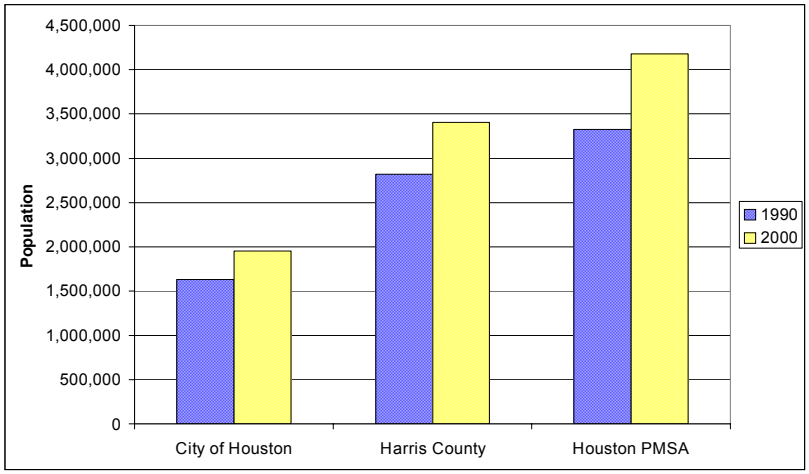
Historically, Houston, Harris County and the Primary Metropolitan Statistical Area (PMSA) have registered an upward growth trend over the past 50 years. The oil boom and bust of the 1980's, however, significantly affected Houston's growth in the period between 1980 and 1990. By the end of the decade, Houston's population growth kept pace with Harris County and the PMSA. Within the six-county region, population increased from 3,322,025 in 1990 to 4,177,646 in 2000. See Table 2.7 and Figure 2.4 below.

Table 2.7.
1990/2000 Population and Density: Houston, Harris County, and Houston PMSA

Area	Total Population 1990	Total Population 2000	Total Population % Change	Square Miles 1990	Square Miles 2000	Persons Per Sq. Mi. 1990	Persons Per Sq. Mi. 2000
HOUSTON	***1,631,766***	***1,953,631***	***19.7%***	***581***	***618***	***2,807***	***3,161***
Harris County	2,818,199	3,400,578	20.7%	1,729	1,729	1,630	1,967
Houston PMSA	3,322,025	4,177,646	25.8%	5,921	5,921	561	706

Sources: U.S. Census Bureau, 1990 & 2000, County and City Data Book, 1994
PMSA (Primary Metropolitan Statistical Area) consists of six counties

Figure 2.4.
Houston Area Population Change 1990 to 2000



Source: U.S. Census Bureau, 1990 & 2000

Race and Ethnicity

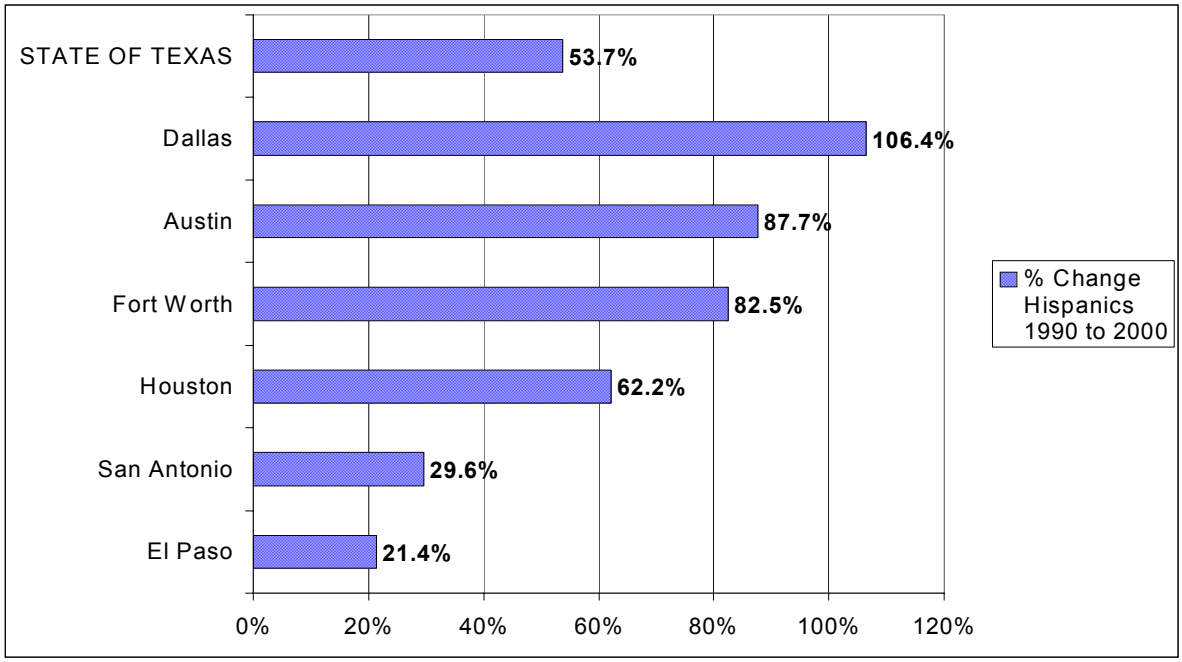
The growth of Black population remained stable in the Metro areas and the State relative to its proportion of other ethnic groups. (See Table 2.8 below.) However, the City had a slightly lower proportion in 2000 compared to 1990. While most of the cities registered a decrease in White population, Hispanic and Asian population showed a high rate of increase. Dallas in particular registered over 100% growth in the Hispanic population compared to Houston's 62.2%. (See Figure 2.5 on the following page.)

Table 2.8.
1990/2000 Race/Ethnicity: Major Texas Cities

City	White 1990	White 2000	Black 1990	Black 2000	Hispanic 1990	Hispanic 2000	Asian 1990	Asian 2000
Austin	287,166	347,554	55,824	64,259	106,868	200,579	14,869	32,769
% Change		21.0%		15.1%		87.7%		120.4%
Dallas	482,194	410,777	293,995	304,824	204,758	422,587	24,623	35,698
% Change		-14.8%		3.7%		106.4%		45.0%
El Paso	136,002	103,422	16,283	15,768	355,669	431,875	6,760	7,868
% Change		-24.0%		-3.2%		21.4%		16.4%
Fort Worth	252,786	244,966	96,928	106,988	87,345	159,368	10,560	15,976
% Change		-3.1%		10.4%		82.5%		51.3%
HOUSTON	***662,766***	***601,851***	***448,148***	***487,851***	***450,556***	***730,865***	***66,993***	***106,620***
% Change		***-9.2%***		***8.9%***		***62.2%***		***59.2%***
San Antonio	340,798	364,357	63,992	74,778	517,980	671,394	11,767	20,414
% Change		6.9%		16.9%		29.6%		73.5%
TEXAS	10,291,680	10,933,313	1,976,360	2,364,255	4,339,905	6,669,666	356,628	634,061
% Change		6.2%		19.6%		53.7%		77.8%

Source: U.S. Census Bureau, 1990 & 2000
Note: "Other" category is not included.
"Asian" includes American Indian and Alaska Native, Native Hawaiian and Pacific Islander categories

Figure 2.5.
Major Texas Cities Hispanic Population Change 1990 to 2000



Source: U.S. Census Bureau, 1990 & 2000

Houston and Harris County registered a decline in White population of 9.2% and 6.3%, respectively during 1990 and 2000. (See Table 2.9 on the following page.) Hispanic and Asian populations were the fastest growing groups in Houston, Harris County and the Houston PMSA. The Black population experienced a modest change of 8.9%.

In the period between 1990 and 2000, the City and the County experienced a decrease in the White population; however, the PMSA experienced a 2.4% increase.

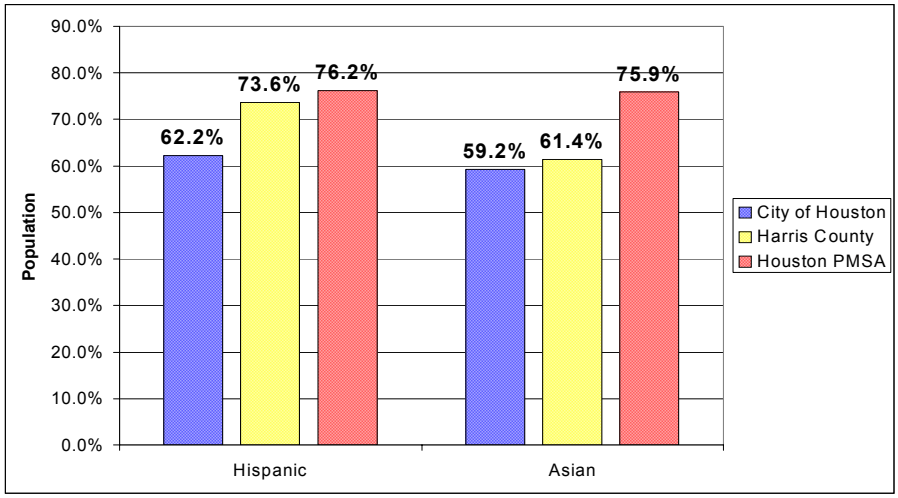
Table 2.9.
1990/2000 Race and Ethnicity:
Houston, Harris County, and Houston PMSA

Area	White 1990	White 2000	Black 1990	Black 2000	Hispanic 1990	Hispanic 2000	Asian 1990	Asian 2000
HOUSTON	***662,766***	***601,851***	***448,148***	***487,851***	***450,556***	***730,865***	***66,993***	***106,620***
% Change		***-9.2%***		***8.9%***		***62.2%***		***59.2%***
Harris County	1,528,113	1,432,264	527,964	619,964	644,935	1,119,751	112,470	181,521
% Change		-6.3%		17.4%		73.6%		61.4%
Houston PMSA	1,879,619	1,923,990	599,400	720,322	708,731	1,248,586	129,156	227,137
% Change		2.4%		20.2%		76.2%		75.9%

Source: U.S. Census Bureau, 1990 & 2000
Note: "Other" category is not included.
"Asian" includes American Indian and Alaska Native, Native Hawaiian and Pacific Islander categories
PMSA (Primary Metropolitan Statistical Area) consists of six counties

Figure 2.6 below shows percentage change in Hispanic and Asian population for Houston, Harris County and the Houston PMSA. The percentage gain in Hispanic and Asian population is much higher in the PMSA region between 1990 and 2000.

Figure 2.6.
Hispanic and Asian Population Change 1990 to 2000
Houston, Harris County, and Houston PMSA



Source: U.S. Census Bureau, 1990 & 2000

Housing

The total housing units in the City increased by 7.6% (55,574 units) between 1990 and 2000. Only San Antonio had a greater number of new housing units built between 1990 and 2000. (See Table 2.10 below.) Houston surpassed Austin and Dallas in percent owner-occupied housing units for the periods. Houston's vacancy rates dropped by 46%, the third highest drop among major Texas cities, following Dallas and Fort Worth.

In 2000 Houston had a lower percentage of owner-occupied housing units than Harris County and the PMSA. (See Table 2.11 below.) Relative to vacancy rates, Houston ranks second in terms of vacant units, following the State, down from 15% in 1990.

Table 2.10.
1990/2000 Housing Occupancy: Major Texas Cities

City	Total Units		Occupied Units		VacantUnits		Owner-Occ.		Renter-Occ.	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
Austin	217,054	276,842	88.5%	96.0%	11.5%	4.0%	40.6%	44.8%	59.4%	55.2%
Dallas	465,600	484,117	86.4%	93.3%	13.6%	6.7%	44.1%	43.2%	55.9%	56.8%
El Paso	168,625	193,633	95.2%	94.0%	4.8%	6.0%	57.6%	61.4%	42.4%	38.6%
Fort Worth	194,429	211,035	86.5%	92.4%	13.5%	7.6%	54.5%	55.9%	45.5%	44.1%
HOUSTON	***726,435***	***782,009***	***84.9%***	***91.8%***	***15.1%***	***8.2%***	***44.6%***	***45.8%***	***55.4%***	***54.2%***
San Antonio	365,414	433,122	89.4%	93.6%	10.6%	6.4%	54.0%	58.1%	46.0%	41.9%
TEXAS	7,008,999	8,157,575	86.6%	90.6%	13.4%	9.4%	60.9%	63.8%	39.1%	36.2%

Source: U.S. Census Bureau, 1990 & 2000

Table 2.11.
1990/2000 Housing Occupancy: Houston, Harris County, and Houston PMSA

Area	Total Units		Occupied Units		VacantUnits		Owner-Occ.		Renter-Occ.	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
HOUSTON	***726,435***	***782,009***	***84.9%***	***91.8%***	***15.1%***	***8.2%***	***44.6%***	***45.8%***	***55.4%***	***54.2%***
Harris County	1,173,808	1,298,130	87.4%	92.9%	12.6%	7.1%	52.0%	55.3%	48.0%	44.7%
Houston PMSA	1,363,882	1,575,541	87.5%	92.8%	12.5%	7.2%	55.1%	59.5%	44.9%	40.5%

Source: U.S. Census Bureau, 1990 & 2000
PMSA (Primary Metropolitan Statistical Area) consists of six counties

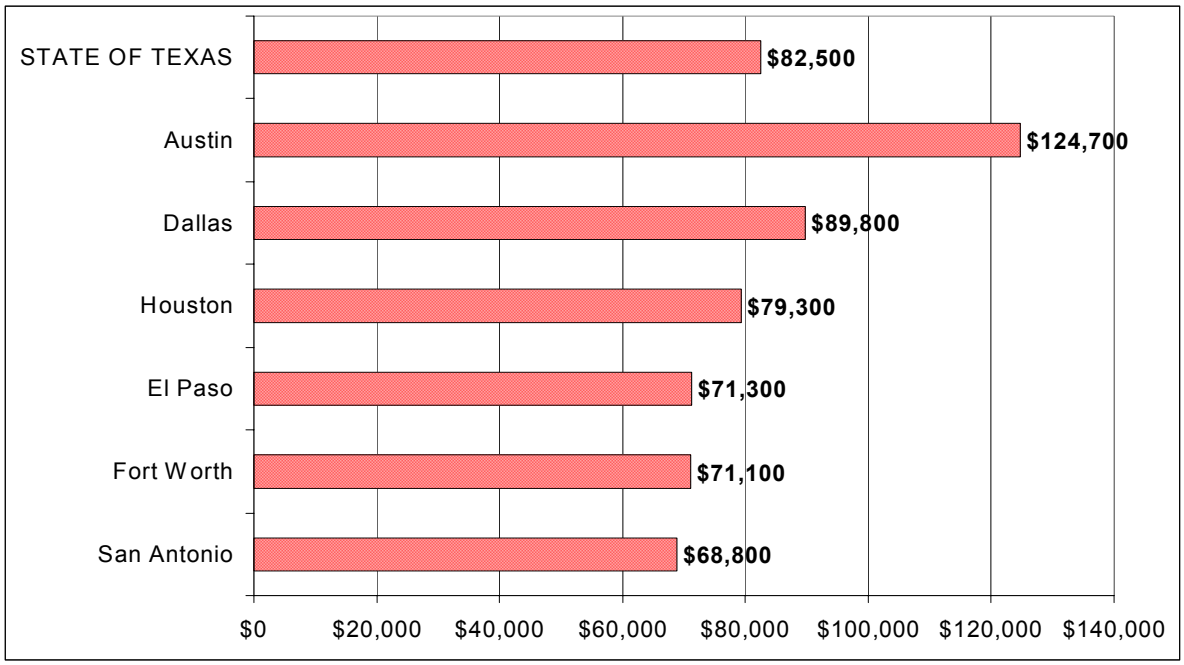
Houston ranks fourth in terms of median housing value ($79,300) for 2000. When adjusted for inflation, only San Antonio's 1990 median housing value ($66,267) was lower than Houston's ($75,588). See Table 2.12 and Figure 2.7 below.

Table 2.12.
1990/2000 Housing Value Comparison: Major Texas Cities

City	Median Housing Value 1990*	2000
Austin	$95,298	$124,700
Dallas	$104,187	$89,800
El Paso	$76,002	$71,300
Fort Worth	$79,198	$71,100
HOUSTON	***$75,588***	***$79,300***
San Antonio	$66,267	$68,800
STATE OF TEXAS	$78,297	$82,500

Source: U.S. Census Bureau, 1990 & 2000
*Note: 1990 Housing values have been adjusted to inflation

Figure 2.7.
2000 Median Housing Value: Major Texas Cities



Source: U.S. Census Bureau, 1990 & 2000

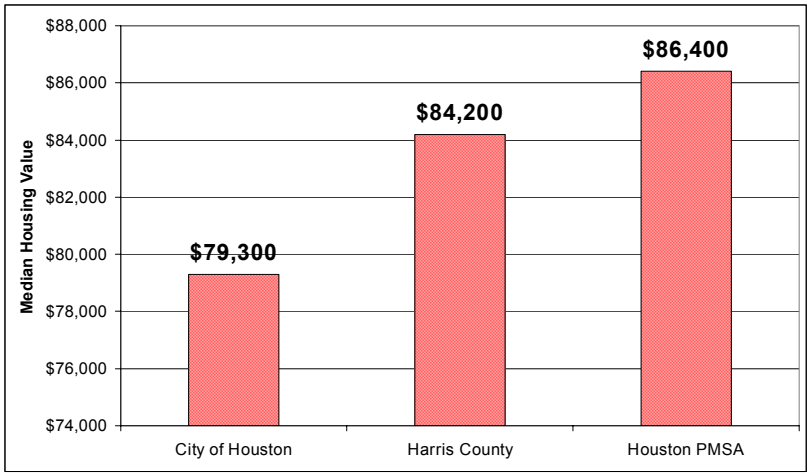
Compared to Harris County and the PMSA, the City of Houston has the lowest median housing value in 2000. (1990 housing values were adjusted for inflation.) See Table 2.13 and Figure 2.8 below.

Table 2.13.
1990/2000 Housing Value Comparison: Houston, Harris County, and Houston PMSA

Area	Median Housing Value 1990*	2000
HOUSTON	***$75,588***	***$79,300***
Harris County	$82,756	$84,200
Houston PMSA	$83,277	$86,400

Source: U.S. Census Bureau, 1990 & 2000
*Note: 1990 Housing values have been adjusted to inflation
PMSA (Primary Metropolitan Statistical Area) consists of six counties

Figure 2.8.
2000 Median Housing Value: Houston, Harris County, and Houston PMSA



Source: U.S. Census Bureau, 2000
PMSA (Primary Metropolitan Statistical Area) consists of six counties

Income and Poverty Status

Of all the major cities in Texas, only Austin registered a median household and family income higher than the State's. (See Table 2.14 below.) All the cities have experienced a decline in percentages for individuals below poverty level in 2000. Even though Houston's poverty level is higher than the State, Houston's rate has slightly declined from 20.7% to 19.2% between 1990 and 2000. Among the State's largest cities, Houston had the 3rd highest poverty rate in 2000.

Houston's median household income rose from $34,224 to $36,616 between 1990 and 2000. (Based on adjusting 1990 incomes for inflation.) The City's per capita income is lower than County and the PMSA region (see Table 2.15 below) but slightly higher than the State during the same period. Relative to poverty level, although the percentage of individuals below poverty dropped in 2000, Houston, nonetheless has the highest poverty rate of all three areas.

Table 2.14.
1990/2000 Income and Poverty Status: Major Texas Cities

City	Median Household Income 1990*	Median Household Income 2000	Median Family Income 1990*	Median Family Income 2000	Per Capita Income 1990*	Per Capita Income 2000	% Individuals Below Poverty Level 1990	% Individuals Below Poverty Level 2000
Austin	$33,359	$42,689	$43,949	$54,091	$18,764	$24,163	17.9%	14.4%
Dallas	$36,345	$37,628	$42,210	$40,921	$21,551	$22,183	17.9%	17.8%
El Paso	$30,795	$32,124	$33,022	$35,432	$12,605	$14,388	25.3%	22.2%
Fort Worth	$35,100	$37,074	$40,944	$42,939	$17,402	$18,800	17.4%	15.9%
HOUSTON	***$34,224***	***$36,616***	***$39,420***	***$40,443***	***$18,586***	***$20,101***	***20.7%***	***19.2%***
San Antonio	$31,445	$36,214	$35,847	$41,331	$14,512	$17,487	22.6%	17.3%
TEXAS	$35,777	$39,927	$41,785	$45,861	$17,089	$19,617	17.7%	15.4%

Source: U.S. Census Bureau, 1990 & 2000
*Note: 1990 Incomes have been adjusted to inflation

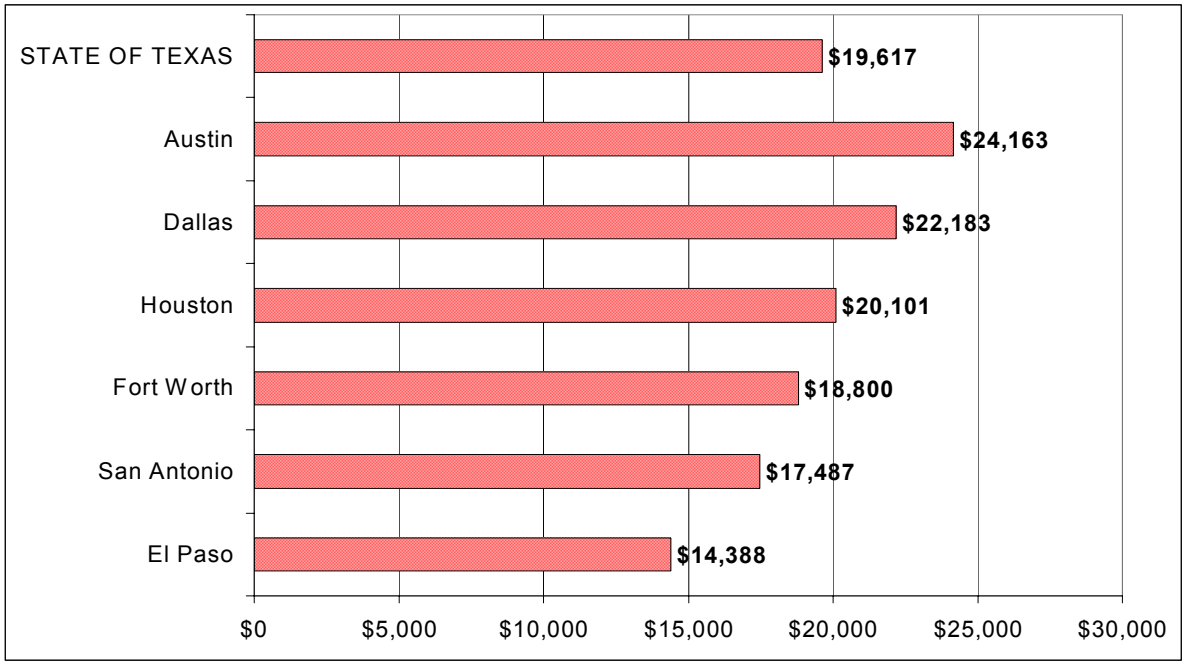
Table 2.15.
1990/2000 Income and Poverty Status: Houston, Harris County, and Houston PMSA

City	Median Household Income 1990*	Median Household Income 2000	Median Family Income 1990*	Median Family Income 2000	Per Capita Income 1990*	Per Capita Income 2000	% Individuals Below Poverty Level 1990	% Individuals Below Poverty Level 2000
HOUSTON	***$34,224***	***$36,616***	***$39,420***	***$40,443***	***$18,586***	***$20,101***	***20.7%***	***19.2%***
Harris County	$40,361	$42,598	$47,443	$49,004	$19,812	$21,435	15.7%	15.0%
Houston PMSA	$41,128	$44,726	$48,104	$51,546	$19,644	$21,806	15.1%	13.9%

Source: U.S. Census Bureau, 1990 & 2000
*Note: 1990 Incomes have been adjusted to inflation
PMSA (Primary Metropolitan Statistical Area) consists of six counties

Houston's per capita income is slightly higher (by $484) in 2000 than the State's in 2000. El Paso, Fort Worth and San Antonio have per capita incomes lower than the State's. See Figure 2.9 below.

Figure 2.9.
2000 Per Capita Income: Major Texas Cities



Source: U.S. Census Bureau, 1990 & 2000

Educational Attainment

Educational attainment is measured relative to the total number of persons 25 years and over. See Table 2.16 on the following page. Although in this decade, this group increased by 16% (164,117), the number of persons without a high-school diploma remained about the same about 29.5% in both the periods. The percentage of persons with high-school diploma (22.0% in 1990) decreased slightly to 20.4% in 2000. The percentage of persons with graduate degrees increased only slightly by about 1% within the same period.

In 2000, the City however stayed at par with the PMSA and State in college and graduate degree holders categories, thereby retaining its share of highly skilled professionals. The proportion of persons with Bachelor's and higher degrees is higher than the State for the PMSA and the City.

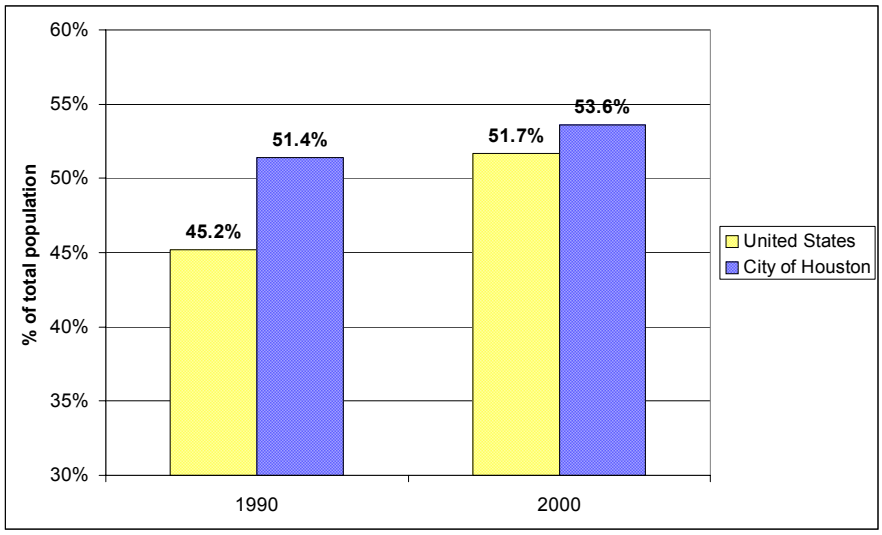
Figure 2.10 on the following page depicts residents with some college and higher, in 2000, for the Houston metro area (51.7%) and the Nation (53.6%).

Table 2.16.
1990/2000 Educational Attainment of Persons 25 and Over
City of Houston, Houston PMSA, and State of Texas

Educational Level Attained	City of Houston 1990	City of Houston 2000	Houston PMSA 1990	Houston PMSA 2000	State of Texas 1990	State of Texas 2000
No Diploma	29.5%	29.6%	24.9%	25.4%	27.9%	24.3%
High School Diploma	22.0%	20.4%	24.7%	21.6%	25.6%	24.8%
Some College	19.2%	19.1%	21.4%	21.3%	21.1%	22.4%
Associate/Bachelors Degree	20.8%	21.2%	22.1%	22.7%	19.0%	20.8%
Graduate/Professional	8.5%	9.7%	7.9%	9.0%	6.5%	7.6%
TOTAL	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Source: U.S. Census Bureau, 1990 & 2000

Figure 2.10.
Percentage of Residents with Some College or higher
City of Houston and United States, 1990 and 2000



Source: U.S. Census Bureau, 1990 & 2000

Labor Force and Employment

Employment status is shown on Table 2.17 below. In 2000, the civilian labor force in the Houston PMSA was 1,900,732, 45.5 percent of the total PMSA population of 4,177,646. The labor force expanded by almost 18 percent since 1990.

Between 1990 and 2000, labor force participation in the Houston PMSA region was fueled by two related trends: 1) an increase of almost 26 percent in population of persons over 16 years of age and 2) an increase in the number of jobs. However, although the civilian labor force grew by almost 18 percent, the population not in the labor force grew even more by almost 45 percent. Proportionally, there were more people participating in the labor force in 1990 (69.3 percent of the population of 16 year old and more) than in 2000 with only 63.2 percent. This year, population not in the labor force increased to almost 35 percent from 30 percent in 1990. Because of job availability and a higher proportion of the population that did not participate in the labor force, the employment rate slightly increased from 91.6 percent in 1990 to 92.4 percent in 2000; and the unemployment rate decreased from 8.4 percent in 1990 to 7.6 percent in 2000.

Table 2.17.
1990/2000 Status of Labor Force: City, County, and State

Status	City of Houston 1990	City of Houston 2000	Harris County 1990	Harris County 2000	State of Texas 1990	State of Texas 2000
Not in Labor Force	30.7%	36.8%	29.1%	34.4%	34.1%	36.4%
In Labor Force	69.3%	63.2%	70.9%	65.6%	65.9%	63.6%
Employed	91.6%	92.4%	93.0%	96.6%	92.8%	93.9%
Unemployed	8.4%	7.6%	7.0%	6.4%	7.2%	6.1%

Source: U.S. Census Bureau, 1990 & 2000

Table 2.18 below shows employment by type of occupation. In 2000, about 63% of the people employed in the Houston PMSA region were occupied in managerial, professional, sales or office positions, which is slightly higher than the City's 60.3% and the State's 60.5%. The rest of the people, about 37%, were in occupations such as service, construction, repair, transportation and others. Compared to the PMSA, Houston's employment in service occupations is slightly higher by 2.1%.

Table 2.18.
2000 Employment by Occupation:
City of Houston, Houston PMSA, and State of Texas

Occupation	City of Houston		Houston PMSA		State of Texas	
	Number	% of total	Number	% of total	Number	% of total
Manage/Prof & Related	291,220	33.9%	670,768	35.3%	3,078,757	33.3%
Sales and Office	227,417	26.4%	525,056	27.6%	2,515,596	27.2%
Services	134,831	15.7%	257,806	13.6%	1,351,270	14.6%
Prod/Transportation/Mov	110,714	12.9%	236,687	12.5%	1,218,910	13.2%
Construction/Extraction	94,569	11.0%	206,879	10.9%	1,008,353	10.9%
Farming/Fishing/Forestry	1,210	0.1%	3,536	0.2%	61,486	0.7%
TOTAL	859,961	100.0%	1,900,732	100.0%	9,234,372	100.0%

Source: U.S. Census Bureau, 1990 & 2000
PMSA (Primary Metropolitan Statistical Area) consists of six counties

Chapter 3

Citywide Demographics

City-wide Demographics

Introduction

Houston's demographics are the statistics that, in part, describe the characteristics of the people who make Houston their home. Key demographic characteristics are called indicators. This chapter examines the following key demographic indicators: race/ethnicity, age, educational level, income and employment status on a City-Wide basis. By looking at the changes in these indicators over the last 10 years, we are able to gain a better understanding of where and what kind of growth (in terms of population) has taken place in Houston. These changes also indicate possible trends for the future and the nature of those trends.

To get a picture of what has happened in the City as a whole, we have examined these changes on a citywide level based on dividing the City into15 Study Areas. A more in-depth look resulted from looking at this data at the Super Neighborhood level. The City's 88 Super Neighborhoods form the 15 Study Areas. See Appendix B on page 6-2 for a listing of Super Neighborhoods by Study Area.

Population Growth: 1990 to 2000

In 2000, the population in the City of Houston was 1,953,631 persons. This represents an increase of nearly 20% since 1990. Most of this growth represents an actual increase in population within the City. However, part of this growth can be attributed to annexation of neighborhoods in the far northeast and on the west. This annexation accounted for 5.2% of the total population growth.

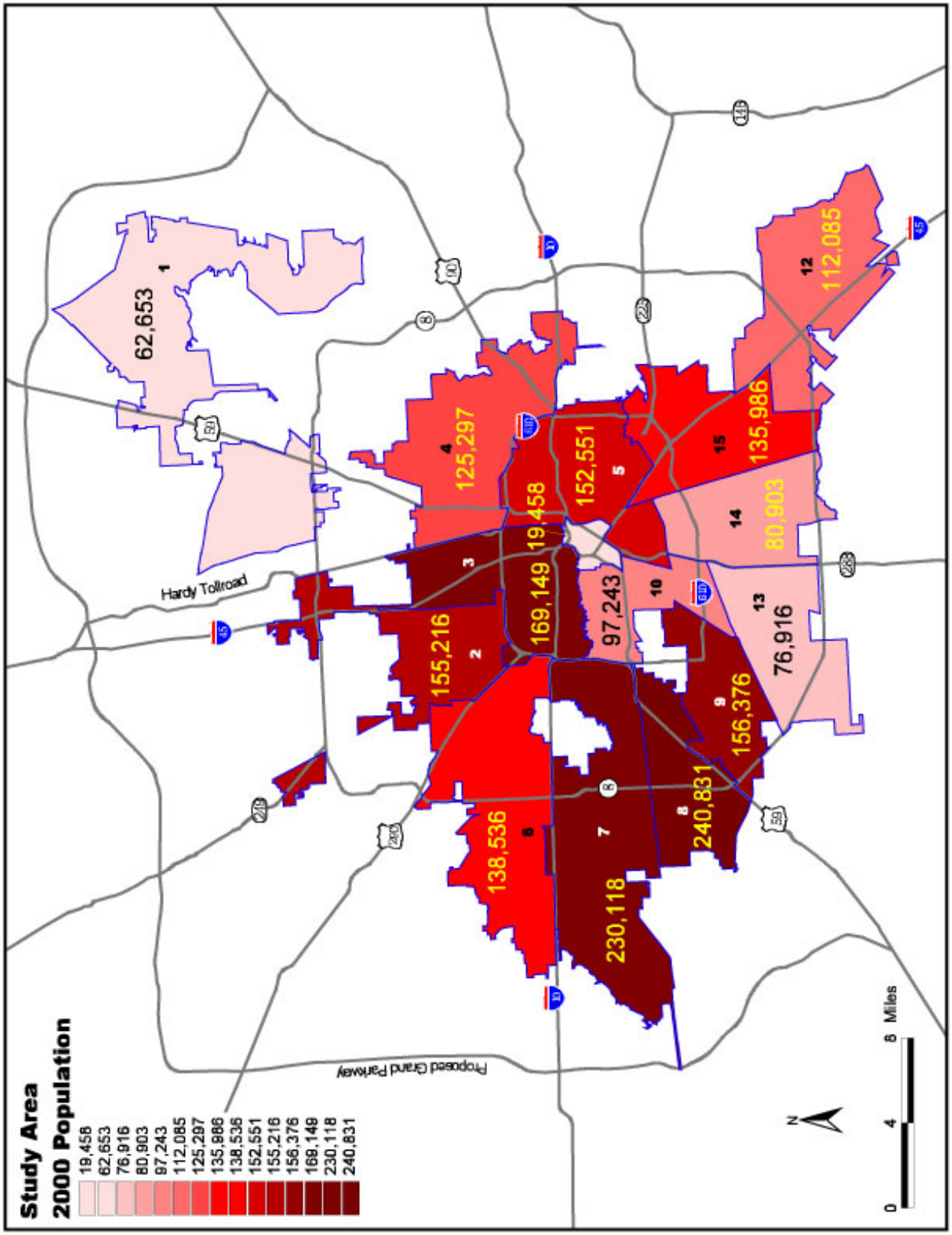
The City's population growth was unevenly distributed (see map); some areas captured significant amounts of the growth in population, while others either lost population or remained basically the same. These changes (or lack of changes) had varied impacts on each area's ethnic and economic makeup.

Citywide, more than 75% of the City experienced moderate to strong population growth; most along the edge of the City. Almost 25% of the City experienced declining populations, generally in the eastern half of the City.

Super Neighborhoods with increasing population

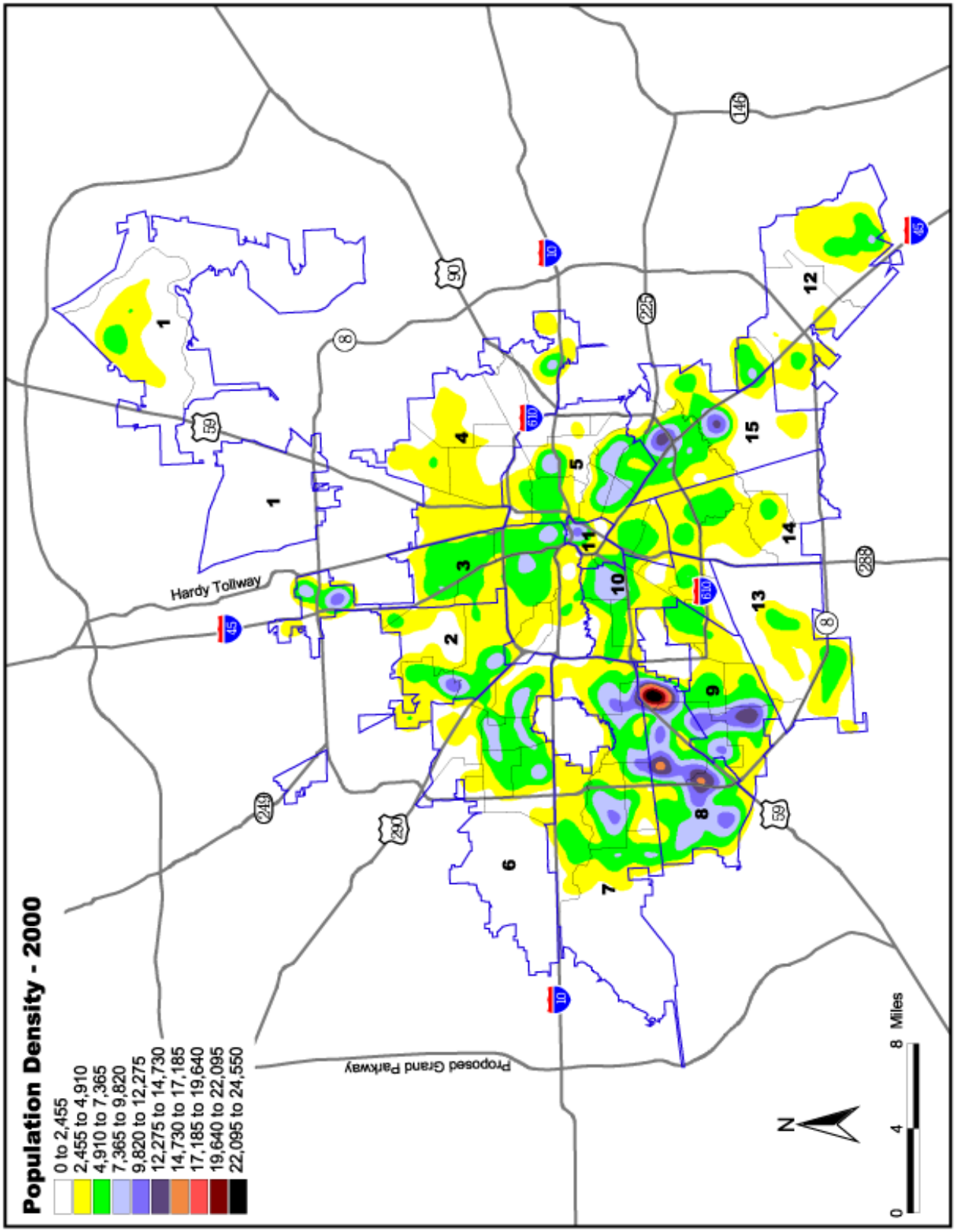
Citywide, more than 3/4 of the Super Neighborhoods experienced increases in population. Super Neighborhoods outside Loop 610 accommodated almost 90% of the total population growth.

- *Almost half of the total City population growth occurred in an arc between I-10 and Hwy 288, outside Loop 610, which includes Study Areas 7, 9, 13.*
- *The remainder was accommodated by neighborhoods in the southeast including Study Area 12, the far northeast including Study Area 1, and the northern section of the City in Study Area.*
- *75% of the City experienced moderate to strong population growth; most along the edge of the City. Almost 25% of the City experienced declining populations, generally in the eastern half of the City.*



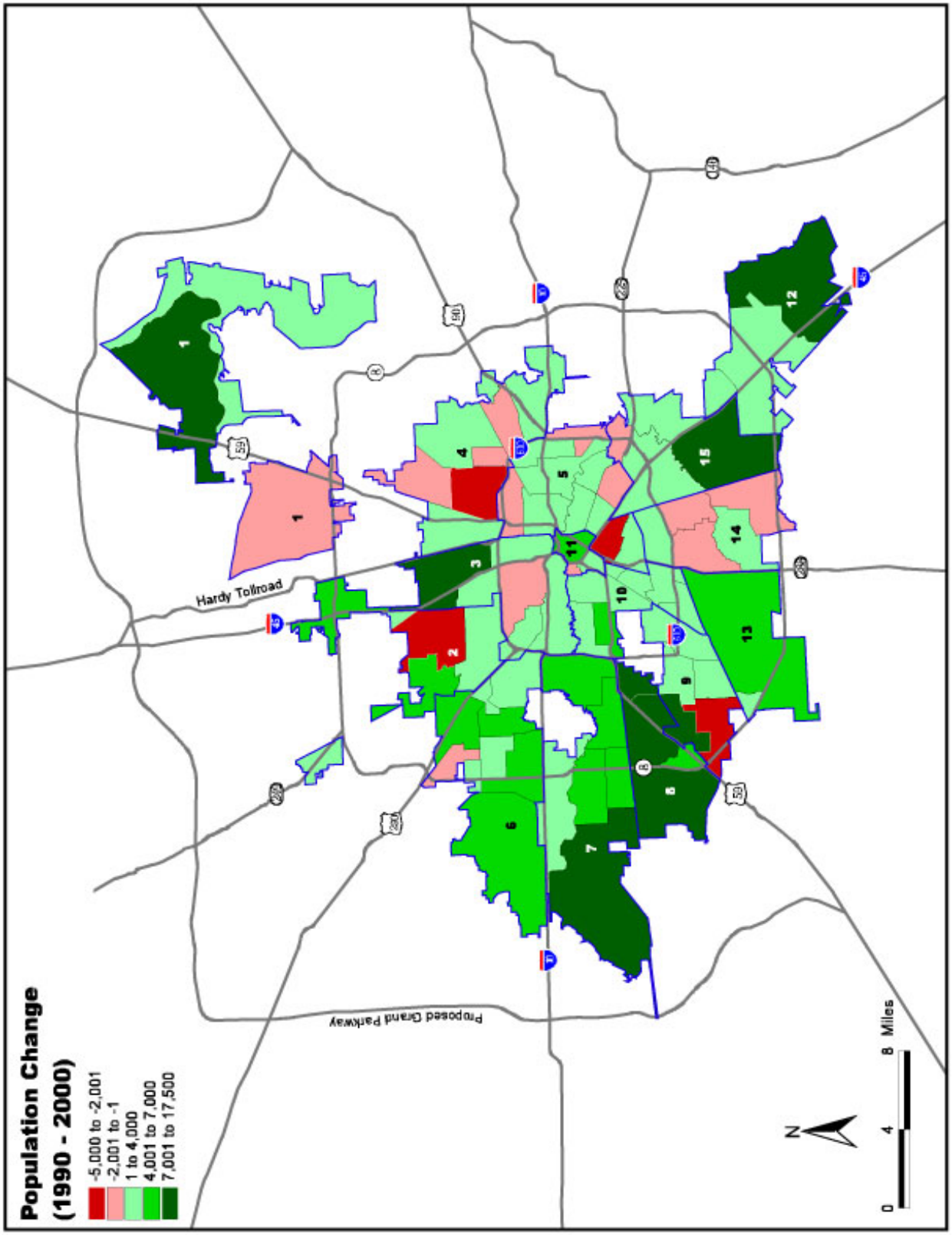
Map 3.1.

Source Data: U. S. Census Bureau 1990-2000



Map 3.2.

Source Data: U. S. Census Bureau 1990-2000



Map 3.3.

Source Data: U. S. Census Bureau 1990-2000

Super Neighborhoods with declining population

Citywide, 19 of 88 Super Neighborhoods experienced declines in population.

- *More than half of this decline in population occurred in Super Neighborhoods north of downtown, especially in Study Area 4.*
- *The remainder occurred in Super Neighborhoods south and east of Downtown, including Study Areas 5 and 14.*

Table 3.1.
Population Increase/Decrease by Study Areas: 1990 to 2000

Rate of Change	Study Areas	Percent Change	Numerical Change	Areas with Highest Concentration
Very High	Study Area 11	48.5%	6,361	Midtown & Fourth Ward
High	Study Area 8	28.5%	52,774	Southwest: north of Bissonet and Beltway 8
	Study Area 6	21.9%	24,846	West: Tanner and Gessner roads
	Study Area 1	20.5%	10,695	Kingwood: Kingwood Rd and Mills Branch
	Study Area 15	20.0%	22,689	South of Hobby Airport and Fuqua
Medium	Study Area 7	19.2%	37,089	West: Alief Clodine and Dairy Ashford
	Study Area 9	17.8%	24,694	Southwest: W. Airport, Riceville and S.Gessner
	Study Area 13	17.5%	11,428	Fort Bend: Mchard and Hiram Clark
	Study Area 12	15.9%	15,441	South of Ellington Field in Clear Lake
	Study Area 10	12.3%	10,690	Inner Loop: south of Buffalo Bayou and east of Shepherd
	Study Area 2	11.0%	15,186	North: south of W. Gulf Bank and T.C. Jester
Low	Study Area 3	6.4%	10,198	Inner Loop: West of Shepherd and north of Buffalo Bayou
	Study Area 4	4.9%	5,806	East: at C.E King Pkway and Highway 90
Very Low	Study Area 5	1.1%	1,100	East: south of Quitman, between Hirsch and Lockwood Rds
Negative	Study Area 14	-1.2%	-1,003	South: south of E. Orem and east of Cullen Blvd

Source: U.S. Census Bureau, 1990 & 2000
Compiled by CITY OF HOUSTON, Planning and Development Dept.

Table 3.2.
Population Increase/Decrease by Super Neighborhoods: 1990 to 2000

Rate of Change	Range of Change	Super Neighborhoods*
Very High	*More than 100%*	9
High	*50% to 75%*	17, 61, 62
Medium High	*25% to 49%*	4,8,19,26,27,29,30,34,43,69,74,78,85,87
Medium	*16% to 24%*	1,2,20,36,37,39,41,45,75,81
Low	*5% to 15%*	10,11,12,13,14,18,21,23,25,32,35,38,40,44 46,49,56,58,64,70,73,79,80,84,86
Very Low	*Less than 5%*	5,7,16,22,24,31,33,51,54,55,63,66,68,76 82,83
Decline	*Negative*	3,6,15,28,42,47,48,50,52,53,57,59,60,65, 67,71,72,77,88

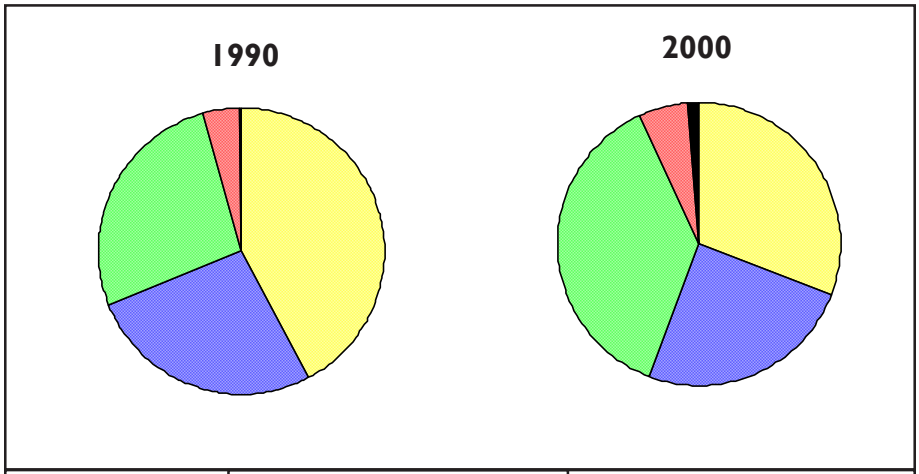
Source: U.S. Census Bureau, 1990 & 2000 Compiled by CITY OF HOUSTON, Planning and Development Dept.
* Refer to Appendix for Super Neighborhood names

Race and Ethnicity

Between 1990 and 2000, strong population growth reflected continued growth and change in the City's ethnic groups. Although the White population declined, Hispanics, Black and Asian populations increased. Hispanics almost doubled in number. As a result of these changes, the City's population in 2000 reflects a fairly even distribution among the three largest ethnic groups: Whites, Hispanics and Blacks. See Figure 3.1 below.

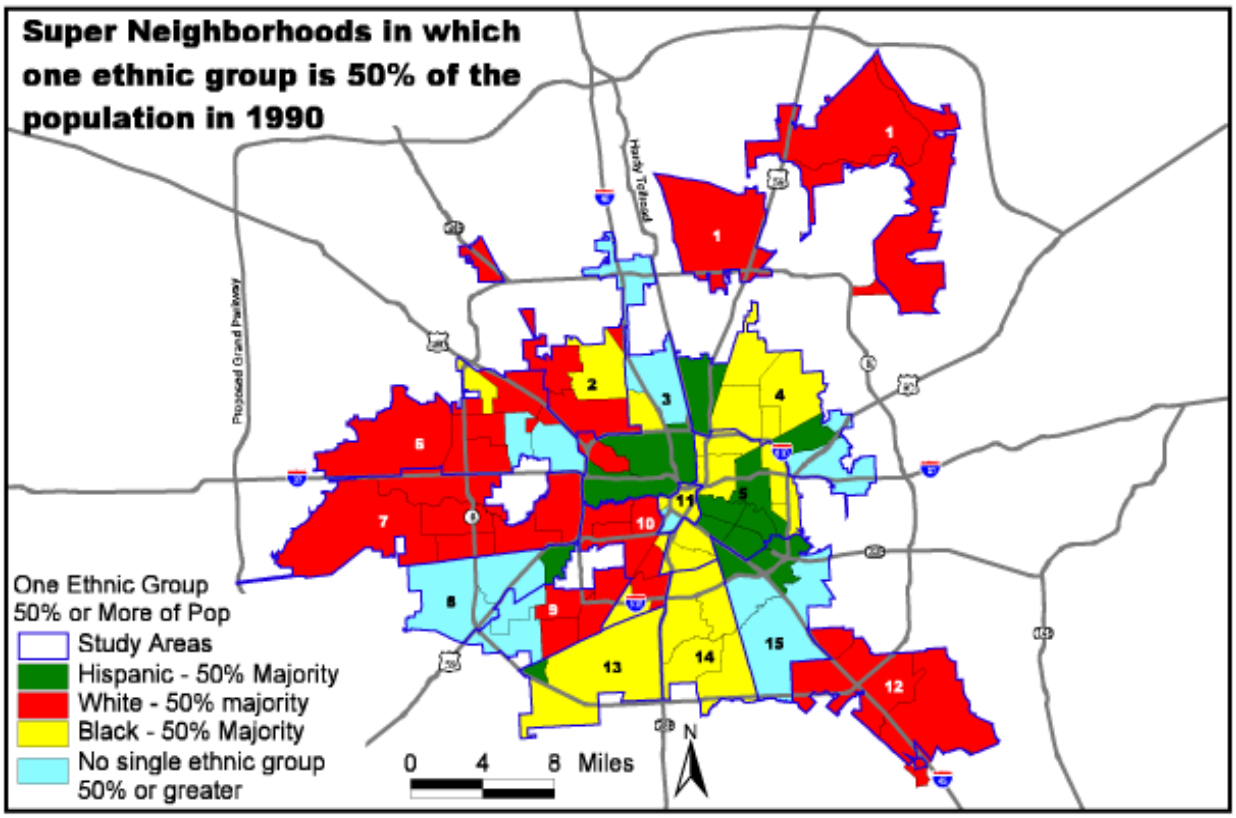
In 1990, whites, comprised a majority of the population, non-Hispanic whites were the largest ethnic group. In 2000, Hispanics are now the most numerous ethnic group at 37% of the City, surpassing Whites, Blacks and Asians. See also Appendix C for further detail of these statistics.

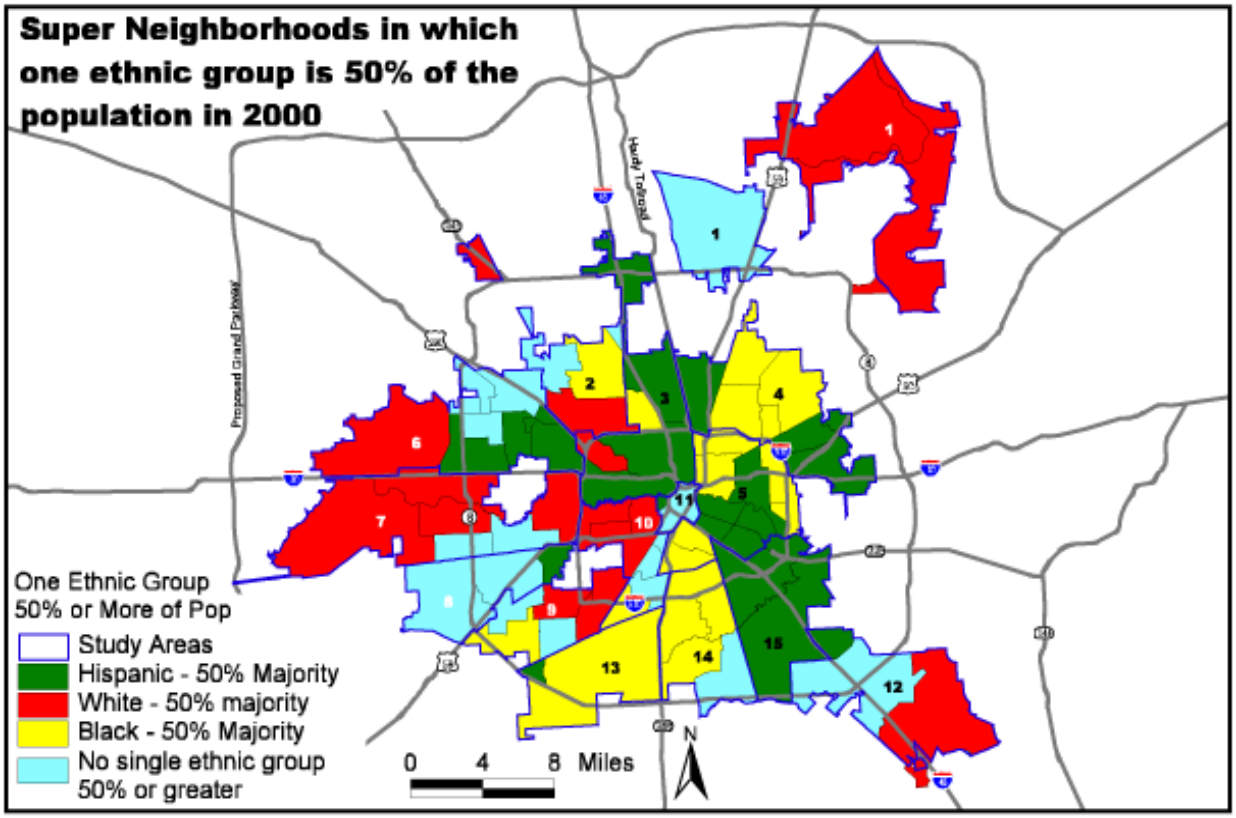
Figure 3.1.
Houston Population by Race/Ethnicity



	1990		2000	
White	662,766	*40.6%*	601,851	*30.8%*
Black	448,148	*27.5%*	487,851	*25.0%*
Hispanic	450,556	*27.6%*	730,865	*37.4%*
***Asian**	66,993	*4.1%*	106,620	*5.5%*

Source: U. S. Census Bureau, 1990 and 2000
* Asian includes Native American, Alaska Native, and Pacific Islander





Map 3.4. and Map 3.5.

Source Data: U. S. Census Bureau 1990-2000

Hispanic Population

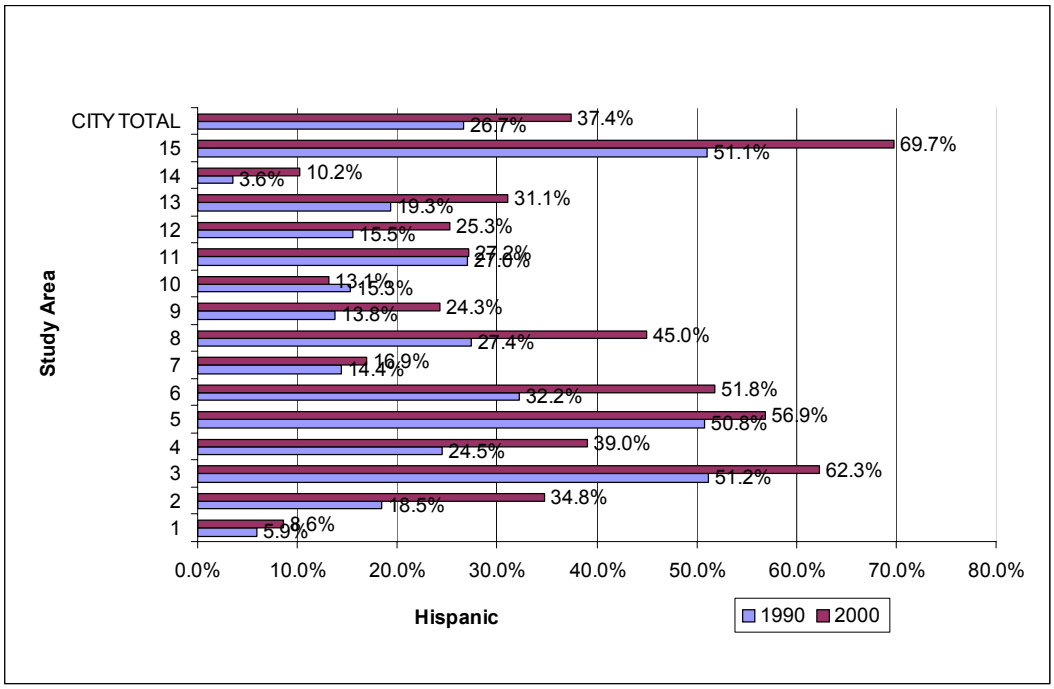
Between 1990 and 2000, the Citywide Hispanic population increased by 60%. Outside Loop 610, all Super Neighborhoods saw an increase in Hispanic population. Inside Loop 610, about 2/3rd of the Super Neighborhoods saw an increase in the Hispanic population, while the other 1/3rd saw a decrease.

Increases in the Hispanic population were clustered in three areas outside Loop 610 in a number of Study Areas: 2, 4, 6, 8, 9, 13 and 15. Together, they account for more than 2/3rds of the citywide increase in Hispanic population:

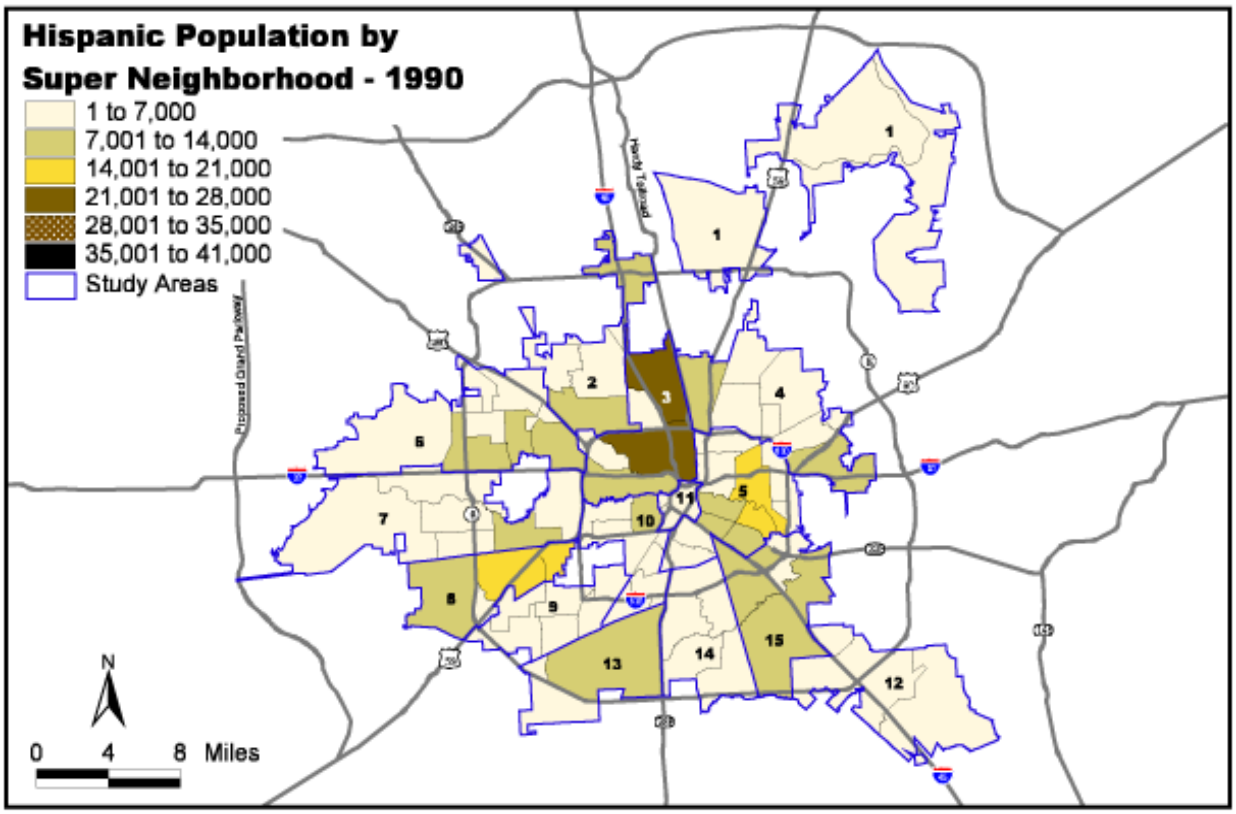
- *North – Northwest (between I-10 and Eastex Freeway)*
- *South – Southwest (between Highway 288 and Westpark Road)*
- *Southeast (Between Mykawa Road and LaPorte Freeway)*

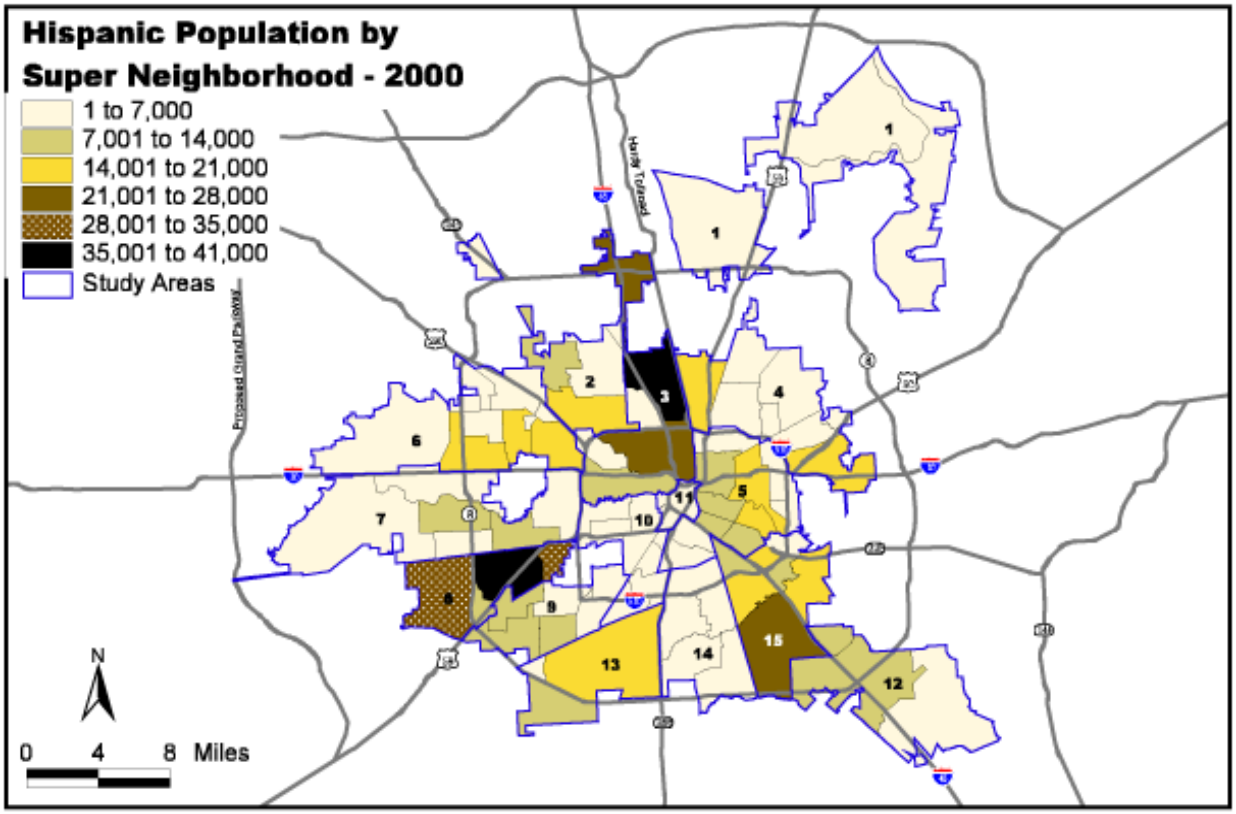
In 2000, Hispanics were a majority in 1/3rd of the Super Neighborhoods, as compared to 1/5th in 1990. This trend toward becoming a majority is likely to continue, especially in Gulfton, Alief, and Sharpstown, which had the largest increases in Hispanic population in the City.

Figure 3.2.
Census 1990 & 2000: Population by Race/Ethnicity: Hispanic



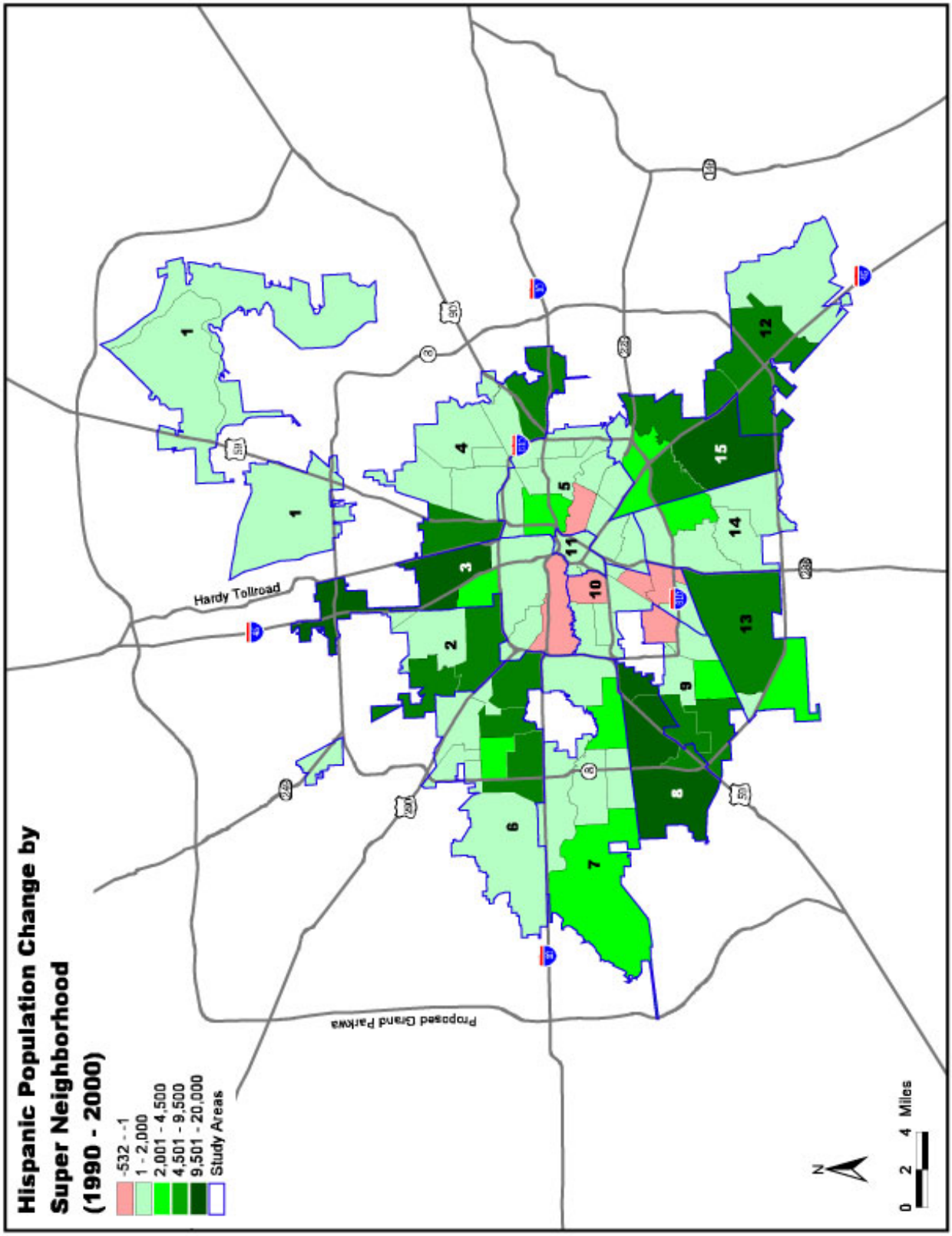
Source: U. S. Census Bureau, 1990 and 2000





Map 3.6. and Map 3.7.

Source Data: U. S. Census Bureau 1990-2000


Hispanic Population Change by
Super Neighborhood
(1990 - 2000)
-532 - -1
1 - 2,000
2,001 - 4,500
4,501 - 9,500
9,501 - 20,000
Study Areas
Hardy Tollroad
Proposed Grand Parkway
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
0 2 4 Miles
N

Black Population

By 2000 the Black population had grown 6% since 1990. It accounted for 25 % of the total population, down slightly from 1990. The Black population is concentrated in south-southwest and northeast areas of the City in Study Areas including 4, 8, 9, and 13.

Several Super Neighborhoods experienced substantial increases in Black population, others saw declines in Black population. The Majority of the increase in Black population was concentrated in two areas.

- *Southwest accommodated 2/3rd of the increase.*
- *Greater Inwood accommodated 20% of the increase.*

Of the areas that experienced decreases, two areas accounted for 3/4th of the decline. These areas are:

- *North of Downtown*
- *Between 288 and I-45 along the South Loop*

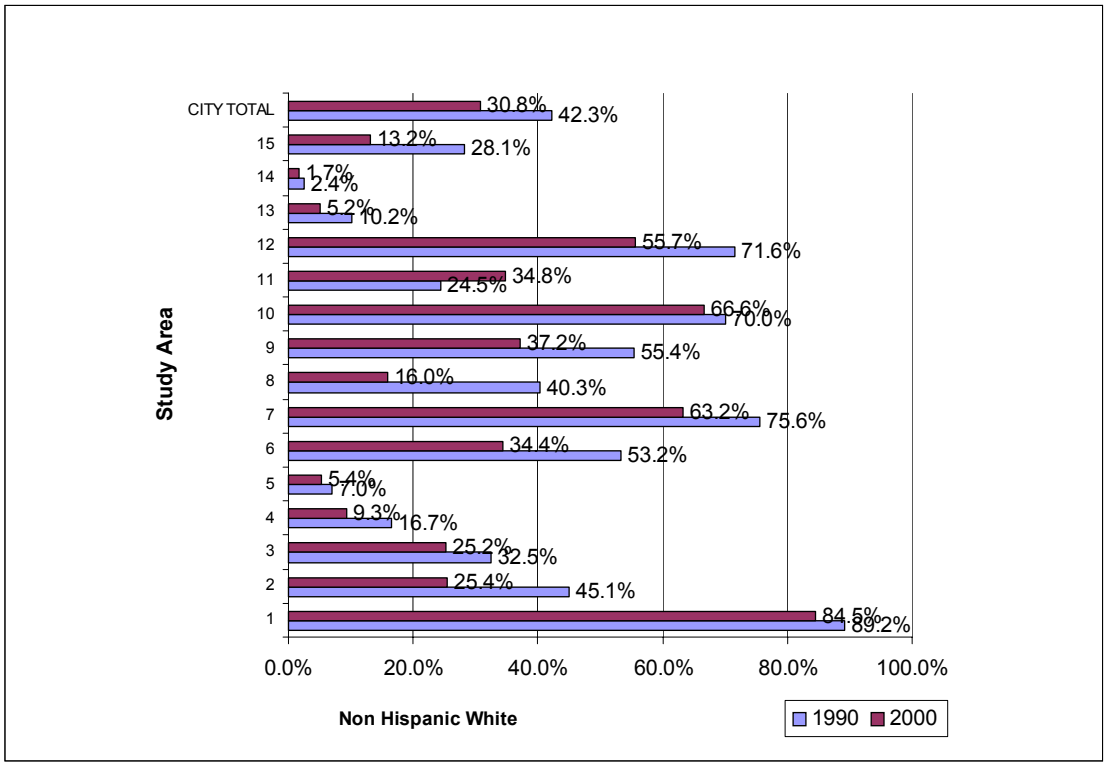
In 1990 as well as in 2000, in the northeast about 1/4th of the Super Neighborhoods were majority Black. These are in the north-east and southern portions of the City (Including Study Areas 4,15. Although the southwest portion of the City had significant influx of black population, they do not represent a majority in any of these Super Neighborhoods.

White Population

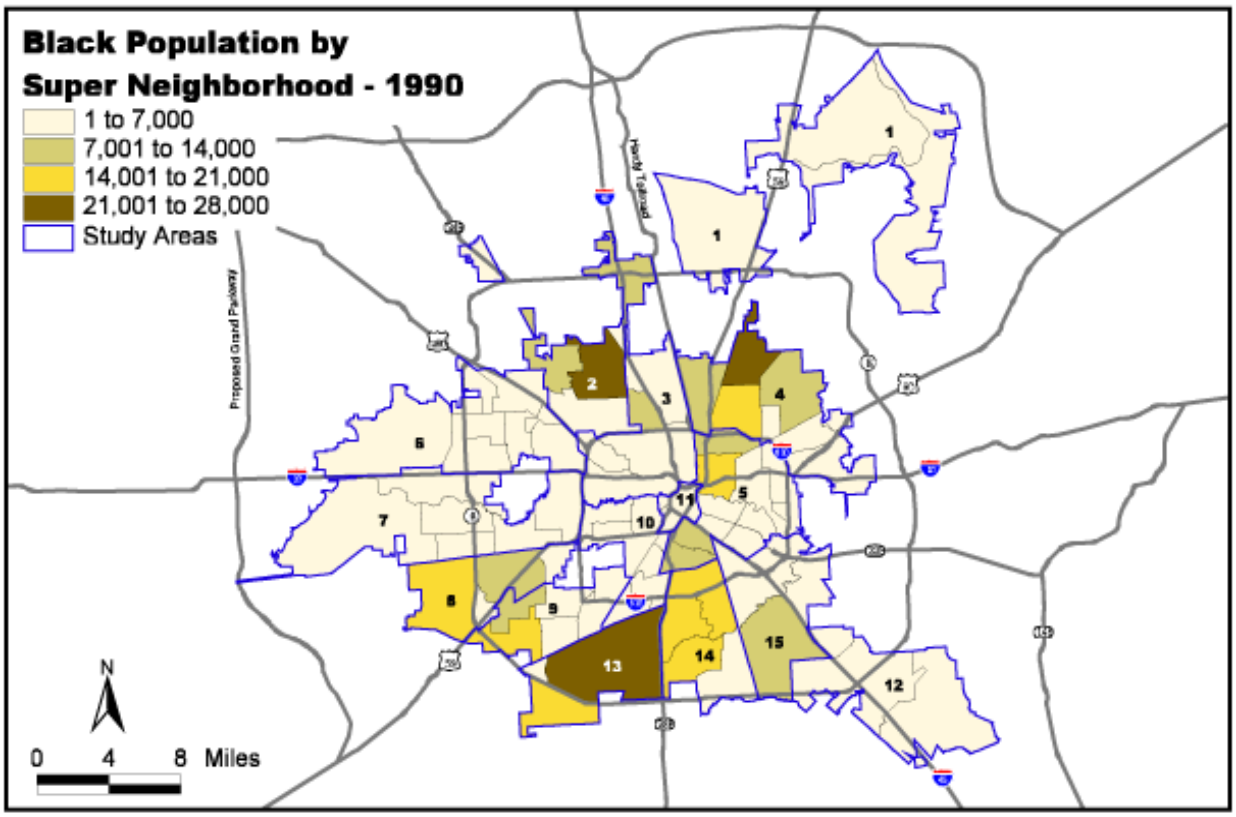
In 2000, Whites accounted for 31 % of the total population, down from 42% in 1990. White population was concentrated in the west outside Loop 610 (Study Areas 7, 11), and in the Kingwood and Clear Lake area. Downtown also saw increases in the White population.

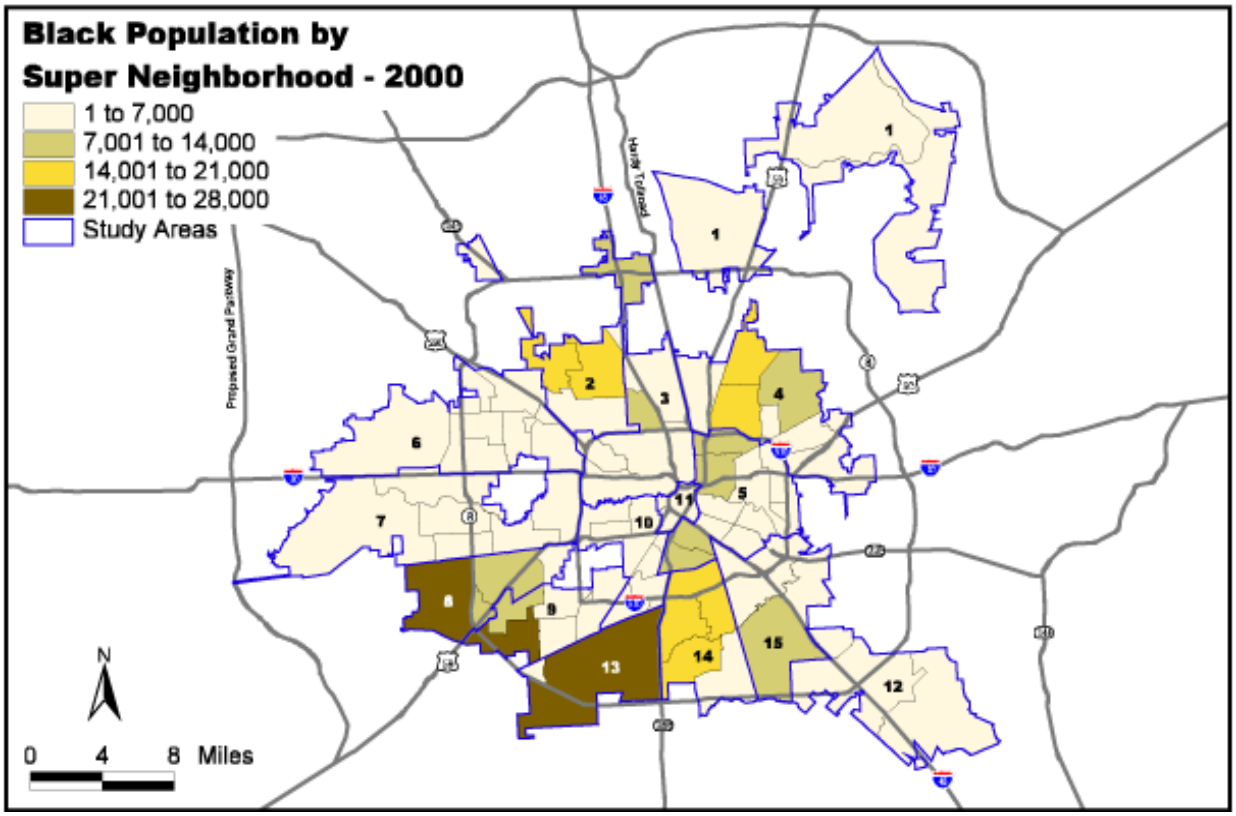
Between 1990 and 2000, within the White ethnic group there was a 17% decrease. Outside Loop 610, most of the Super Neighborhoods saw a decrease in White population, while inside Loop 610; a little over half of the Super Neighborhoods saw a decrease in the White population. See also Figure 3.3 below.

Figure 3.3.
Census 1990 & 2000: Population by Race/Ethnicity: Non-Hispanic White



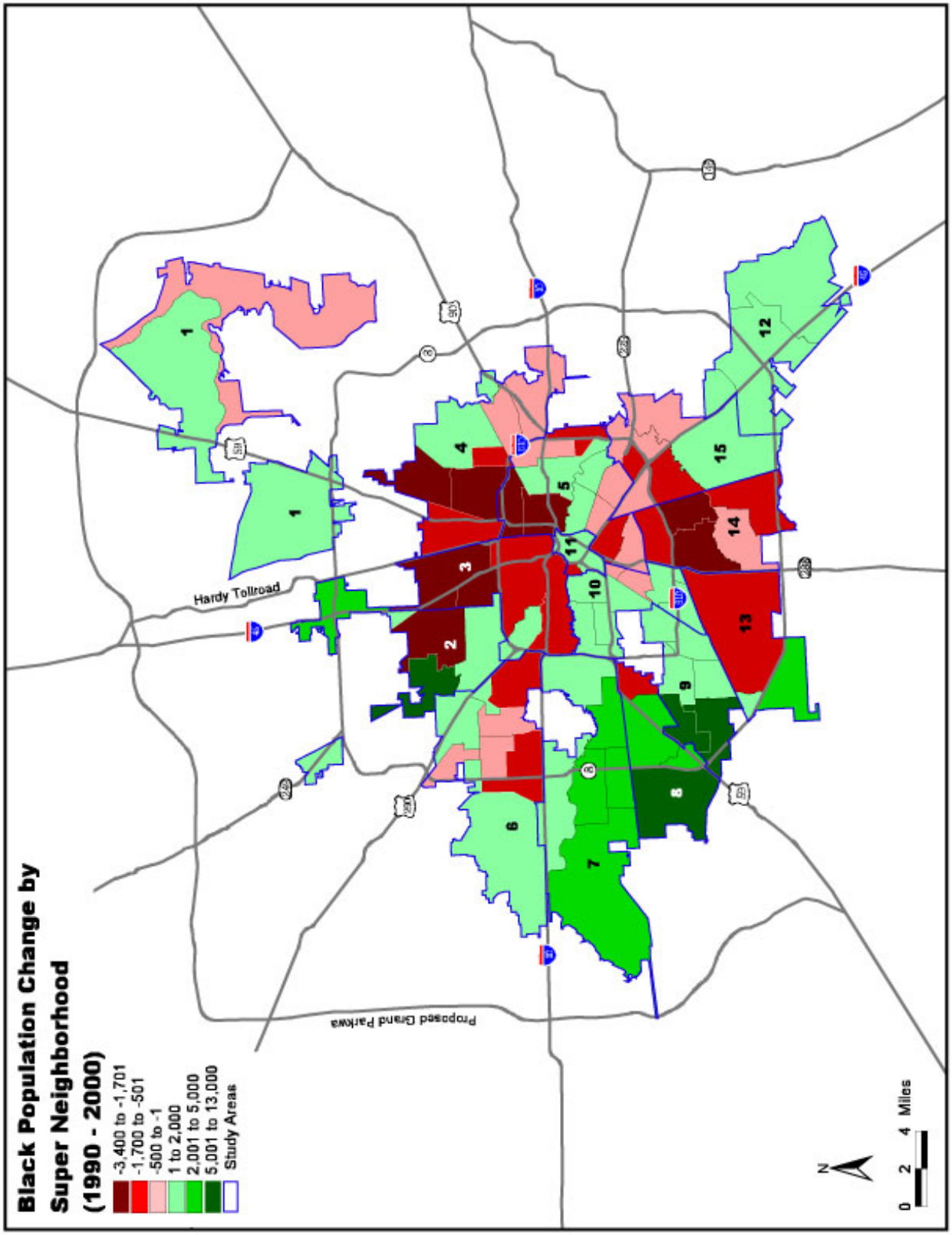
Source: U. S. Census Bureau, 1990 and 2000





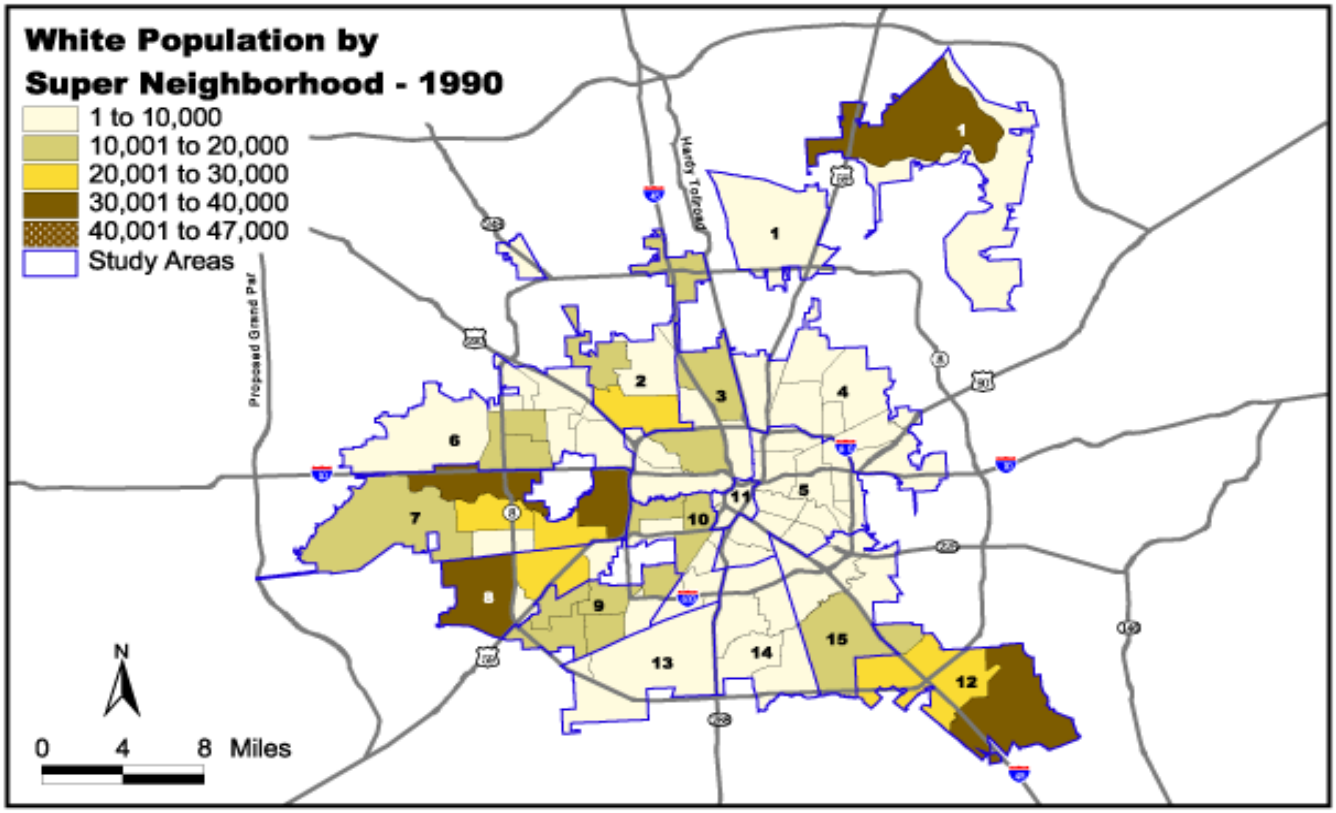
Map 3.9. and Map 3.10.

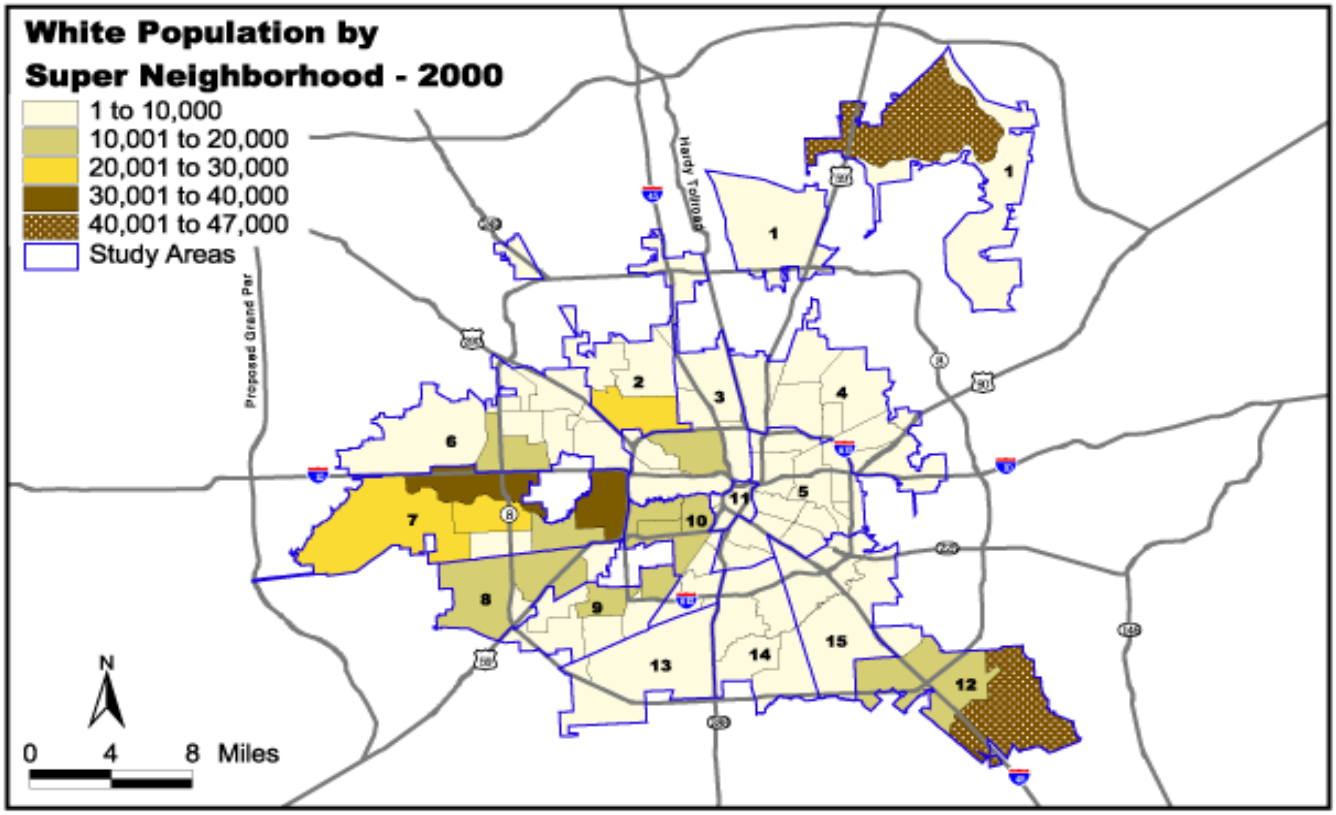
Source Data: U. S. Census Bureau 1990-2000



Map 3.11.

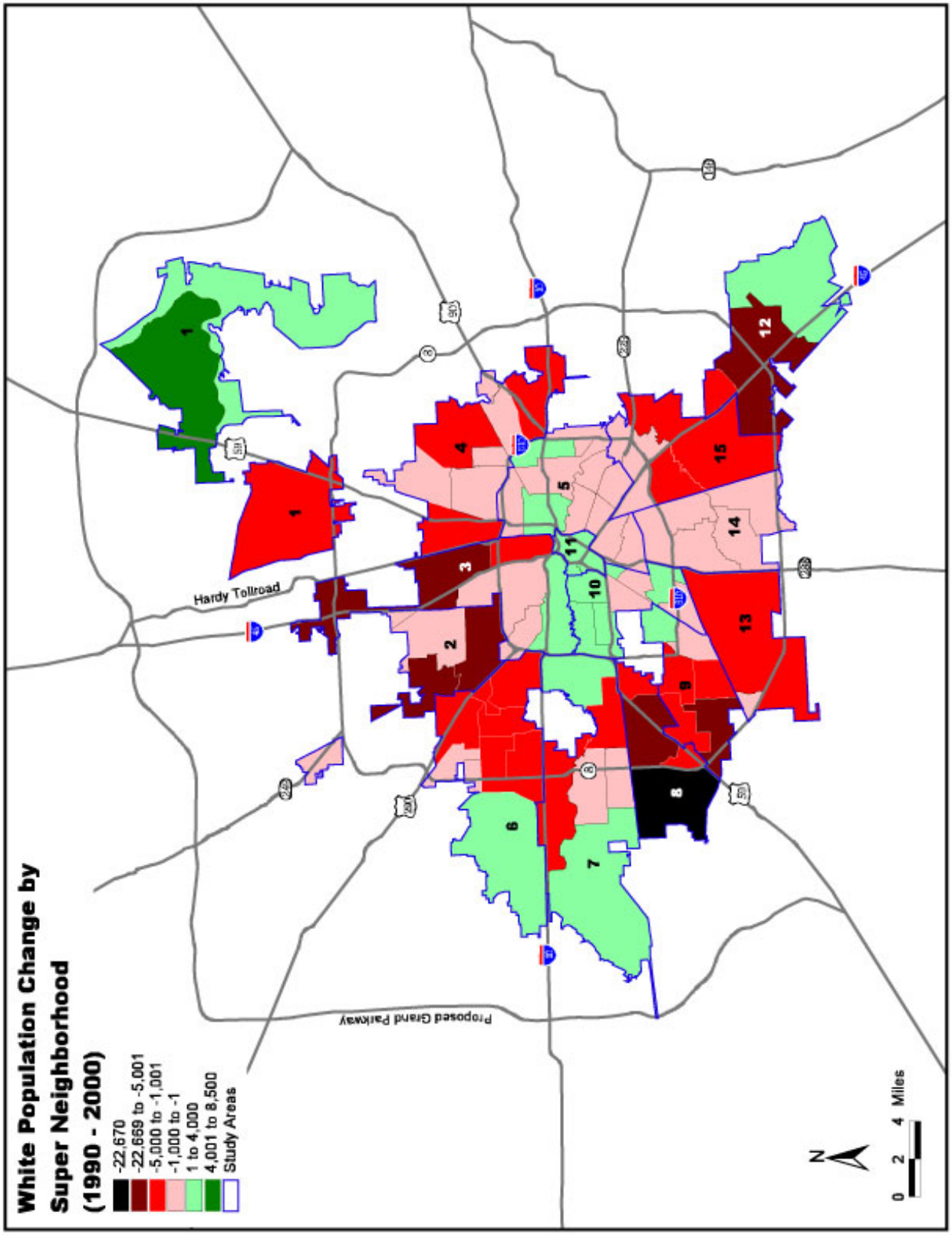
Source Data: U. S. Census Bureau 1990-2000





Map 3.12. and Map 3.13.

Source Data: U. S. Census Bureau 1990-2000



Map 3.14.

Source Data: U. S. Census Bureau 1990-2000

In some areas the White population increased:

- *West- along –I-10 outside Beltway 8.*
- *Northeast (Kingwood and Lake Houston)*
- *Central - Inside Loop 610*

In 2000, about 1/5th of the Super Neighborhoods were primarily White; in 1990 about 1/3rd.

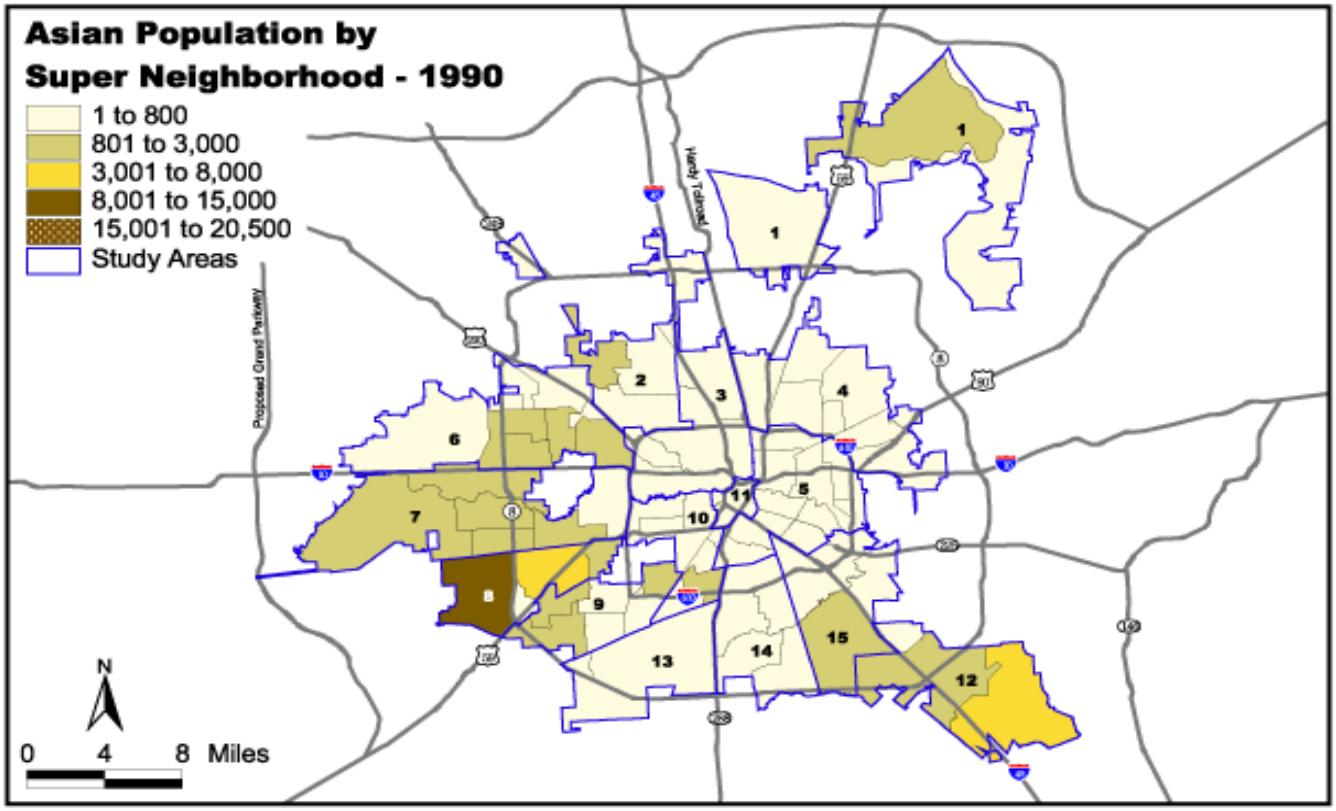
Asian Population

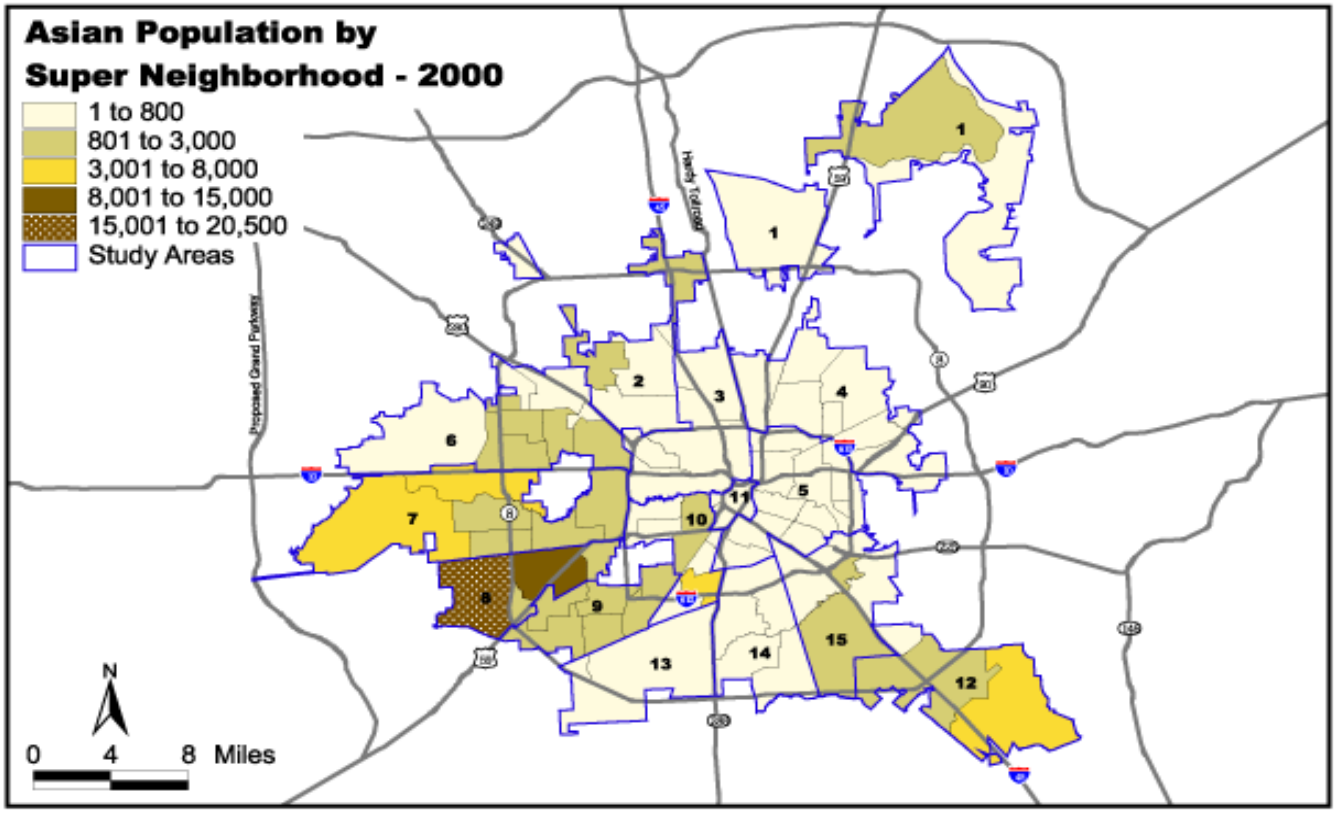
In 2000, Asians accounted for 5% of the total population, a 1% increase from 1990. The Asian population was concentrated in west-southwest and southeast areas of the City including Study Areas 8 and 9.

Between 1990 and 2000, within the ethnic group there was a 51% increase. This increase in Asian population was clustered in two primary areas, which account for more than 2/3rd of the increase:

- *West, South west accounted for slightly more than half of this increase*
- *Southeast (Outside Loop 610 along the Gulf Freeway)*

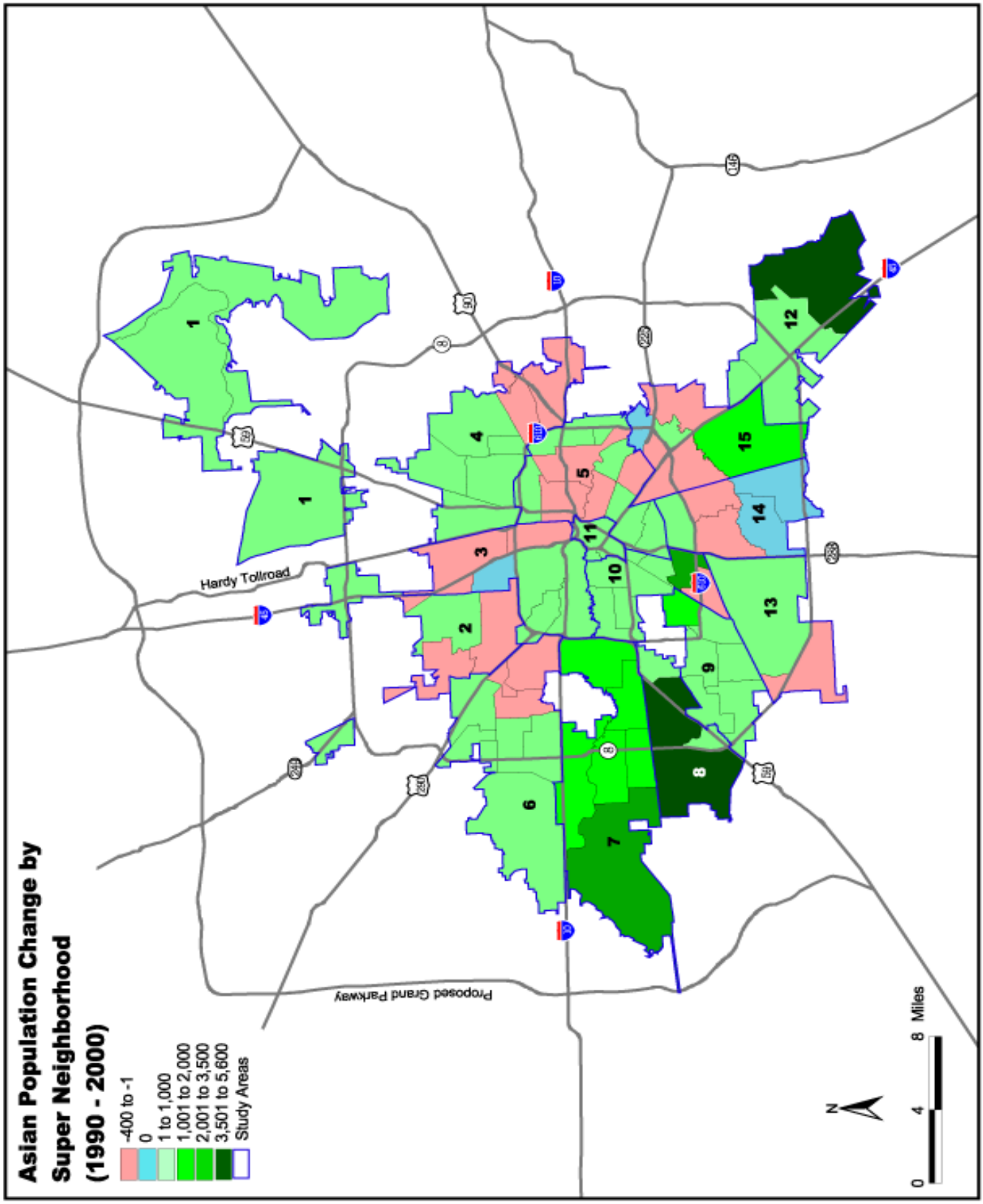
About 1/3rd of Super Neighborhoods outside Loop 610 saw a decrease in the Asian population, while inside Loop 610, about 1/4th of the Super Neighborhoods saw a decrease in the Asian population.





Map 3.15. and Map 3.16.

Source Data: U. S. Census Bureau 1990-2000



Map 3.17.

Source Data: U. S. Census Bureau 1990-2000

Age

For purposes of this analysis, the population has been divided into three age categories: (1) 0-17 years, (2) 18-64 years and (3) 65+ years.

In most of the City, the population under 18 makes up a quarter, or slightly more, of the population. Areas with the highest proportion of the population under 18 years are located in the southwest and east. Areas with the lowest proportion of the population under 18 years are located in a wedge shape extending west from Downtown.

The population 18-64 makes up just less than a third of the citywide population. Areas with more than a third of the population in this category tend to be located in a wedge extending west from Downtown. Areas with just over half the population in this category tend to be located east of Downtown.

Areas with especially high proportions (more than twice the citywide average) of the population over 65 include Super Neighborhoods to the east and south (Meyerland, MacGregor, Sunnyside, Pleasantville, and Clinton Park/ Fidelity).

Major Trends

No large shifts in the age categories in 2000.

The number of people in each age group increased as the overall population increased. The population under 18 years is increasing slightly more than the other age groups; this group makes up a slightly higher proportion of the population than it did in 1990.

Changes related to Age 1990-2000

Between 1990 and 2000, changes in the number of people in each age group generally followed that area's changes in population, rising and falling in accordance with the overall population growth or decline.

Table 3.3.
Comparison of Age Groups: 1990 and 2000

Age Group	1990	% of Total	2000	% of Total
TOTAL 0-17	455,992	26.7%	536,658	27.4%
TOTAL 18-64	1,108,100	65.0%	1,252,908	64.1%
TOTAL 65+	141,191	8.3%	164,063	8.4%

Source: U. S. Census Bureau, 1990 and 2000

Age 0-17

Of the 88 Super Neighborhoods, 58 gained population in this age group.

- *Super Neighborhoods outside Loop 610 saw the vast majority of the gain*
- *One third of the Super Neighborhoods that saw a decline in this age group were located inside Loop 610.*
- *Greater Heights and Acres Homes lost more young people than any other Super Neighborhoods.*
- *Areas to the southwest gained the most population in this category, consistent with their overall high population growth.*

Age 18-64

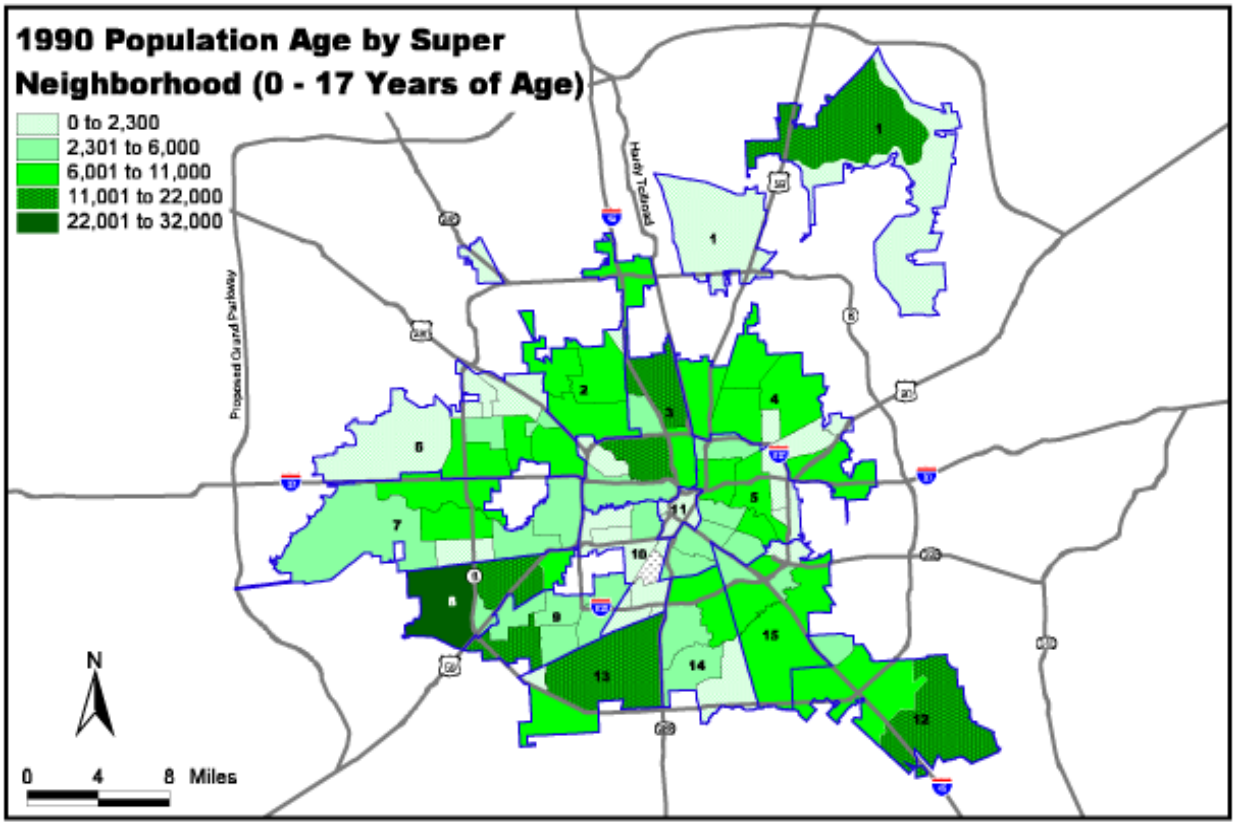
Of the 88 Super Neighborhoods, 63 gained population in this working age group.

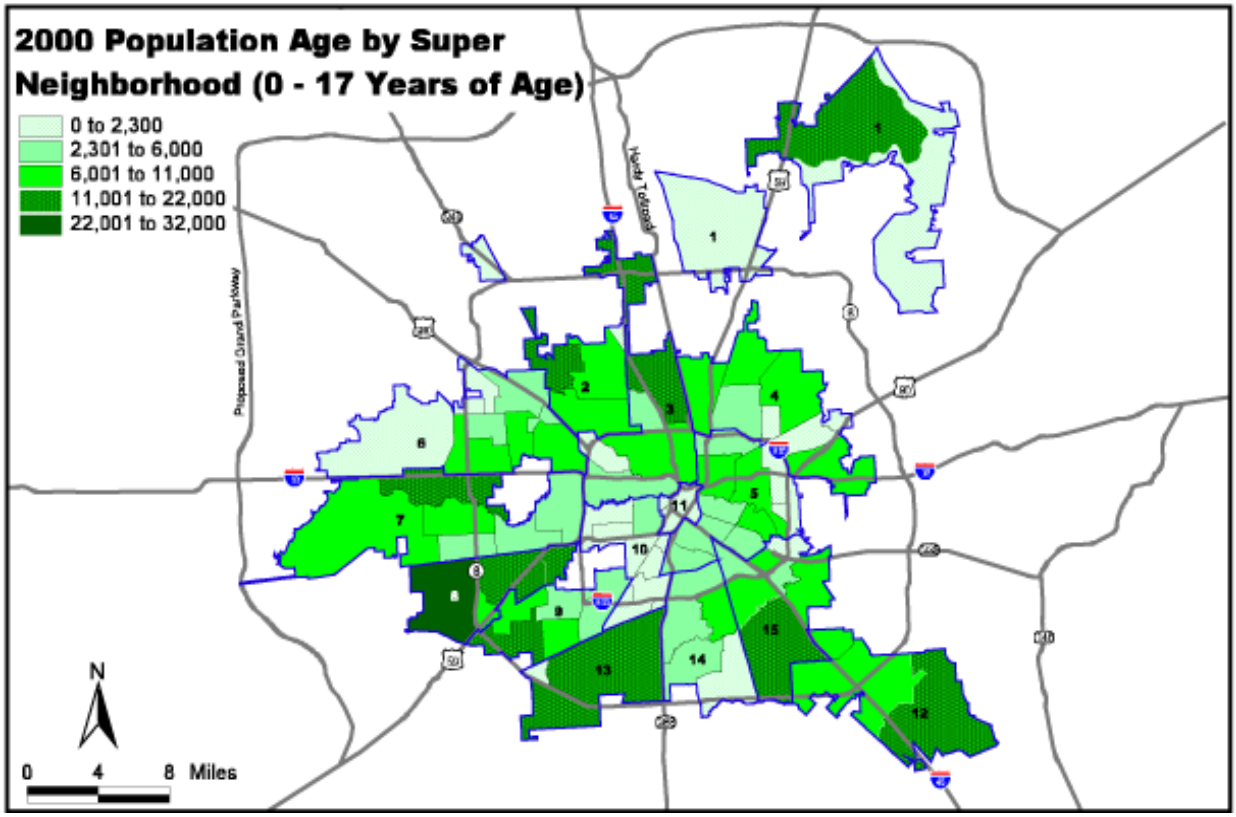
- *Six out of the 10 Super Neighborhoods experiencing the most growth in this age group were located between I-10 (Katy Freeway) and the US-59 (Southwest Freeway) area.*
- *Super Neighborhoods inside Loop 610 saw more than 20% of the total increase.*
- *Greater Fondren lost more people in this age group than any other Super Neighborhood. (Population decreased in all age groups.)*
- *Areas to the southwest saw the largest increases in working age population. Braeburn along accounted for 14% of the citywide increase in this age group. (Overall, Braeburn accounted for much less of the total population growth, at 3%)*

Age 65+

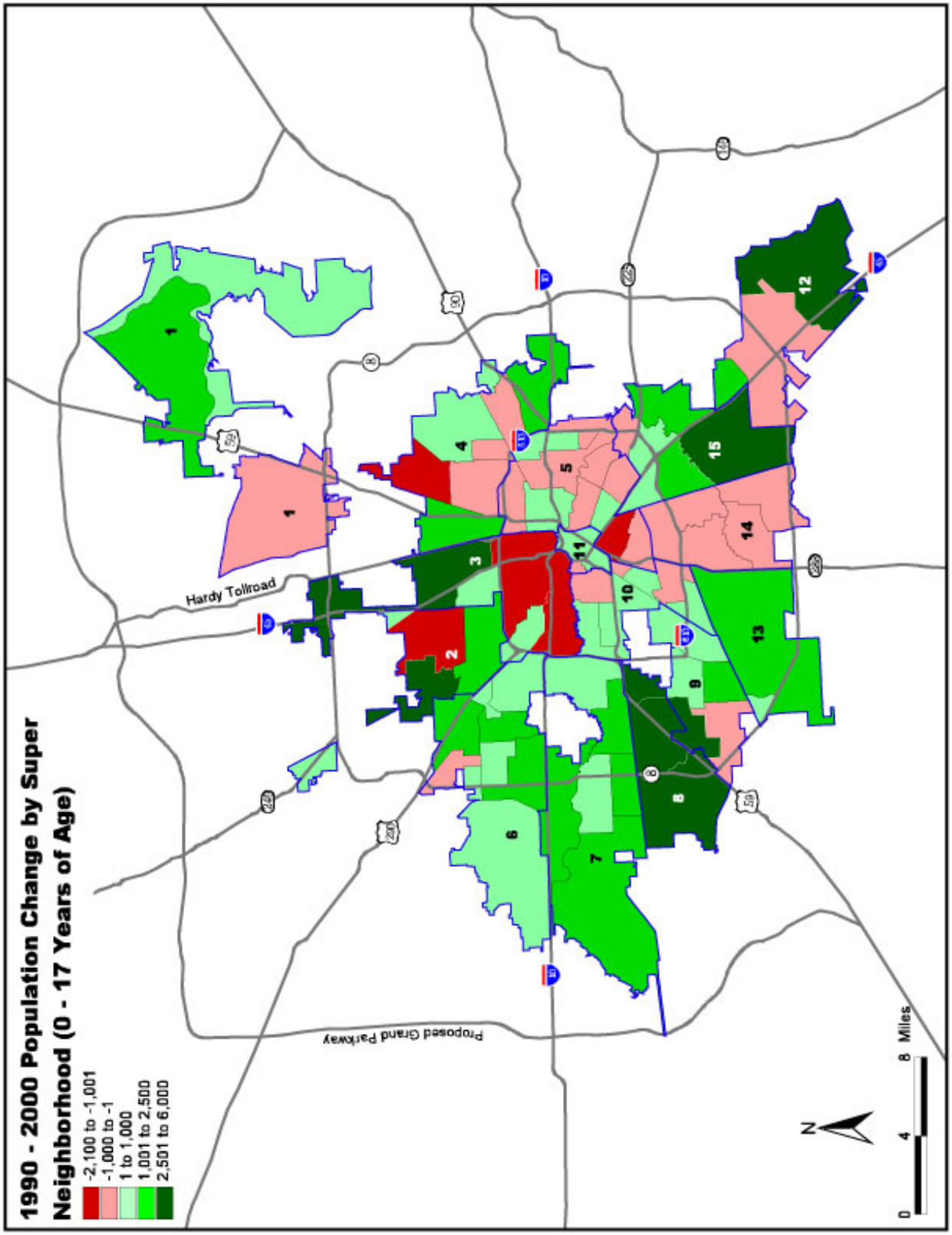
Of the 88 Super Neighborhoods, 62 saw increases in this age group. Changes were more concentrated geographically than those of other groups. Most of the Super Neighborhoods that saw large increases in the population 65+ are located between I-10 (Katy Freeway) and US-59 (Southwest Freeway).

- *Memorial and Alief Super Neighborhoods saw the largest increases.*
- *Of the areas that saw declines, inside Loop 610 saw almost half of the population loss in this age category. Greater Heights and Third Ward accounted for the largest portion of that loss.*



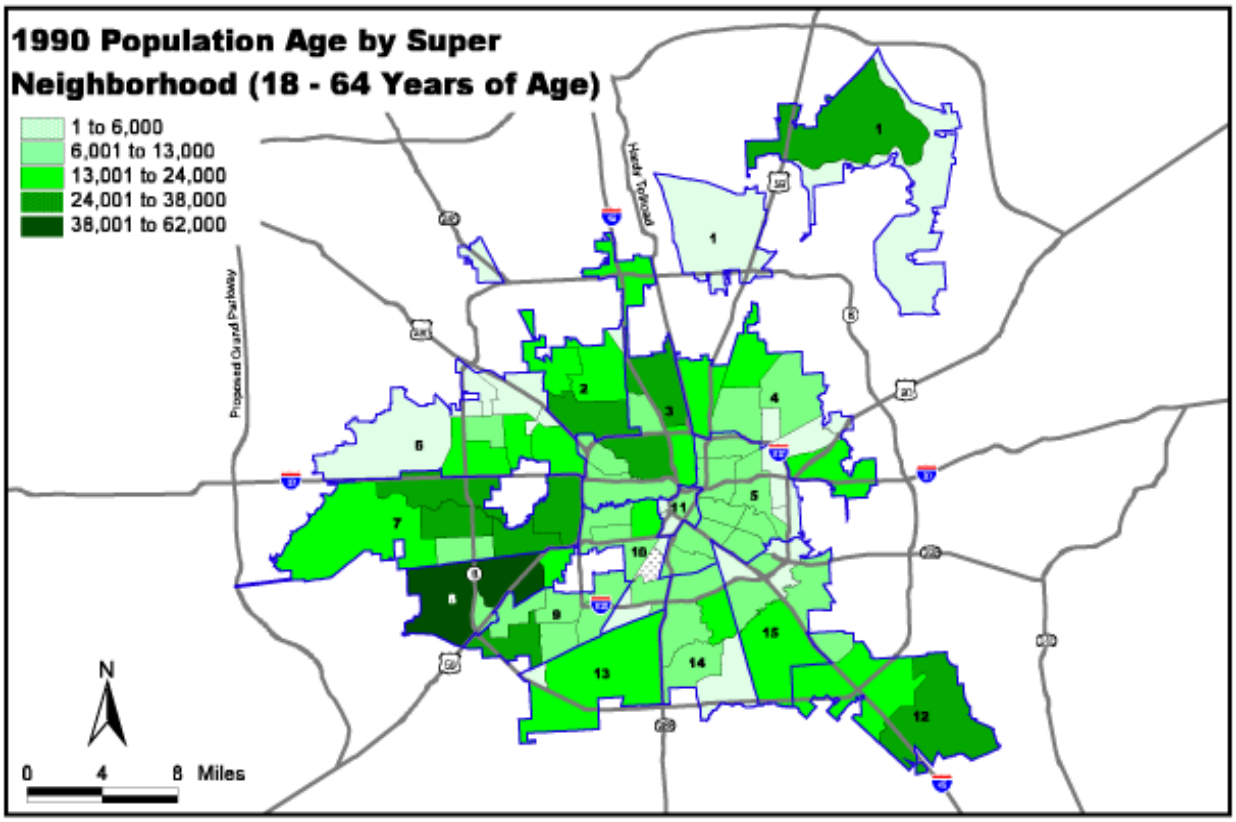


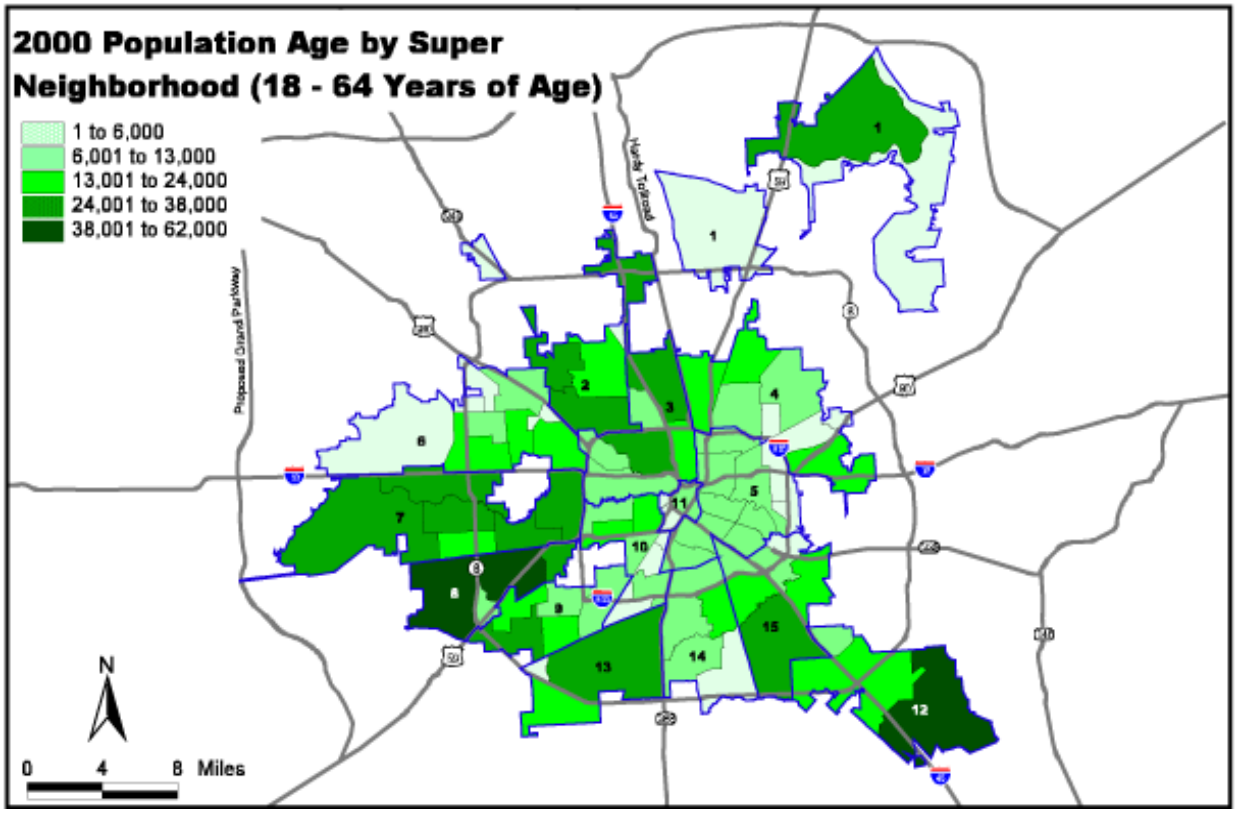
Map 3.18. and Map 3.19. Source Data: U. S. Census Bureau 1990-2000



Map 3.20.

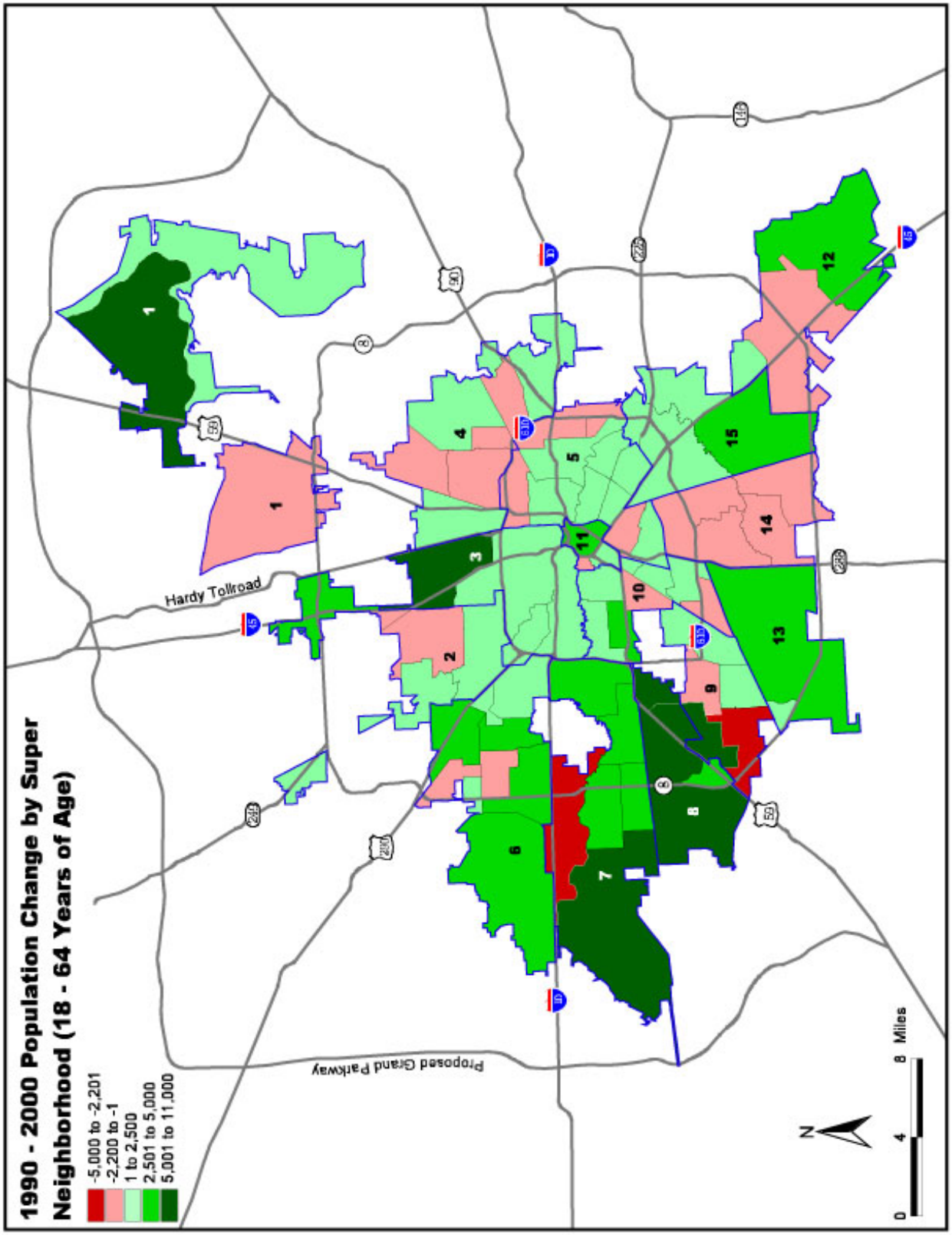
Source Data: U. S. Census Bureau 1990-2000





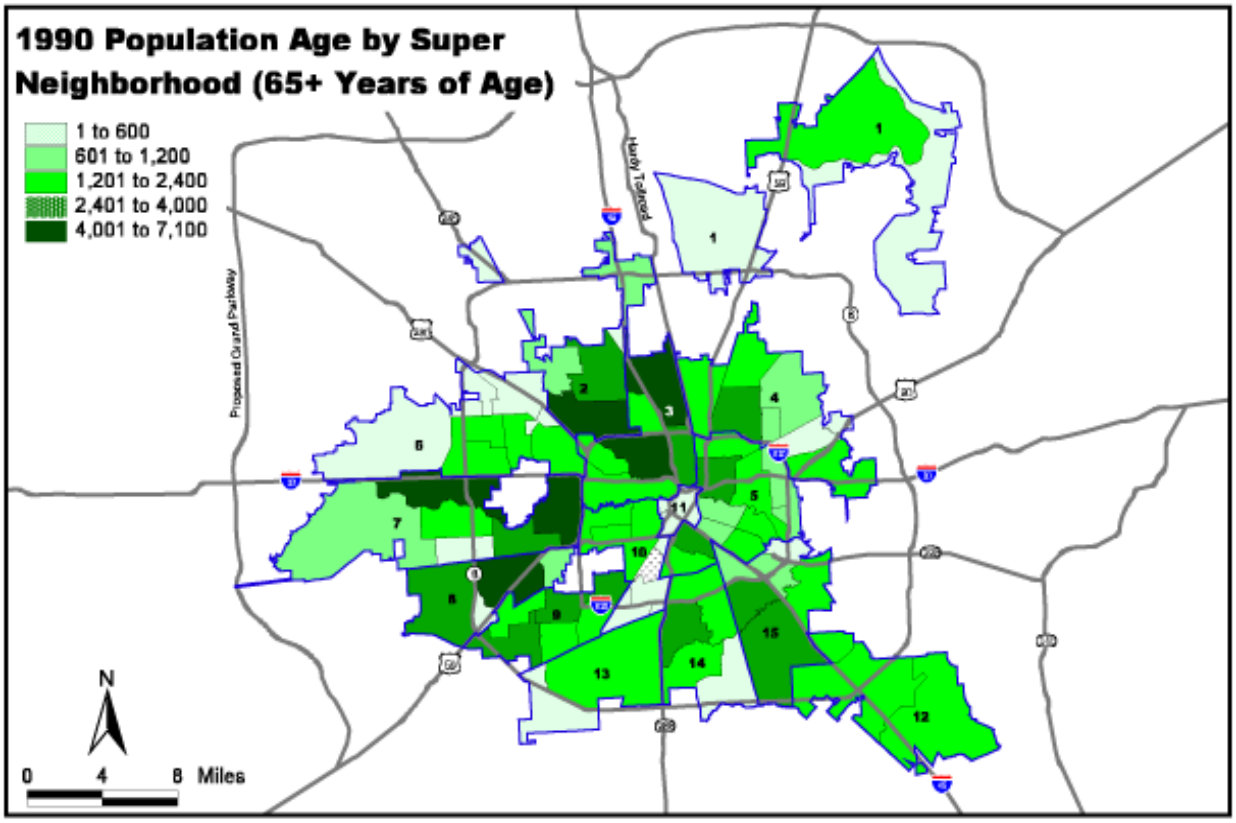
Map 3.21. and Map 3.22.

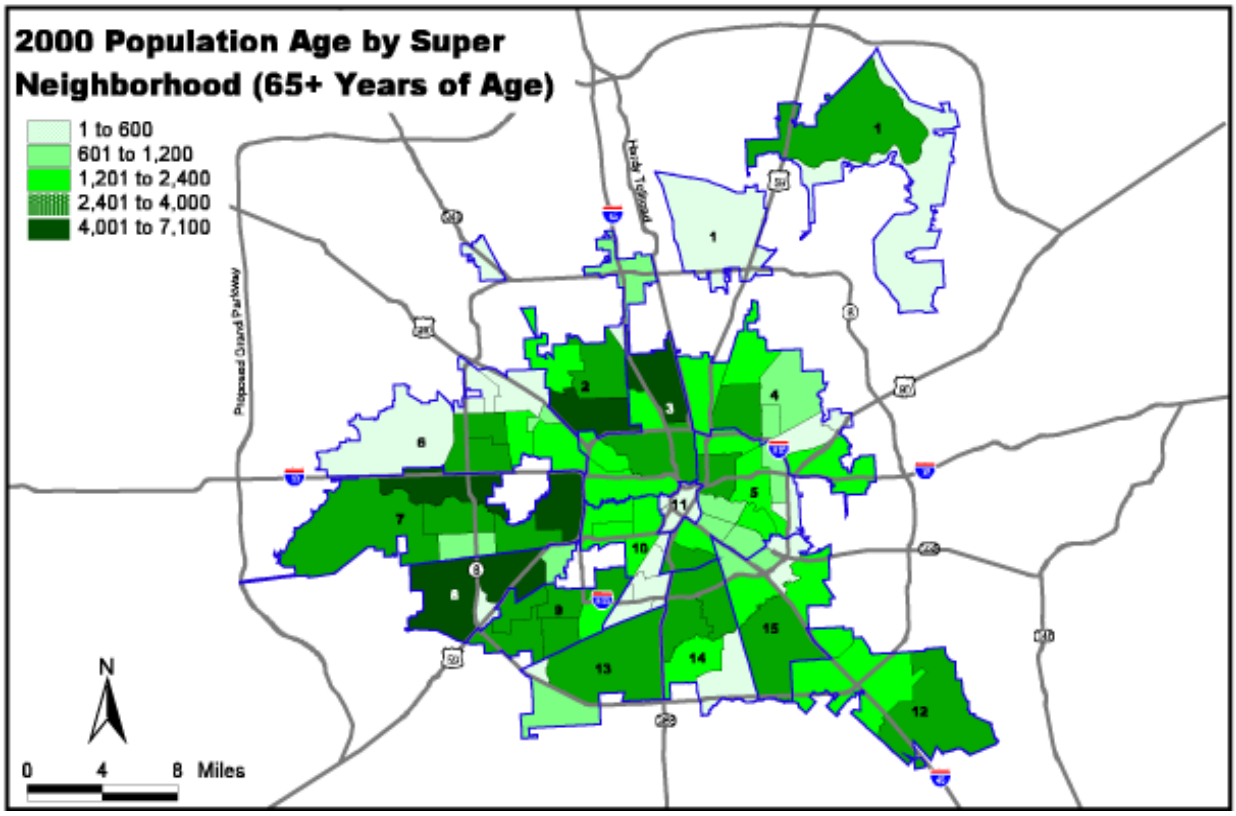
Source Data: U. S. Census Bureau 1990-2000



Map 3.23.

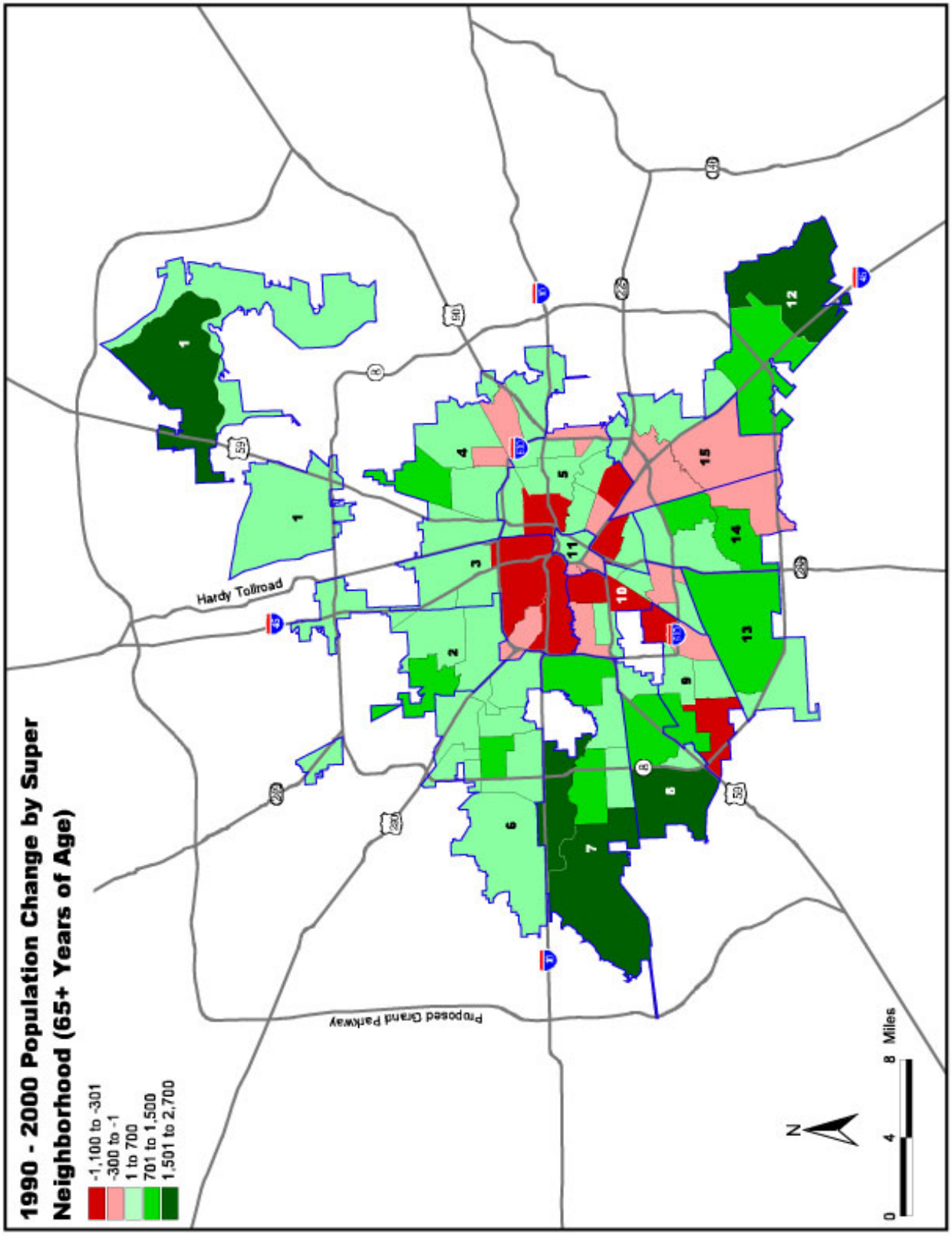
Source Data: U. S. Census Bureau 1990-2000





Map 3.24. and Map 3.25.

Source Data: U. S. Census Bureau 1990-2000



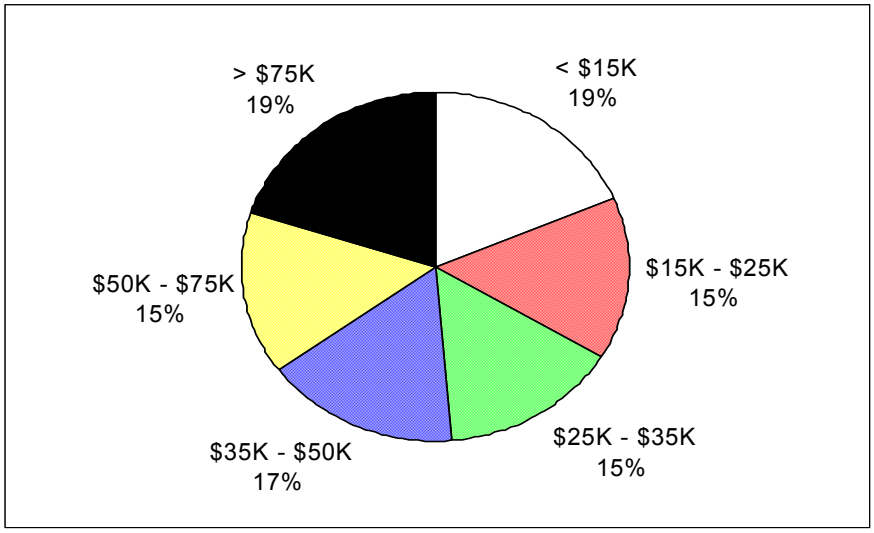
Map 3.26.

Source Data: U. S. Census Bureau 1990-2000

Income

In 2000 the median household income for the City was $36,616. Areas with household incomes above the citywide median are generally those located west of Downtown; areas with households below the median tend to be located east of Downtown (See Map). (For general discussion purposes, lower incomes are classified as those $25,000 or lower and higher incomes are classified as those $50,000 and higher.) In 2000, higher household incomes tend to be located in a wedge extending west from Downtown including Study Areas 7 and 10, in Kingwood to the northeast (Study Area 1), and Clear Lake to the southeast (Study Area 12). Lower incomes tend to arc east of Downtown in Study Areas 4, 5 and 15.

Figure 3.4.
2000 Household Income



Source: U. S. Census Bureau, 2000

2000 Income Distribution

In 2000 the proportion of households in each of the six income categories is fairly evenly divided on a citywide basis with slightly more people in the highest and lowest categories. (See Chart) However, there is quite a lot of variation throughout the City. The areas to the Northeast, and west of Downtown (Study Areas 1, 7, 10) have more than a third of their households earning more than $75,000. In contrast, areas in Study Area 5 and 15 immediately east and southeast of Downtown show more than a third of their households earning less than $15,000. The southwest, including Study Area 8, which also has among the largest populations in the City, has more people in each category except > $75,000. See Appendix C for further information on these statistics.

Major Trends 1990-2000

Income levels have increased across the board

- *Median Household Income in Houston increased from $26,261 in 1990 to $36,616 in 2000*.*
- **Not adjusted to account for inflation. Although inflation has been low in recent years, it generally increases incomes over time.*

Largest shifts seen at top and bottom of income scale

- *The proportion of households earning less than $25,000 decreased significantly.*
- *The proportion of households earning more the $75,000 increased significantly.*
- *The proportion of households in the middle-income ranges stayed largely the same.*

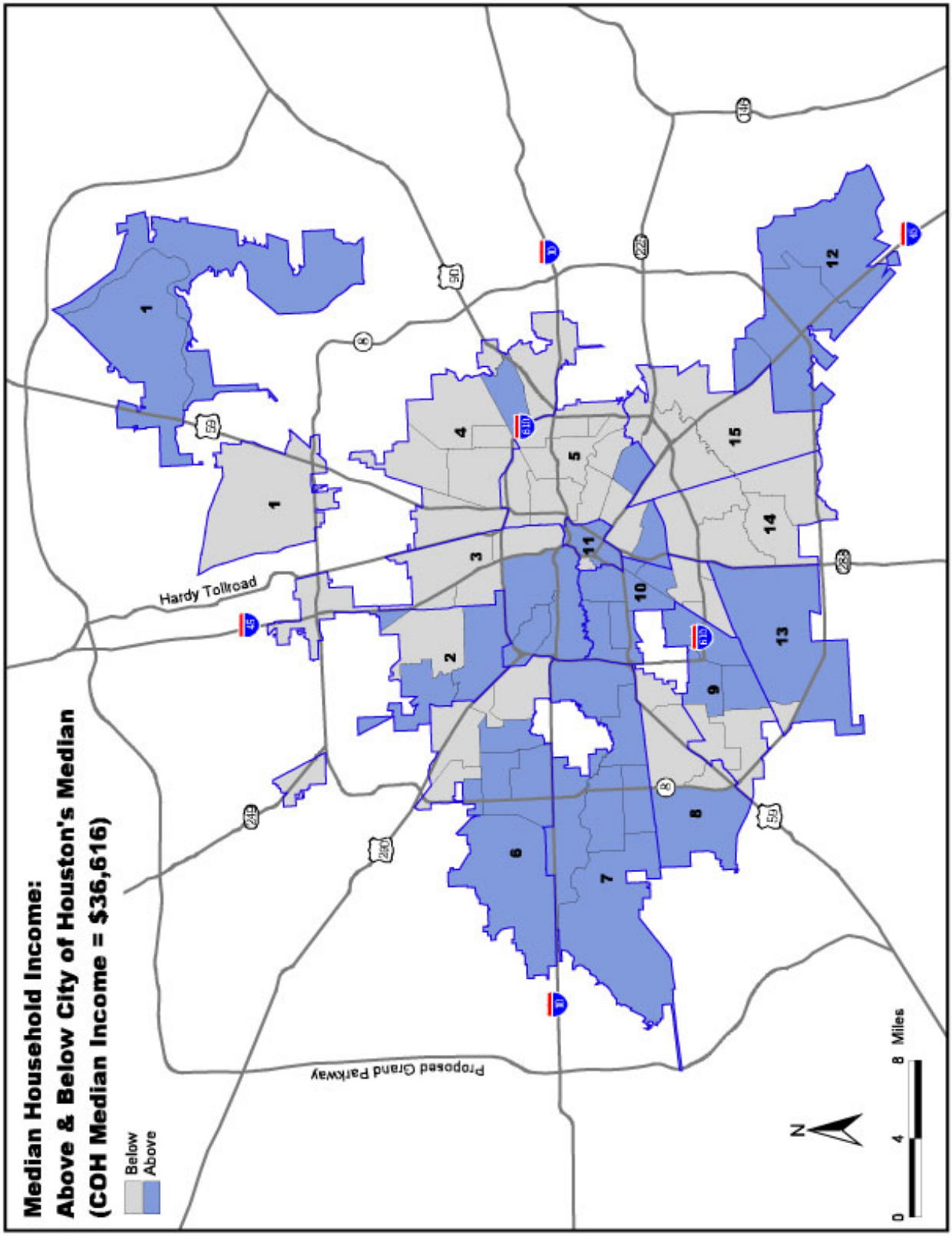
High concentrations of lower income levels

- *A number of Super Neighborhoods east of Downtown, while following the trend of rising incomes, are still home to high concentrations (greater than 50%) of households earning less than $15,000.*

Table 3.4.
Income Change 1990-2000

Study Area	1990 $0-$25 K	2000 $0-$25 K	1990 $25K - $50K	2000 $25K - $50K	1990 $50K - $75K	2000 $50K - $75K	1990 $75K+	2000 $75K+
1	18.2%	11.5%	25.4%	18.5%	26.1%	21.1%	30.4%	49.7%
2	48.6%	37.2%	32.8%	32.3%	13.1%	16.0%	5.5%	14.4%
3	59.4%	38.9%	28.3%	31.0%	8.1%	15.5%	4.3%	14.5%
4	59.9%	46.9%	29.1%	31.0%	8.6%	14.0%	2.4%	8.1%
5	71.5%	53.5%	21.3%	27.5%	5.1%	10.6%	2.1%	8.4%
6	43.5%	31.7%	35.0%	34.3%	13.8%	17.7%	7.7%	16.3%
7	30.3%	19.7%	32.3%	29.9%	16.0%	18.5%	21.4%	31.8%
8	49.3%	40.0%	33.9%	35.6%	11.1%	13.8%	5.7%	10.5%
9	39.8%	30.3%	28.9%	30.0%	6.5%	15.8%	14.7%	24.0%
10	41.2%	24.4%	30.3%	27.4%	11.4%	16.2%	17.2%	32.1%
11	67.3%	37.7%	24.4%	24.4%	5.0%	15.0%	3.4%	22.8%
12	28.5%	18.6%	36.5%	30.2%	22.2%	21.8%	12.7%	29.5%
13	34.4%	26.2%	44.0%	35.7%	16.2%	21.9%	5.4%	16.1%
14	64.8%	51.4%	26.0%	29.3%	6.6%	11.7%	2.6%	7.5%
15	55.2%	39.8%	32.1%	35.1%	9.1%	14.8%	3.6%	10.4%
CITY	46.4%	33.1%	31.0%	30.9%	12.6%	16.2%	9.9%	19.7%

Source: U. S. Census Bureau, 1990 and 2000



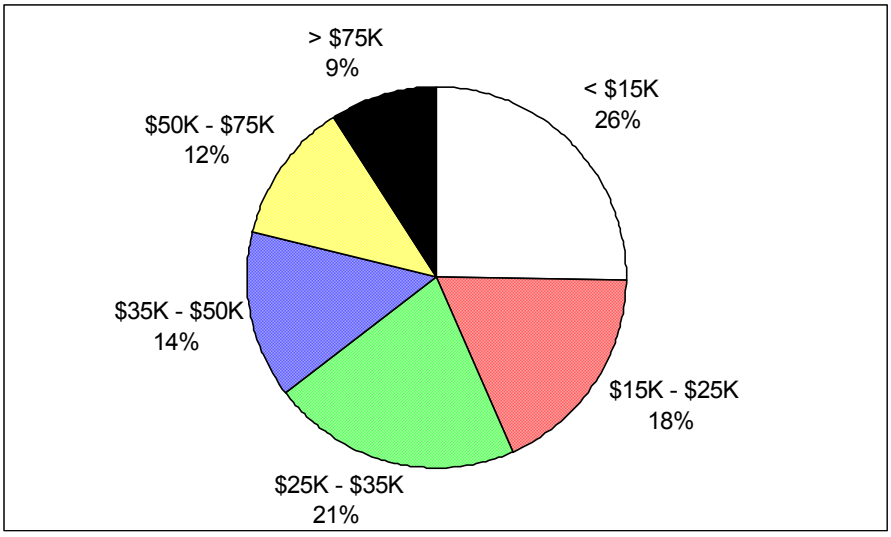
Map 3.27.

Source Data: U. S. Census Bureau 1990-2000

1990 Income Distribution

In 1990 the number of households in each income category was much less evenly distributed than it was in 2000; almost half were below $25,000 as compared to a third in 2000. As incomes increased over the decade, the shift is largely recorded as decreases in the proportion of the household population in the income categories below $35,000, and increases in the proportion of households falling the categories above $35,000. While the overall shift was between the lowest categories and the highest categories, each level did see changes that affected specific parts of the City.

Figure 3.5.
1990 Household Income



Source: U. S. Census Bureau, 1990

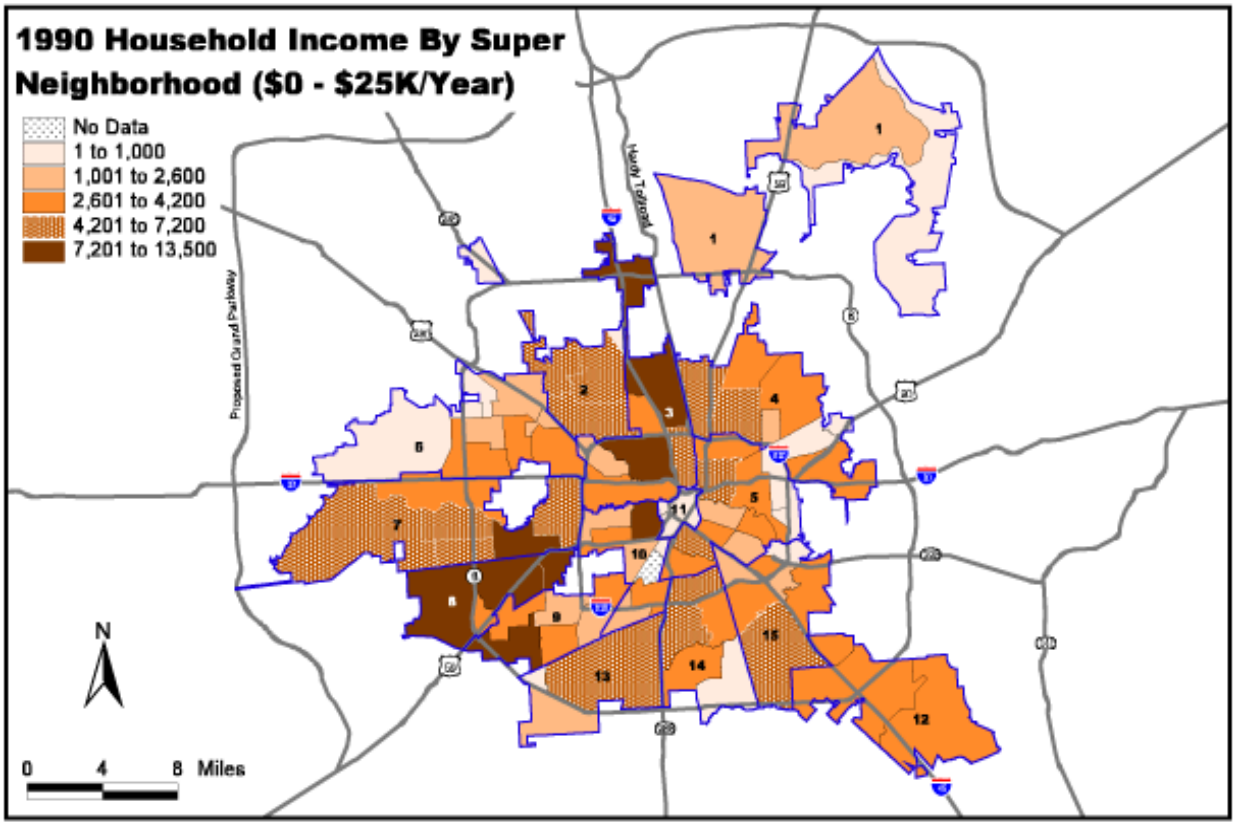
Because of the extent to which incomes increased, the bottom two categories below $25,000 have been combined for this analysis.

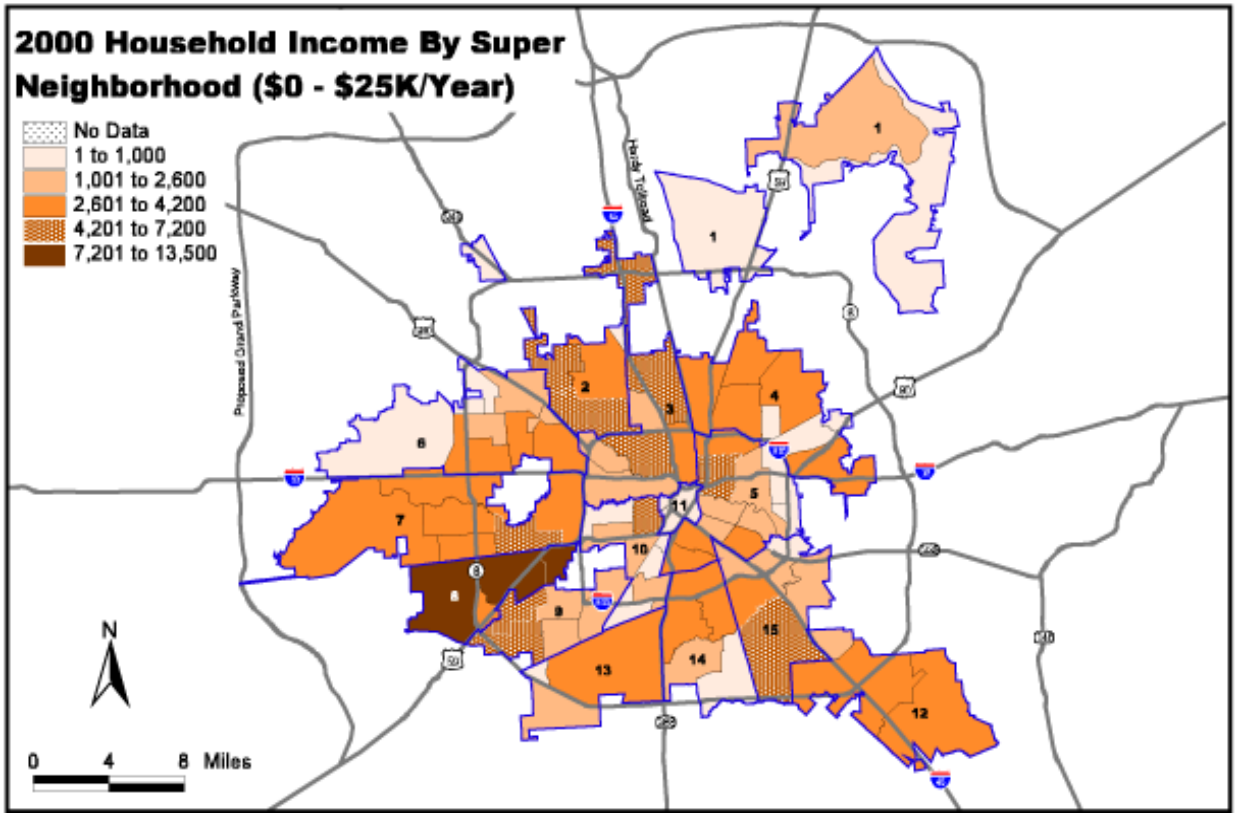
Households earning between $0-$25,000

- *Between 1990 and 2000 the number of household in this category decreased substantially citywide. Between 1990 and 2000, all but 10 Super Neighborhoods saw income levels increase.*
- *Of the areas that did see an increase in this category, almost a third of those households were inside Loop 610.*
- *Braeburn Super Neighborhood alone accounted for almost half of the total increase in this income category.*

Households earning between $25,000-$50,000

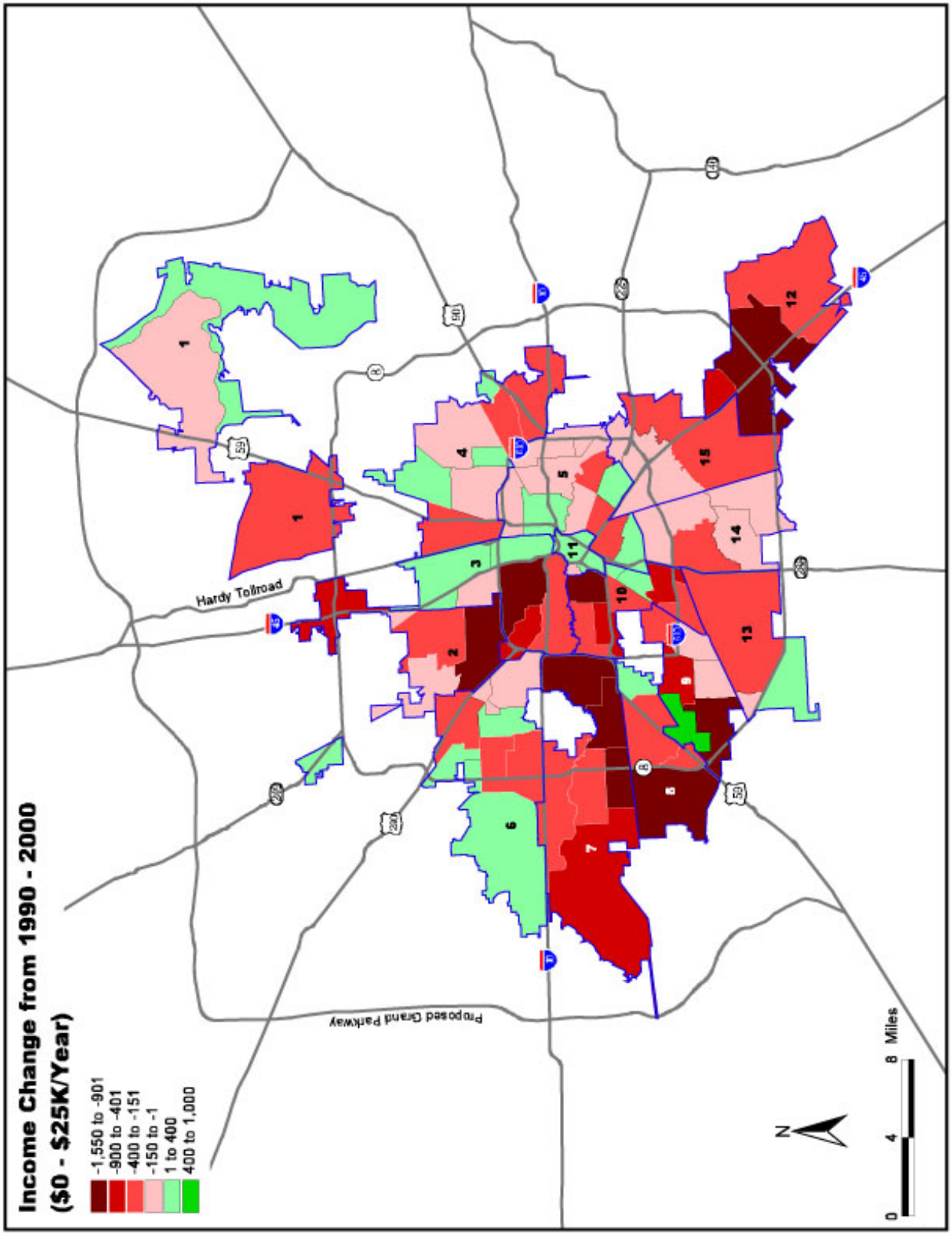
- *Between 1990 and 2000 the number of households in this category increased moderately.*
- *Six Super Neighborhoods had especially high increases in these income groupings, and represent nearly half of the citywide increase in this category: Eldridge, Briar Forest, Westchase, Gulfton, Sharpstown and Braeburn (all are in the southwest part of the City).*





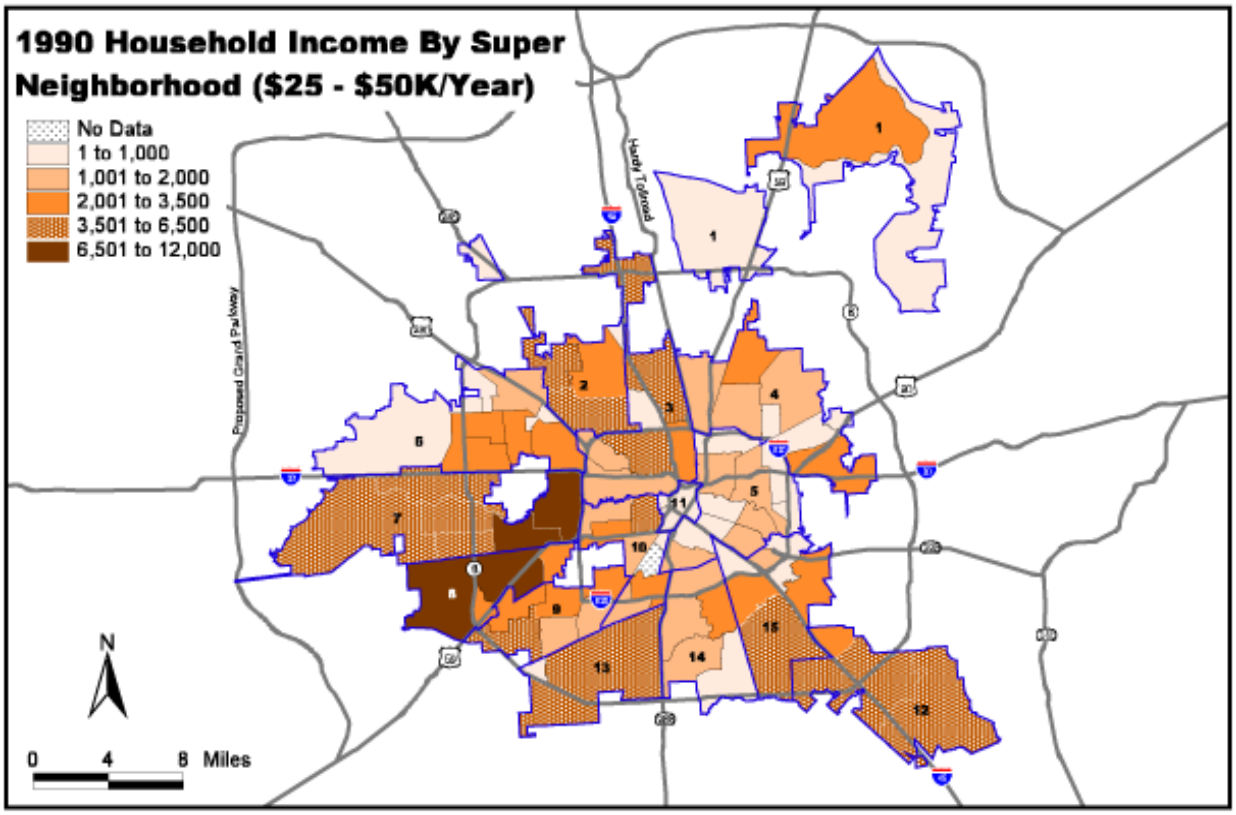
Map 3.28. and Map 3.29.

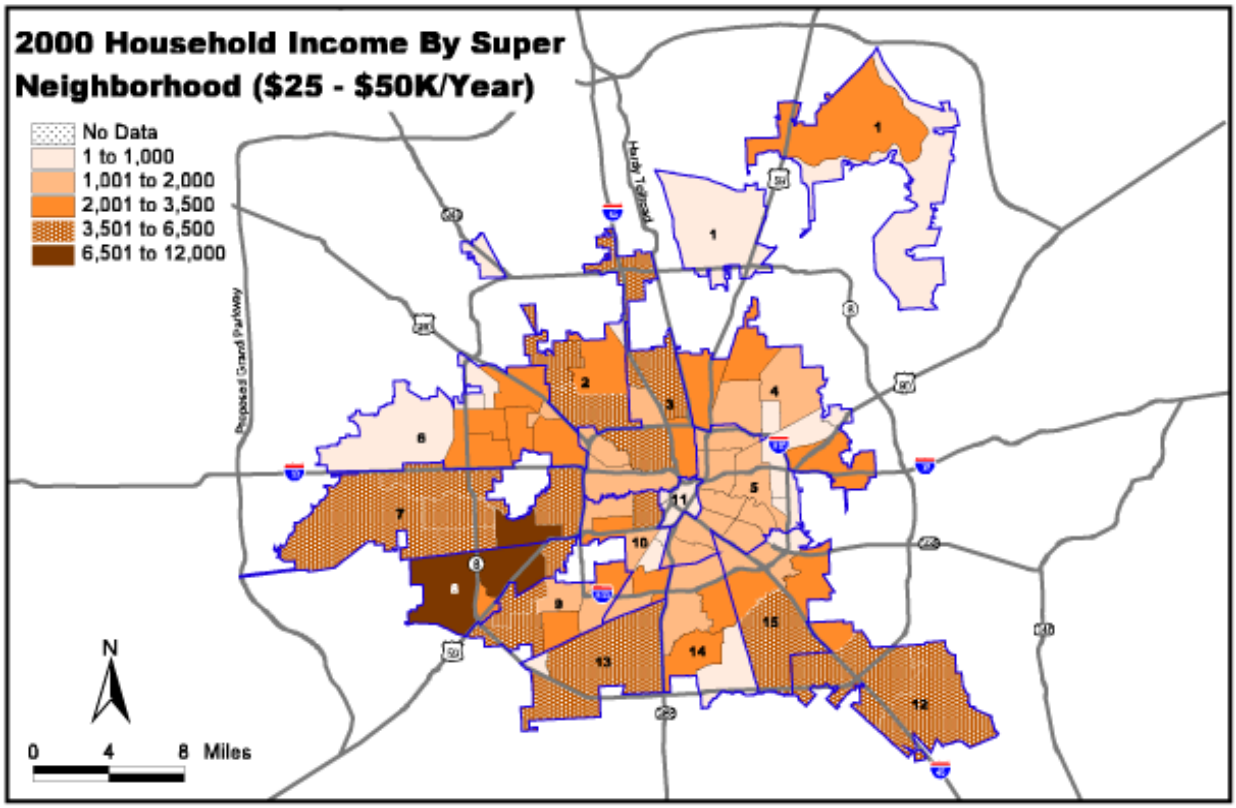
Source Data: U. S. Census Bureau 1990-2000



Map 3.30.

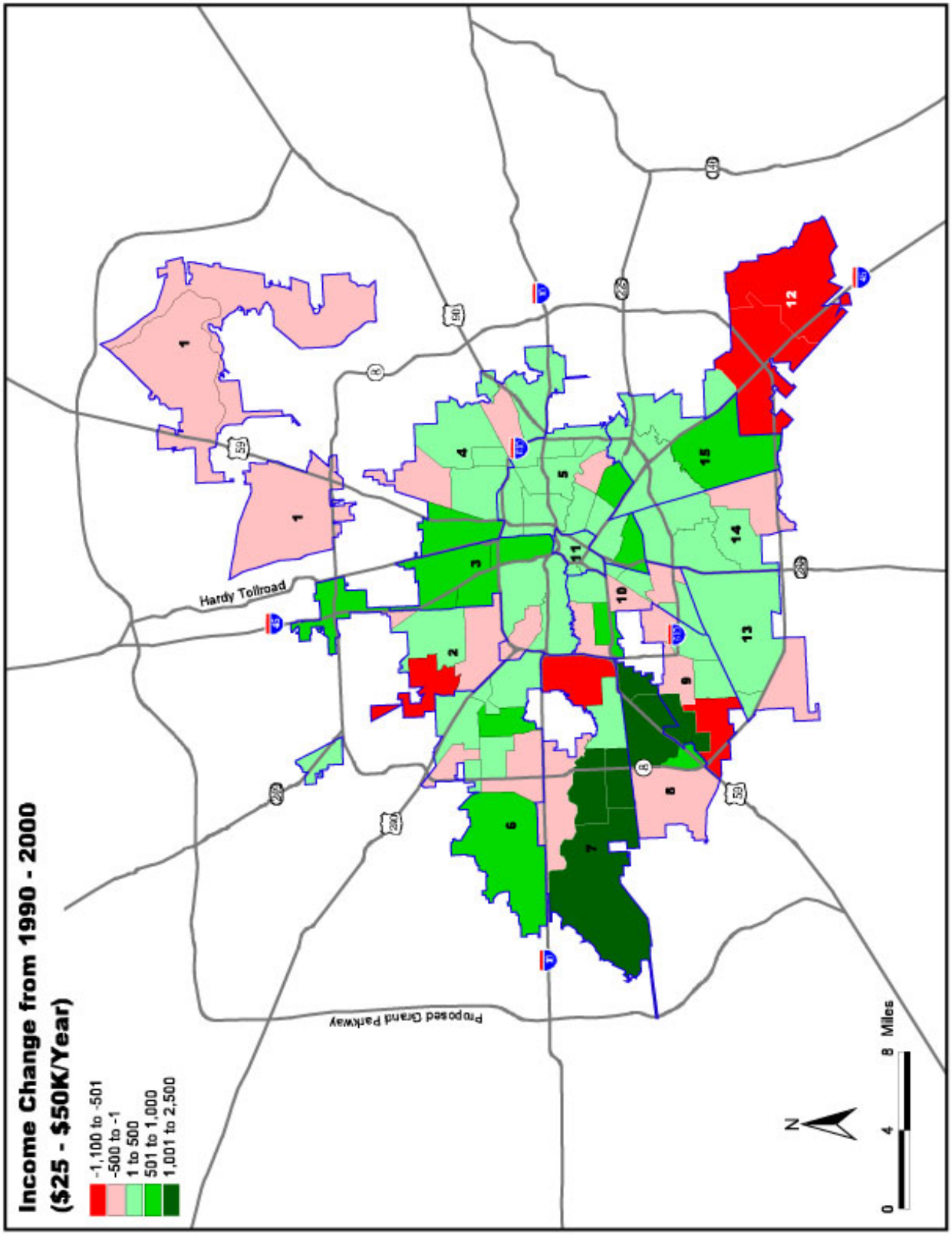
Source Data: U. S. Census Bureau 1990-2000





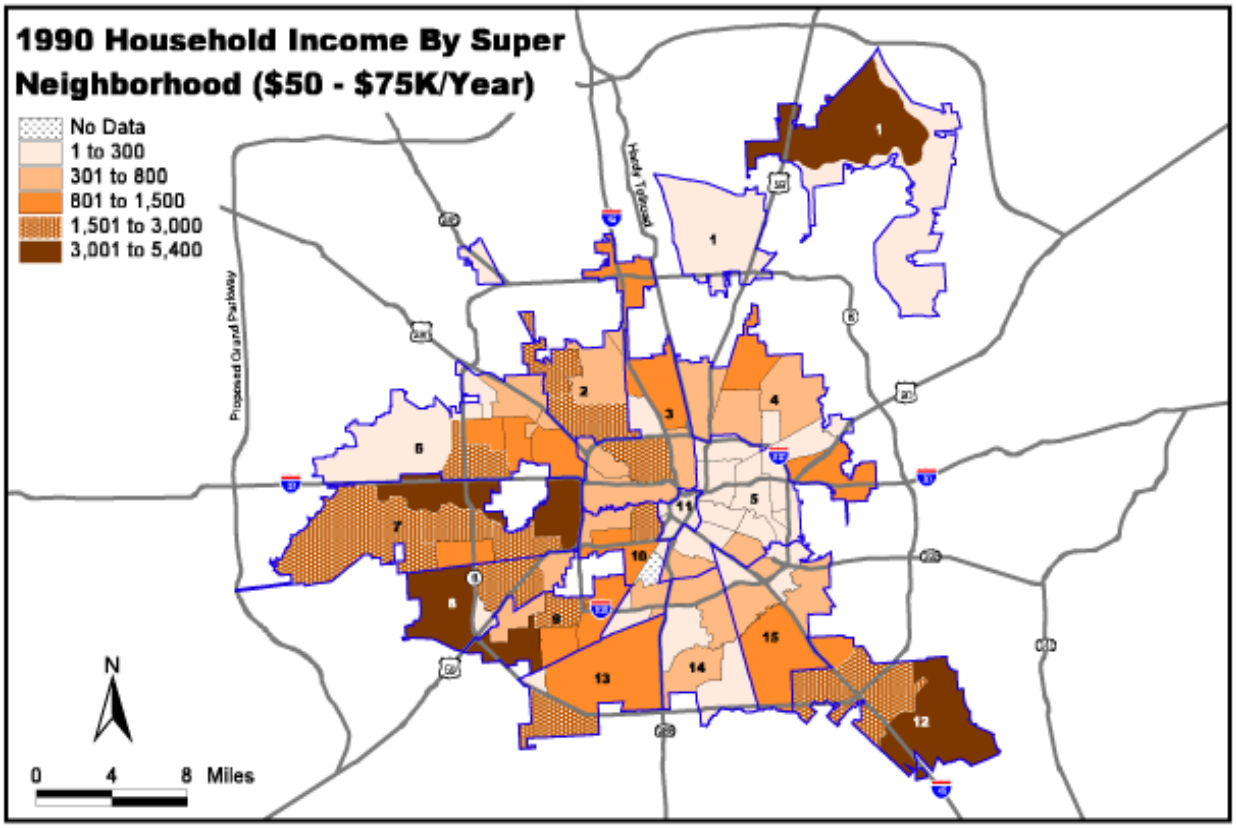
Map 3.31. and Map 3.32.

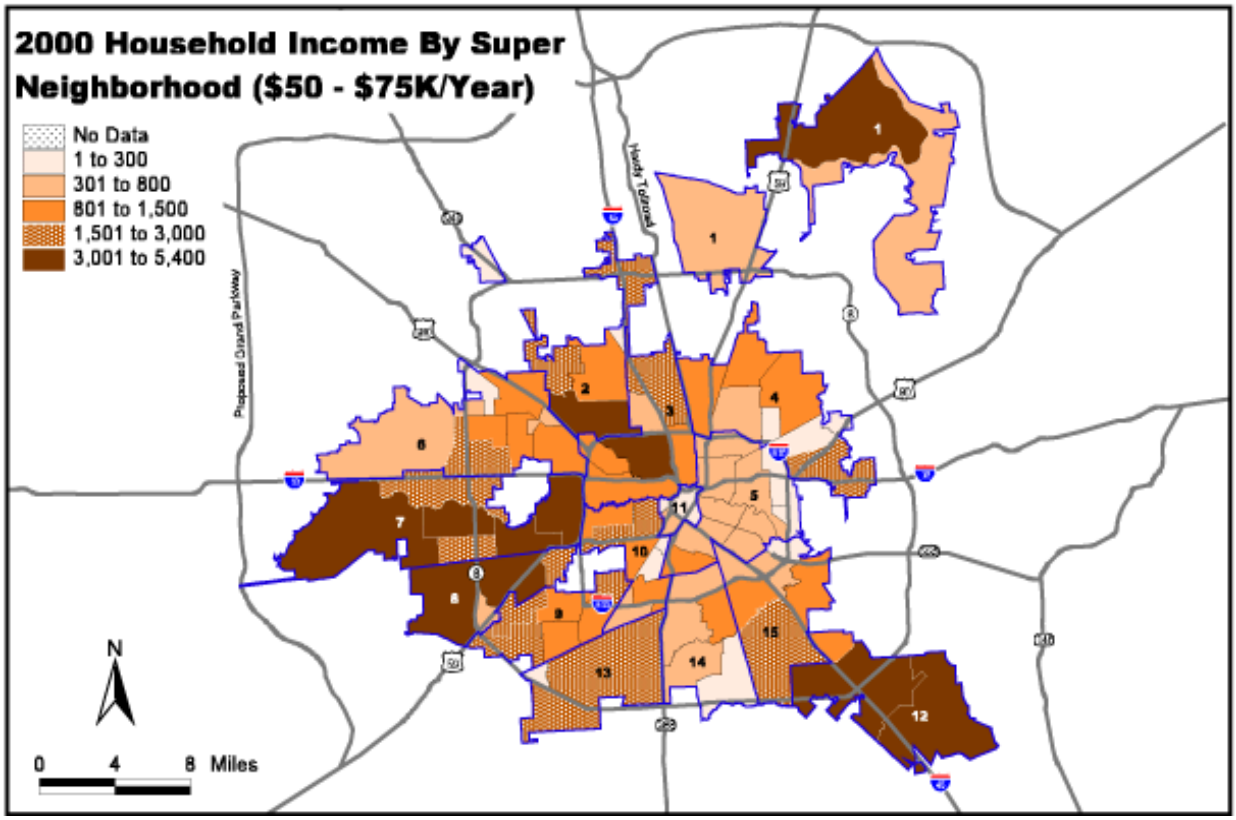
Source Data: U. S. Census Bureau 1990-2000



Map 3.33

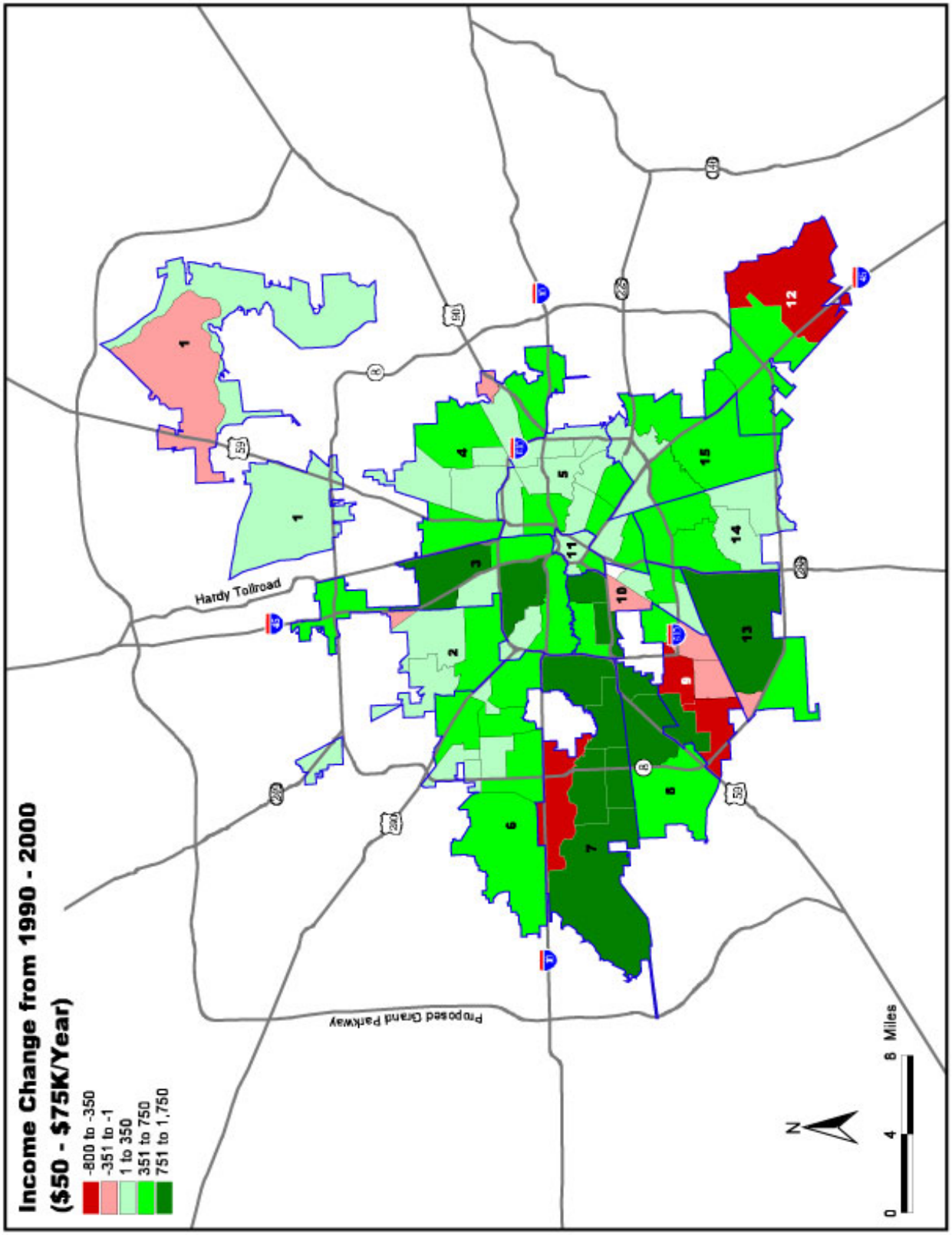
Source Data: U. S. Census Bureau 1990-2000





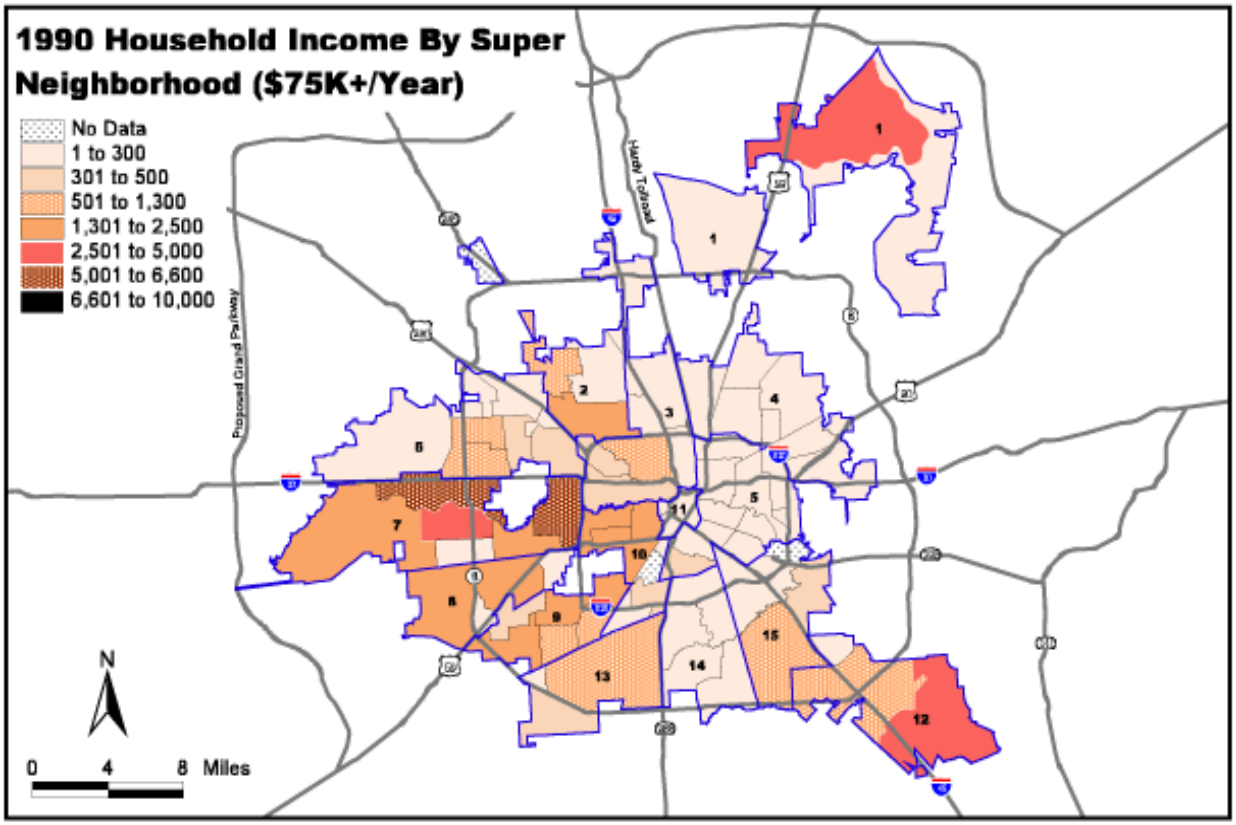
Map 3.34. and Map 3.35.

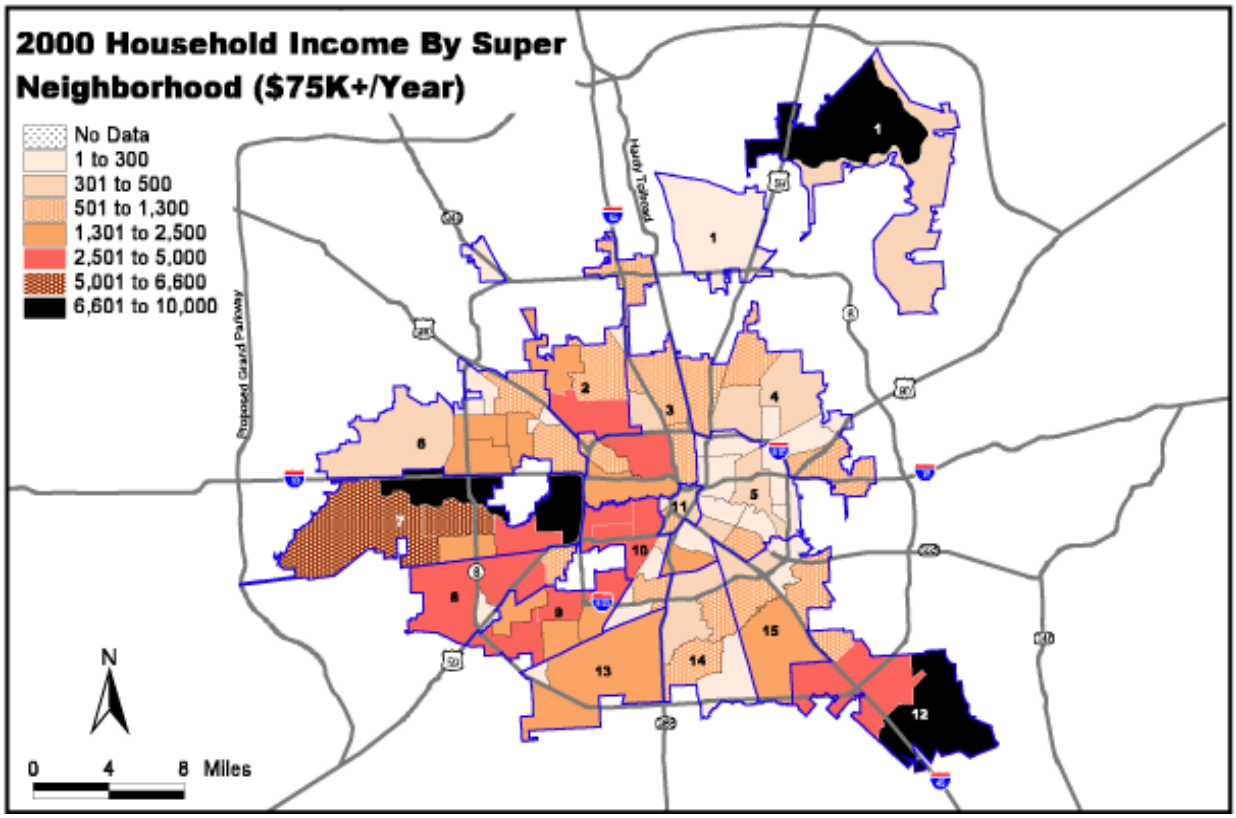
Source Data: U. S. Census Bureau 1990-2000



Map 3.36.

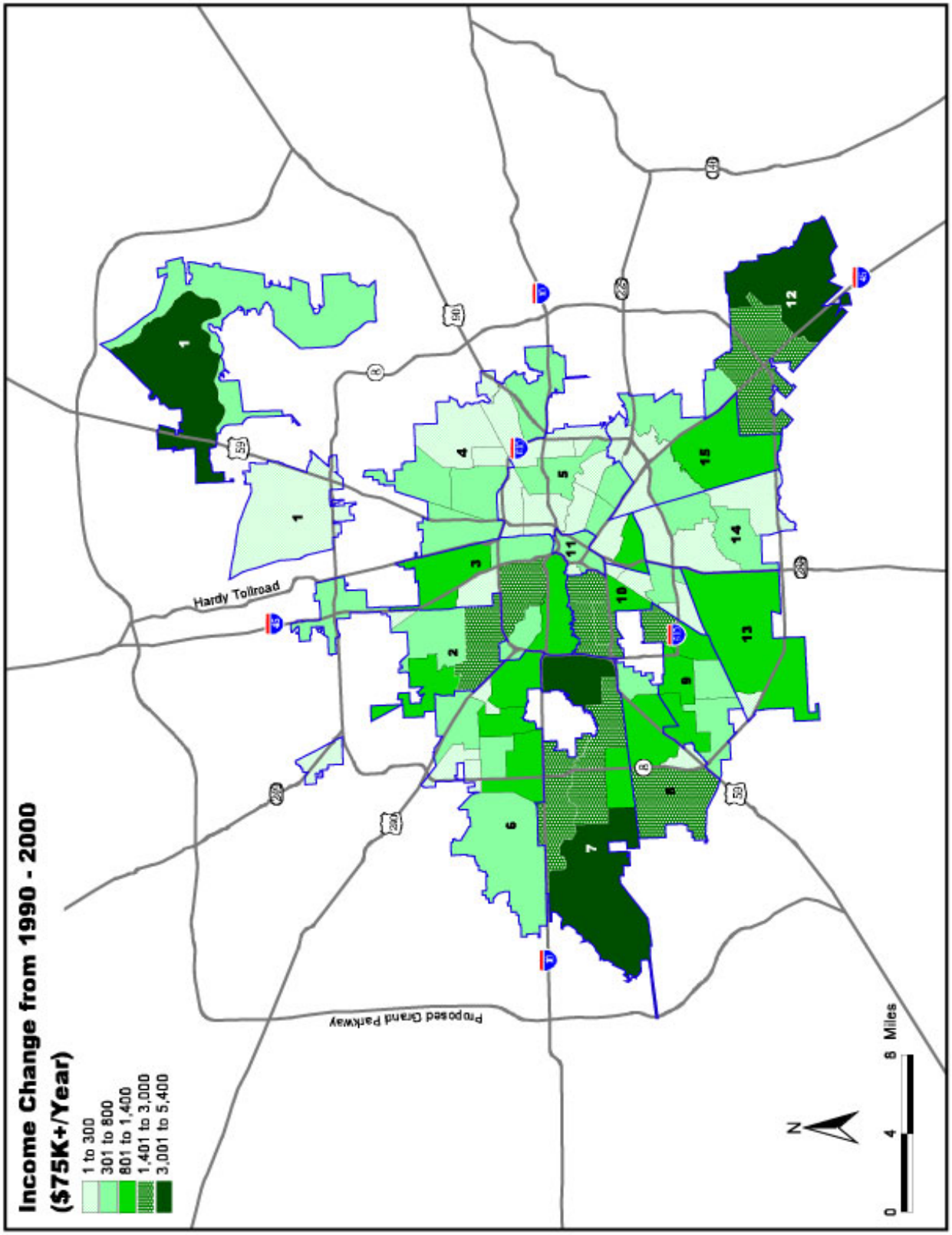
Source Data: U. S. Census Bureau 1990-2000





Map 3.37. and Map 3.38.

Source Data: U. S. Census Bureau 1990-2000



Map 3.39.

Source Data: U. S. Census Bureau 1990-2000

Households earning between $50,000 - $75,000

- *Between 1990 and 2000, the number of households in this category increased moderately citywide.*
- *The southwest saw the largest portion of this increase.*
- *In 12 Super Neighborhoods the number of households in this category declined. Greater Fondren saw the largest decline in this income category.*

Households earning $75,000 or more

- *Between 1990 and 2000, the number of households in this category increased substantially more than the previous two lower categories combined.*
- *Three Super Neighborhoods saw the highest gains: Kingwood, Clear Lake and Greater Uptown.*
- *Super Neighborhoods located inside Loop 610 accounted for ¼ of the total household increase in this category.*

Unemployment

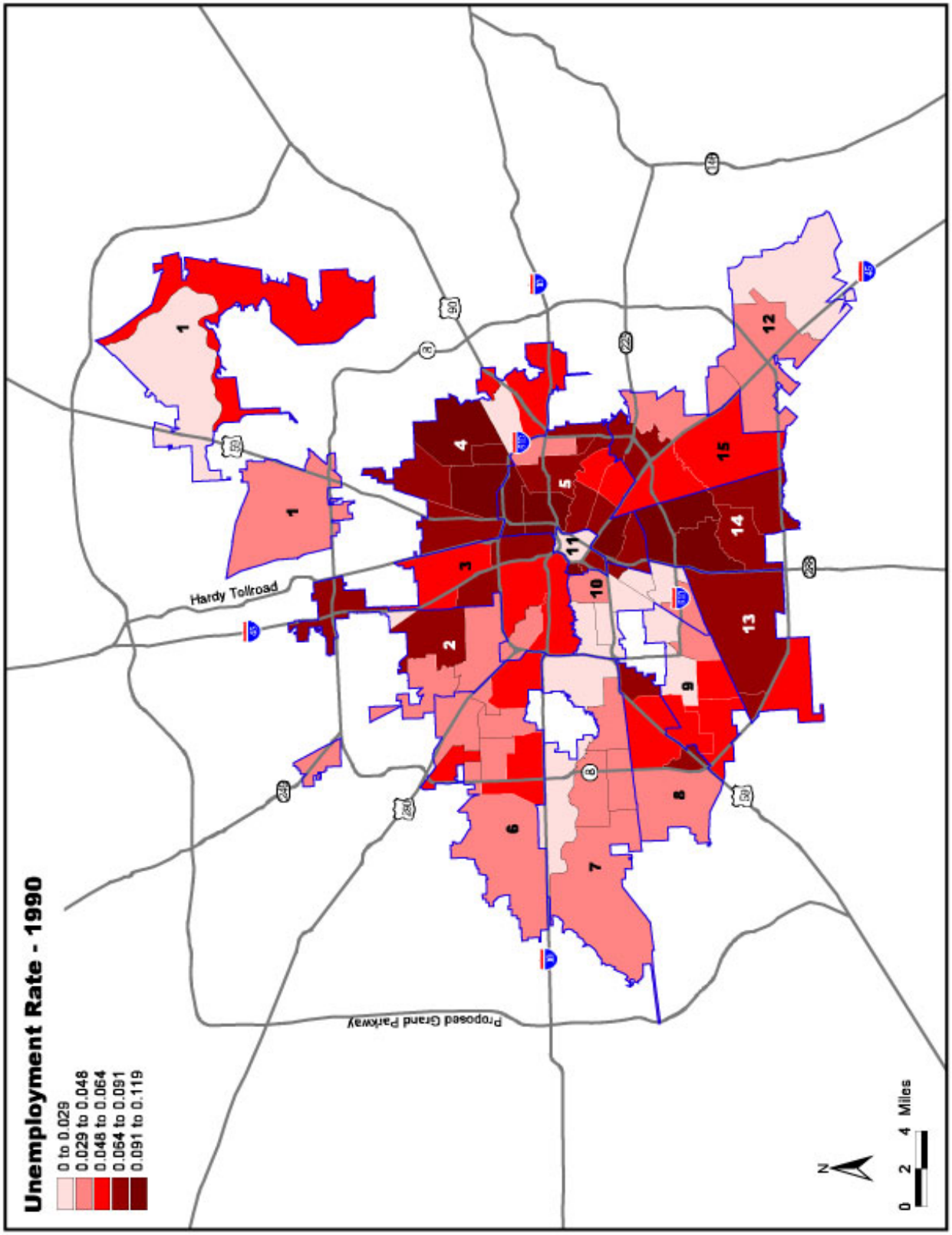
The citywide average for unemployment was 7.6%. The distribution pattern is fairly similar to that of income throughout the City; higher income areas tend to have lower unemployment and lower income areas tend to have higher unemployment. In 2000, unemployment was higher east of downtown and lower in a wedge-extending west from downtown as well as to the far northeast and far southeast. In 2000 unemployment in the City ranged from a low of 1.7% to a high of 38.8%.

Major Trends 1990-2000

- *Most areas saw some increase in the unemployment rate*
- *City average increased from 5.0% to 7.6%*
- *Most areas with high unemployment saw the trend continue*
- *This trend is especially evident northeast and south of Downtown*

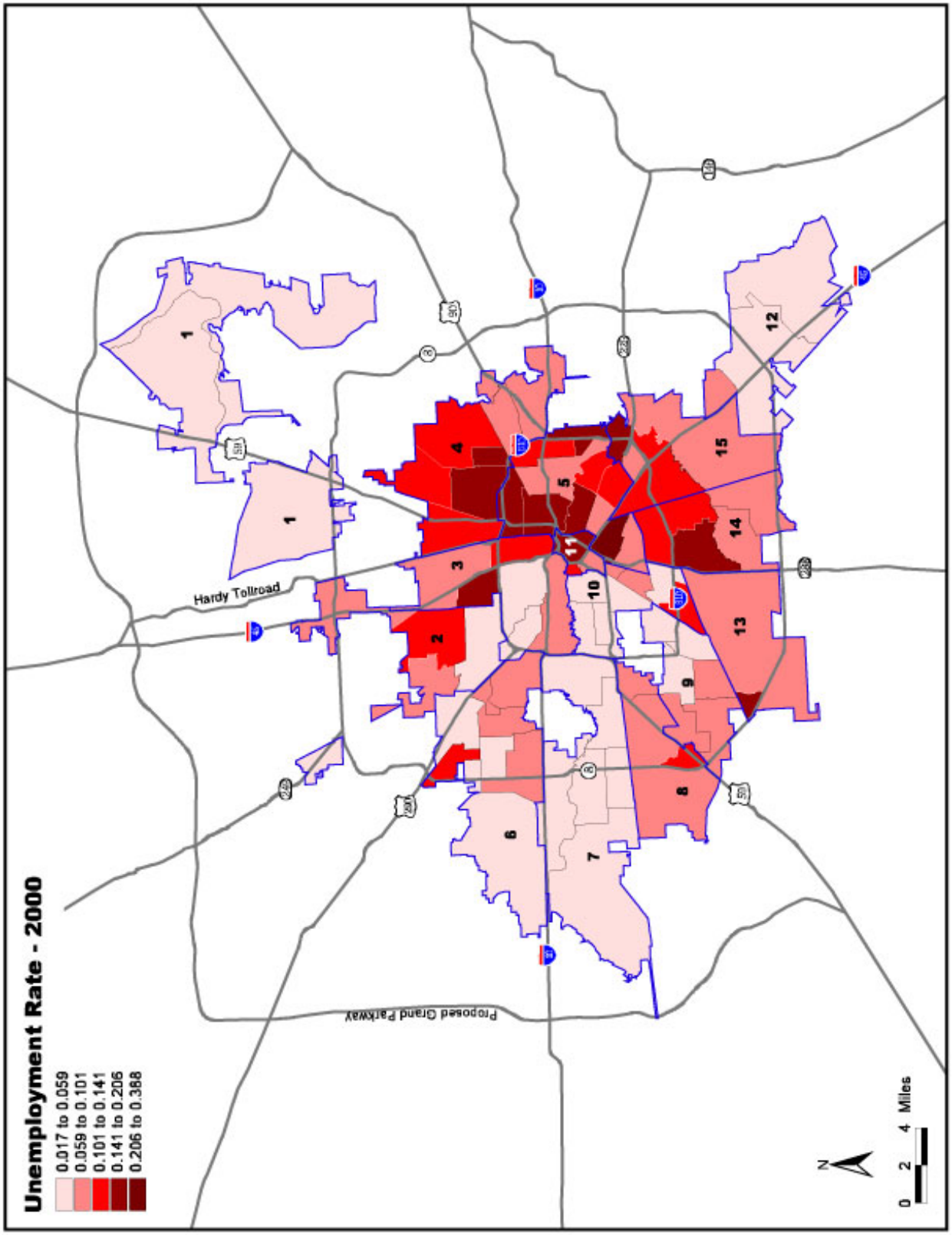
Unemployment Change 1990-2000

While a few areas, primarily west of downtown, saw declines in unemployment rates, most parts of the City saw slight increases. The citywide unemployment rate increased from 5.0% to 7.6% between 1990 and 2000. With a few exceptions, above-average increases in the unemployment rate took place in Super Neighborhoods across the north central, northeast, and southeast portions of the City. Several areas including, GreaterThird Ward, Downtown, and Fondren Gardens had especially large increases. In 2000, more than a third of Greater Third Ward's population was unemployed. This is more than triple the1990 figure.



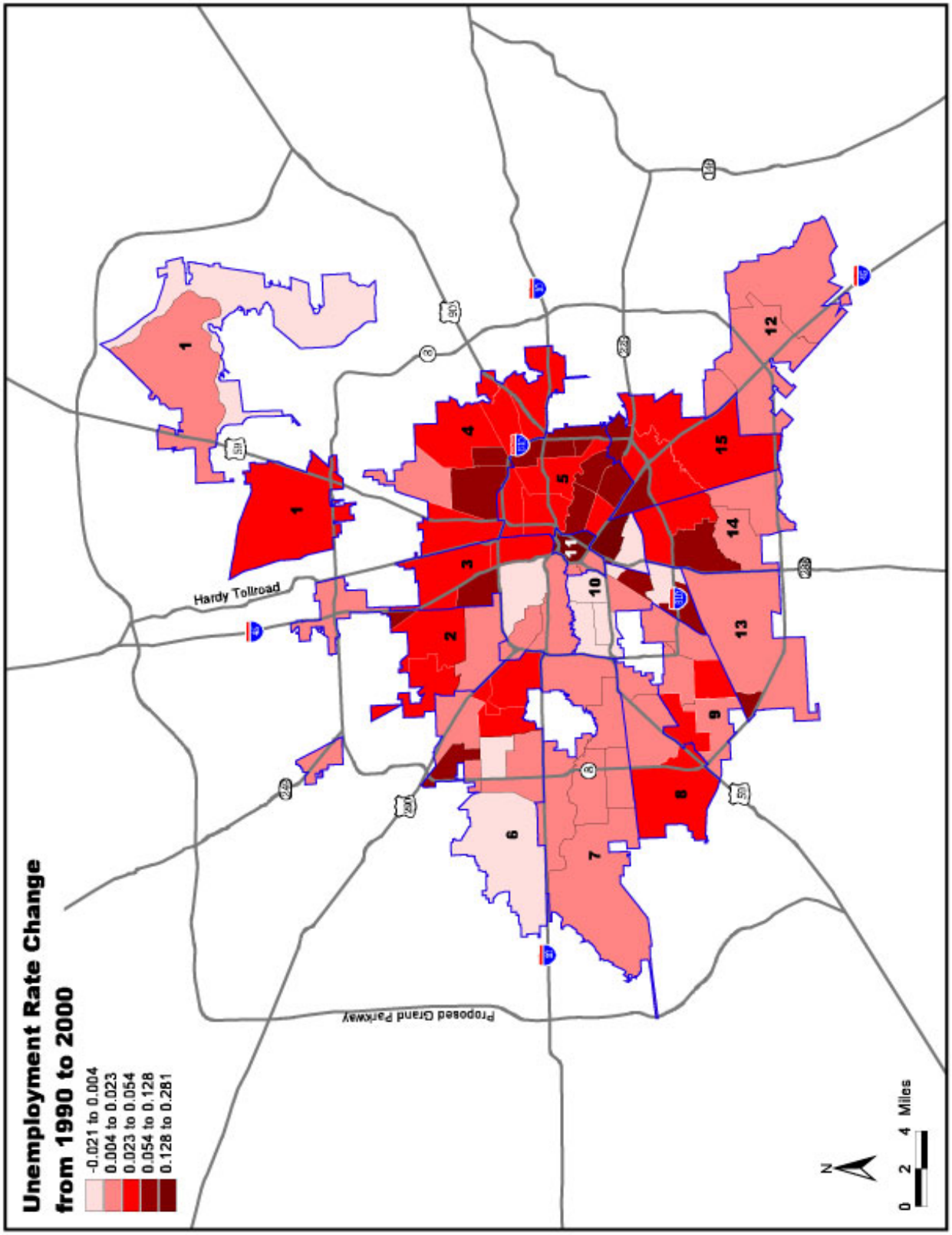
Map 3.40.

Source Data: U. S. Census Bureau 1990-2000



Map 3.41.

Source Data: U. S. Census Bureau 1990-2000



Map 3.42.

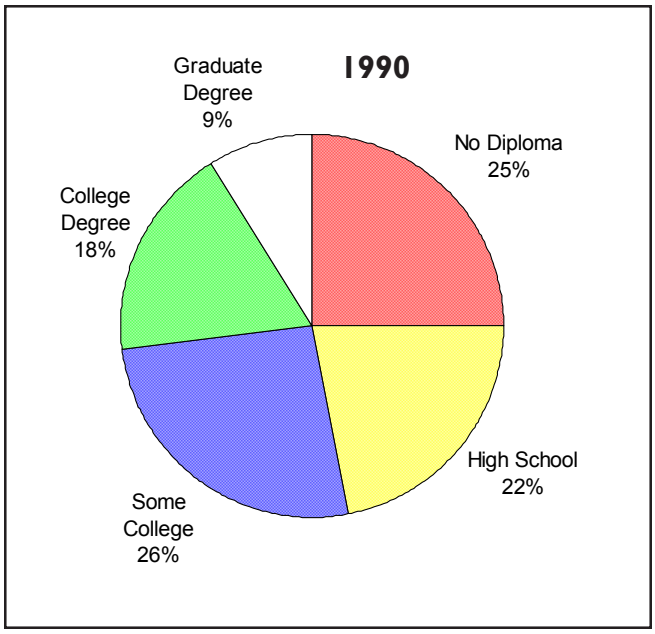
Source Data: U. S. Census Bureau 1990-2000

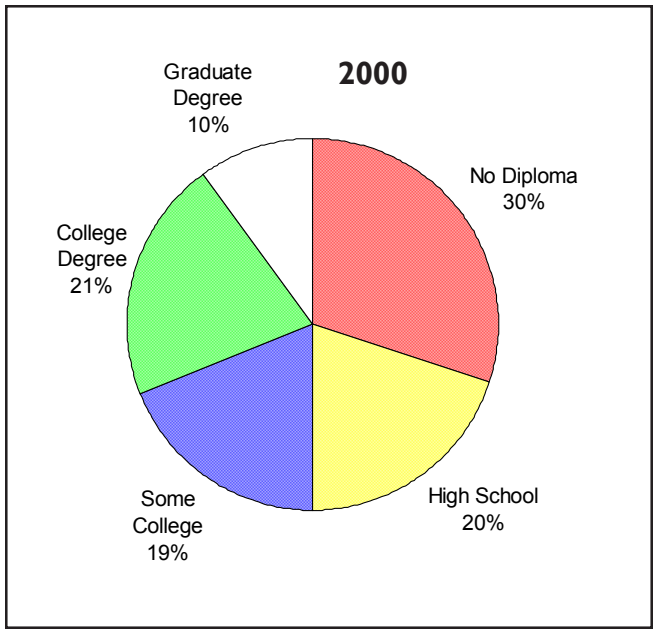
Educational Attainment

Of the 61% of the population in the City over 25 years of age, 20% had a high school diploma in 2000, while nearly 30% had no high school diploma. This represents an increase over the 1990 educational attainment figures for this category. See Appendix C for further statistics on education.

Note: Census data compiles educational attainment data only for population that is 25+ years, as this segment of the population is likely to have had the opportunity to complete their education (whether it is a graduate degree, college degree, some college, high school diploma, or no high school diploma). Therefore, in this document educational attainment discussion refers to population that is 25+ years. Low level of educational attainment refers to those with or without a high school diploma; high level of educational attainment refers those with a college degree or graduate degree.

Figure 3.6.
Educational Attainment: 1990 and 2000





Source: U. S. Census Bureau, 1990 and 2000

Major Trends: 1990 to 2000

The proportion of the City's population without a diploma or only high school diploma is increasing.

- *The largest increase is in the population with no high school diploma.*
- *At the other end of the spectrum, the number of persons with some college or higher is also increasing.*

Changes related to Education: 1990-2000

The level of educational attainment of the City as a whole declined and the number of persons with low educational levels increased.

No Diploma

The proportion of the City's population with no diploma increased from 25% to 30% in the last decade.

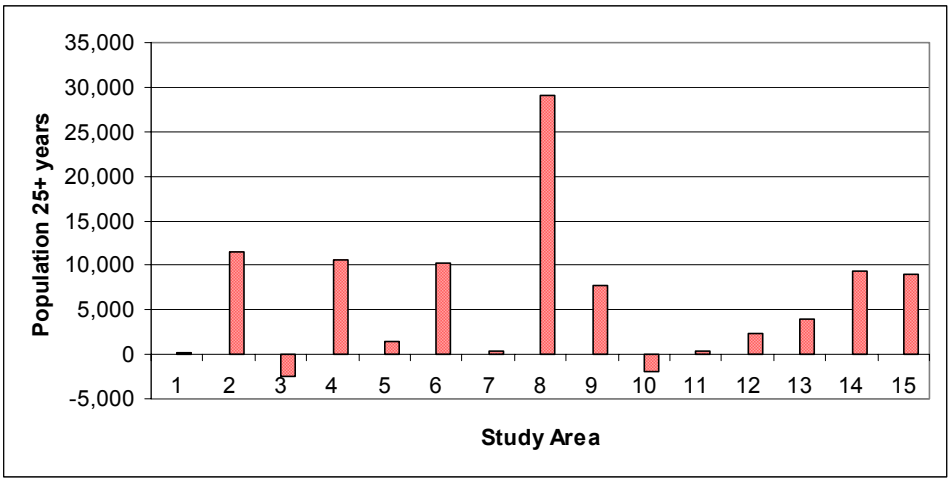
Outside Loop 610, almost all Super Neighborhoods (except on the west and far northeast) experienced increases in the number of persons with no diploma. Inside Loop 610, Super Neighborhoods west of downtown experienced decreases, while those east of downtown experienced increases. See also Figure 3.7. below

Increases were clustered in several areas:

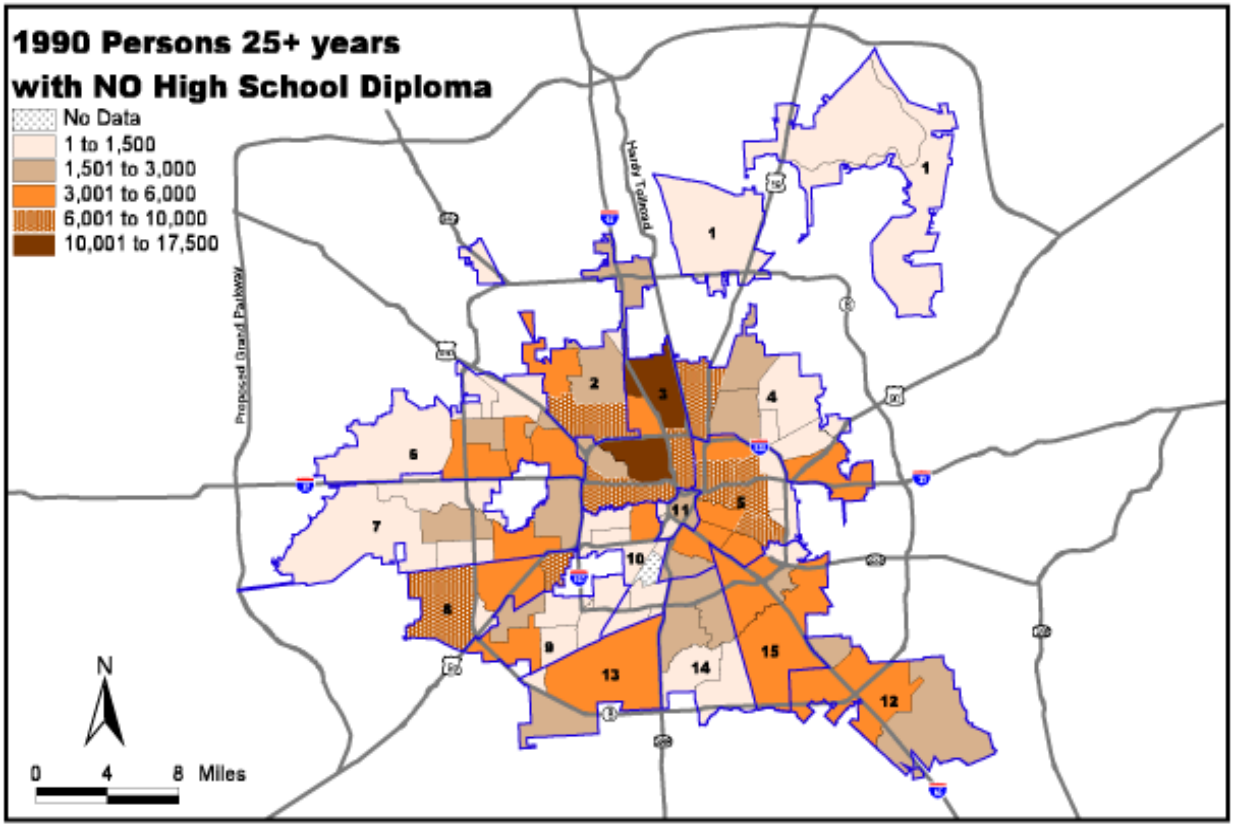
- *Almost 40% of this citywide increase in this educational attainment category occurred in the southwest between I-10 and Highway 288. Sharpstown, Alief, and Gulfton, together accounted for 1/4th of the total increase.*
- *Other areas that experienced significant increases were in the north, and northeast.*

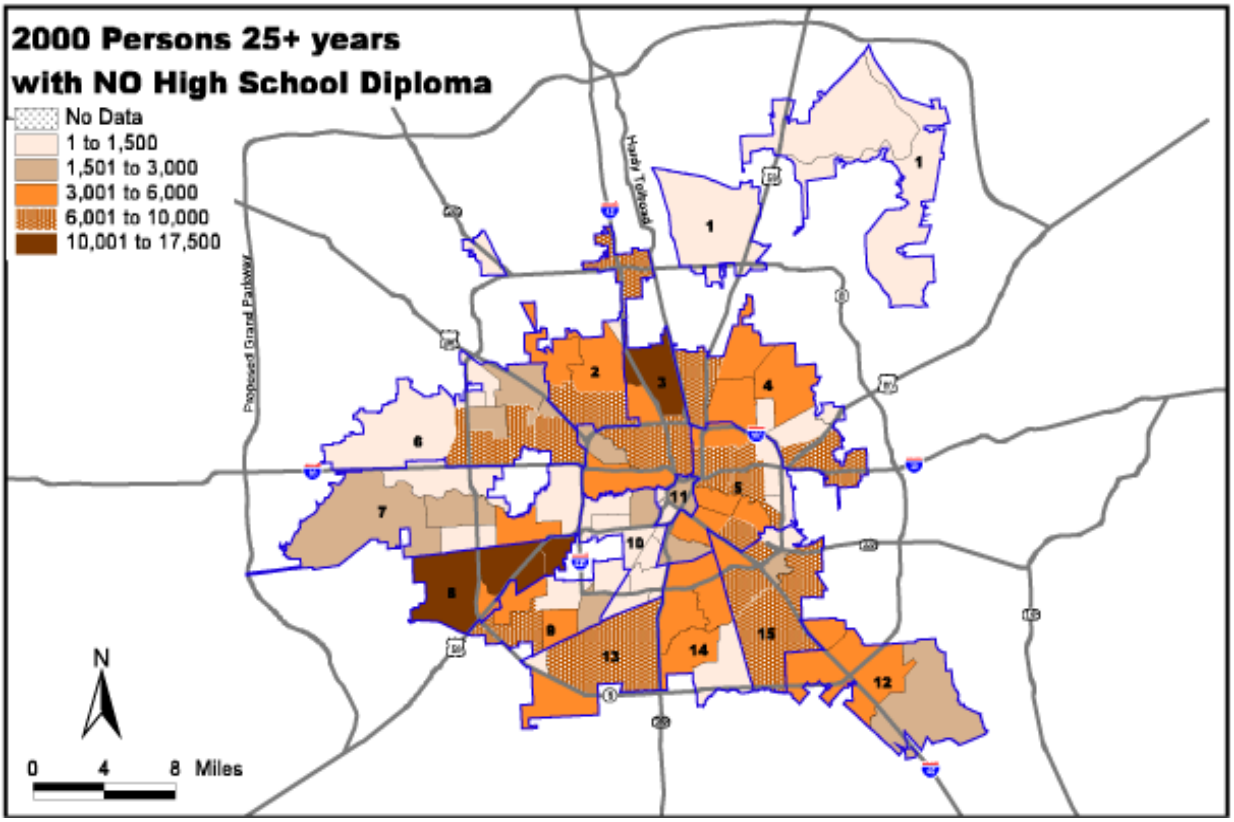
In about 1/5th of the Super Neighborhoods, the number of persons without a degree made up the majority of the Super Neighborhood.

Figure 3.7.
Change in Population with No Diploma



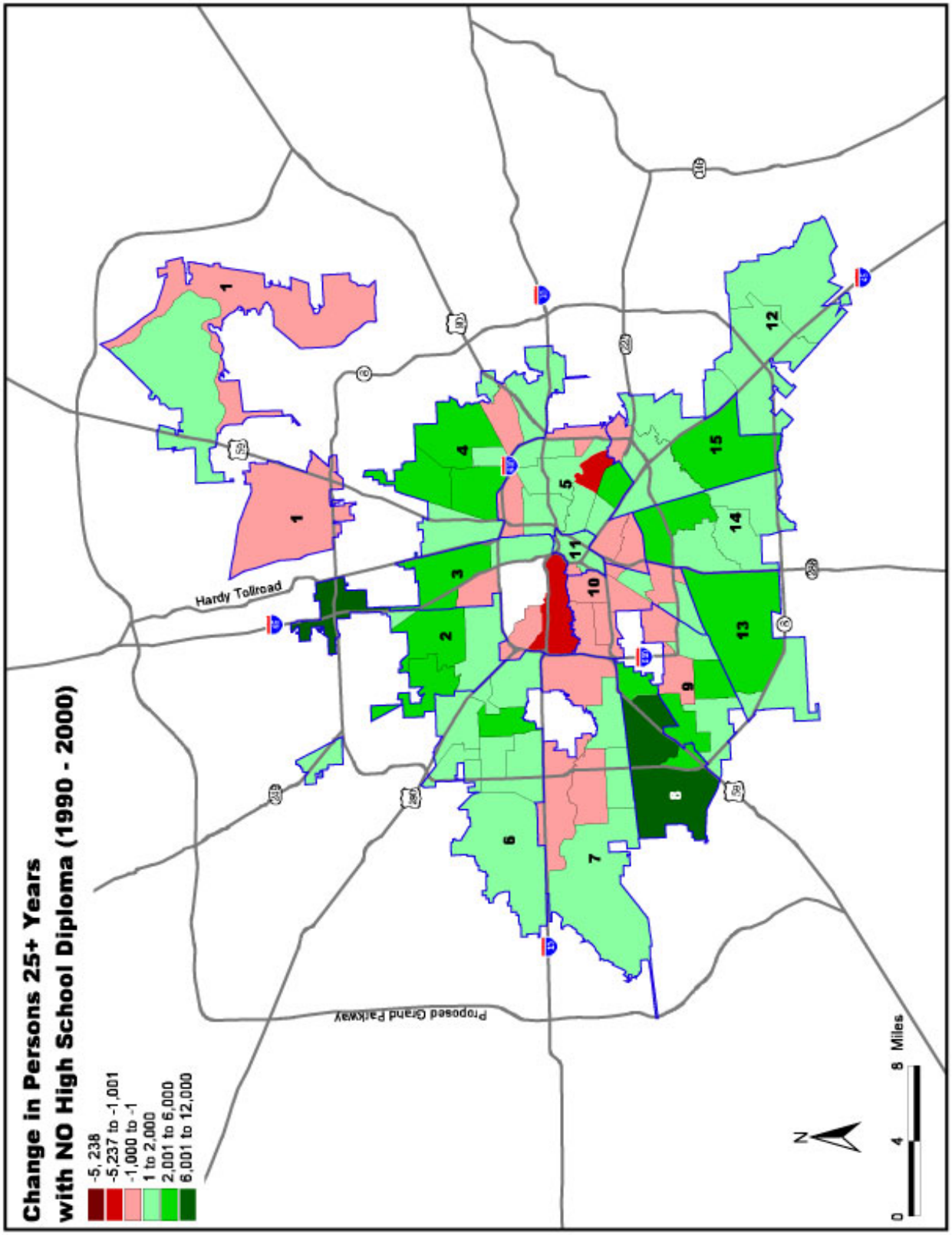
Source: U. S. Census Bureau, 1990 and 2000





Map 3.43. and Map 3.44.

Source Data: U. S. Census Bureau 1990-2000



Map 3.45.

Source Data: U. S. Census Bureau 1990-2000

High School Diploma

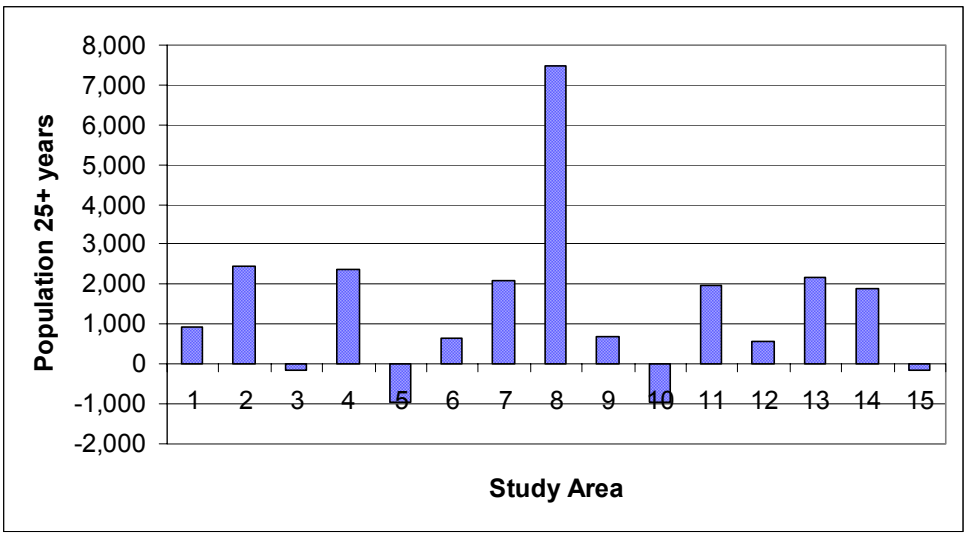
Population with only a high school diploma grew moderately in the last decade. The proportion of the City's population with only a high school diploma decreased from 22% to 20%.

Citywide, more than half of the Super Neighborhoods experienced increases in population with only a high school diploma. Significant increases occurred in Greater Greenspoint, Sharpstown, Braeburn and Downtown.

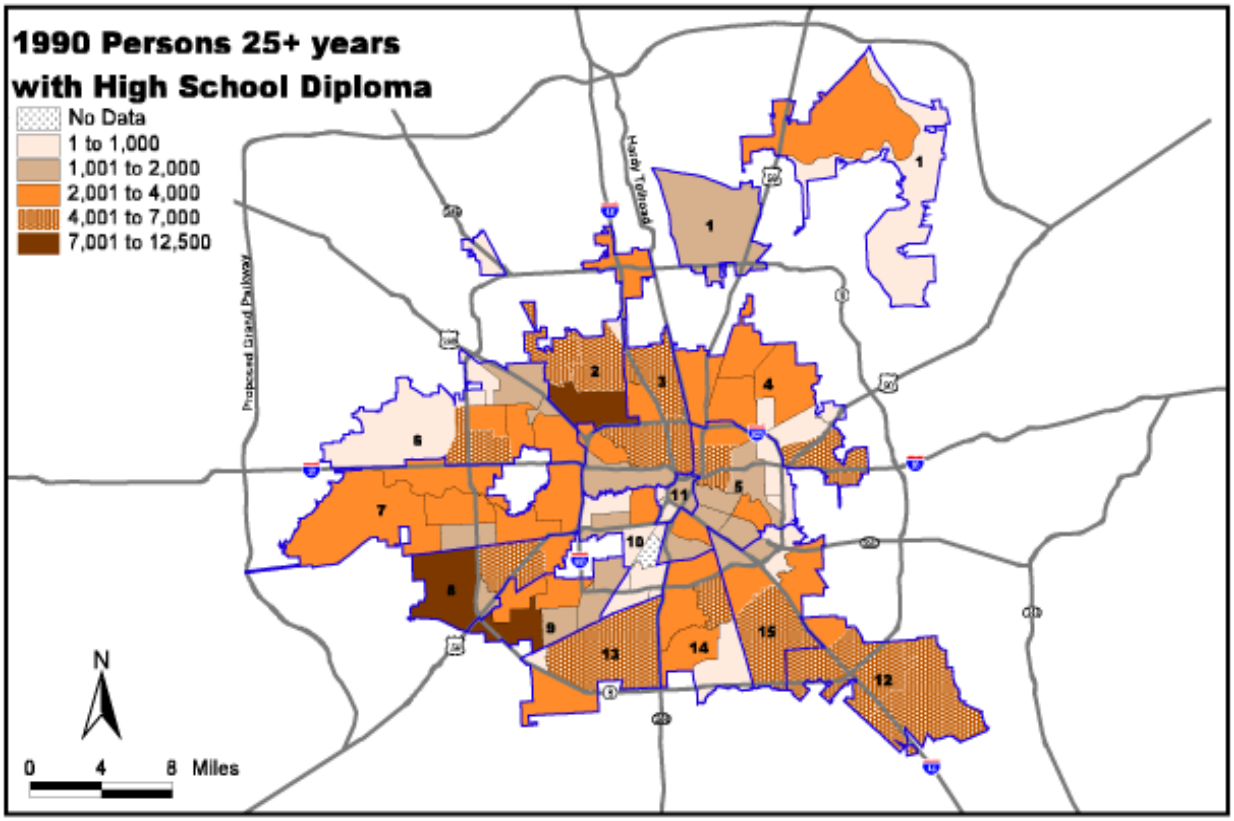
Several Super Neighborhoods experienced declines in population with only a high school diploma. Super Neighborhoods inside Loop 610 accounted for half of the decline, especially in Greater Fifth Ward, Third Ward, and Magnolia Park. Outside Loop 610, the declines were specially concentrated in Meyerland and Greater Fondren Southwest Super Neighborhoods. See also Figure 3.8 below.

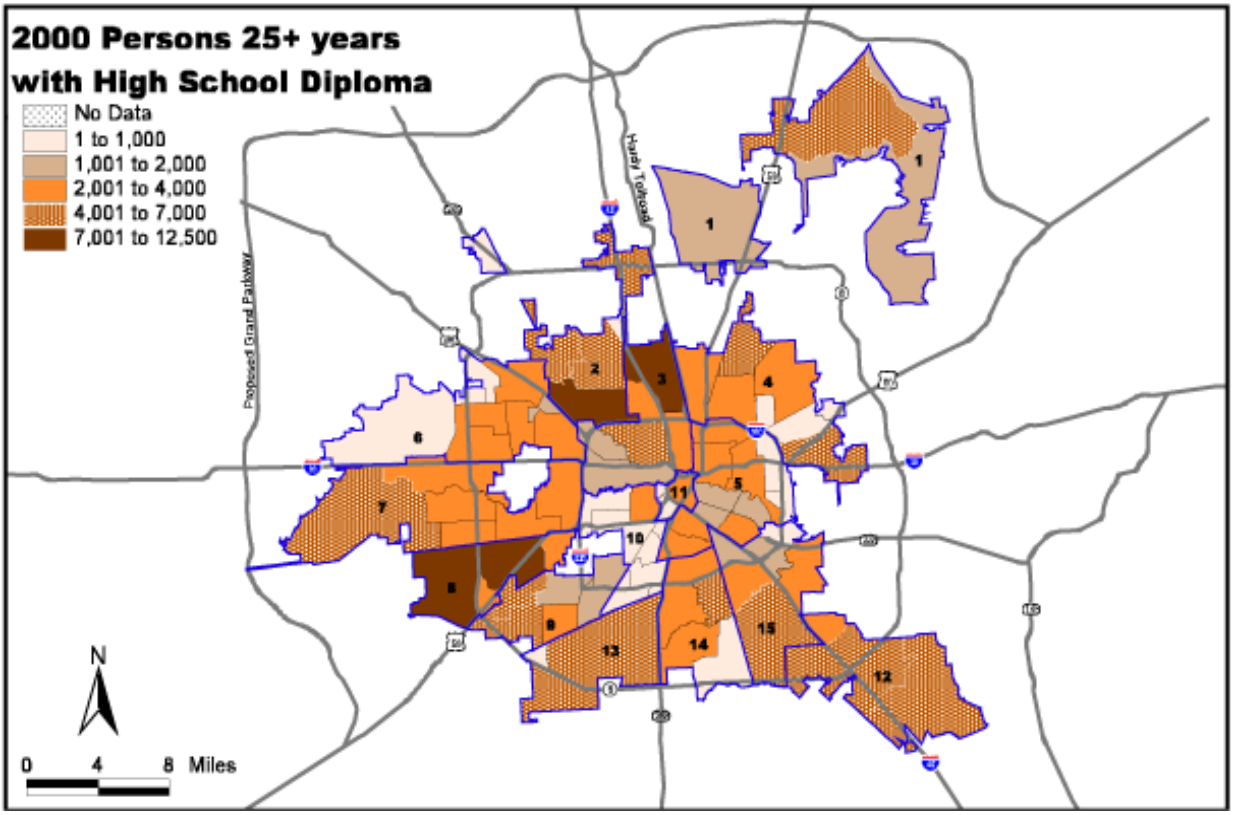
Several Super Neighborhoods had about a 1/3rd of the population with only a high school education. These are generally spread out in the eastern half of the City.

Figure 3.8.
Change in Population with High School Diploma Only



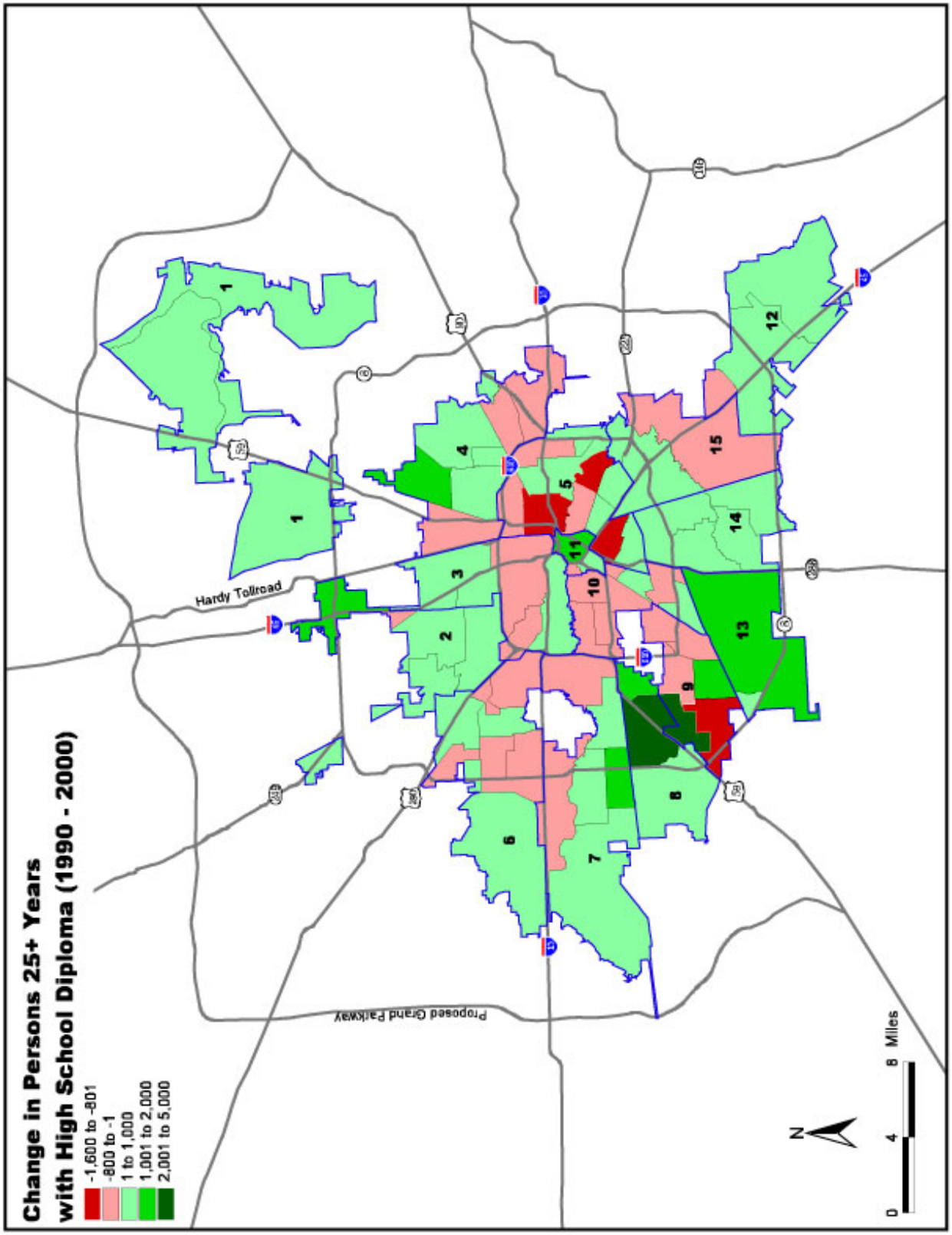
Source: U. S. Census Bureau, 1990 and 2000





Map 3.46. and Map 3.47.

Source Data: U. S. Census Bureau 1990-2000



Map 3.48.

Source Data: U. S. Census Bureau 1990-2000

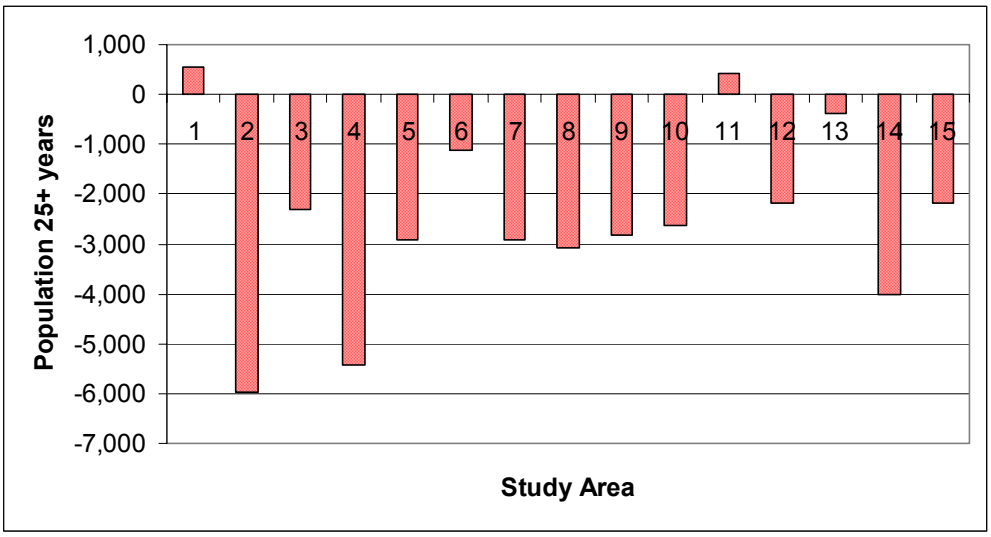
Some College

Population in this category decreased citywide. In 2000, about 19% of the population had some college education, as compared to 26% in 1990.

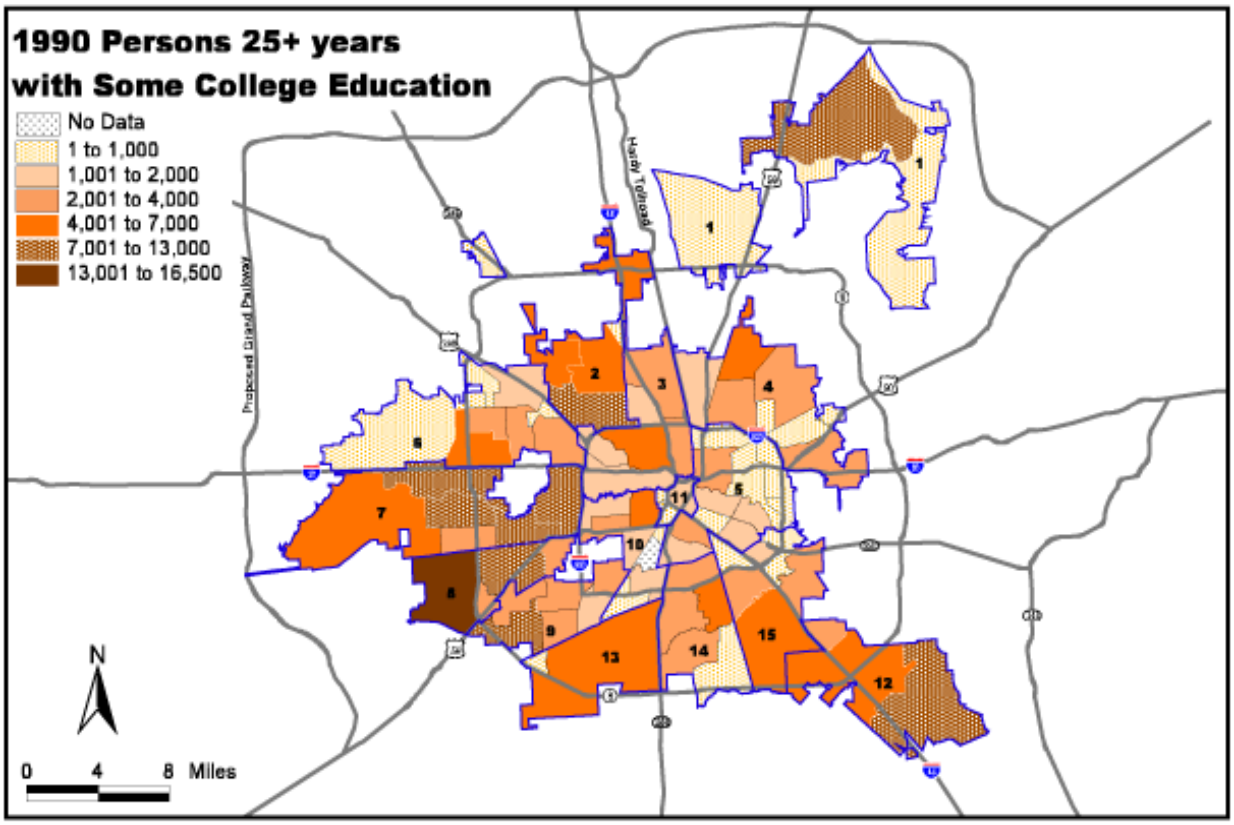
More than half of the Super Neighborhoods experienced declines in the number of persons with some college education. Declines may be due to loss of population or to an increase in the number of persons in this category obtaining college degrees. Super Neighborhoods with the largest declines include Alief, Greater Fondren S.W., and Greater Greenspoint. See also Figure 3.9 below.

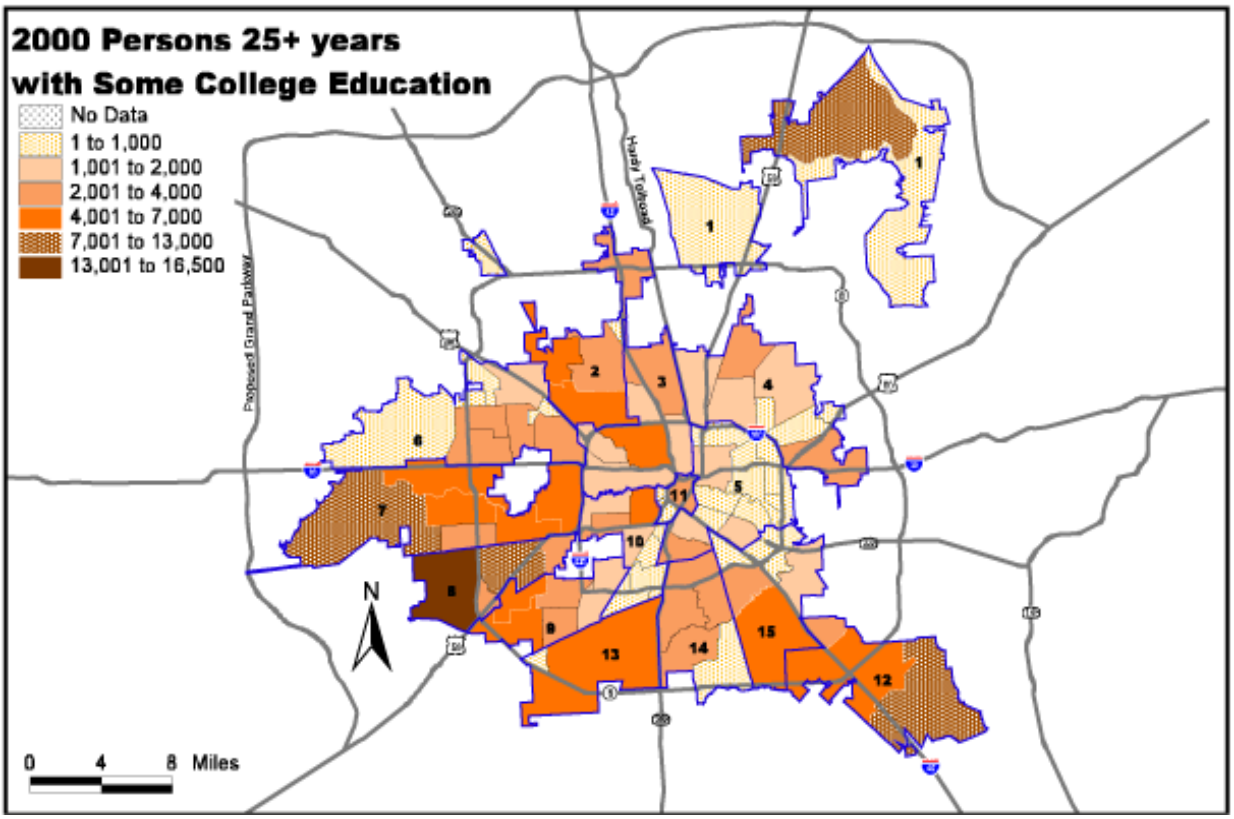
Several Super Neighborhoods experienced marginal increases in population in this category. Braeburn and Sharpstown, together, account for more than a 1/3rd of the increase. Super Neighborhoods with highest concentrations of population with only some college education are generally along the City's edges.

Figure 3.9.
Change in Population with Some College



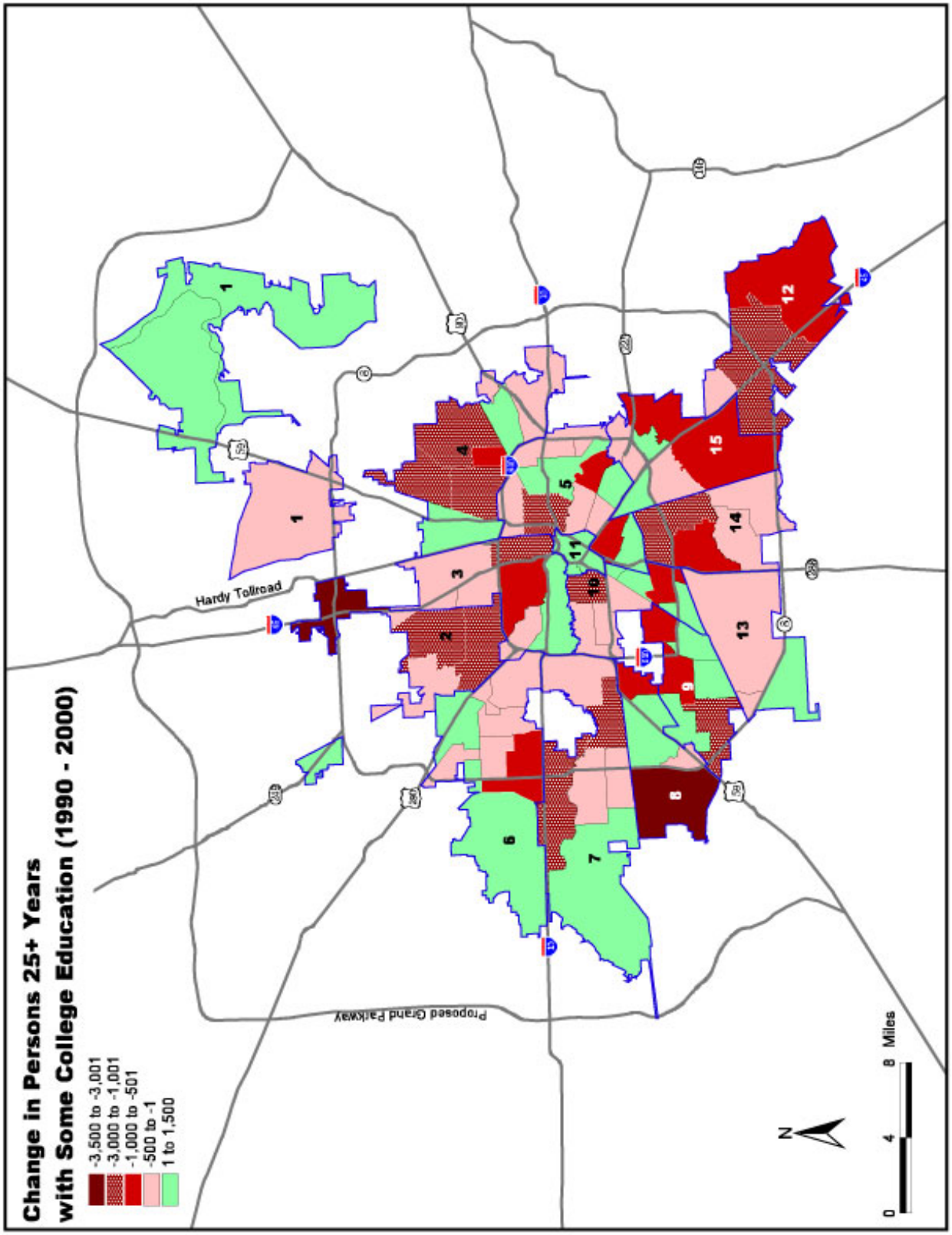
Source: U. S. Census Bureau, 1990 and 2000





Map 3.49. and Map 3.50.

Source Data: U. S. Census Bureau 1990-2000



Map 3.51.

Source Data: U. S. Census Bureau 1990-2000

College Degree

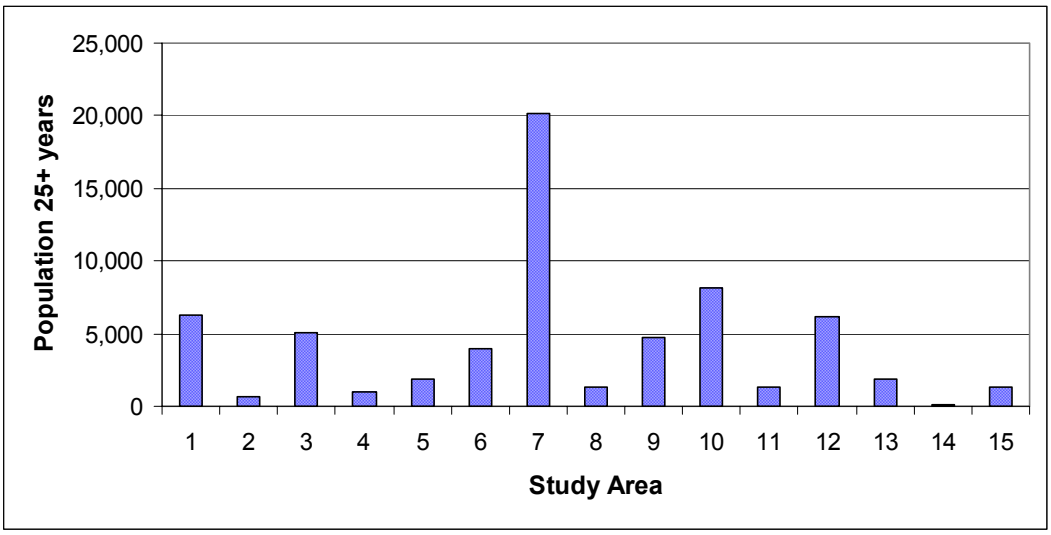
Population with college education grew significantly during the decade. In 2000, college graduates represented 21% of the population, as compared to 18% in 1990.

Citywide, most of the Super Neighborhoods gained population that was college-educated. See also Figure 3.10 below. Super Neighborhoods outside Loop 610 accounted for 3/4th of the total increase. Increases were concentrated in several areas.

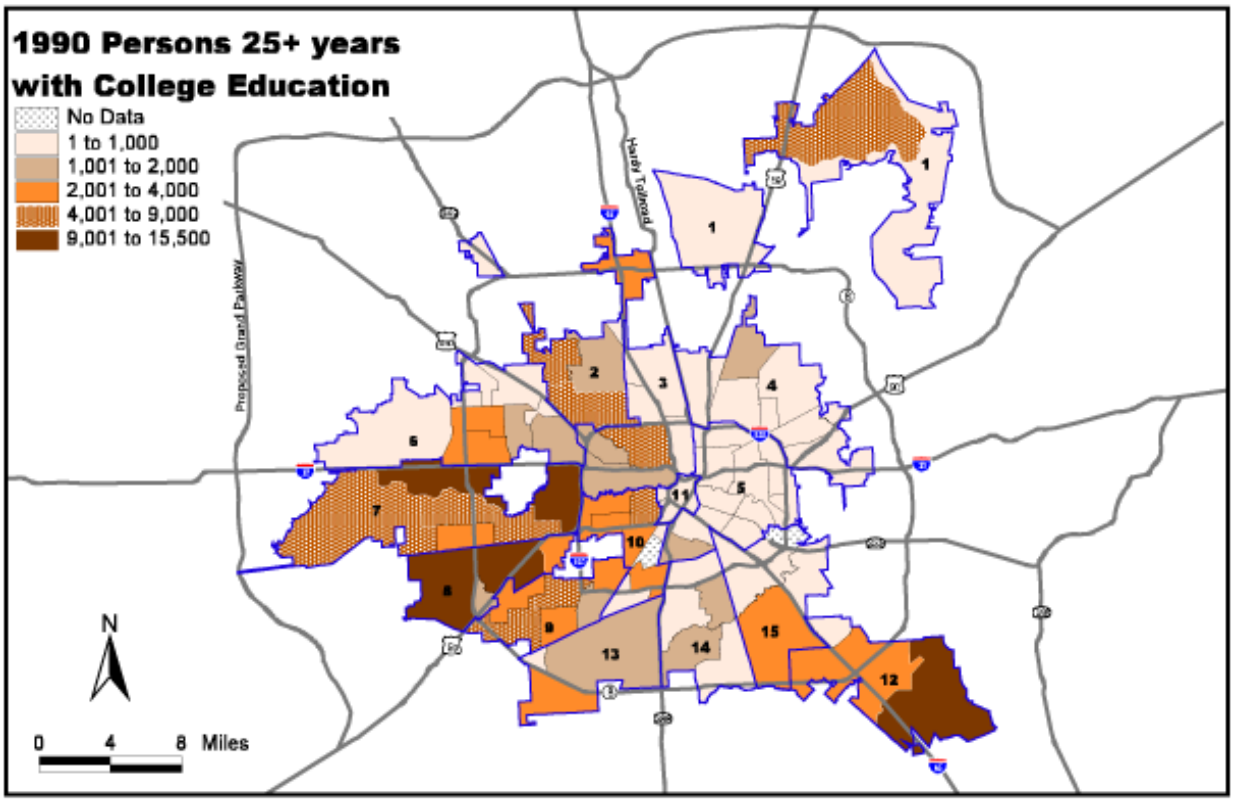
- *Super Neighborhoods on the west (between Downtown and City limits) accounted for 40% of the increase.*
- *Kingwood and Clear Lake area also experienced significant increases.*

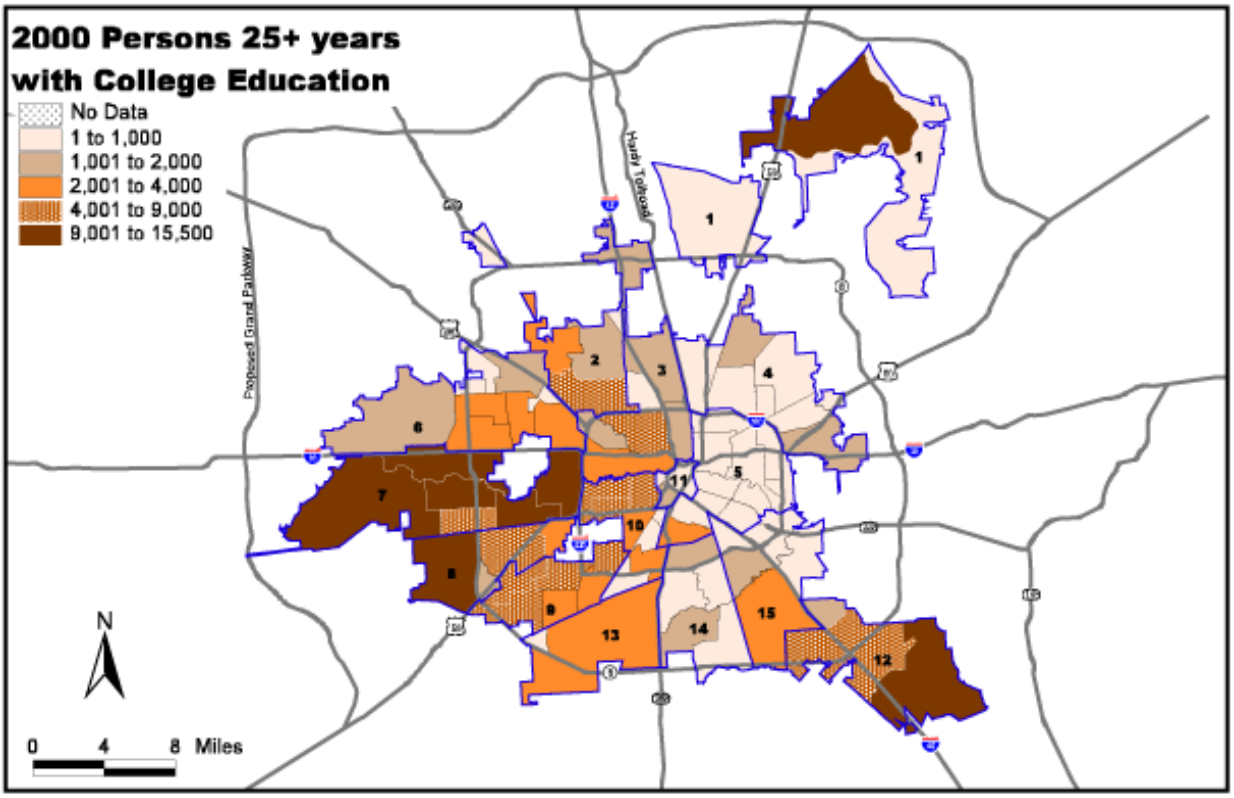
Several Super Neighborhoods saw marginal decreases in college-educated population. Almost all of them were outside Loop 610 with the exception of Greater Greenspoint and Sharpstown, which experienced the highest declines. Together, they accounted for almost 2/3rds of the citywide decline.

Figure 3.10.
Change in Population with College Degree



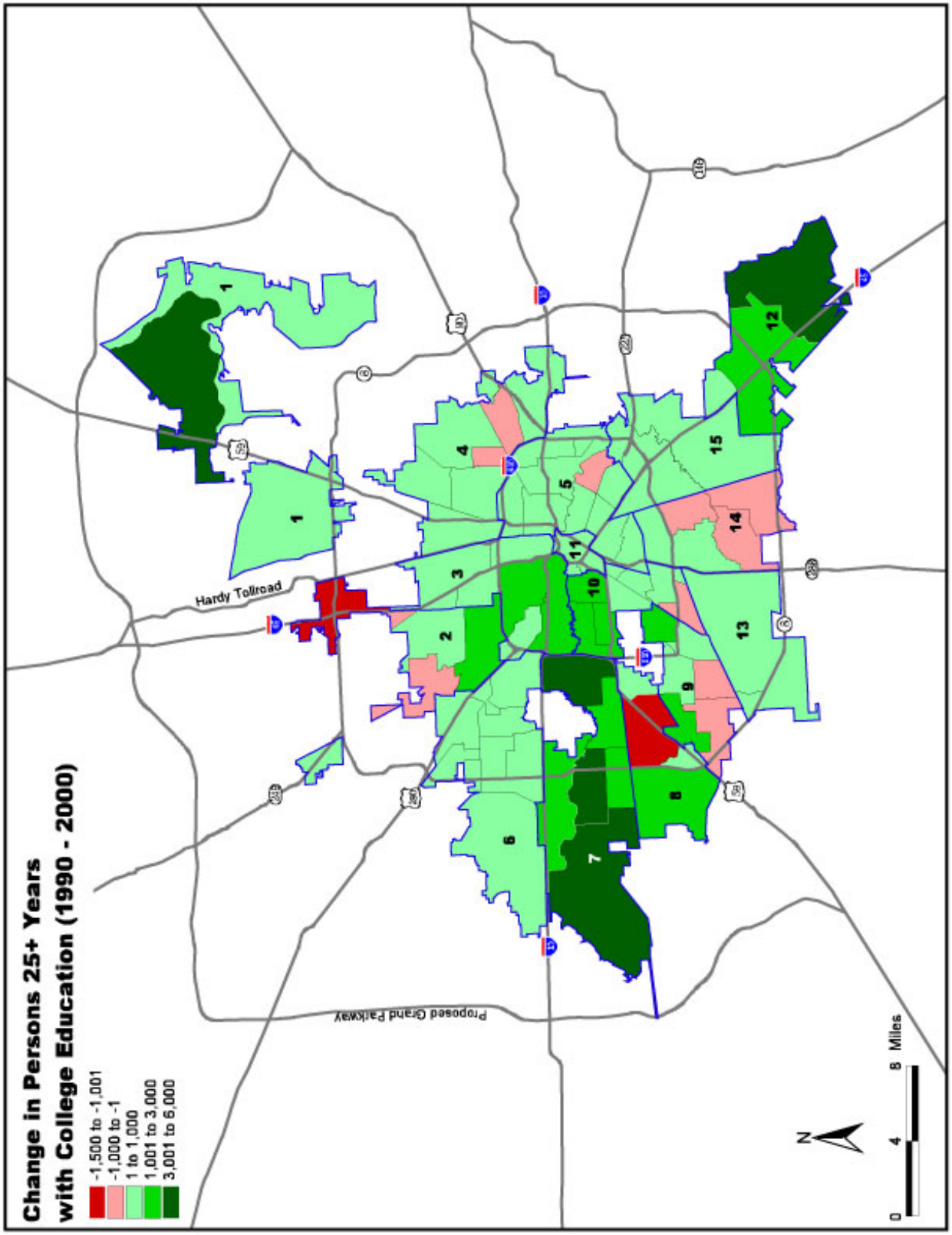
Source: U. S. Census Bureau, 1990 and 2000





Map 3.52. and Map 3.53.

Source Data: U. S. Census Bureau 1990-2000



Map 3.54.

Source Data: U. S. Census Bureau 1990-2000

Graduate Degree

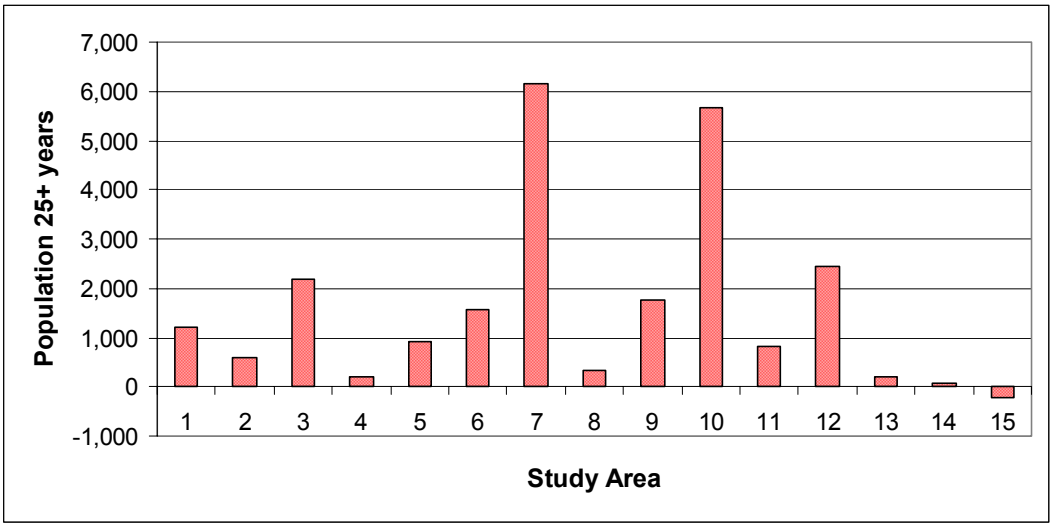
Population with graduate degree increased significantly in the last decade, with 10% of the population with graduate degrees in 2000, as compared to 9% in 1990.

Inside Loop 610, all Super Neighborhoods west of downtown gained population with graduate degrees, while most of the Super Neighborhoods east of downtown generally lost population in this category.

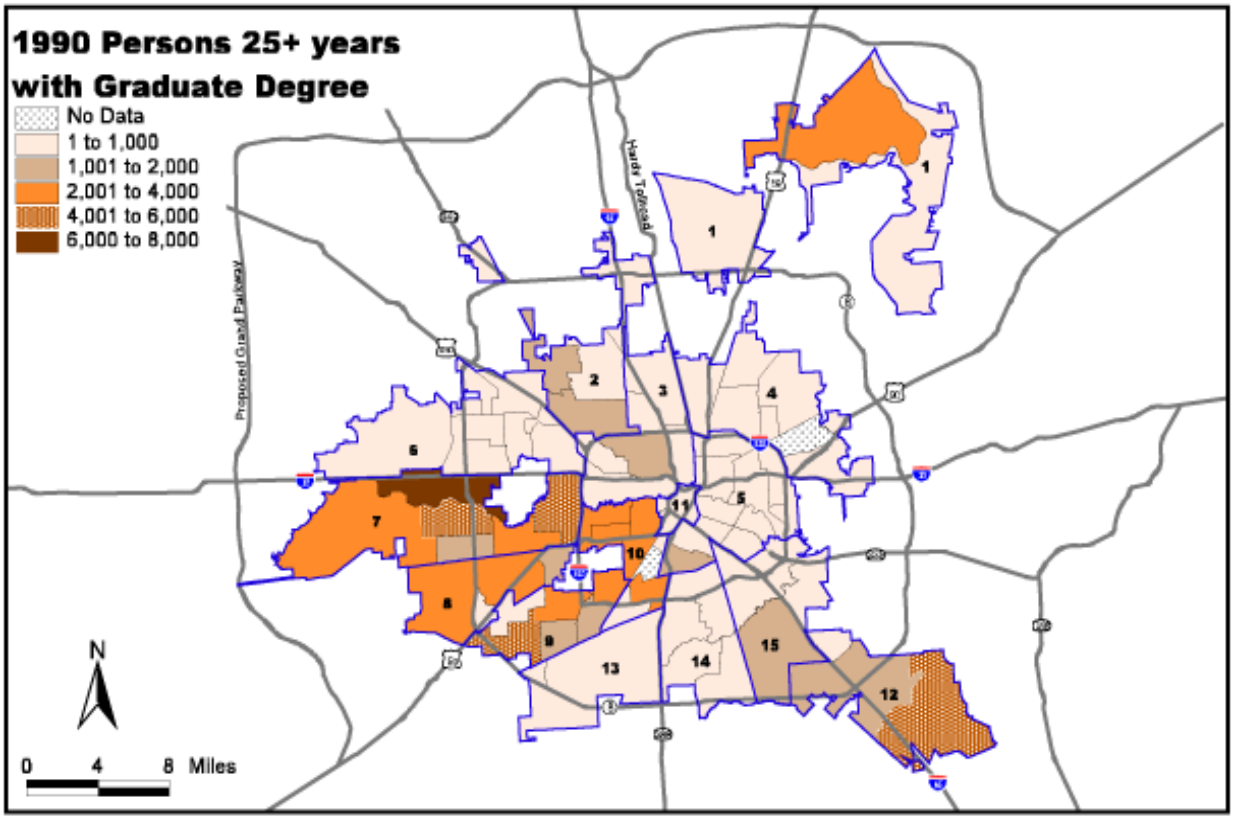
Citywide, almost 3/4ths of the Super Neighborhoods experienced increases in population with graduate degrees, nearly half of which occurred inside Loop 610. Most significant increases occurred in Greater Uptown, Greenway/Upper Kirby, Braeswood Place, and Clear Lake area. See also Figure 3.11 below.

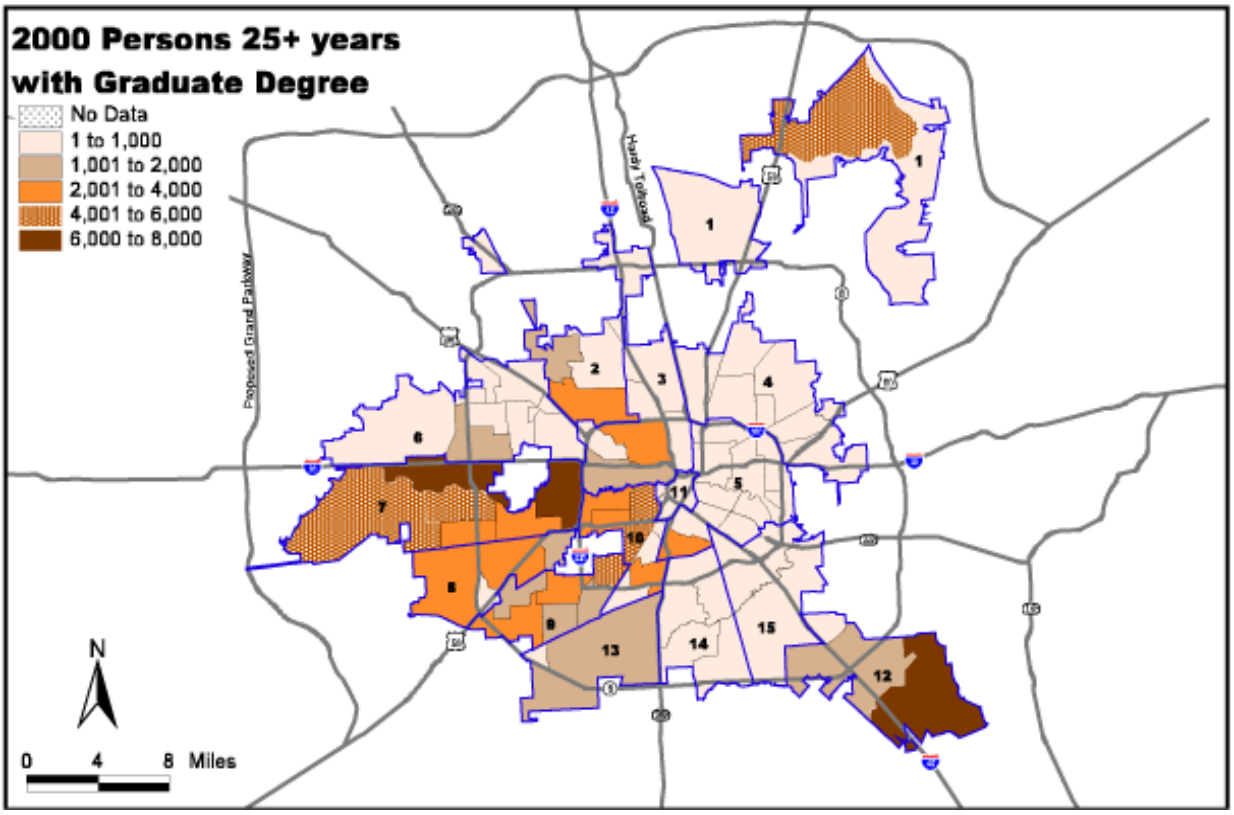
Of all Super Neighborhoods, Greater Fondren S.W. accounts for almost half of the loss in population with graduate degree.

Figure 3.11.
Change in Population with Graduate Degree



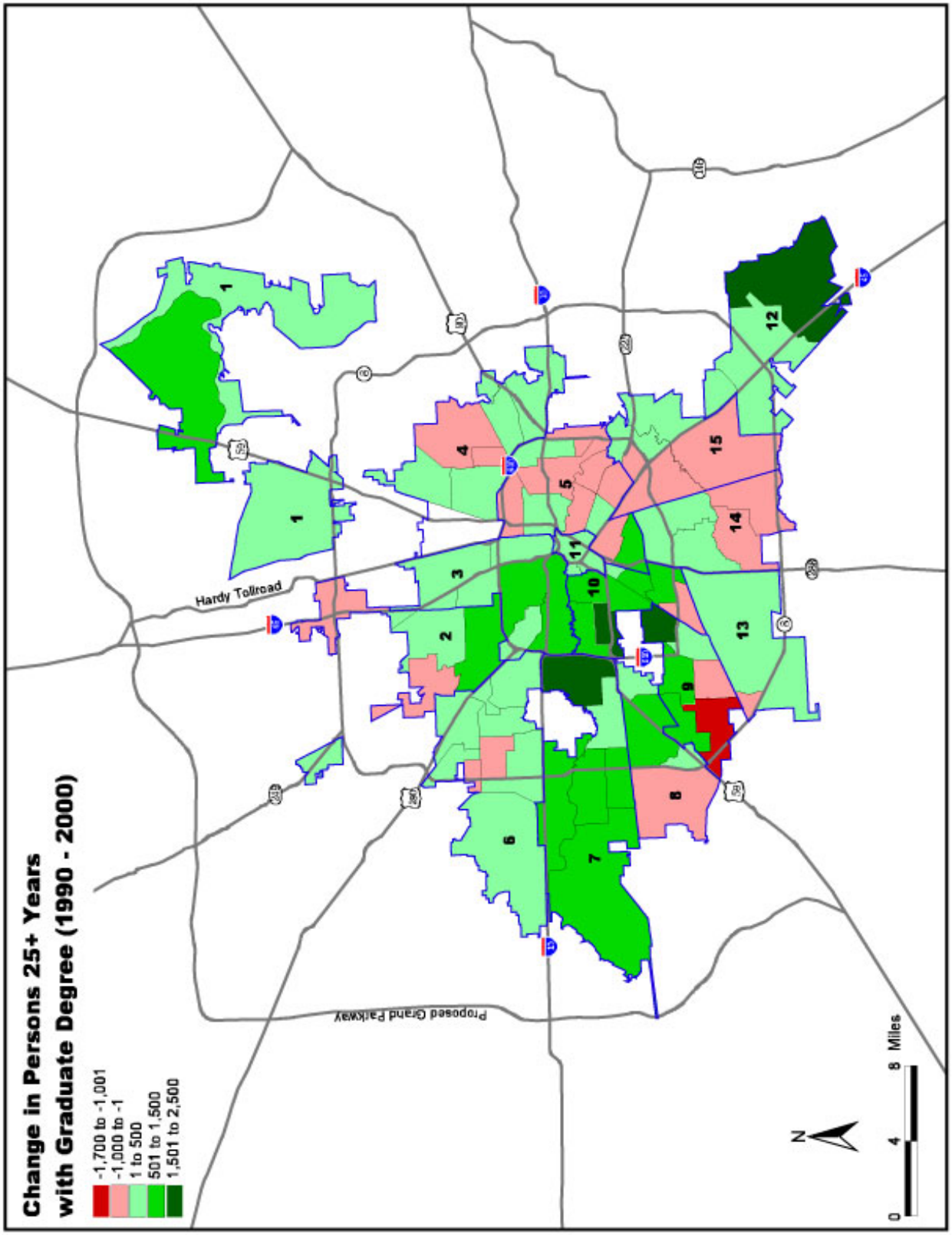
Source: U. S. Census Bureau, 1990 and 2000





Map 3.55. and Map 3.56.

Source Data: U. S. Census Bureau 1990-2000



Map 3.57.

Source Data: U. S. Census Bureau 1990-2000

Persons per Household

In 2000 the number of persons per household was 2.67. Household size in Super Neighborhoods in the west central area was below City's average, while it was above City's average in the east, north and southern areas of the City.

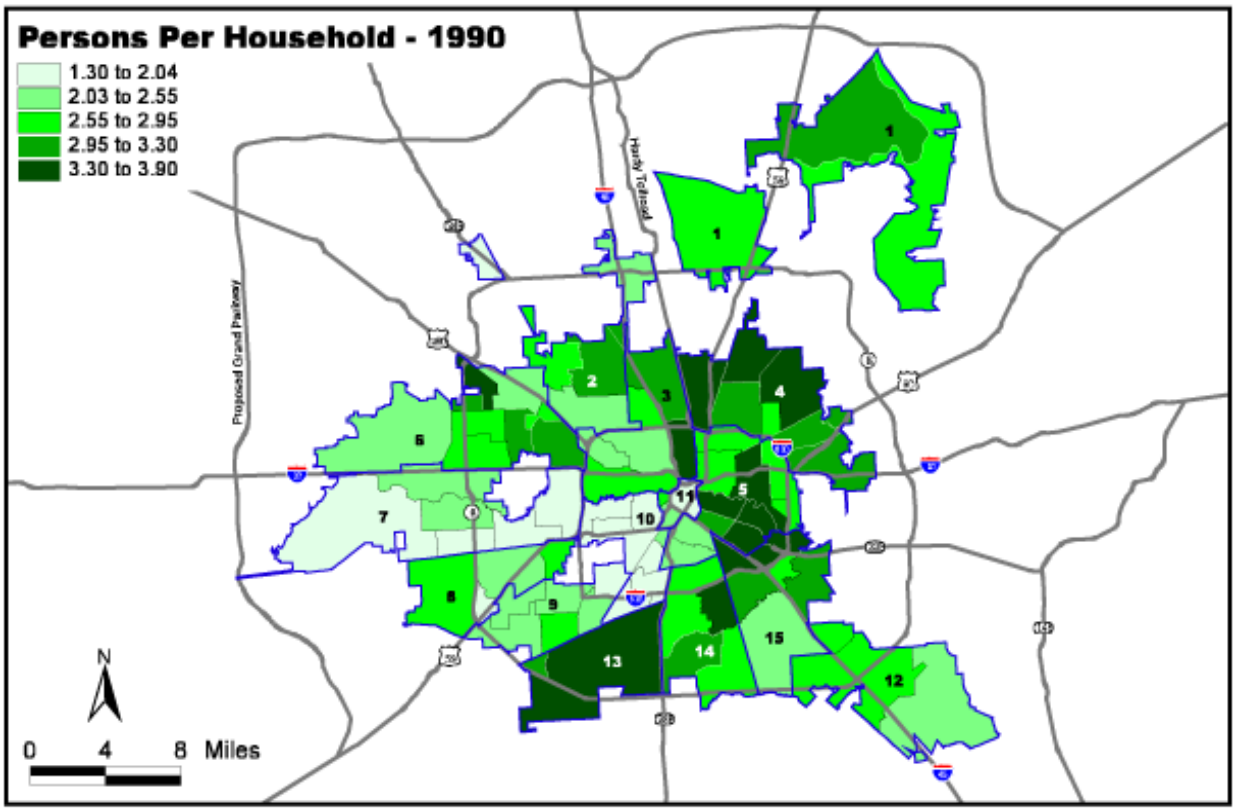
Super Neighborhoods with large household sizes, with more than 3.5 persons per household are in the northeast and east of Downtown inside Loop 610. Small household size, less than 2 persons per household, are found in Super Neighborhoods located in the southwest side inside Loop 610.

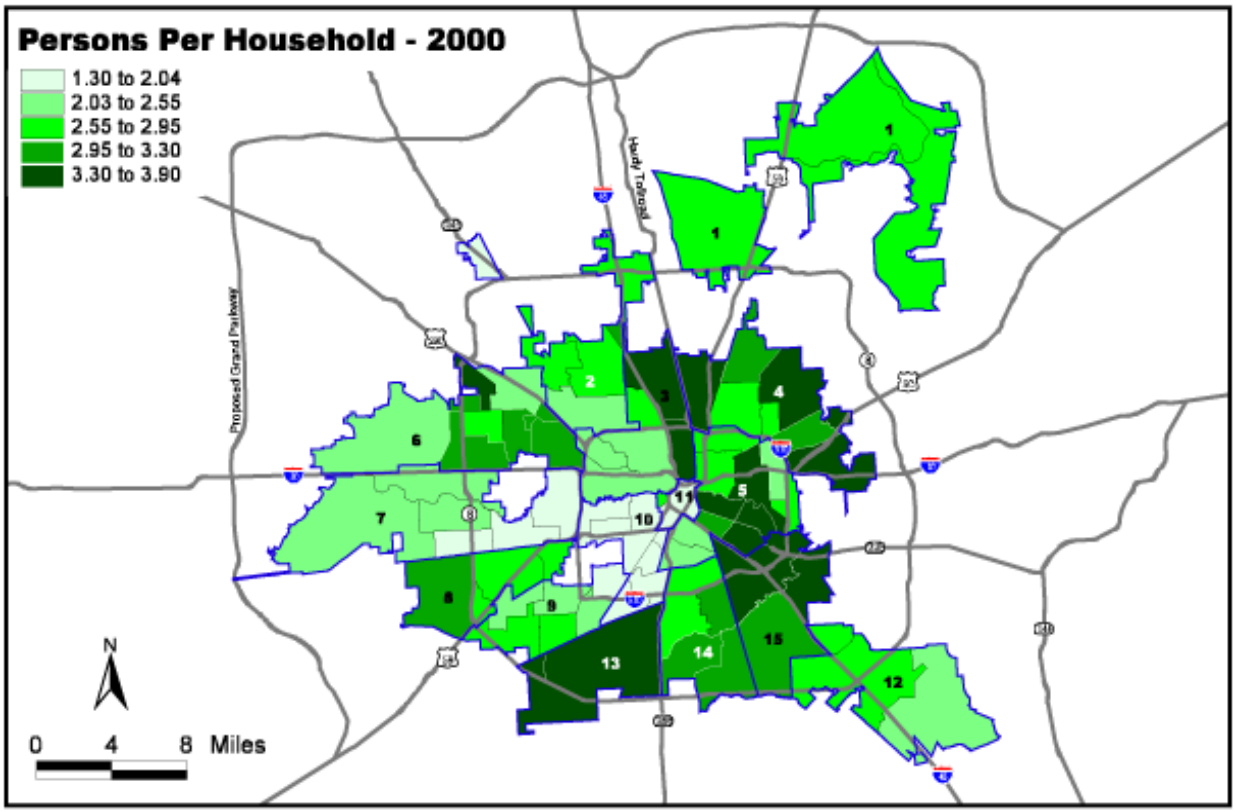
Major Trends

- *Household size increased, especially in areas with strong population growth.*
- *In 2000, as in 1990, the largest households were found east of Downtown.*

Between 1990 and 2000, most of the Super Neighborhoods that experienced increases in household size, also saw strong population growth. Above average increases occurred in the southwest, southeast, northwest, and north-central areas. Westwood and Greater Greenspoint experienced the largest increases, more than 0.5 persons per household.

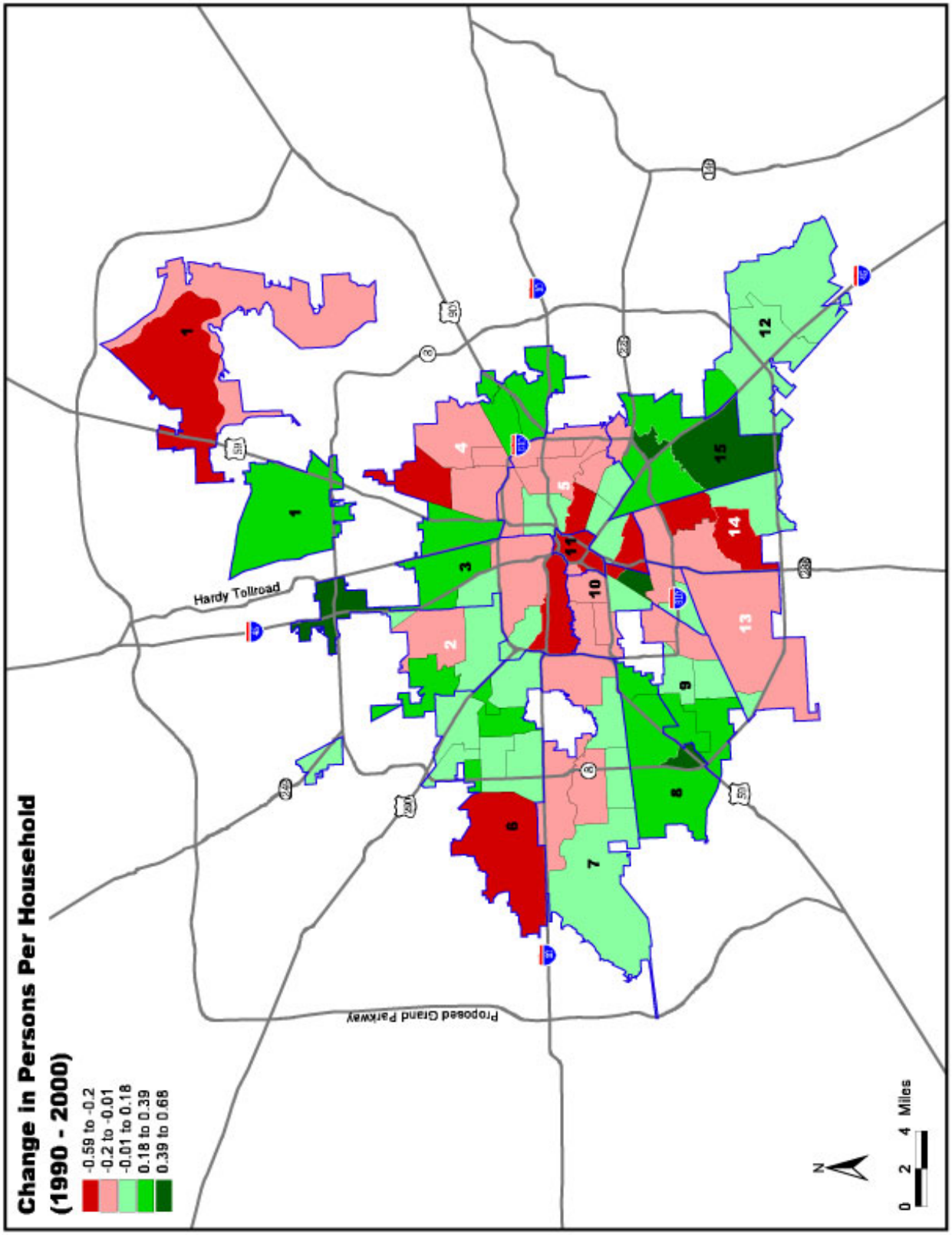
Super Neighborhoods inside Loop 610 generally saw a decrease in household size, with Midtown experiencing the highest decrease of 0.59 persons per household.





Map 3.58. and Map 3.59.

Source Data: U. S. Census Bureau 1990-2000



Map 3.60.

Source Data: U. S. Census Bureau 1990-2000

Renter-Owner/Occupied Housing

In 2000, 91.8% of the housing units were occupied in the City. Renters occupied 54.2% of all occupied housing units. These tend to be concentrated in Super Neighborhoods in an arc between northwest and southwest outside Loop 610, and around Downtown inside Loop 610. Renter-occupancy rates are highest in densely-populated areas, such as Gulfton, Greenspoint, and Downtown.

Vacancy rates are highest in Super Neighborhoods near Downtown, including Midtown, the Third and Fourth Wards, and Downtown itself, all of which have vacancy rates exceeding 16%. The last decade saw a moderate decline in vacancy rate. Citywide, only 8.2% of housing units Citywide were vacant in 2000, as compared to 15.1% in 1990.

Between 1990 and 2000, owner-occupied units experienced a substantial increase. However, home-ownership rate changed only negligibly. Homeowners accounted for 45.8% of occupied housing units in 2000 as compared to 44.6% in 1990. The highest ownership rates are found in the high-income Super Neighborhoods of Kingwood and Lake Houston, as well as the lower-income Super Neighborhoods of Hidden Valley and Carverdale. See Appendix C for further statistics about housing.

Median Rent

In the year 2000, the City's median monthly rent was $658. The distribution of rents above and below the City median showed a similar pattern to that of income. Super Neighborhoods west and southwest of Downtown , in the northeast, northwest and southeast corners of the City limits had average median rents above the City median (over $750/month; $786/month for Downtown). Seven Super Neighborhoods had average median rents above $900: Kingwood, Clear Lake, Westbranch, River Oaks, Meyerland, Uptown, and Memorial.

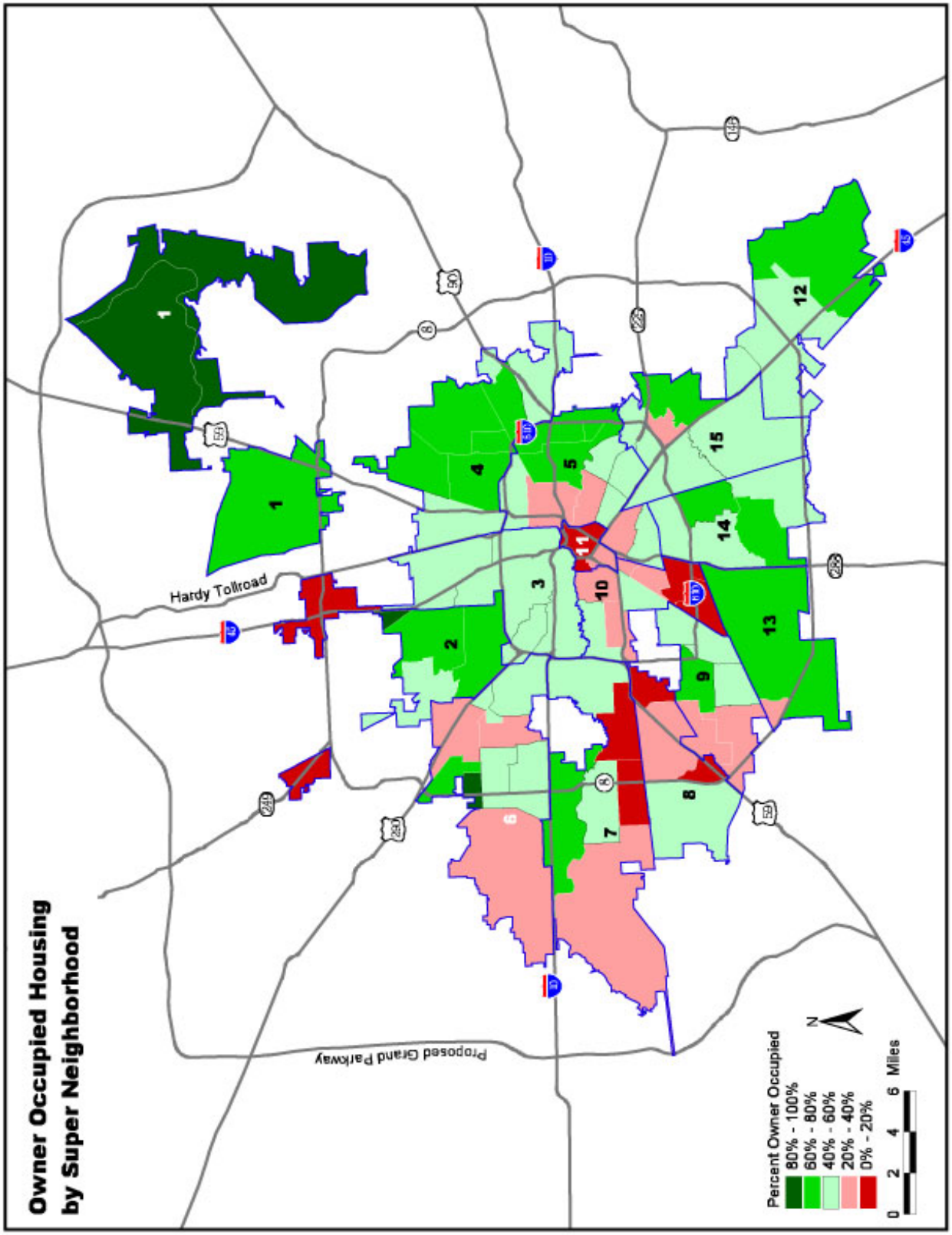
More than 3/4 of the eastern half of the City had average median rents below $600/month. Of the areas with low rents, the Super Neighborhoods with median rents below $450 were predominately found immediately east and north of Downtown, including the Second, Third and Fifth Wards and Northside Village. Super Neighborhoods in the north-central and south-central portions of the City, such as Eastex/Jensen and Sunnyside, also exhibited median rents below $450.

The highest average median monthly rent in the City, $1,105, was found in Memorial on the west side; the lowest, $238, was in Carverdale in the far northwest.

Table 3. 5.
Housing Units by Tenure: 1990 and 2000

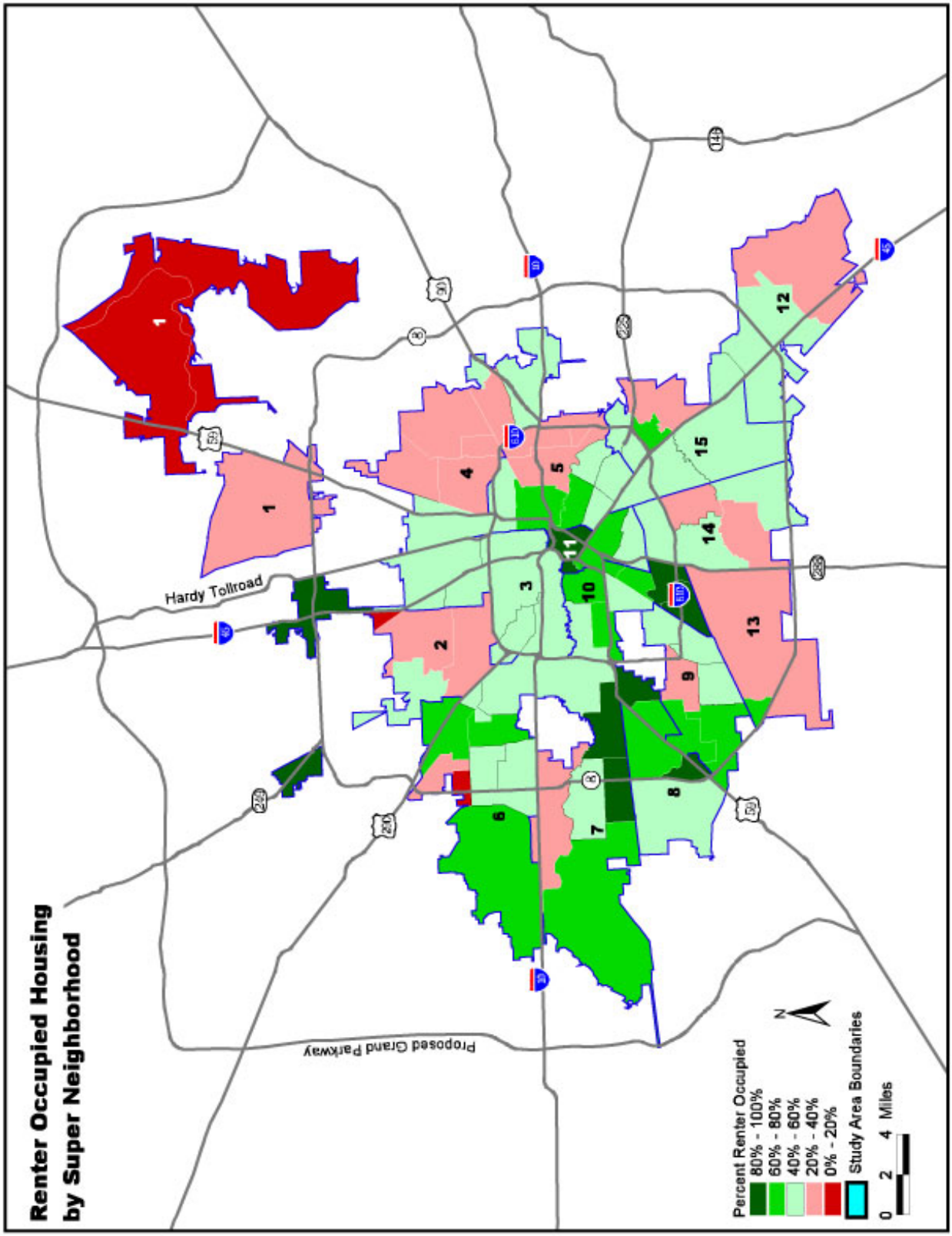
	1990 Number	Percent	**2000** Number	Percent	**% Change** 1990-2000
Total Housing Units	***726,938***		***782,009***		
Occupied Units	**617,316**	84.9%	**717,945**	91.8%	16.3%
Owner-Occupied Units	275,373	44.6%	328,741	45.8%	19.4%
Renter-Occupied Units	341,943	55.4%	389,204	54.2%	13.8%
Vacant	109,622	15.1%	64,064	8.2%	-41.6%

Source: U. S. Census Bureau, 1990 and 2000



Map 3.61.

Source Data: U. S. Census Bureau 1990-2000



Map 3.62.

Source Data: U. S. Census Bureau 1990-2000

Chapter 4

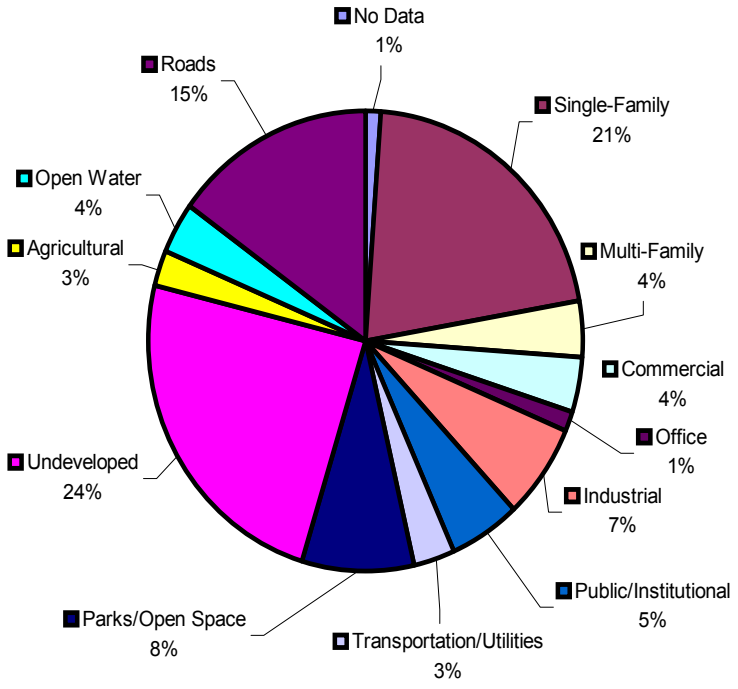
Citywide Land Use

Land Use in 2000

In 2000, the total land area within the city of Houston's incorporated boundaries was 617.5 square miles (395,200 acres). Between 1990 and 2000, the City annexed 36.02 square miles, which is a 6% increase in area (23,053 acres). The largest portion of this annexation is the Kingwood area; other large annexations occurred near Clear Lake and the Addicks reservoir.

Land uses within the City of Houston is classified according to the following land-use categories: vacant, single-family, multi-family, commercial, office, industrial, agricultural, parks and open space, public and institutional, transportation, roads and water. The following graphic illustrates the percentage of land that these uses occupy in the City.

Figure 4.1.
City of Houston 2000 Land Use



Source: Harris County Appraisal District (HCAD)
Compiled by City of Houston Planning and Development Department

Map 4.1.

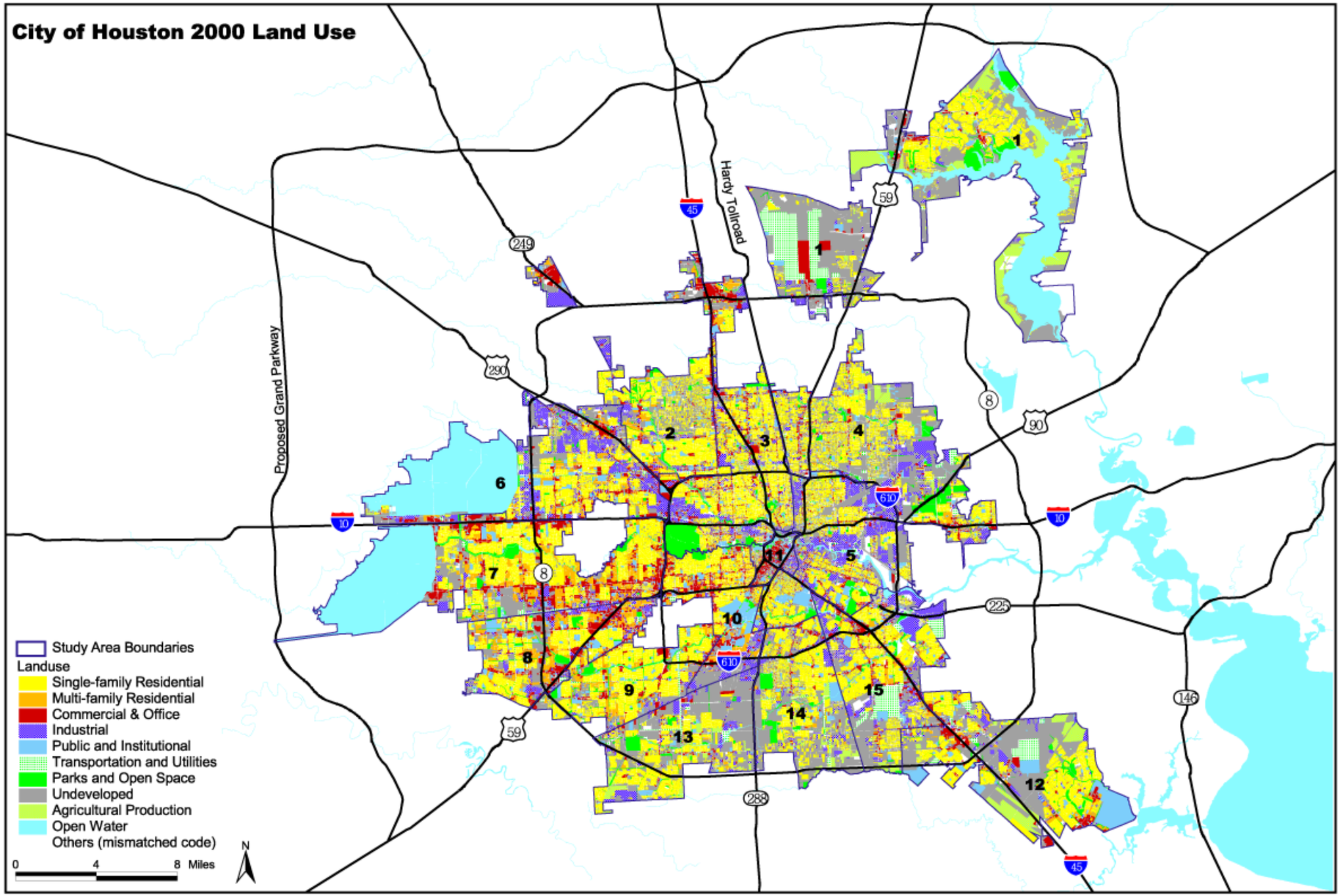

City of Houston 2000 Land Use
Hardy Tollroad
Proposed Grand Parkway
Study Area Boundaries
Landuse
Single-family Residential
Multi-family Residential
Commercial & Office
Industrial
Public and Institutional
Transportation and Utilities
Parks and Open Space
Undeveloped
Agricultural Production
Open Water
Others (mismatched code)
0 4 8 Miles
N

Table 4.1. Land Use by Study Area

Source: Harris County Appraisal District (HCAD)
Compiled by City of Houston Planning and Development Department

		No Data	Single-Family	Multi-Family	Commercial	Office	Industrial	Public/ Institutional	Trans/ Utilities	Parks/ Open Space	Undeveloped	Agricultural	Open Water	Roads	Total
Study Area 1	2000 Acreage	1,383	6,340	242	1,046	285	752	958	4,335	2,161	18,171	5,228	12,954	3,890	57,746
	% of SA Total	2.4%	11.0%	0.4%	1.8%	0.5%	1.3%	1.7%	7.5%	3.7%	31.5%	9.1%	22.4%	6.7%	100.0%
Study Area 2	2000 Acreage	207	6,337	1,191	1,429	402	1,688	933	322	1,026	4,889	118	2	3,960	22,506
	% of SA Total	0.9%	28.2%	5.3%	6.3%	1.8%	7.5%	4.1%	1.4%	4.6%	21.7%	0.5%	0.0%	17.6%	100.0%
Study Area 3	2000 Acreage	75	7,149	579	1,391	314	2,187	2,424	182	864	2,630	17	10	5,683	23,504
	% of SA Total	0.3%	30.4%	2.5%	5.9%	1.3%	9.3%	10.3%	0.8%	3.7%	11.2%	0.1%	0.0%	24.2%	100.0%
Study Area 4	2000 Acreage	298	8,282	424	942	89	2,586	1,022	730	1,711	9,721	658	15	5,032	31,510
	% of SA Total	0.9%	26.3%	1.3%	3.0%	0.3%	8.2%	3.2%	2.3%	5.4%	30.9%	2.1%	0.0%	16.0%	100.0%
Study Area 5	2000 Acreage	971	4,915	385	723	94	4,070	1,747	205	742	4,774	0	372	5,372	24,368
	% of SA Total	4.0%	20.2%	1.6%	3.0%	0.4%	16.7%	7.2%	0.8%	3.0%	19.6%	0.0%	1.5%	22.0%	100.0%
Study Area 6	2000 Acreage	290	5,040	1,255	1,194	378	4,409	1,952	406	8,604	8,729	31	0	3,925	36,212
	% of SA Total	0.8%	13.9%	3.5%	3.3%	1.0%	12.2%	5.4%	1.1%	23.8%	24.1%	0.1%	0.0%	10.8%	100.0%
Study Area 7	2000 Acreage	133	8,237	3,722	2,439	1,348	952	1,071	352	11,337	6,958	0	85	4,919	41,553
	% of SA Total	0.3%	19.8%	9.0%	5.9%	3.2%	2.3%	2.6%	0.8%	27.3%	16.7%	0.0%	0.2%	11.8%	100.0%
Study Area 8	2000 Acreage	50	3,936	2,413	1,455	529	1,242	1,315	439	820	2,455	27	0	3,042	17,722
	% of SA Total	0.3%	22.2%	13.6%	8.2%	3.0%	7.0%	7.4%	2.5%	4.6%	13.9%	0.2%	0.0%	17.2%	100.0%
Study Area 9	2000 Acreage	57	5,888	1,321	779	150	353	782	285	994	1,820	5	0	3,207	15,641
	% of SA Total	0.4%	37.6%	8.4%	5.0%	1.0%	2.3%	5.0%	1.8%	6.4%	11.6%	0.0%	0.0%	20.5%	100.0%
Study Area 10	2000 Acreage	61	2,865	1,164	1,030	583	677	1,821	149	363	1,757	0	63	2,845	13,376
	% of SA Total	0.5%	21.4%	8.7%	7.7%	4.4%	5.1%	13.6%	1.1%	2.7%	13.1%	0.0%	0.5%	21.3%	100.0%
Study Area 11	2000 Acreage	14	88	46	297	128	213	286	30	82	453	0	22	1,169	2,827
	% of SA Total	0.5%	3.1%	1.6%	10.5%	4.5%	7.5%	10.1%	1.1%	2.9%	16.0%	0.0%	0.8%	41.3%	100.0%
Study Area 12	2000 Acreage	158	5,675	790	867	300	1,114	3,374	1,283	988	9,480	2,246	0	3,534	29,807
	% of Study Area Total	0.5%	19.0%	2.7%	2.9%	1.0%	3.7%	11.3%	4.3%	3.3%	31.8%	7.5%	0.0%	11.9%	100.0%
Study Area 13	2000 Acreage	145	4,581	173	456	52	1,453	523	574	916	8,457	764	75	2,642	20,811
	% of Study Area Total	0.7%	22.0%	0.8%	2.2%	0.2%	7.0%	2.5%	2.8%	4.4%	40.6%	3.7%	0.4%	12.7%	100.0%
Study Area 14	2000 Acreage	102	4,977	308	401	24	944	935	375	967	6,300	758	0	3,230	19,318
	% of Study Area Total	0.5%	25.8%	1.6%	2.1%	0.1%	4.9%	4.8%	1.9%	5.0%	32.6%	3.9%	0.0%	16.7%	100.0%
Study Area 15	2000 Acreage	530	5,492	637	937	139	3,124	919	2,000	514	4,772	166	308	4,109	23,645
	% of Study Area Total	2.2%	23.2%	2.7%	4.0%	0.6%	13.2%	3.9%	8.5%	2.2%	20.2%	0.7%	1.3%	17.4%	100.0%
Citywide Total		4,473	79,801	14,648	15,386	4,812	25,762	20,061	11,666	32,090	91,367	10,017	13,905	56,559	380,547

City-wide Land Use

Vacant

Vacant and undeveloped land accounts for 1/4th of the total land use in the City. It is the largest single land use classification, followed by Single-family Residential use. Approximately 1/3 rd of the City's vacant land is located south of Loop 610 in Study Areas 12, 13, 14, and 15, which together account for 29,008 acres. Study Area 1 in the far northeast has the most vacant land at 18,171 acres.

Single-family Residential

Single-family Residential use accounts for 1/5th of total land in the City. Study Area 11, which includes Downtown, has less than 1% of the total single-family residential land use in the City. At the opposite end of the scale are Study Areas 4 & 7, each of which has slightly over 10% of the total residential land use in the City.

Multi-family Residential

Multi-family Residential use accounts for approximately 4% of total land area in the City. Half of it is in the west in Study Areas 7,8, and 9.

Office

Office uses account for only 1% of the total land area in the City. However, they generally tend to be in multi-storey buildings or high-rises. More than half of the City's office use is west of Downtown, in Study Area 7,8, and 10. Study Area 7, which includes the Galleria and the corporate campus settings found along I-10, alone accounts for about 28% of the total office use in the City.

Industrial

Industrial uses account for about 7% of the total land area, and are especially concentrated in the east and northwest portions of the city. Study Areas 5 and 6 together account for 1/3rd of total industrial use in the City. Study Area 5 includes the Port of Houston and related uses, and Study Area 6 includes the US 290 industrial corridor.

Public and Institutional

Public and Institutional uses account for about 5% of the total land area in the City, and are concentrated in the far southeast and within Loop 610. Study Areas 10& 12 together account for about 1/4th of public/institutional uses in the City. Study Area 10 includes Rice University, the Medical Center, and Reliant Park; and Study Area 12 includes NASA's facilities and parts of Ellington Field.

Parks and Open Space

Parks and Open Space account for about 8% of total land area in the City. More than half of it is in Study Areas 6 and 7.

Agriculture

Agricultural use accounts for about 2.6% of the total land area in the City. Study Area 1 is home to half of the total land in the City devoted to agriculture, followed by Study Area 12. Other Study Areas have only small amounts, if any.

Roads

Roads account for 15% of the total land area in the City. The amount of land devoted to roads varies by Study Area in general proportion to the Study Area's size. Exceptions are the relatively undeveloped Study Area 1 (which includes Lake Houston), and the highly urbanized Study Area 11, which contains downtown.

Transportation and Utilities

Transportation and Utilities account for 3% of the total land area in the City. More than half of this use is in Study Areas 1 and 15, which include Bush Intercontinental and Hobby Airports.

Change in Land Use: 1990 to 2000.

During the last decade, 29,367 acres of vacant land have been absorbed by development. Public-Institutional and Industrial uses have added on about 6,700 and 4,400 acres respectively. Residential land use grew by more than 6,600 acres, of which 4,200 were single-family uses. Commercial and office uses increased by approximately 3,900 acres.

To get a true picture of the intensity of development, building permit data for construction/demolition, and changes in land use based on HCAD (Harris County Appraisal District) records were used.

Table 4.2.
Change in Citywide Land Use: 1990 to 2000

Land Uses	% of Total Land Area	% of Total Land Area	% Change 1990-2000
Single-Family	21.0%	19.9%	5.6%
Multi-Family	3.8%	3.2%	19.5%
Commercial	4.0%	3.2%	25.3%
Office	1.3%	1.1%	19.4%
Industrial	6.8%	5.6%	20.6%
Public and Institutional	4.9%	3.1%	56.2%
Vacant and Undeveloped	24.0%	31.7%	-24.3%
Roads	14.9%	14.9%	0.0%
Other *	19.3%	17.3%	11.8%
Total		**100.0%**	**100.0%**

Source: Harris County Appraisal District (HCAD)
Compiled by: City of Houston Planning and Development Department

* Other includes the following land use categories:
Transportation and Utilities, Parks and Open Spaces, Agricultural, Open Water, No Data.

Building Permit Activity (1992 – 2000)

Building permit data for new construction and demolitions between 1992 and 2000 have been analyzed to identify changes in land development patterns in the City (See map). Patterns of development inside Loop 610 are distinctly different from those outside Loop 610. (See table below). Citywide, the trends include:

- *Significant redevelopment occurred within Loop 610, west of Downtown.*

The western half of the area inside Loop 610 experienced significant new development activity, as well as a substantial portion of demolitions indicating redevelopment. This area includes the Main Street Corridor, a series of unique districts connected by the 8-mile long light rail system, scheduled to be operational in January 2004. Of the districts in the Corridor, Midtown has experienced dramatic changes. For example, land values in this neighborhood were in the range of $2 to $8 per square foot in 1990. Currently, they are in the range of $22 to $42 per square foot.

Other areas that have experienced redevelopment with high concentrations of permits include Montrose, Fourth Ward, and Greater Uptown. This redevelopment is largely residential in nature inside Loop 610, and is accompanied by significant changes in the demographic characteristics of the area (See Chapter 2).

- *New development occurred on the fringes of the City, outside Loop 610 in the west, southwest, and southeast.*

Concentrations of residential development in several other outlying locations are correlated with significant decreases in vacant land between 1990 and 2000, indicating completely new development. Clear Lake, Kingwood, and areas near the Beltway to the south and west all saw increases in permitting activity as well as significant decreases in vacant land.

- *East of downtown, near the ship channel and Highway 90, a significant number of large parcels have shifted from undeveloped to developed status since 1990.*

Permitting in this area has largely been commercial, industrial and institutional.

- *Single-family residential construction accounted for 3/4ths of all permitting activity, followed by permits for commercial uses.*

Table 4.3 below summarizes new construction activity for all Study Areas between 1992 and 2000. Growth and changes in land use were not evenly distributed in the City, since some areas expanded faster than others. Permitting activity was concentrated in several pockets in the City. Table 4.4 on the following page identifies these areas based on very high, high, moderate and low concentrations of building permits for new construction between 1992 and 2000.

Table 4.3.
Building Permits for New Construction: 1992-2000

STUDY AREA	Single-family	Multi-family	No. of Multi-family Units	Commercial	Institutional	Industrial	*Total*
SA1	1,475	59	2,151	158	26	27	***1,745***
SA2	937	115	2,320	300	113	37	***1,502***
SA3	2,749	141	3,178	416	91	43	***3,440***
SA4	857	123	1,569	201	95	34	***1,310***
SA5	830	55	1,543	283	105	53	***1,326***
SA6	1,171	140	2,460	541	90	131	***2,073***
SA7	4,026	579	13,212	702	123	20	***5,450***
SA8	486	32	712	342	81	17	***958***
SA9	1,294	74	1,350	174	73	13	***1,628***
SA10	3,354	477	8,789	387	79	8	***4,305***
SA11	1,056	96	3,118	84	1	1	***1,238***
SA12	3,600	26	677	212	74	17	***3,929***
SA13	2,075	6	84	113	73	3	***2,270***
SA14	452	84	1,360	93	45	5	***679***
SA15	820	3	24	272	67	59	***1,221***
City	***25,182***	***2,010***	***42,547***	***4,278***	***1,136***	***468***	***33,074***

Source: City of Houston Planning and Development Department

Table 4.4.
Concentrations of Building Permits: 1992-2000

Permits/Sq. Mile	Study Areas	Concentrations
Very High	Study Area 10 Study Area 12 Study Area 3 Study Area 11	Inner Loop: South of Buffalo Bayou and East of Shepherd South of Ellington Field in Clear Lake Inner Loop: West of Shepherd and North of Buffalo Bayou Midtown & Fourth Ward
High	Study Area 9 Study Area 7 Study Area 12 Study Area 13	Southwest: W. Airport, Riceville and S.Gessner West: Alief Clodine and Dairy Ashford, and North: Eldride Parkway and BriarForest Drive. Along BlackHawk Blvd between Fuqua St. and Beltway 8. Fort Bend: Mchard and Hiram Clark
Moderate	Study Area 2 Study Area 15 Study Area 6 Study Area 1	North: South of W. Gulf Bank and T.C. Jester South of Hobby Airport and Fuqua West: Tanner and Gessner roads Kingwood: Kingwood Rd and Mills Branch
Low	Study Area 4 Study Area 8 Study Area 14 Study Area 5	All Super Neighborhoods All Super Neighborhoods All Super Neighborhoods All Super Neighborhoods

Source: City of Houston Planning and Development Department

Demolition Permits: 1992-2000

Between 1992 and 2000 approximately 13,000 demolition permits were issued for locations throughout the City of Houston (see table below). The vast majority of these were for locations inside Loop 610. Residential structures account for 92% of all demolition permits, resulting in loss of 11,089 buildings that correspond to 18,022 housing units.

Neighborhoods with the highest concentrations of demolitions include Greater Third Ward, Fourth Ward, Montrose, Greater Fifth Ward, and Memorial Park/Washington Avenue. Other neighborhoods that also had a substantial number of demolitions include Greater Uptown, Braeswood Place, Sunnyside, and Independence Heights.

Table 4.5.
Demolition Permits by Study Area: 1992-2000

	Single-Family						Multi-family		Other	
	One-family		Two-Family		Three & Four family		Five or more family			
	Units	Buildings	Units	Buildings	Units	Buildings	Units	Buildings	Units	Buildings
SA 1	126	126	-	-	-	-	44	8	16	25
SA 2	517	518	2	1	-	-	574	41	52	68
SA 3	1,719	1,719	9	5	4	1	396	62	232	269
SA 4	1,011	1,024	2	1	8	2	236	35	111	133
SA 5	2,491	2,484	20	10	23	6	1,284	190	328	359
SA 6	269	266	2	1	-	-	561	68	71	80
SA 7	689	677	-	-	-	-	638	30	137	164
SA 8	62	62	-	-	8	2	267	27	38	47
SA 9	303	304	-	-	-	-	257	111	64	81
SA 10	1,175	1,173	8	5	-	-	1,952	220	369	296
SA 11	448	444	8	4	-	-	1,064	95	107	128
SA 12	32	32	-	-	-	-	-	-	33	37
SA 13	82	82	-	-	-	-	-	-	26	20
SA 14	753	754	10	5	-	-	154	25	59	63
SA 15	497	497	2	1	8	2	214	32	208	104
City	**10,174**	**10,162**	**63**	**33**	**51**	**13**	**7,641**	**944**	**1,851**	**1,874**

Source: City of Houston Planning and Development Department

Citywide trends for demolitions include:

- *In neighborhoods east of downtown, concentrations of residential demolitions are not offset by concentrations of new residential construction (Fifth Ward, Third Ward), indicating a loss of housing stock in these neighborhoods.*

- *In neighborhoods west of Downtown, (Midtown, Fourth Ward, Montrose, and Memorial Park/Washington Avenue), pockets of demolitions overlap with that of new construction, indicating redevelopment.*

- *Super Neighborhoods inside Loop 610 accounted for increasingly higher number of demolition permits every year in the last decade, as compared to those outside Loop 610, (See table below).*

Table 4.6.
Demolition Permits by Location: 1992-2000

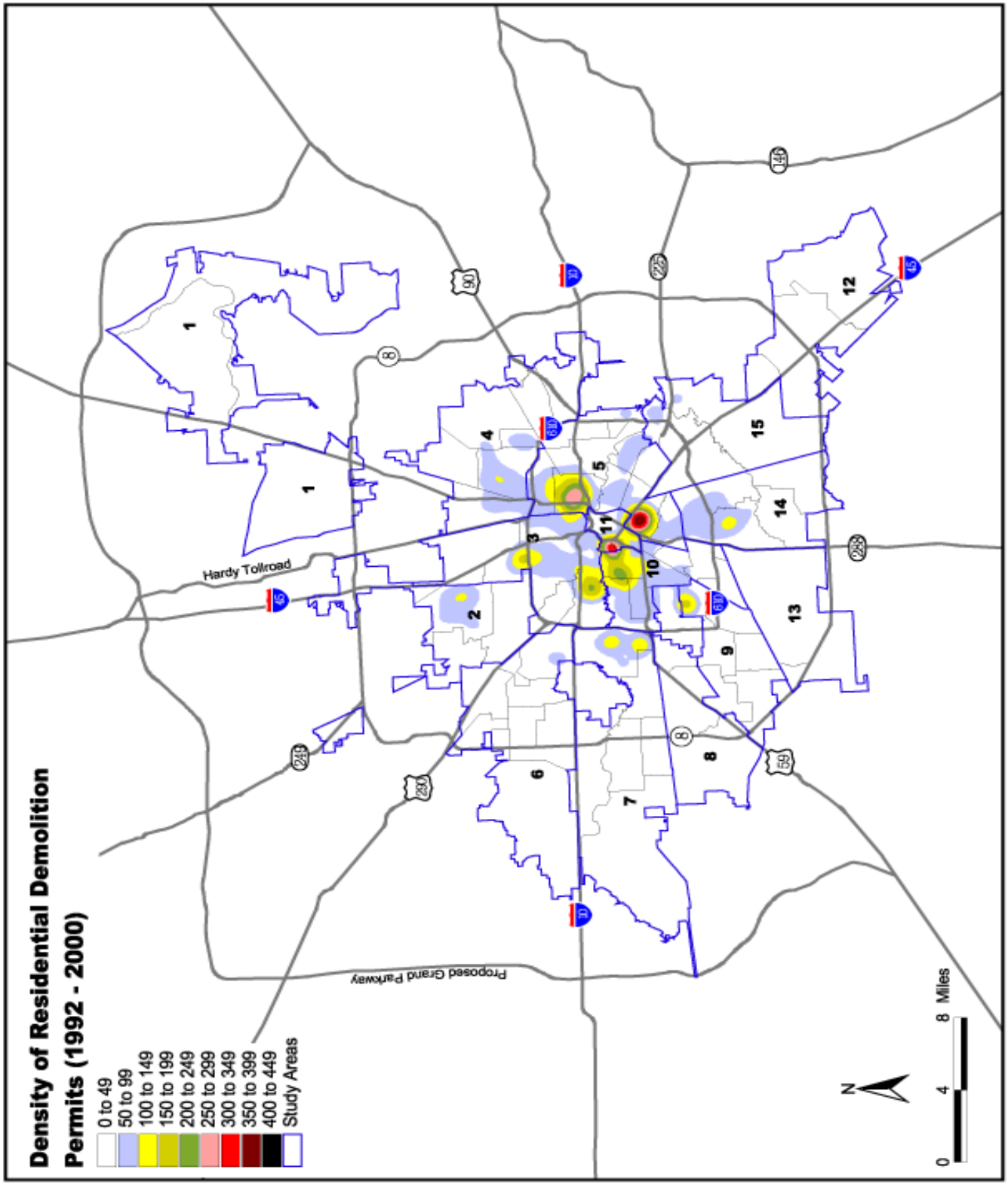
Year	# Located Inside Loop	*% of Total*	# Located Outside Loop	*% of Total*	Total
1992	834	56%	661	44%	1,495
1993	1,193	58%	857	42%	2,050
1994	74	53%	65	47%	139
1995	881	58%	650	42%	1,531
1996	1,068	60%	715	40%	1,783
1997	1,003	61%	631	39%	1,634
1998	1,128	63%	657	37%	1,785
1999	908	63%	538	37%	1,446
2000	670	68%	316	32%	986
TOTAL	**7,759**	**60%**	**5,090**	**40%**	**12,849**

Source: City of Houston Planning and Development Department

Demolitions and Housing Age

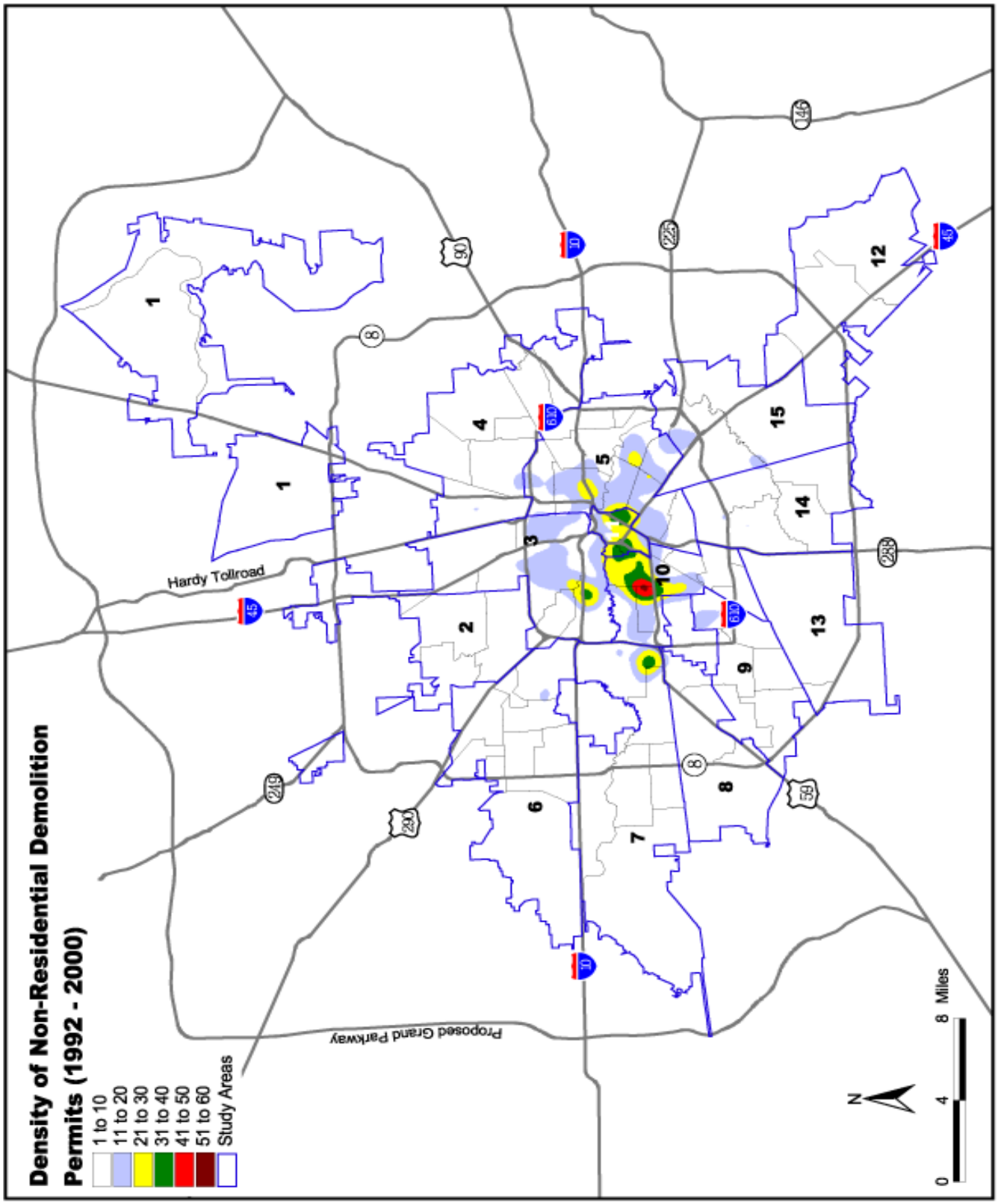
Five neighborhoods have the highest concentration of demolition permits per square mile: Greater Third Ward, Greater Fourth Ward, Greater Fifth Ward, Memorial / Washington, and Montrose. Each of these Super Neighborhoods has more than 40% of its housing stock constructed prior to 1960. Third Ward and Fifth Ward have greater than 60% constructed prior to 1960.

The Greater Fourth Ward and Memorial / Washington areas are unique because they also have among the highest number of homes constructed after 1990 in the city: 41% and 21% respectively. Greater Fourth Ward's rate is fourth highest in the City. Permits for new residential activity is most heavily concentrated in this area, which indicates that demolitions are taking place to allow for redevelopment. This is in stark contrast to the Greater Fifth Ward and Greater Third Ward, where very few permits for new construction offset the high concentrations of demolitions. Land values in these two Super Neighborhoods are at the lower end in the City.



Map 4.2.

Source: City of Houston Planning and Development Department



Map 4.3. Source: City of Houston Planning and Development Department

Land Use Changes by Category (1990 – 2000)

Vacant Land

In 2000, vacant land occupied the highest acreage in the City, accounting for 24% (91,370 acres) of the total land area within City limits (See table below). About 1/5th of the total vacant land is in Study Area 1. About 10.6 percent is in Study Area 2, in the northeastern part of the city, and 10.4 percent is in Study Area 12, where most vacant land is around Ellington Field. Study Areas 6 and 13 also have a large percent, 9.6% and 9.3%, respectively. Study Area 6 contains some large parcels north of Katy freeway in the Addicks Reservoir. Study Area 13 also has large vacant parcels along Almeda Road, Hwy 288 and Holmes Rd, south of the Loop 610. In general, vacant land inside Loop 610 tends to be small parcels interspersed with mixed uses. Towards the city boundaries, vacant parcels tend to be large, discontinuing the patterns of urbanization.

Table 4.7.
2000 Undeveloped/Vacant Land

Study Area	Acres	Percent of Land in Study Area
1	18,171	31.5%
2	4,889	21.7%
3	2,630	11.7%
4	9,721	43.2%
5	4,774	21.2%
6	8,729	38.8%
7	6,958	30.9%
8	2,455	10.9%
9	1,820	8.1%
10	1,757	7.8%
11	453	16.0%
12	9,480	42.1%
13	8,457	37.6%
14	6,300	28.0%
15	4,772	21.2%
City Total	**91,367**	**24.0%**

Source: Harris County Appraisal District (HCAD)
Compiled by City of Houston Planning and Development Department

In 1990, 31.7% of total land area in the City was vacant land with heaviest concentrations in the Northeast, Kingwood, Clear Lake, and along Beltway 8 South (Study Areas 4, 12, 13, 14, 1, 12). There has been a 24.3%* decrease in vacant land since 1990.

Change in vacant land

More than 50% of the City's vacant land in 2000 was in Study Area 1 (North), 4 (northeast), 12 (south east), and 6 (west). Study Area 1, 12, 7, and 13 attracted most of the new development on vacant land. As indicated by building permit activity, 17% of all new construction occurred in SA 7, and included mostly Single Family Residential permits. In contrast, Study Area 3's growth was largely redevelopment – 11% of total new permits (2,762) but 15% of the total demolitions permits (1,795).

Change in property value of vacant land

Percentage change in value of vacant land highlights areas of growth and possible decline.

- *Vacant land in the City experienced an average increase of 6.4% in value.*
- *Large tracts on the City's outskirts (north, northeast and south) have decreased in value.*
- *A large concentration of vacant land with declining values along SH 288 near the Beltway.*

Single and Multi-Family Residential

Residential use occupies about 25% of the land in the City of which 21% is single-family use. Study Areas 4 and 7 have the highest acreage in the City of single-family residential uses. Except for Study Areas 10 and 11 (Downtown and Medical Center and south of Memorial in the Inner Loop), most other areas tend to have a fair distribution of single-family residential uses, ranging between 5% and 10% of the total area for this particular use, or between 5,000 and 8,000 acres per Study Area.

Table 4.8.
2000 Single-Family Land Use

Study Area	Acres	Percentage
1	6,340.0	43.3%
2	6,336.8	43.3%
3	7,148.8	48.8%
4	8,282.4	56.5%
5	4,914.5	33.6%
6	5,039.7	34.4%
7	8,236.8	56.2%
8	3,936.5	26.9%
9	5,888.0	40.2%
10	2,864.9	19.6%
11	88.4	0.6%
12	5,674.5	38.7%
13	4,581.2	31.3%
14	4,976.7	34.0%
15	5,491.6	37.5%
City	**79,800.8**	**21.0%**

Source: Harris County Appraisal District (HCAD)
Compiled by City of Houston Planning and Development Department

About 42% of multi-family land uses, almost 14,650 of total city acreage are located in Study Areas 7 and 8. These areas are located south of Katy Freeway and west of Loop 610 to the City limits. Other concentrations of multi-family residential land are found along Fondren Rd (Study Area 9), in Study Area 6 to the east of Beltway 8, and in the vicinity of Willowbrook Mall, Tidwell and Greens Road (Study Area 2).

Table 4.9.
2000 Multi-Family Land Use

Study Area	Acres	Percentage
1	242.2	1.7%
2	1,191.5	8.1%
3	578.8	4.0%
4	423.5	2.9%
5	384.8	2.6%
6	1,254.9	8.6%
7	3,721.6	25.4%
8	2,413.4	16.5%
9	1,320.7	9.0%
10	1,163.5	7.9%
11	45.7	0.3%
12	790.1	5.4%
13	173.1	1.2%
14	307.6	2.1%
15	636.9	4.3%
City	**14,648.2**	**3.8%**

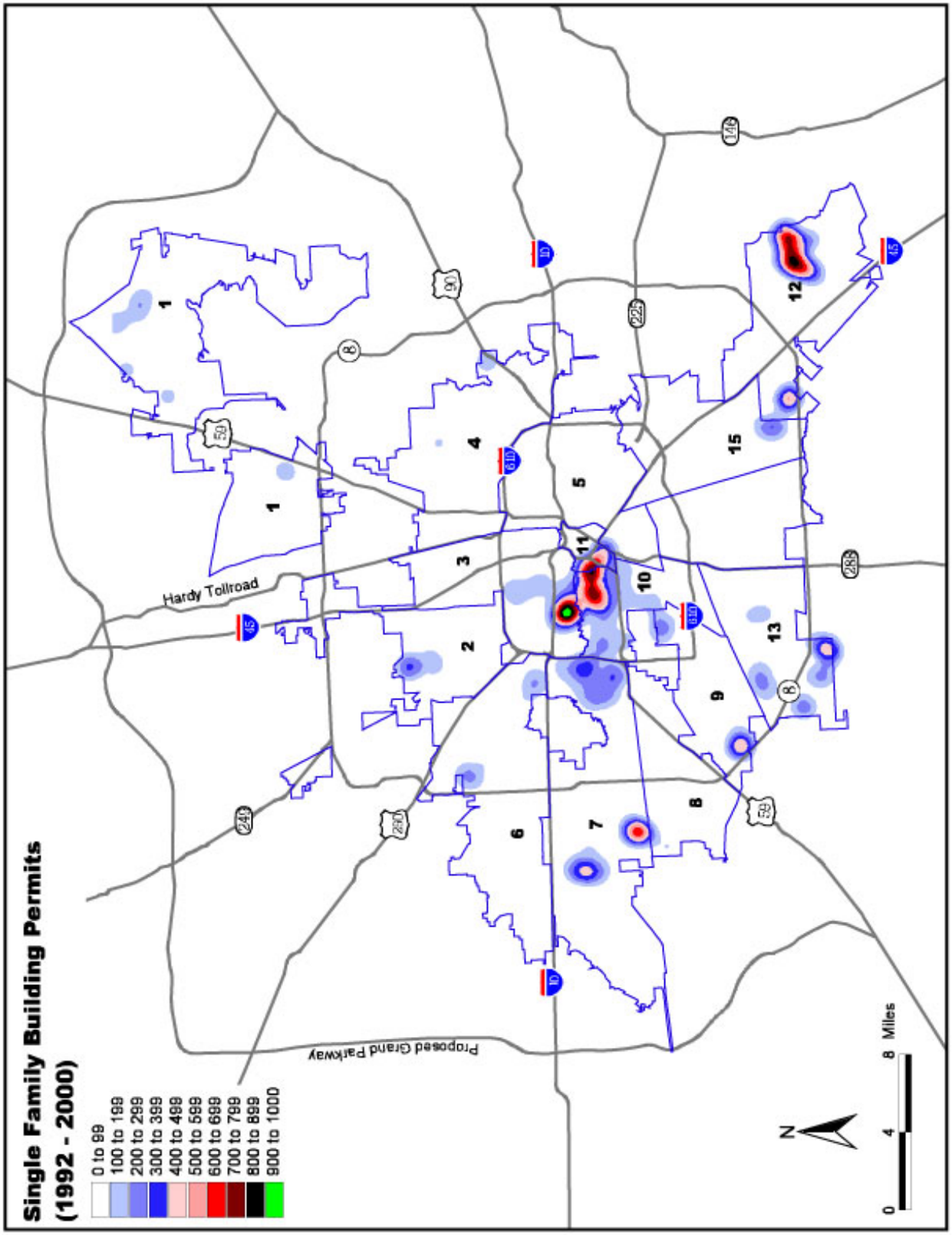
Source: Harris County Appraisal District (HCAD)
Compiled by City of Houston Planning and Development Department

Change in Residential Land Use

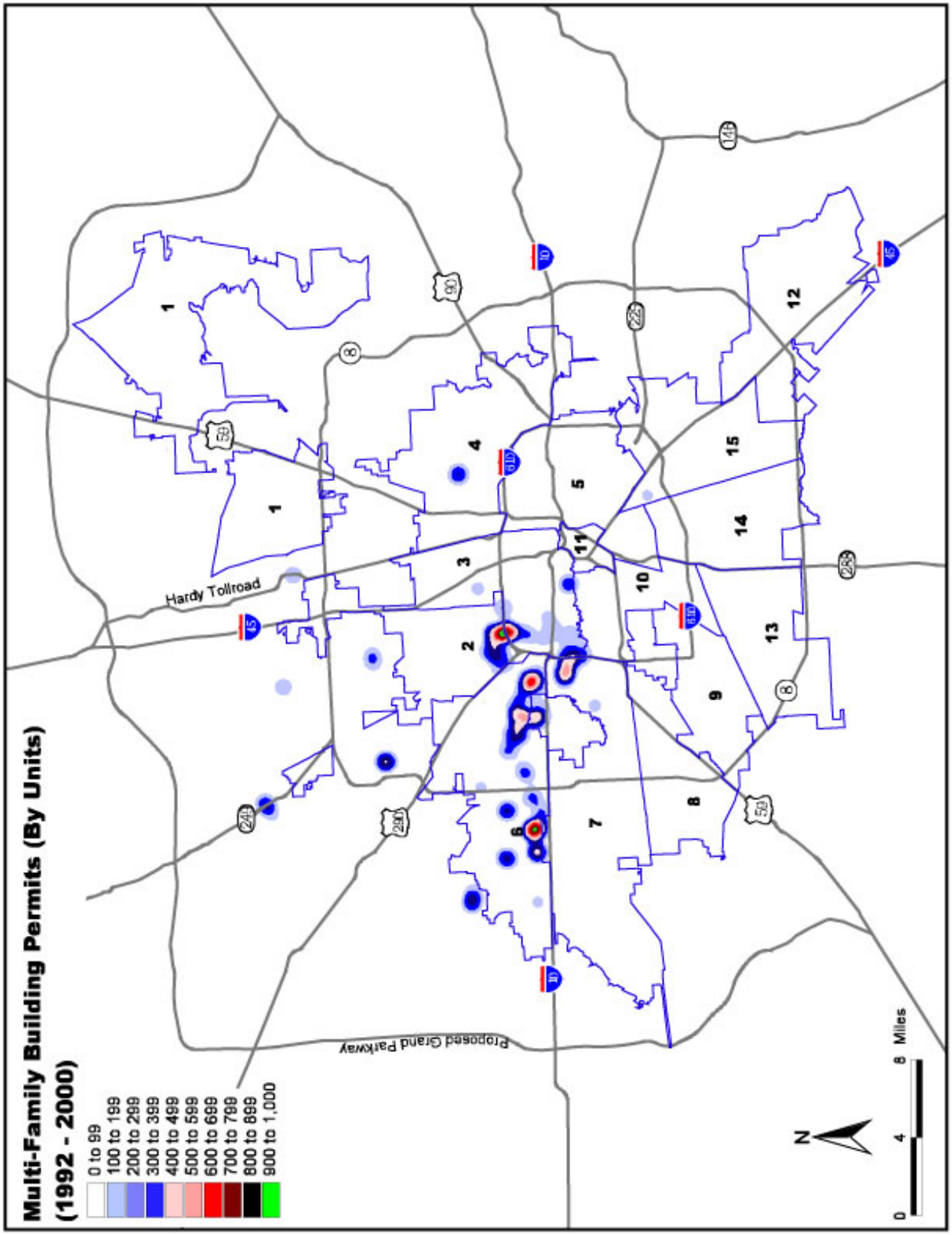
Study Areas 10 and 12 experienced the most rapid, single-family residential growth in the City. In Study Area 12, single-family units were built on raw land. In contrast, growth in Study Area 10 has tended to be associated more with redevelopment rather than addition of new housing units on undeveloped land.

Development of multi-family residential buildings (apartments and condominiums) was very rapid in Study Areas 10 and 7, primarily in the vicinity of Galleria, west of Downtown and Texas Medical Center. These complexes tend to be near commercial areas and major thoroughfares. In the period from 1992 to 2000, 120 complexes were added with more than 20,000 units in the two combined Study Areas. Much of this growth was in the form of infill development on vacant parcels.

Permits for single-family residential construction accounted for 3/4ths of all permitting activity, followed by permits for commercial uses. Outside Loop 610, Super Neighborhoods west and far southeast areas in the City had the largest number of residential permits. Inside Loop 610, Super Neighborhoods west of Downtown had the largest residential permitting activity.



Map 4.4. Source: City of Houston Planning and Development Department



Map 4.5. Source: City of Houston Planning and Development Department

Change in Residential property values

Percentage change in property value highlights areas of growth and possible decline.

- *Residential land in the City experienced an average increase of 92% in value.*
- *Concentrations of parcels with large increases in property value tend to be to the north and west, and in the south along I-45.*

Change in Residential Density

Houston's residential density increased slightly in the last decade. Single-family density increased by about 4%, but multi-family density decreased by nearly 10%. This is likely due to increase in the number of luxury apartments with square footage. See Table 4.9 below.

Table 4.10.
City of Houston Residential Density: 1990 and 2000

Category	1990	2000	Change
Net Residential Acreage	87,854	94,449	7.5%
Housing Units	716,508	782,015	9.1%
Net Density (units/acre)	8.16	8.28	1.5%
Net SF Acreage	75,598	79,801	5.6%
SF Housing Units	421,681	463,570	9.9%
Net Density (units/acre)	5.58	5.81	1.5%
Net MF Acreage	12,256	14,648	19.5%
MF Housing Units	294,827	318,445	8.0%
Net Density (units/acre)	24.06	21.74	-9.6%

Source: Harris County Appraisal District (HCAD)
Compiled by City of Houston Planning and Development Department

Change in Residential Building Types

Based on Census data, between 1990 and 2000, the number of housing units increased approximately 3%, from 758,000 to 782,000. However, the overall breakdown of housing unit types was virtually unchanged. In 2000, single-family detached housing made up 46.6% of the housing stock, an insignificant decrease from 46.7% in 1990. All other types of single-family housing also maintained about the same, or very-slightly-increased, share of the housing stock. Townhouses, for example, increased their share slightly, from 4.9% to 5.4%.

The only significant change in housing unit type was with multi-family properties (5- or more family). The proportion of housing units in properties with 50 or more units increased from 16.3% to 21.5%. This is likely due to recent multi-family construction, which are primarily larger apartment complexes with hundreds of units each.

Single-family detached housing units constitute 46.6% of the City of Houston's housing stock. The highest proportion of this housing type is in the lower-income neighbor-

hoods of the east, northeast, and central south. Areas like Downtown, Uptown, and the Medical Center have comparatively few single-family detached houses. Meyerland, at the southwest corner of Loop 610, also has a high proportion of single-family detached houses in its housing stock.

Multi-family developments (apartments and condominiums) make up 40.7% of Houston's housing units. Their distribution is almost an exact mirror to that of the detached single-family houses. Most multi-family properties are located in a wedge extending westward from Downtown. Notable exceptions are in Greenspoint and Willowbrook, where majority of land is commercial, and very little residential development was included when these areas were annexed.

Single-family attached housing (town homes) and fee simple condominiums, although popular over the past few years, constitute only 5.4% of the City of Houston housing stock. They are typically of three groups: older row houses (as in the Ship Channel areas east of Downtown), 1970s-era town homes (Alief and Memorial), and newer infill development in Montrose, Uptown, and the Washington Avenue corridor. Even in these areas, townhouses never account for more than 17% of the housing units.

Two-to-four-family units (duplexes, fourplexes, and houses with garage apartments) are not nearly as common in Houston as in older cities. Such units make up 6.4% of Houston's housing stock. They are generally located in older neighborhoods immediately surrounding the central city. High concentrations may be found in Montrose, the area around Rice University, Third Ward, Eastwood, and Magnolia Park. There are lesser concentrations of multiplex units in the moderate-income suburban neighborhoods of Hunterwood in the northeast and Westwood in the southwest.

Construction Date of Residences

The majority of residential structures (64.2%) in the City of Houston were constructed between 1960 and 1990. Between 1960 and 1990, the City annexed 220 square miles of land, a substantial portion of which was vacant, especially to the east and southeast sections of the City. Neighborhoods in these areas were mostly constructed during this time frame.

Housing units constructed between 1990 and 2000 constitute 11.1% of the City's housing stock. Significant proportions of 1990s construction occurred in inner-city areas that underwent redevelopment, such as Midtown, Fourth Ward, and the Washington Avenue corridor, as well as in suburban areas such as Kingwood, Willowbrook, and the far west area near Addicks Reservoir.

Housing units built before 1960 make up 24.7% of the City of Houston. These are almost exclusively located in the eastern half of the City, in an arc from north-northwest to south-southeast, extending outward just beyond Loop 610. Houston Heights has the greatest concentration of pre-1960 housing, with over 80% of its units over 40 years old. More than 50% of housing stock in nearly every neighborhood east of Downtown pre-dates 1960.

Industrial Land Uses

Industrial land uses constitute 6.8% of the total land acreage in Houston, totaling over 25,700 acres of land. In the western side of the city along the SH 290 corridor, industrial uses tend to be mostly warehouses for storage, assemblage and transportation. In the eastern side, industrial areas are older and include refineries and manufacturing and warehousing facilities. Chemical plant sites are interspersed with small manufacturing and assemblage facilities.

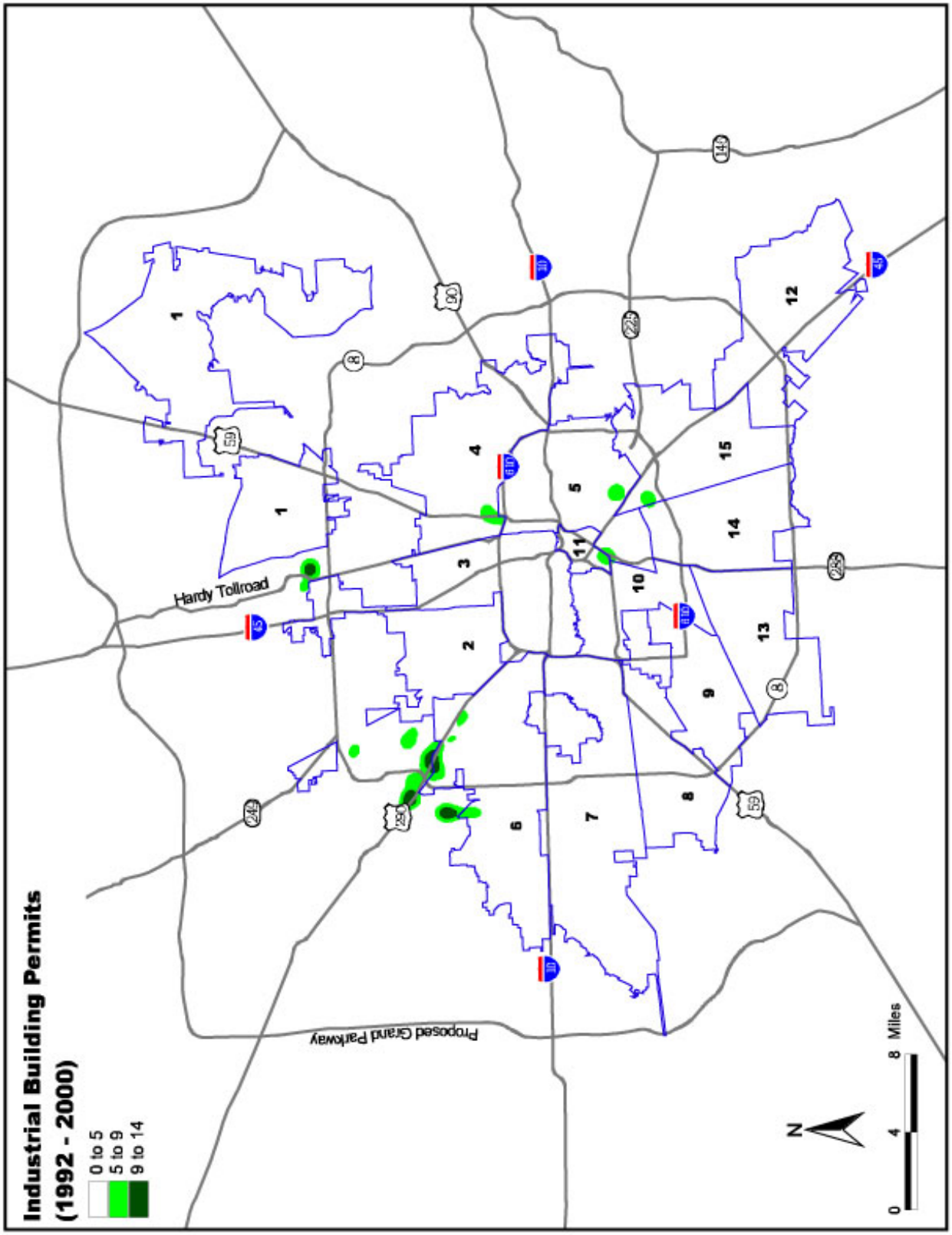
Four Study Areas contain more than 50% of the total industrial acreage in the City. Study Area 6 contains slightly more than 17% of the total industrial land area, located mostly along SH 290-Hempstead Rd Corridor. Study Area 5 has 15.8% of total land area in industrial use, located mainly along the Ship Channel and sections of Houston's East Side. Study Area 15 has 12% of land in industrial use, located south of the Ship Channel and Turning Basin, and around Hobby Airport. Study Area 4 has 10% of industrial land, with large parcels located along Beaumont Highway and Wallisville Rd.

Industrial uses in Houston expanded by 4,400 acres to a total of 25,762 acres in 2000. Study Area 6 is the prime industrial area in the City with the greatest concentration of industrial uses. It experienced the highest growth, some of which is moving beyond Beltway 8. There were 124 new industrial buildings added at an average of 71,510 square feet per building. Study Areas 15 and 5 also added a high number of new industrial buildings, especially in the old industrial districts of Houston's east side and around Hobby airport. Buildings in these areas tend to be smaller than in Study Area 6, averaging about 20,000 square feet or less.

Table 4.11.
2000 Industrial Land Use

Study Area	Acres	Percentage
1	751.8	2.9%
2	1,688.1	6.6%
3	2,186.8	8.5%
4	2,585.9	10.0%
5	4,069.5	15.8%
6	4,409.2	17.1%
7	952.4	3.7%
8	1,241.7	4.8%
9	352.6	1.4%
10	677.4	2.6%
11	212.9	0.8%
12	1,113.5	4.3%
13	1,453.4	5.6%
14	943.5	3.7%
15	3,123.5	12.1%
City	**25,762.2**	**6.8%**

Source: Harris County Appraisal District (HCAD)
Compiled by City of Houston Planning and Development Department



Map 4.6. Source: City of Houston Planning and Development Department

Commercial and Office Land Uses

Commercial and Office uses together account for about 20,200 acres or 5.3% of the total land area in the City. Commercial land use is 4%, most of it retail, hotels, parking and restaurants. Study Areas 7 and 8 in Houston's southwest have the most acreage in commercial/office uses. Together they have approximately 3,900 acres of commercial and 1,900 acres of office land located along Katy Freeway, Westheimer and Richmond Roads, US 59 and Bellaire Blvd. Study Area 7, which contains the Galleria and vicinity, has more office and commercial land (15.9% of all commercial and 28% of office) than any other Study Area.

Commercial uses are most often found along major corridors or in shopping malls. Office uses are generally located in office parks. These uses may be located in multistory structures, therefore the acreage of land per use does not attest to the intensity of use or activity. For example, office land use in downtown covers 2.6% of the total office land acreage in Houston, yet downtown is perhaps the most important office hub in the City, with many high-rise structures.

Commercial and office use together accounted for 3,900 acres of development between 1990 and 2000. Building permit data for new construction show commercial uses grew the most in west Houston. Commercial and office uses generally are located along major thoroughfares including Westheimer and Richmond and their vicinity in Study Areas 7 and 10. In Study Area 6, commercial and office uses have followed the impressive industrial growth along and around the US 290 corridor.

Table 4.12.
2000 Commercial Land Use

Study Area	Acres	Percentage
1	1,046.3	6.8%
2	1,428.5	9.3%
3	1,391.2	9.0%
4	942.4	6.1%
5	722.8	4.7%
6	1,194.1	7.8%
7	2,439.1	15.9%
8	1,455.1	9.5%
9	779.0	5.1%
10	1,030.3	6.7%
11	296.8	1.9%
12	866.9	5.6%
13	455.9	3.0%
14	400.8	2.6%
15	937.1	6.1%
City	**15,386.3**	**4.0%**

Source: Harris County Appraisal District (HCAD)
Compiled by City of Houston Planning and Development Department

Table 4.13.
2000 Office Land Use

Study Area	Acres	Percentage
1	285.3	5.9%
2	402.2	8.4%
3	313.9	6.5%
4	88.7	1.8%
5	93.7	1.9%
6	377.8	7.9%
7	1,347.6	28.0%
8	528.8	11.0%
9	150.0	3.1%
10	582.7	12.1%
11	127.5	2.6%
12	299.6	6.2%
13	51.7	1.1%
14	23.7	0.5%
15	138.5	2.9%
City	**4,811.82**	**1.3%**

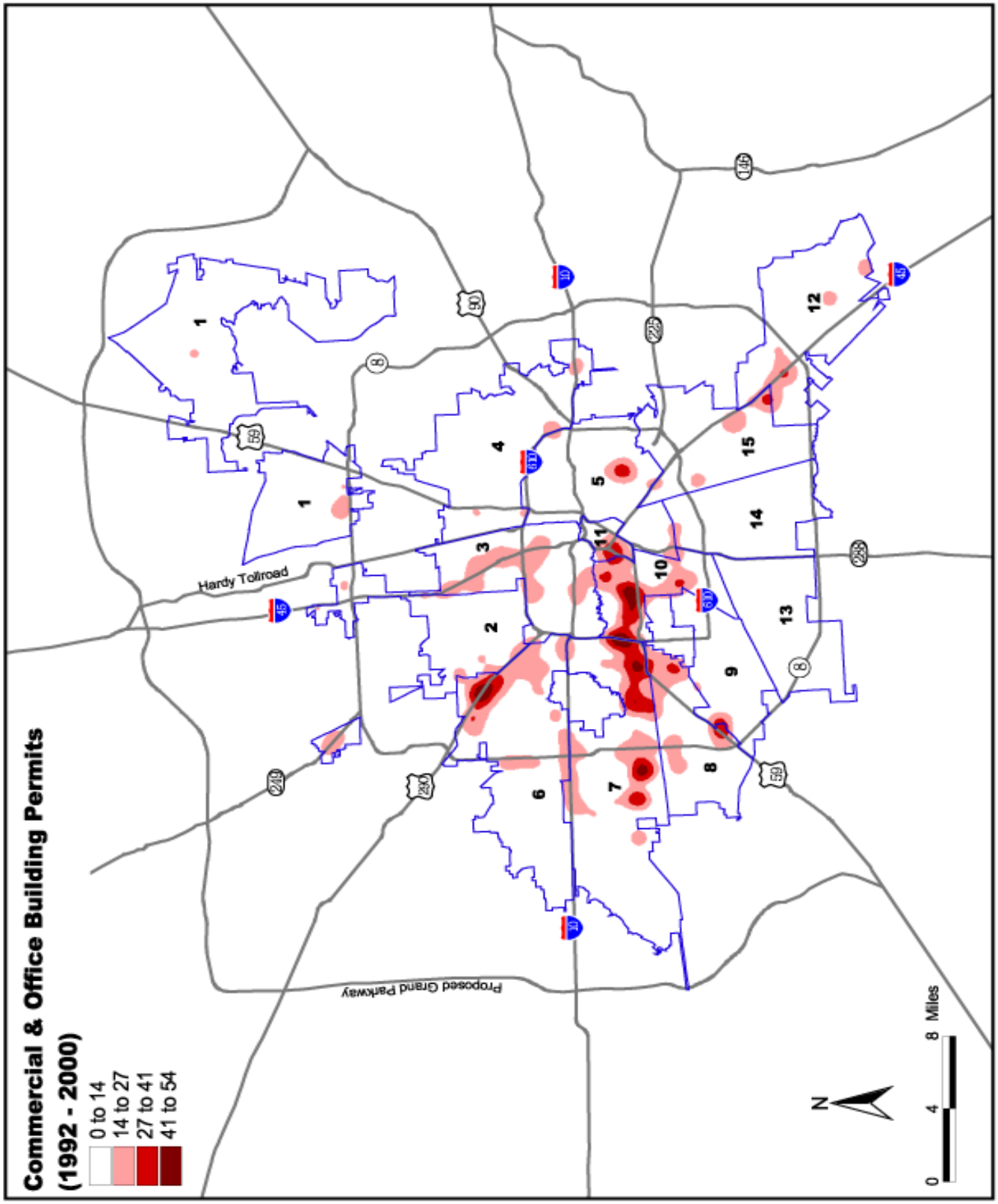
Source: Harris County Appraisal District (HCAD)
Compiled by City of Houston Planning and Development Department

Table 4.14.
Average square footage of New Office Construction by Study Area: 1992-2000

Study Area	Average sq. ft. per Building	Rank
7	52,838	1
11	46,639	2
2	33,596	3
8	30,199	4
6	21,666	5
10	17,323	6
5	12,813	7
4	9,891	8
9	8,489	9
12	8,196	10
3	7,608	11
1	7,437	12
15	4,767	13
13	2,908	14
14	2,829	15

Source: City of Houston Planning and Development Department

The table at the left ranks the Study Areas from high to low square footage of new office construction between 1992 and 2000. Study Areas 7 and 11 rank first and second, respectively, in amount of square footage added. Study Area 7 reflects construction in the Galleria and adjacent areas. Study Area 11 covers downtown which has only 2.6% of the total office land for the City, but between 1990 and 2000 the average square feet of new construction was more than 46,000 square feet per building.



Map 4.7.

Source: City of Houston Planning and Development Department

Change in Property Value for Commercial/ Office/Industrial parcels

Commercial/industrial/office properties, in general, experienced an average increase of 68.4% in property value. However, about 26% of all commercial/industrial/office properties lost value.

Of total industrial land, 39% declined in total taxable value. Most notable are generally large parcels with uses that include heavy manufacturing such as chemicals and allied products, petroleum refining and metal fabricating. This can probably be attributed to depreciation in improvement value of large facilities; land values were fairly stable in most cases. This trend is fairly common among industrial parcels throughout the City that have seen declines in total taxable value since 1990. In most cases, land values were stable or declined marginally, while improvement values declined. Although properties with declining values occurred throughout the City, a few noticeable clusters occurred near Hempstead highway, the Ship channel area along La Porte Freeway and Clinton Drive, and west of Lockwood between Clinton and Navigation Roads.

In comparison, 25% of Commercial, Office parcels (which includes uses such as trucking and warehouses) declined in value. These declines occurred throughout the City, with no significant areas of concentration.

Public and Institutional Land Uses

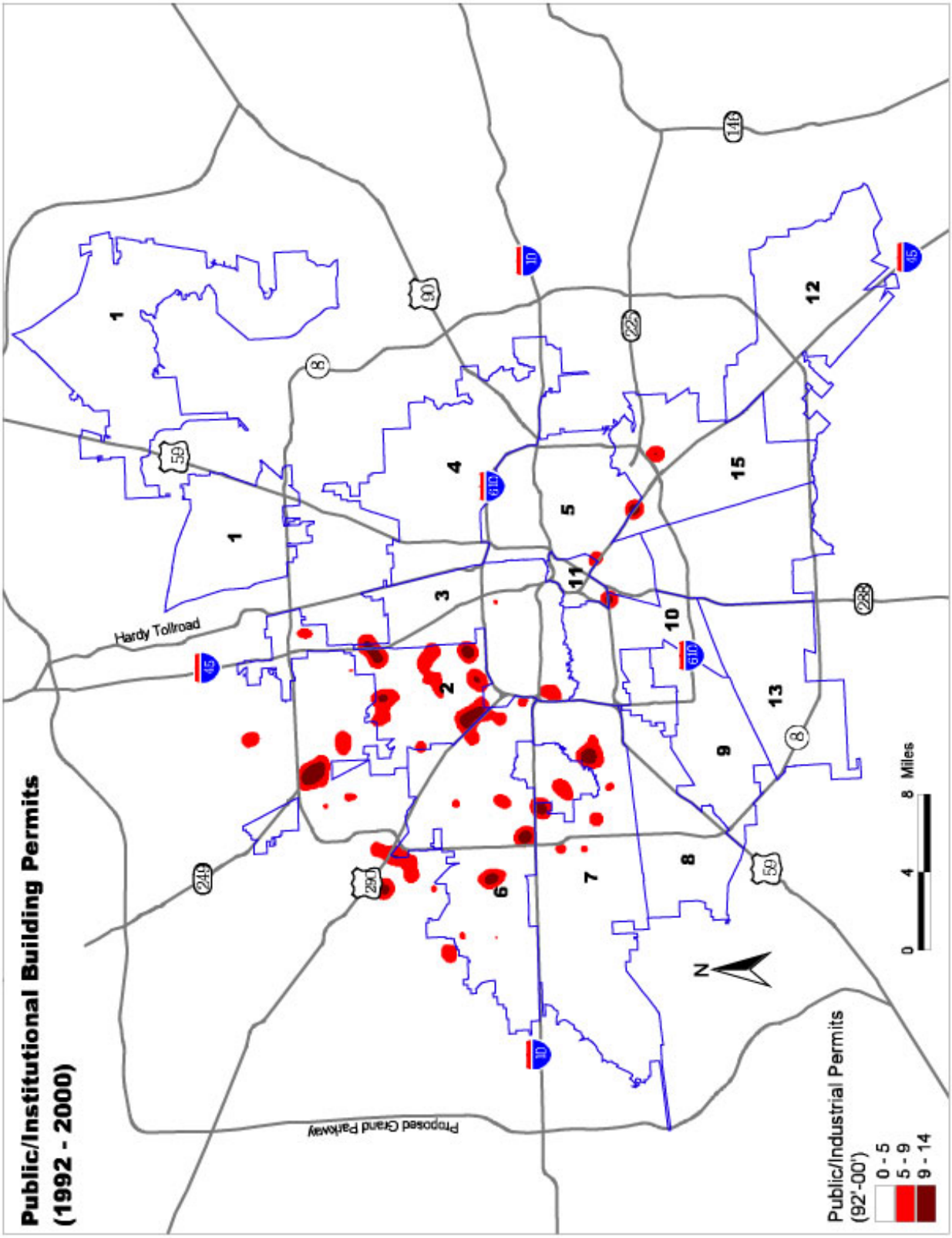
Public and Institutional land uses account for almost 18,700 acres or 4.9% of the total land area in the City. The highest concentration of this land use is in Study Area 12, with more than 16% of the city total acreage in public and institutional uses. They include NASA's facilities and parts of Ellington Field. Study Area 10, which contains Houston Medical Center, also has a high concentration of these land uses with 9.8% of the total city acreage.

Permit information shows that Public and Institutional uses have grown at a high pace in Study Areas 7, 4 and 5 (check). This growth supports population and neighbor-

Table 4.15.
2000 Public/Institutional Land Use

Study Area	Acres	Percentage
1	958.4	5.1%
2	933.4	5.0%
3	1,030.7	5.5%
4	1,022.1	5.5%
5	1,747.0	9.4%
6	1,951.7	10.5%
7	1,071.2	5.7%
8	1,314.5	7.0%
9	782.5	4.2%
10	1,820.6	9.8%
11	285.5	1.5%
12	3,374.0	18.1%
13	523.4	2.8%
14	934.6	5.0%
15	918.8	4.9%
City	**18,668.5**	**4.9%**

Source: Harris County Appraisal District (HCAD)
Compiled by City of Houston Planning and Development Department



Map 4.8.

Source: City of Houston Planning and Development Department

hood needs more than that of businesses, as is indicated by construction of retirement communities, homeless shelters, church and church related uses, schools, health facilities and public works such as wastewater treatment plants. It is interesting to note that institutional uses increased very fast in Study Areas 4 and 5, which overall have shown sluggish growth, while in fastest growing Study Area 12, institutional and public uses increased at slow rate.

Surface Water

Surface water in Houston, a city of bayous, covers 3.7% of the land, slightly more than 13,900 acres. Most of this classification includes Lake Houston and San Jacinto River in Study Area 1 (about 93%), and a small portion of the Ship Channel and Buffalo Bayou (about 5%) in Study Areas 5 and 15. As explained in Appendix A (Data Explanations and Limitations), these figures do not include a portion of the ship channel that was not assigned to a Super Neighborhood and was therefore excluded from these figures. If this area were included, the portion of the City covered by Surface water would be significantly higher.

Table 4.16.
2000 Open Water Acreage

Study Area	Acres	Percentage
1	12,953.6	93.2%
2	2.5	0.0%
3	9.8	0.1%
4	15.1	0.1%
5	372.4	2.7%
6	-	0.0%
7	84.5	0.6%
8	-	0.0%
9	-	0.0%
10	63.0	0.5%
11	22.2	0.2%
12	-	0.0%
13	74.6	0.5%
14	-	0.0%
15	307.6	2.2%
City	**13,905.4**	**3.7%**

Source: Harris County Appraisal District (HCAD)
Compiled by City of Houston Planning and Development Department

Transportation and Utilities

Transportation and utilities include infrastructure and facilities such as bus and rail terminals, airports, pipelines and those required to provide basic services such as water, electricity and wastewater treatment. It does not include roads, which are a separate category. Transportation and Utilities land uses cover only 3.1% of the City's total land or almost 11,700 acres. Houston's airports take up more than 65% of the total acreage including Intercontinental, Hobby and Ellington Field, in Study Areas 1, 15 and 12.

Table 4.17.
2000 Transportation and Utilities Land Use

Study Area	Acres	Percentage
1	4,335.5	37.2%
2	322.1	2.8%
3	182.2	1.6%
4	729.8	6.3%
5	204.7	1.8%
6	405.6	3.5%
7	352.4	3.0%
8	438.8	3.8%
9	285.2	2.4%
10	149.0	1.3%
11	29.8	0.3%
12	1,282.9	11.0%
13	573.5	4.9%
14	374.5	3.2%
15	1,999.8	17.1%
City	**11,665.9**	**3.1%**

Source: Harris County Appraisal District (HCAD)
Compiled by City of Houston Planning and Development Department

Roads

Roads account for large proportion of the land in the City, about 15% (more than 56,000 acres). Study Area 1 has the lowest proportion of roads of all the Study Areas, accounted for by the fact that this area also has the largest amount land devoted to undeveloped, agricultural, and open water uses. Conversely, 41.3% of the highly urbanized Study Area 11, which includes Downtown and Midtown is made up of roads. Table 4.18 on the following page illustrates these figures.

Agriculture

Houston still has slightly more than 10,000 acres (2.6%) used mostly for grazing cattle and pastures. Most of the acreage (52%) is found around Lake Houston and San Jacinto River in Study Area 1. The remainder is located mainly in the southern edge of the city. Table 4.19 on the following page illustrates these figures.

Table 4.18.
2000 Roads Land Use

Study Area	Acres	Percentage
1	3,889.9	6.9%
2	3,960.1	7.0%
3	5,683.3	10.0%
4	5,032.1	8.9%
5	5,372.0	9.5%
6	3,925.0	6.9%
7	4,919.3	8.7%
8	3,041.7	5.4%
9	3,207.3	5.7%
10	2,844.5	5.0%
11	1,168.9	2.1%
12	3,534.3	6.2%
13	2,641.9	4.7%
14	3,230.4	5.7%
15	4,108.7	7.3%
City	**56,559.4**	**14.9%**

Source: Harris County Appraisal District (HCAD)
Compiled by City of Houston Planning and Development Department

Table 4.19.
2000 Agriculture Land Use

Study Area	Acres	Percentage
1	5,228.4	52.2%
2	117.9	1.2%
3	16.7	0.2%
4	657.9	6.6%
5	-	0.0%
6	30.6	0.3%
7	0.2	0.0%
8	27.2	0.3%
9	5.0	0.0%
10	-	0.0%
11	-	0.0%
12	2,245.6	22.4%
13	764.3	7.6%
14	757.7	7.6%
15	165.9	1.7%
City	**10,017.4**	**2.6%**

Source: Harris County Appraisal District (HCAD)
Compiled by City of Houston Planning and Development Department

Parks and Open Space

Parks and open space are 8.8% or 33, 500 acres of land in the City. Study Areas 6 and 7, together, occupy about 62% of the total City acreage, covering the extensive Addicks Reservoir in the western edge of the city.

Other areas with large amount of parks and open space include Study Area 3 (6.7% of total acreage), which includes Memorial Park, Study Area 1 with parks around the northern edge of Lake Houston (6.5% of total acreage), and Study Area 4 (5.1%of total acreage), which includes Hermann Brown Park.

Comparisons about park acreage between 1990 and 2000 cannot be made due to the fact that much of the land in this category was reclassified from one land use category to another.

Table 4.20.
2000 Parks and Open Space Land Use

Study Area	Acres	Percentage
1	2,160.8	6.5%
2	1,026.3	3.1%
3	2,256.8	6.7%
4	1,711.5	5.1%
5	742.4	2.2%
6	8,604.5	25.7%
7	11,336.7	33.9%
8	819.8	2.4%
9	993.7	3.0%
10	362.6	1.1%
11	82.1	0.2%
12	988.3	3.0%
13	915.7	2.7%
14	967.0	2.9%
15	514.4	1.5%
City	**33,482.6**	**8.8%**

Source: Harris County Appraisal District (HCAD)
Compiled by City of Houston Planning and Development Department

Chapter 5

Study Areas 1 - 15

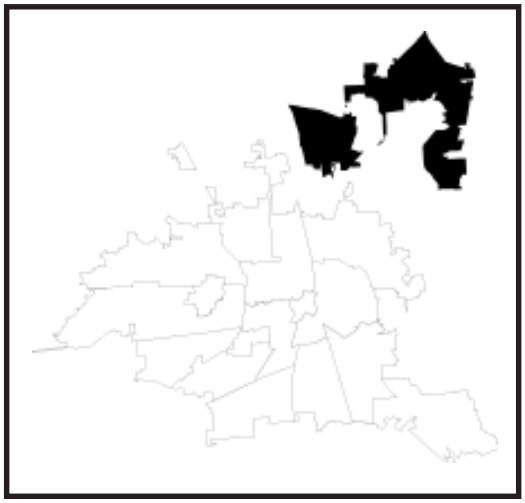
Demographics and Land Use

Study Area 1

Super Neighborhoods:

42 - Airport Area
43 - Kingwood Area
44 - Lake Houston

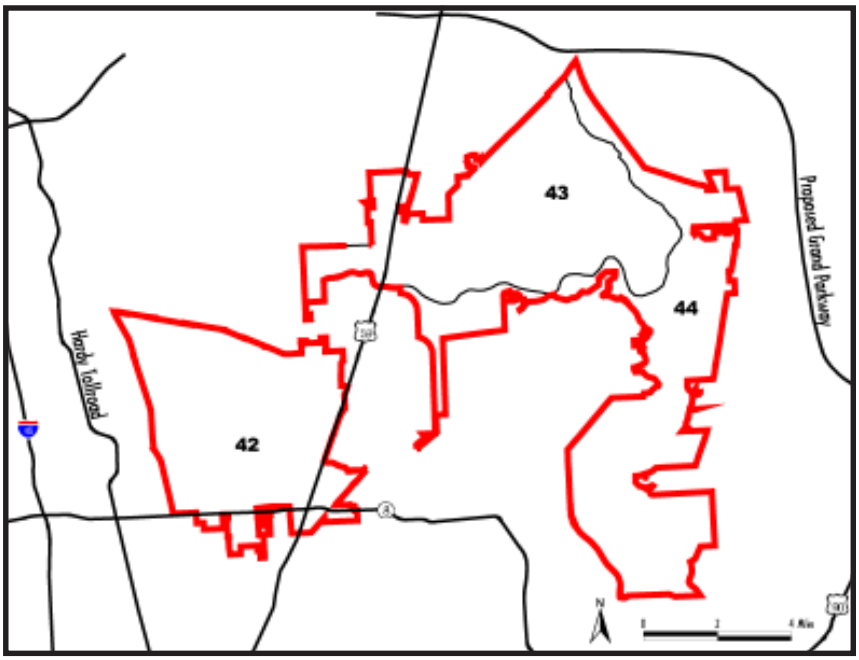
Location within City



Characteristics

- *Total Population: 62,653 (2nd lowest population)*
- *Population Density: 1.08 persons per acre*
- *Persons Per Household: 2.88*
- *Total Area: 57,746 acres (90.24 sq miles)*
- *Largest Ethnic Group: White*
- *Houston City Council Districts: A, B, & E*
- *Independent School Districts: Humble, Huffman, & New Caney*
- *12 Police Beats including bordering beats*
- *<4% (average) of properties in long-term tax liens (homesteads not included)*

Super Neighborhoods in Study Area



Study Area 1 Super Neighborhood Descriptions

The ***Airport Area*** consists of subdivisions, commercial developments and undeveloped land surrounding George Bush Intercontinental Airport. Planning and land acquisition for the airport began in the early 1960s when this area was comprised of heavily wooded land at the edge of the developed metropolitan rim. Two major employment centers in the Airport area include World Houston and the Interwood development on the airport's south side.

Kingwood includes a number of small subdivisions, which predate the master planned development for which it is known. The Kingwood master-planned area includes a wide range of home types and prices in a heavily wooded setting. Kingwood was annexed to the City area in 1996. Most of the City area is within the Humble ISD. The small portion of the area found in Montgomery County is in New Caney ISD. Home construction and commercial development continue, especially on the northeastern and southeastern edges of the community.

The ***Lake Houston Super Neighborhood*** is adjacent to the east side of the City's primary water reservoir, Lake Houston. The majority of the population in this area resides in Lakewood Heights, a single-family subdivision. Lake Houston includes a number of lakeside homes, which are part of the master-planned community of Atascocita. The area is within the Huffman ISD.

Study Area 1 Overview

- **In Study Area 1, the White population remains the majority.**
  Although all ethnic groups in the area increased in number, Whites remained the majority in 2000. Hispanics increased fastest at 74.5%. Airport Area Super Neighborhood has the largest percentage of Black and Hispanic population within the Study Area.

- There has been substantial increase in two age groups: The population under 17 more thandoubled; the population over 65 increased by 131%.

- **This area is dominated by single-family development and has experienced a considerable increase in the number of total housing units.**
  Over 5000 new housing units have been built in this area, including 5 apartment buildings of which four were built in Kingwood. The vacancy rate dropped to 67.2%.

- **This Study Area is one of the more affluent areas of the City.**
  - ✓ *The high economic profile and stability of the area is largely due to Kingwood. The area has the highest household income in the entire City. Over 70% of its house holds have incomes between $50,000-$75,000 per year.*
  - ✓ *Home ownership in-creased by nearly 344% and nearly 78% of the total residential units are owner-occupied.*
  - ✓ *The employment rate in the area is very high.*
  - ✓ *Of 21,000+ households in the area, only about 2400 households make under $25,000 per year.*
  - ✓ *Over 51% of the population over 25 years of age has a Bachelor's or more ad vanced college degree.*
  - ✓ ***Kingwood** had the highest percent change of population (27.5%) from 1990 to 2000 in Study Area 1 as well as the largest share of population in Study Area 1.*

Population by Super Neighborhood

- *Kingwood Super Neighborhood experienced the largest population increase in the Study Area.*

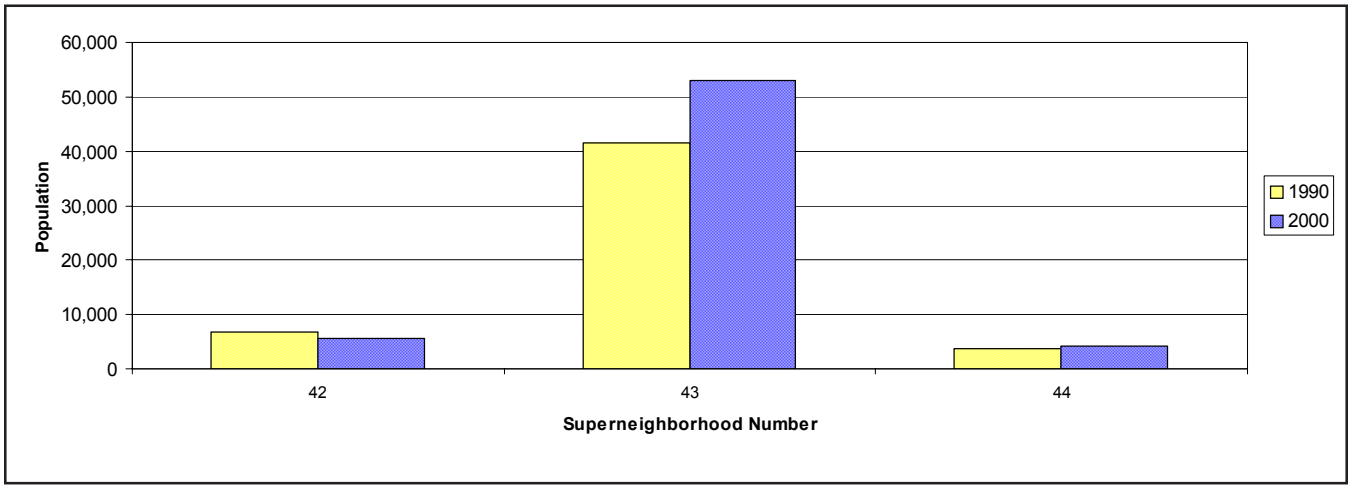
Table 5.1.0.
Population Change by Super Neighborhood (SN)

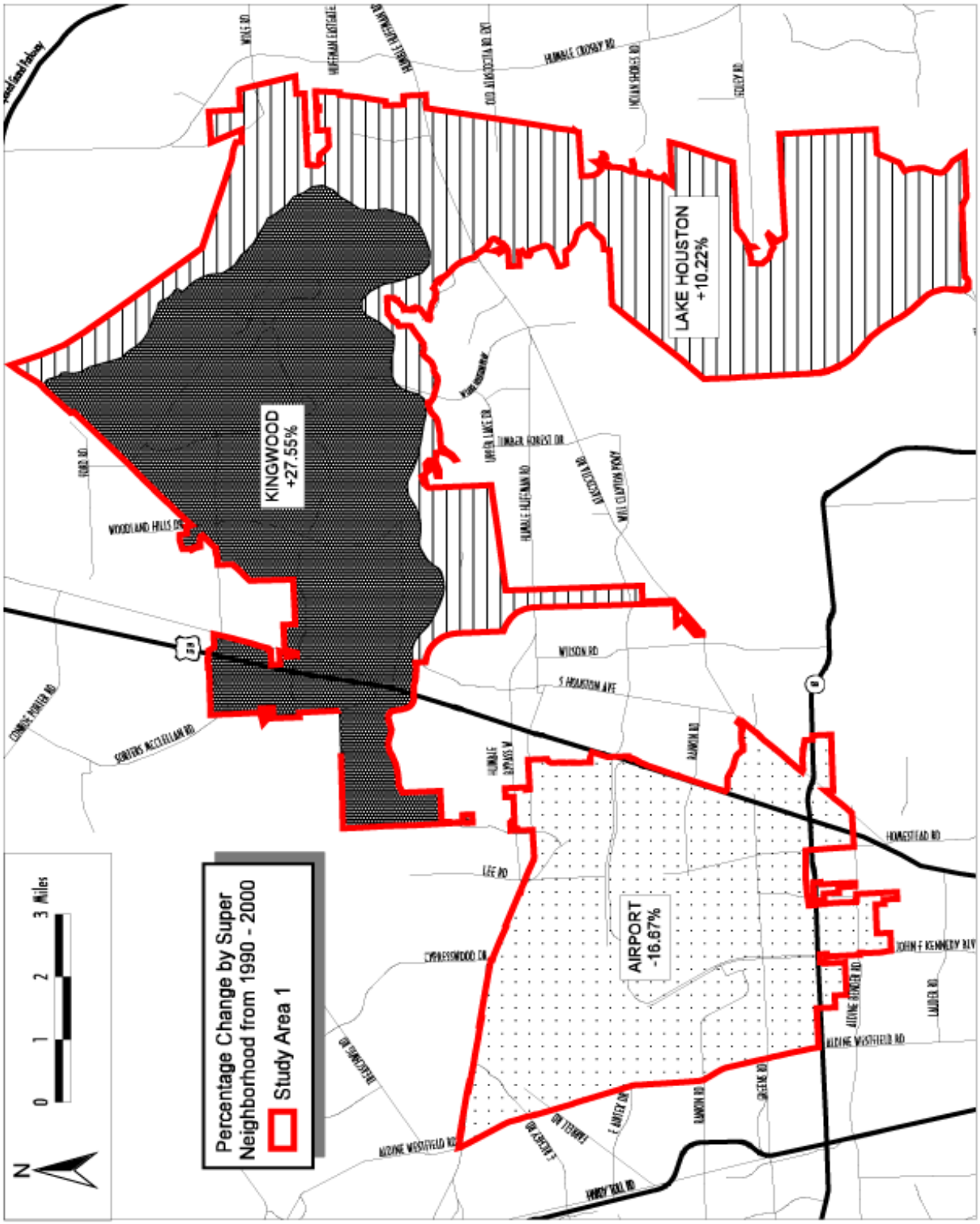
Source: US Census Bureau

Super Neighborhood Name	SN#	1990	2000	# change	% change
Airport Area	42	6,708	5,590	-1,118	-16.7%
Kingwood Area	43	41,472	52,899	11,427	27.6%
Lake Houston	44	3,778	4,164	386	10.2%
TOTAL		51,984	62,653	10,669	20.5%

Figure 5.1.0.
Study Area 1 Population Change

Source: US Census Bureau





Map 5.1.1. Population Change by Super Neighborhood 1990-2000

Source Data: U. S. Census Bureau 1990-2000

Race and Ethnicity

- *Largest ethnic group in the Study Area is Whites (84.5%)*
- *Greater than average percentage increases in Hispanic and Asian Populations*
- *All ethnic groups in Study Area experienced increases in population rates above city averages in 2000*

Table 5.1.1.
Population by Race/Ethnicity

Source: US Census Bureau

	Study Area 1		
	1990	2000	% change
White	46,344	52,970	14.3%
Black	1,544	1,967	27.4%
Hispanic	3,076	5,369	74.5%
Asian	984	1,650	67.7%
Other	36	697	1,836.1%
TOTAL	51,984	62,653	20.5%

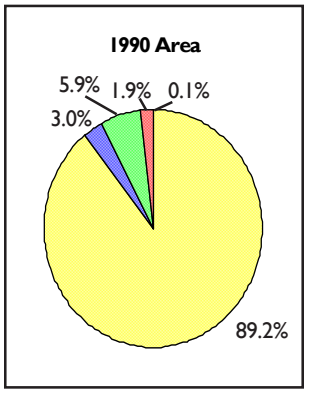
	City of Houston		
	1990	2000	% change
White	720,534	601,851	-16.5%
Black	455,297	487,851	7.2%
Hispanic	455,947	730,865	60.3%
Asian	70,145	106,620	52.0%
Other	3,361	26,444	686.8%
TOTAL	1,705,284	1,953,631	14.6%

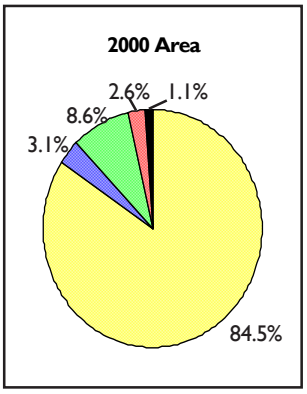
Note: "Other" category is not directly comparable, as in 2000, it included persons of "two or more races," a category which did not exist in 1990.

Figure 5.1.1.
Population by Race/Ethnicity

Source: US Census Bureau

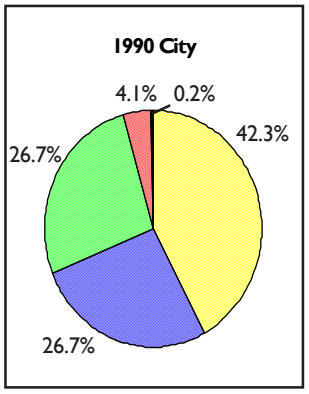
Study Area 1--percent of total

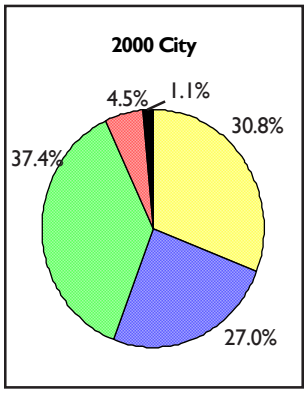




Legend as shown above in Table 5.1.1

City of Houston--percent of total





Legend as shown above in Table 5.1.1

Gender and Age

- *57% increase in the 5-17 age group (5,389)*
- *Elderly Population more than doubled, although still a small proportion of the total*
- *Larger percentage of children and teenagers than the City average*

Table 5.1.2.
Population by Gender and Age

Source: US Census Bureau

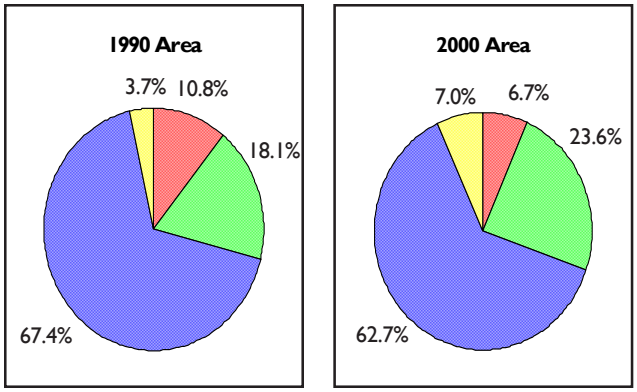
	Study Area 1		
	1990	2000	% change
Age 0-4	5,628	4,174	-25.8%
Age 5-17	9,399	14,778	57.2%
Age 18-64	35,047	39,289	12.1%
Age 65+	1,910	4,412	131.0%
MALE	26,239	31,317	19.4%
FEMALE	25,745	31,336	21.7%
TOTAL	51,984	62,653	20.5%

	City of Houston		
	1990	2000	% change
Age 0-4	142,168	160,797	13.1%
Age 5-17	313,825	375,861	19.8%
Age 18-64	1,108,100	1,252,908	13.1%
Age 65+	141,191	164,065	16.2%
MALE	846,113	975,551	15.3%
FEMALE	859,171	978,080	13.8%
TOTAL	1,705,284	1,953,631	14.6%

Figure 5.1.2.
Population by Gender and Age

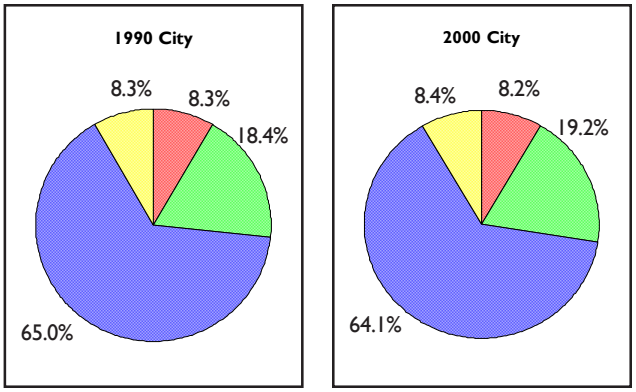
Source: US Census Bureau

Study Area 1--percent of total



Legend as shown above in Table 5.1.2

City of Houston--percent of total



Legend as shown above in Table 5.1.2

Educational Attainment

- *3rd highest percentage of persons with college degrees*
- *Very low number of persons without a high school diploma*

Table 5.1.3.
Population 25 and Over by Educational Attainment

Source: US Census Bureau

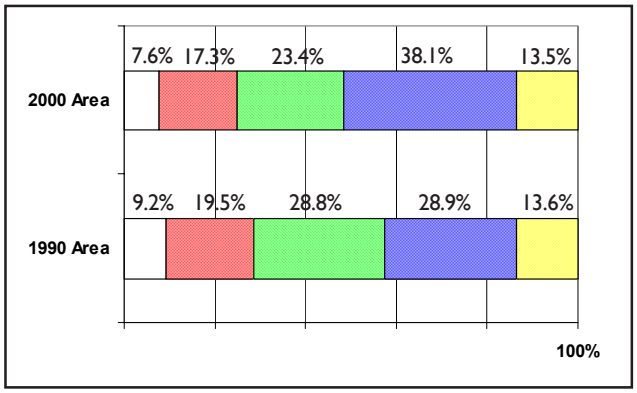
	Study Area 1		
	1990	2000	% change
No Diploma	2,790	3,036	9.2%
High School	5,946	6,892	16.3%
Some College	8,768	9,319	6.7%
Bachelor's	8,810	15,140	72.5%
Grad/Prof.	4,144	5,365	29.9%
TOTAL	30,458	39,753	30.5%

	City of Houston		
	1990	2000	% change
No Diploma	263,458	355,445	34.9%
High School	224,181	245,299	9.4%
Some College	265,983	228,985	-13.9%
Bachelor's	191,128	255,173	33.5%
Grad/Prof.	92,288	116,252	26.0%
TOTAL	1,037,037	1,201,154	15.8%

Figure 5.1.3.
Population 25 and Over by Educational Attainment

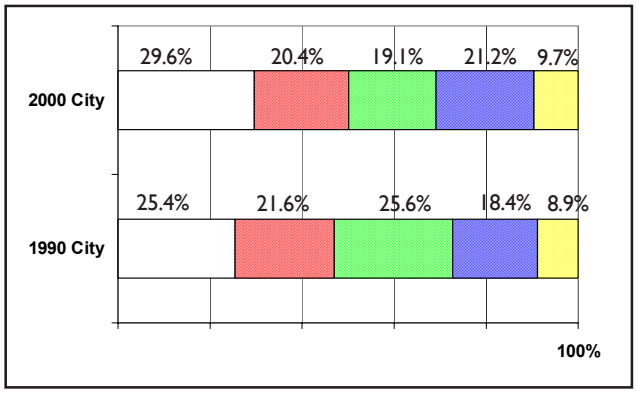
Source: US Census Bureau

Study Area 1--percent of total



Legend as shown above in Table 5.1.3

City of Houston--percent of total



Legend as shown above in Table 5.1.3

Housing and Households

- *Substantial increase in housing units compared to City-wide.*
- *Nearly 78% of residential units are owner-occupied.*
- *Over 300% increase in home ownership.*
- *Changes in household characteristic included increase in household size and in the number of households.*

- *2000 Total Units 22,883*
  Single-family 19,902
  Multi-family 2,981
  Other 0

Table 5.1.4. Household Characteristics

Source: US Census Bureau

	Study Area 1			City of Houston		
	1990	2000	% change	1990	2000	% change
HOUSEHOLDS	13,849	21,600	56.0%	638,705	717,945	12.4%
persons per HH	2.50	2.88	15.1%	2.60	2.67	2.7%

Table 5.1.5. Housing Units by Tenure

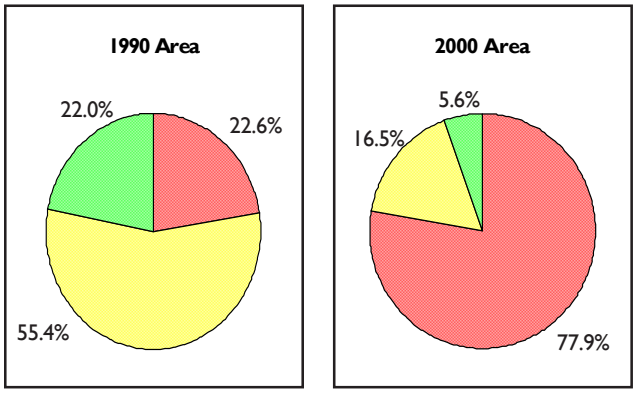
Source: US Census Bureau

	Study Area 1			City of Houston		
	1990	2000	% change	1990	2000	% change
Occupied	13,849	21,600	56.0%	638,705	717,945	12.4%
Owner	4,016	17,827	343.9%	293,355	328,741	12.1%
Renter	9,833	3,773	-61.6%	345,350	389,204	12.7%
Vacant	3,906	1,283	-67.2%	112,928	64,064	-43.3%
TOTAL UNITS	17,755	22,883	28.9%	751,633	782,009	4.0%

Figure 5.1.4. Housing Units by Tenure

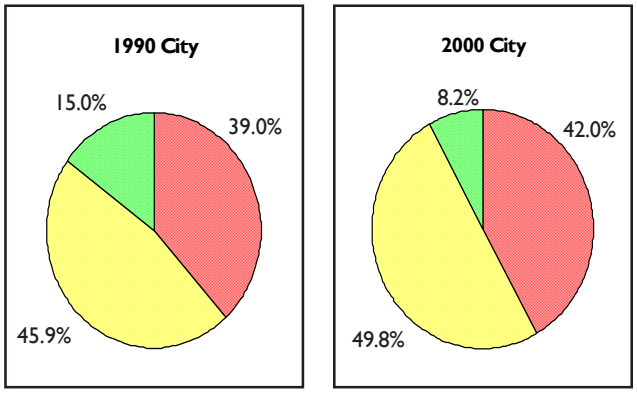
Source: US Census Bureau

Study Area 1--percent of total



Legend as shown above in Table 5.1.5

City of Houston--percent of total



Legend as shown above in Table 5.1.5

Household Income

- *Very high employment rate. (**See Table 5.1.8.**)*
- *Highest Median Income of all study areas ($76,948)*
- *Highest percentage of households with income over $75,000; number of hoseholds in this category more than doubled.*
- *Lowest percentage of households with income under $15,000*

Table 5.1.6.
Households by Household Income

Source: US Census Bureau

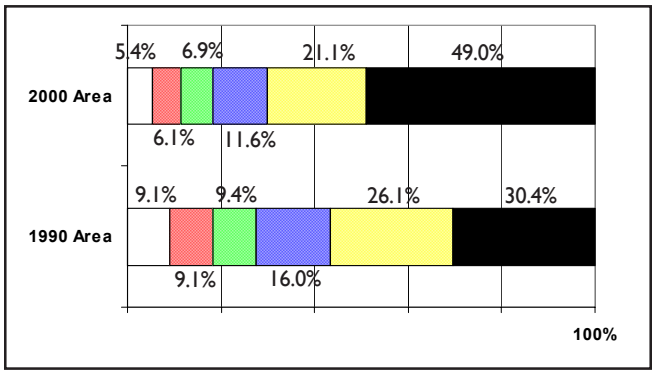
	Study Area 1			City of Houston		
	1990	2000	% change	1990	2000	% change
< $15K	1,506	1,159	-23.0%	175,900	132,457	-24.7%
$15K—$25K	1,507	1,315	-12.7%	125,425	105,887	-15.6%
$25K—$35K	1,554	1,482	-4.6%	101,625	104,792	3.1%
$35K—$50K	2,664	2,511	-5.7%	99,947	117,451	17.5%
$50K—$75K	4,334	4,557	5.1%	82,150	116,362	41.6%
>$75K	5,052	10,610	110.0%	64,395	141,948	120.4%
TOTAL	16,617	21,634	30.2%	649,442	718,897	10.7%

Note: The total number of households shown in this table is based on sample data.

Figure 5.1.5.
Households by Household Income

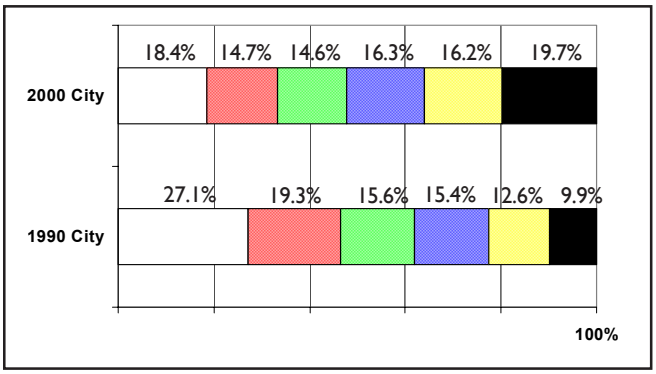
Source: US Census Bureau

Study Area 1--percent of total



Legend as shown above in Table 5.1.6

City of Houston--percent of total



Legend as shown above in Table 5.1.6

Existing Land Use Patterns

- *Largest Study Area with 57,746 acres, 15% of total City land area*
- *19.9% of City's Vacant or Undeveloped land*
- *37.2% of Transportation/ Utilities*
- *52.2% of Agricultural land*
- *Residential Land Use is the smallest percentage of land useage.*

Study Area 1 is the largest of the 15 study areas, covering 57,746 acres. This includes **Bush Intercontinental Airport**, and **Lake Houston.**

Single-family residential uses are 11% of the Study Area. The majority of single-family residential uses are along Kingwood Drive to the north, in the eastern shore of Lake Houston and around Intercontinental Airport. New residential development occurred primarily in Kingwood, to the east of Intercontinental Airport (between Rankin and Homestead Road) and on the western shore of Lake Houston.

Multi-family residential uses are only 0.4% of the Study Area, mainly scattered in the Kingwood area. Five apartment projects with about 700 units in total were built between 1992 and 2000, four of them in the Kingwood vicinity.

Figure 5.1.6. Study Area 1 Land Use

Source: City of Houston GIS

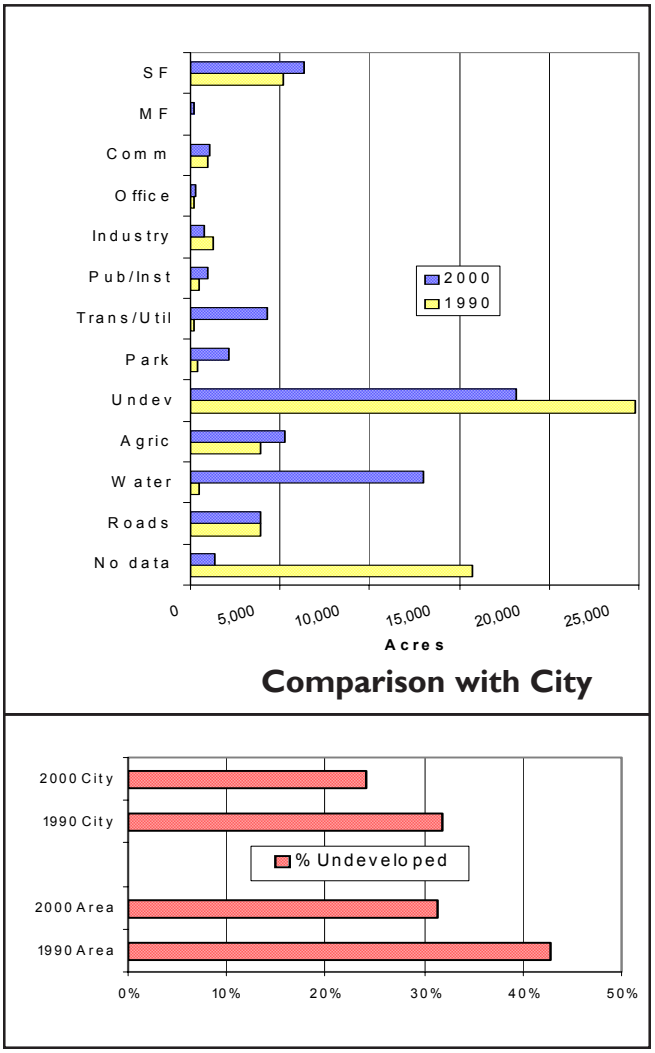
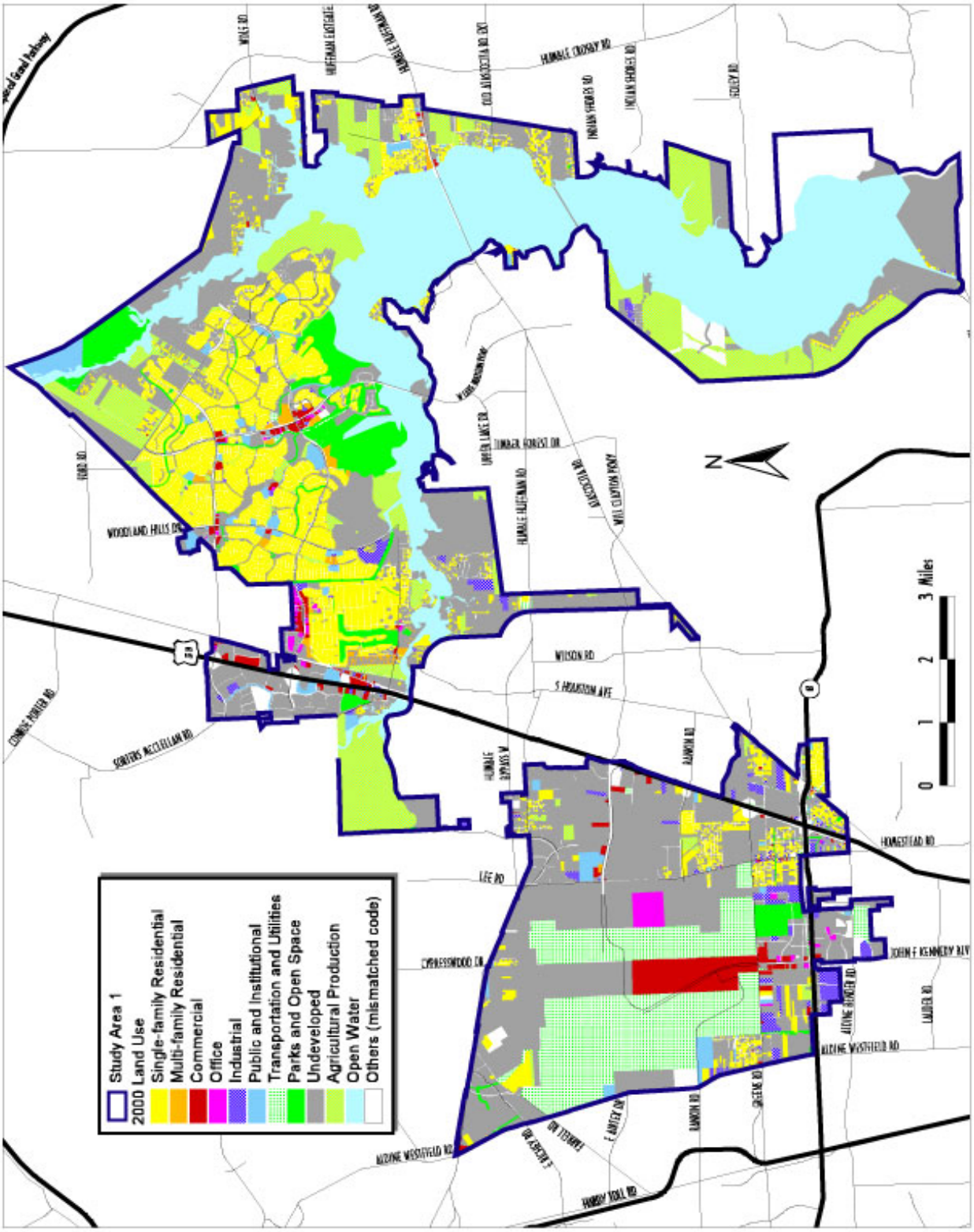


Table 5.1.7. Acreage by Land-Use Category

Note: Many land parcels were coded incorrectly in 1990, so percentage changes often appear unusually large.

Source: City of Houston GIS

	Study Area 1			City of Houston		
	1990	2000	% change	1990	2000	% change
Single-Family (SF)	5,219.4	6,340.0	21.5%	75,587.9	79,800.7	5.6%
Multi-Family (MF)	136.4	242.2	77.6%	12,256.3	14,648.2	19.5%
Commercial (Com)	971.2	1,046.3	7.7%	12,281.1	15,386.2	25.3%
Office	226.2	285.3	26.2%	4,031.2	4,811.9	19.4%
Industrial	1,317.8	751.8	-42.9%	21,361.8	25,762.2	20.6%
Public/Institutional	479.1	958.4	100.0%	13,341.7	20,061.5	50.4%
Trans/Utilities	184.1	4,335.5	2,254.7%	3,601.2	11,665.9	223.9%
Parks/Open Space	394.8	2,160.8	447.3%	1,460.2	32,089.7	2,097.6%
Undeveloped	24,768.7	18,171.4	-26.6%	120,734.2	91,366.6	-24.3%
Agricultural	3,948.1	5,228.4	32.4%	5,751.2	10,017.4	74.2%
Open Water	462.2	12,953.6	2,702.4%	1,226.7	13,905.4	1,033.6%
Roads	3,889.9	3,889.9	0.0%	56,559.1	56,559.1	0.0%
No Data	15,748.4	1,382.7	-91.2%	52,355.0	4,472.8	-91.5%



Map 5.1.2. Land Use 2000

Source Data: Harris County Appraisal District (HCAD)

Study Area 1 Land Use Patterns

Commercial and Office uses combined account for 2.3% of the land. Commercial uses cover a total of 1,046 acres. Most commercial uses are located near John F. Kennedy Blvd with supporting amenities near the airport, and along North Lake Houston Parkway and Kingwood Drive, supporting residential uses. Between 1990 and 2000 they increased by almost 8%. This increase took place mainly in three hubs of commercial activity: Greens Rd. and John F. Kennedy- Beltway 8, US 59-Kingwood Rd.; and Kingwood Rd.- West Lake Houston Parkway. Overall, office space has not changed much from 226 acres in 1990. In 2000, 285 acres and twenty new office buildings were permitted in the Kingwood area and around the Airport.

Industrial land uses occupy 1.3% (752 acres) of the land in the area. Industrial uses cluster north of Beltway 8, in and around the airport area. New building permits have been approved in clusters between Greens Rd, Beltway 8 and US 59.

Public and Institutional uses have doubled to total 958 acres. This increase is largely due to schools and church facilities in expanding residential areas.

Transportation and Public Utilities cover 7.5% of the Study Area (4,335 acres), due largely to Bush Intercontinental Airport. New runways and the North Terminal construction at the airport and new pumping stations, lift stations and a wastewater treatment plant and fire stations have taken place in the area.

Parks and Open Space cover about 2,200 acres (3.7%). Designated parks and open space are most prominent to the north of Lake Houston, around West Lake Houston Parkway, and at the northern-tip of the Study Area. Eisenhower, Farnsworth and San Jacinto Parks are located around Lake Houston.

Undeveloped or vacant land (31.5%) still makes up a large portion of Study Area 1. Expansion at Bush Intercontinental Airport can attribute for the decrease from 43% in 1990.

Agriculture accounts for slightly more than 9% of the land in this Study Area, the largest percentage of agricultural land in the City. 5,200+ acres. This land use is found principally around Lake Houston and much of it is used for livestock grazing purposes. In the 1990s the area lost about 200 acres of agricultural land.

Open water (22.4 %) largely consists of Lake Houston, which provides drinking water for much of Houston.

Roads occupy almost 7% of the area, US 59 crosses the area in a north-south direction and Beltway 8 cuts across the southwestern portion.

Table 5.1.8.
2000 Demographics by Super Neighborhood

	Super Neighborhood			Study Area 1
	Airport Area #42	Kingwood Area #43	Lake Houston #44	Total
Total Population	**5,590**	**52,899**	**4,164**	**62,653**
White	44.7%	88.2%	92.1%	**84.5%**
Black	19.7%	1.6%	0.3%	**3.1%**
Hispanic	30.4%	6.5%	4.9%	**8.6%**
Asian**	3.2%	2.7%	1.6%	**2.6%**
Other	2.0%	1.0%	1.1%	**1.2%**
Educational Attainment				
Persons 25 years and over	**3,472**	**33,611**	**2,669**	**39,752**
No High School Diploma	38.2%	4.3%	10.3%	**17.6%**
High School Diploma & higher	61.8%	95.7%	89.7%	**82.4%**
Household Income				
Total Households	**1,802**	**18,390**	**1,442**	**21,634**
Below $25,000	36.1%	8.5%	18.4%	**21.0%**
Above $25,000	63.9%	91.5%	81.6%	**79.0%**
Labor Force				
Persons 16 years and over	**2,272**	**26,463**	**2,144**	**30,879**
Employed	94.1%	97.1%	97.2%	**96.2%**
Unemployed	5.9%	2.9%	2.8%	**3.8%**
Housing				
Total Occupied Units	**1,734**	**18,367**	**1,499**	**21,600**
Owner Occupied	68.9%	83.5%	86.7%	**79.7%**
Renter Occupied	31.1%	16.5%	13.3%	**20.3%**

Source: U.S. Census Bureau, 2000

Compiled by CITY of HOUSTON, Planning and Development Dept.

*Note: * Data at this level is not available for 1990 based on Super Neighborhood boundaries.*

*** Asian includes American Indian & Alaska Native, Native Hawaiian and Other Pacific Islander*

Study Area 2

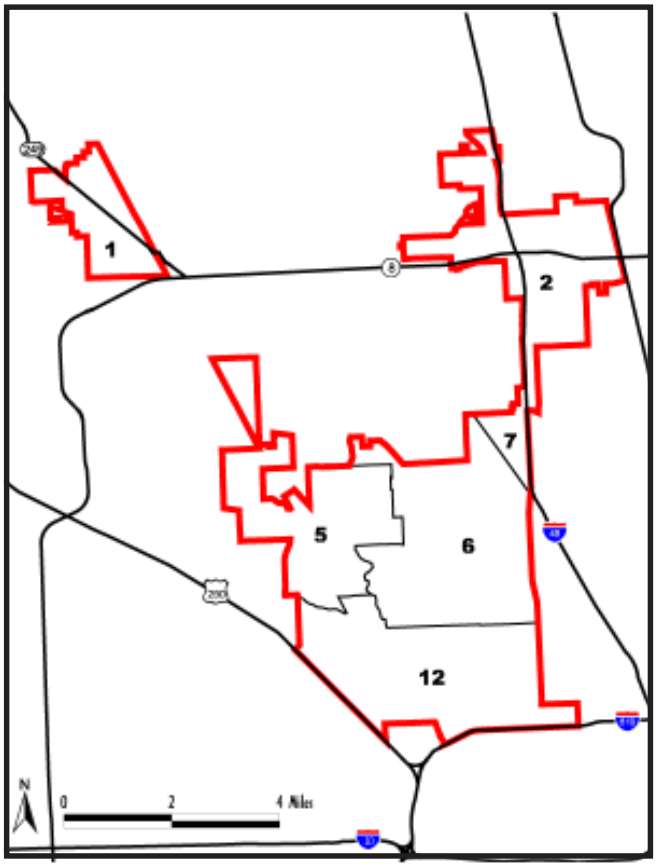
Super Neighborhoods:

1 - Willowbrook
2 - Greater Greenspoint
5 - Greater Inwood
6 - Acres Homes
7 - Hidden Valley
12 - Oak Forest / Garden Oaks

Characteristics

- *Total Population: 155,167*
- *Below average population change (11%) from 1990 to 2000*
- *Population Density: 6.9 persons per acre*
- *Persons Per Household: 2.73*
- *Total Area: 22,506 acres (35.07 sq. miles)*
- *Houston City Council Districts: A & B*
- *Homes, Hidden Valley, Oak Forest/Garden Oaks*
- *Independent School Districts: Cypress-Fairbanks, Aldine & Houston*
- *7 Police Beats including bordering beats*
- *< 4% (average) of properties in long-term tax liens (homesteads not included)*

Super Neighborhoods in Study Area



Location within City

Study Area 2 Super Neighborhood Descriptions

Willowbrook is a mostly undeveloped and primarily commercial area in northwest Harris County surrounding the Willowbrook Mall. The area includes apartment complexes, office buildings, a major Houston Lighting and Power electric generating station and several retail shopping centers in addition to the regional mall. The City annexed it in 1993.

Greater Greenspoint takes its name from the shopping mall at its center. The opening of Intercontinental Airport in 1969 transformed the intersection of I-45 and the Beltway into a commercial crossroads. The area has a large number of multi-family residential complexes.

Greater Inwood has its origins in the development of Inwood Forest, a golf course-centered community. Most of the area is heavily wooded and almost all is part of the Aldine ISD. There are luxury homes in the Oaks of Inwood subdivision; large apartment complexes are also found along Antoine, West Little York and Gulf Bank. Two industrial parks are located adjacent to the Burlington Northern rail line, which bisects the area.

Acres Homes, a wooded area northwest of the city, was originally subdivided into large lots and marketed to African Americans. Still primarily African American, the community now includes a combination of large areas of pine forests with only a scattering of homes. There is little commercial or industrial development. The eastern part of the community is located in the Houston Independent School District (ISD), the western part is in the Aldine ISD.

Hidden Valley is a relatively small neighborhood in; a triangle formed by the North Freeway, Veterans Memorial Highway, and West Mount Houston Road.

Oak Forest/Garden Oaks is primarily residential. Just prior to WWII, Garden Oaks was laid out as a garden suburb with curvilinear streets and a full range of housing from cottages to mansions. Oak Forest was developed immediately after the war, and soon became the largest residential development in Houston at the time. This community is deed-restricted and is served by Houston ISD. The area's thick pine trees and proximity to Loop 610 makes it increasingly attractive to homebuyers.

Study Area 2 Overview

- **Study Area 2 has undergone major changes among its ethnic group composition.**

  In 1990, Whites were the largest ethnic group; in 2000 Blacks are the largest ethnic group followed closely by Hispanics. The White population dropped by nearly 38%, while both Black and Hispanic populations increased. Hispanics increased 108%, more than doubling the 1990 Hispanic population.

- **Existing housing units can accommodate additional population.**

  The total housing stock declined (1,763 units), and the vacancy rate dropped 30.5 %. In the past decade, 1,500 new housing units were built in the area.

- **Population under 17 years of age had the largest increases.**

  In 1990 the study area had over 36,000 children; in 2000 that number increased to over 46,000. As a result, 4 new public schools have been built in the area and additions to existing schools have been made.

- **The area is 3rd in the City for new commercial and office construction.**

  In the Greenspoint area, over 750,000 square feet of commercial/office space was permitted in the decade. However, industrial uses also increased significantly.

- **Economically, this area is fairly stable.**
  - ✓ *Household income rose; however, it is still lower than the City's median. About 36% of households have incomes below $25,000;*
  - ✓ *however employment rate is over 92%.*
  - ✓ *Median housing value for the area is close to or below the City's median and housing stock is fairly stable.*
  - ✓ *The area shows a decrease in home ownership. However, this is likely due to demolitions as well as to the high number of multi-family units in Willowbrook and Greenspoint.*
  - ✓ *New office, commercial and industrial development is producing additional employment. opportunities.*

Population by Super Neighborhood

- ***Willowbrook*** *and* ***Greater Greenspoint*** *experienced the largest population increases in the Study Area from 1990 to 2000 (23.6 and 18.9% respectively)*
- ***Oak Forest/Garden Oaks*** *Super Neighborhood has the largest population within Study Area 2.*
- *Population increase was slightly below City percentage.*

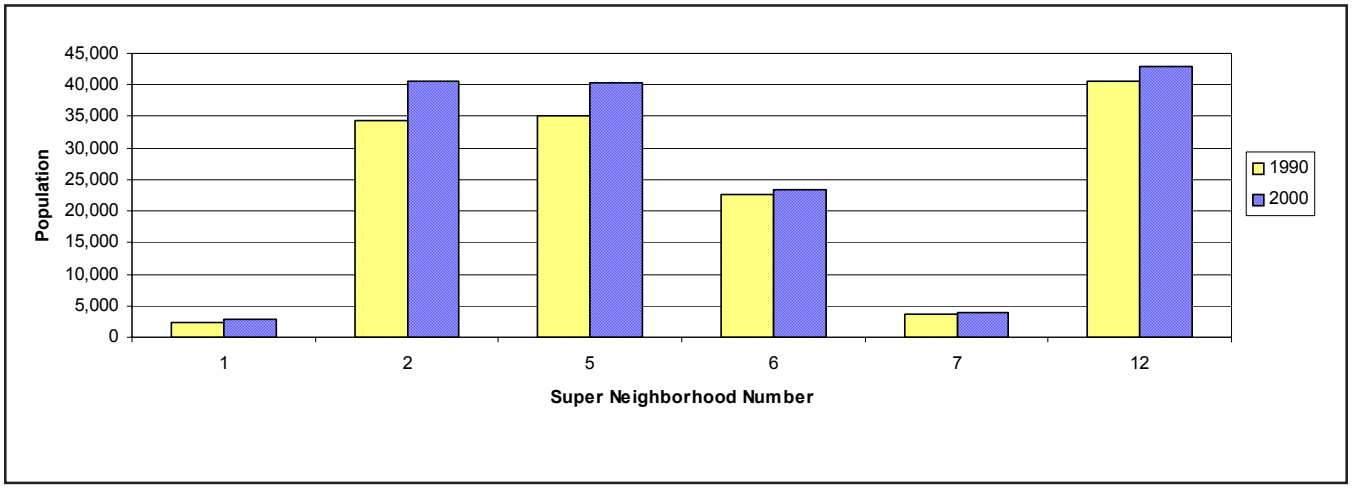
Table 5.2.0.
Population Change by Super Neighborhood (SN)

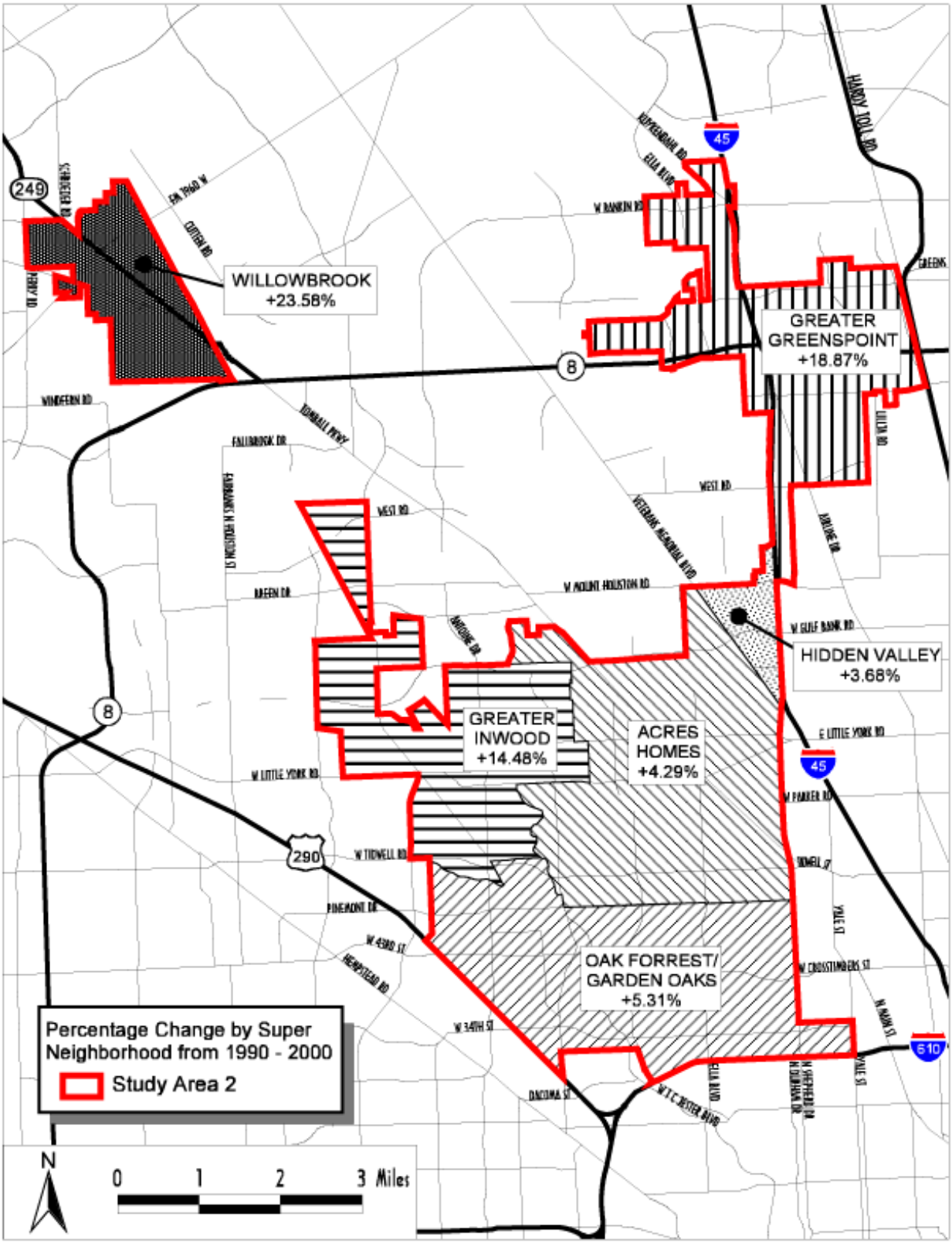
Source: US Census Bureau

Super Neighborhood Name	SN#	1990	2000	# change	% change
Willowbrook	1	2,218	2,741	523	23.6%
Greater Greenspoint	2	34,216	40,671	6,455	18.9%
Greater Inwood	5	35,116	40,200	5,085	14.5%
Acres Homes	6	22,544	23,512	968	4.3%
Hidden Valley	7	3,753	3,891	138	3.7%
Oak Forest / Garden Oaks	12	40,690	42,852	2,162	5.3%
TOTAL		139,774	155,167	15,393	11.0%

Figure 5.2.0.
Study Area 2 Population Change

Source: US Census Bureau





Map 5.2.2. Population Change by Super Neighborhood 1990-2000

Source Data: U. S. Census Bureau 1990-2000

Study Area 2 Demographics

Race and Ethnicity

- *37.5% decrease in White population in Study Area.*
- *Blacks make up nearly half the total population.*
- *Hispanics now second largest ethnic group.*

Table 5.2.1.
Population by Race/Ethnicity

Source: US Census Bureau

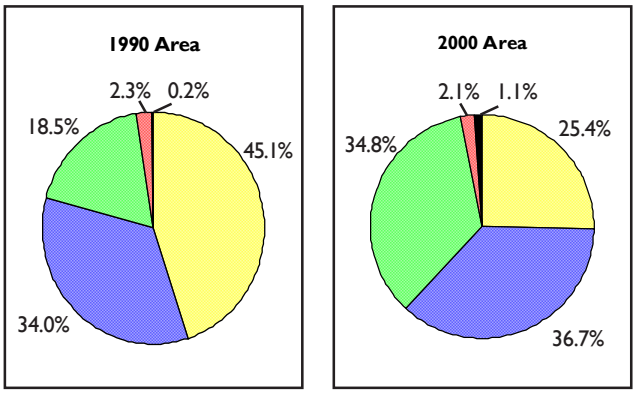
	Study Area 2			City of Houston		
	1990	2000	% change	1990	2000	% change
White	62,995	39,346	-37.5%	720,534	601,851	-16.5%
Black	47,471	56,984	20.0%	455,297	487,851	7.2%
Hispanic	25,914	53,986	108.3%	455,947	730,865	60.3%
Asian	3,173	3,186	0.4%	70,145	106,620	52.0%
Other	221	1,665	653.4%	3,361	26,444	686.8%
TOTAL	139,774	155,167	11.0%	1,705,284	1,953,631	14.6%

Note: "Other" category is not directly comparable, as in 2000, it included persons of "two or more races," a category which did not exist in 1990.

Figure 5.2.1.
Population by Race/Ethnicity

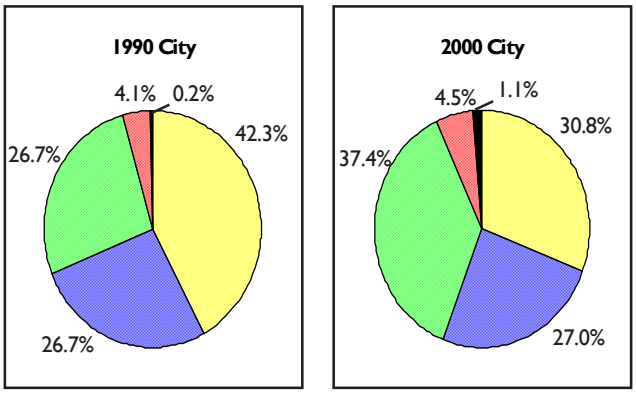
Source: US Census Bureau

Study Area 2--percent of total



Legend as shown above in Table 5.2.1

City of Houston--percent of total



Legend as shown above in Table5. 2.1

Gender and Age

- *The 17 and under age group increased much faster than in the City as a whole.*

Table 5.2.2.
Population by Gender and Age

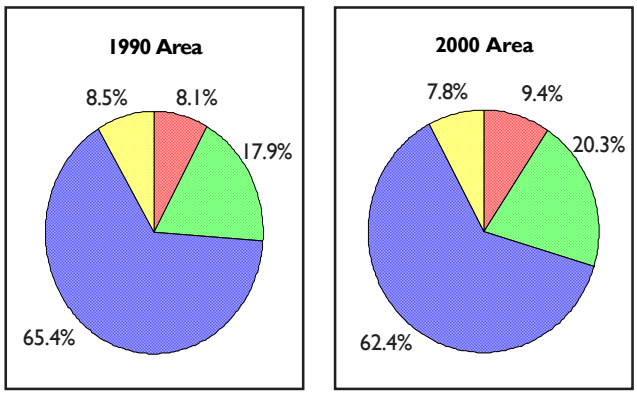
Source: US Census Bureau

	Study Area 2			City of Houston		
	1990	2000	% change	1990	2000	% change
Age 0-4	11,372	14,663	28.9%	142,168	160,797	13.1%
Age 5-17	24,999	31,574	26.3%	313,825	375,861	19.8%
Age 18-64	91,479	96,765	5.8%	1,108,100	1,252,908	13.1%
Age 65+	11,924	12,165	2.0%	141,19	164,065	16.2%
MALE	68,343	75,396	10.3%	846,113	975,551	15.3%
FEMALE	71,431	79,771	11.7%	859,171	978,080	13.8%
TOTAL	139,774	155,167	11.0%	1,705,284	1,953,631	14.6%

Figure 5.2.2.
Population by Gender and Age

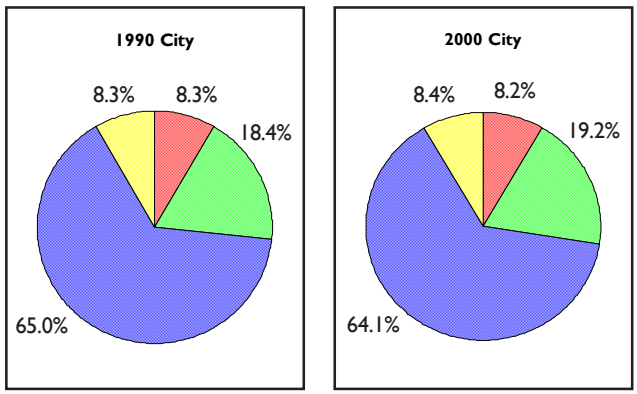
Source: US Census Bureau

Study Area 2--percent of total



Legend as shown above in Table 5.2.2

City of Houston--percent of total



Legend as shown above in Table 5.2.2

Educational Attainment

- *3rd highest percentage in the city of people with HS diploma.*
- *Number of people without a high school diploma increased substantially.*

Table 5.2.3.
Population 25 and Over by Educational Attainment

Source: US Census Bureau

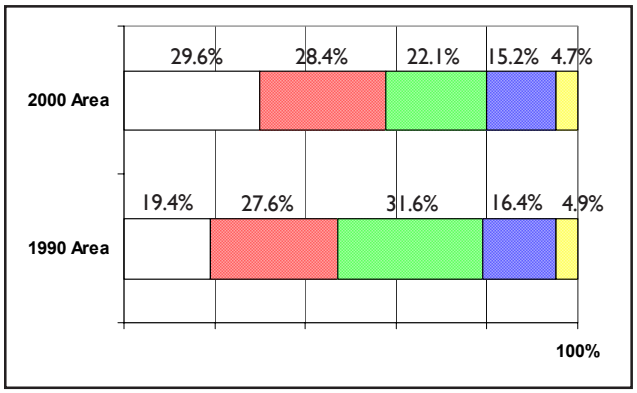
	Study Area 2		
	1990	2000	% change
No Diploma	15,441	26,970	75.4%
High School	22,759	25,217	11.3%
Some College	26,038	20,054	-22.7%
Bachelor's	13,067	13,674	5.1%
Grad/Prof.	3,788	4,386	16.3%
TOTAL	81,093	90,302	11.4%

	City of Houston		
	1990	2000	% change
No Diploma	263,458	355,445	34.9%
High School	224,181	245,299	9.4%
Some College	265,983	228,985	-13.9%
Bachelor's	191,128	255,173	33.5%
Grad/Prof.	92,288	116,252	26.0%
TOTAL	1,037,037	1,201,154	15.8%

Figure 5.2.3.
Population 25 and Over by Educational Attainment

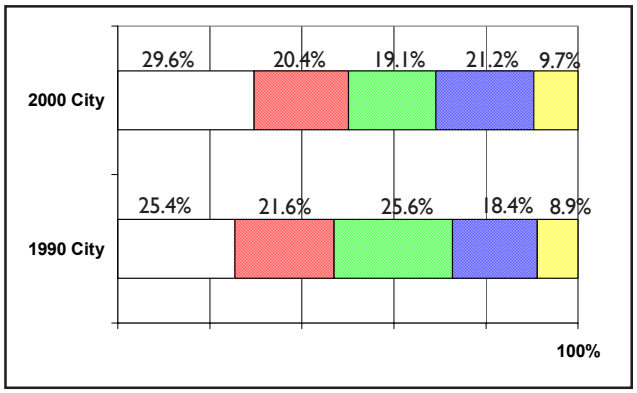
Source: US Census Bureau

Study Area 2--percent of total



Legend as shown above in Table 5.2.3

City of Houston--percent of total



Legend as shown above in Table 5.2.3

Housing and Households

- *Small increase in total number of units.*
- *Greater household size and increase in number of households.*
- *Loss of housing units due to demolitions primarily in Acres Homes and decrease in vacancy rate.*
- *2000 Total Units 62,434*
  Single-family 28,340
  Multi-family 34,033
  Other 61

Table 5.2.4. Household Characteristics

Source: US Census Bureau

	Study Area 2			City of Houston		
	1990	2000	% change	1990	2000	% change
HOUSEHOLDS	55,851	56,635	1.4%	638,705	717,945	12.4%
persons per HH	2.60	2.73	5.1%	2.60	2.67	2.7%

Table 5.2.5. Housing Units by Tenure

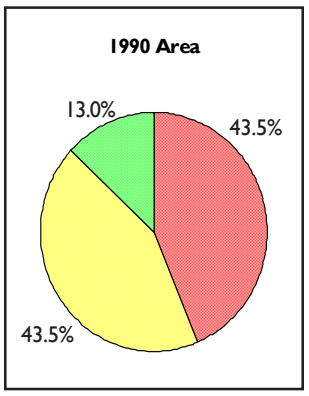
Source: US Census Bureau

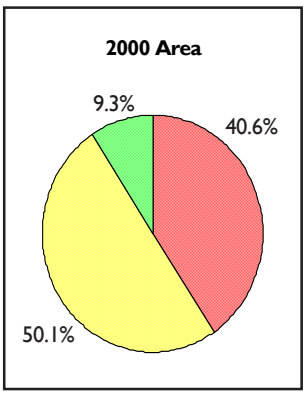
	Study Area 2			City of Houston		
	1990	2000	% change	1990	2000	% change
Occupied	55,851	56,635	1.4%	638,705	717,945	12.4%
Owner	27,925	25,327	-9.3%	293,355	328,741	12.1%
Renter	27,926	31,308	12.1%	345,350	389,204	12.7%
Vacant	8,346	5,799	-30.5%	112,928	64,064	-43.3%
TOTAL UNITS	64,197	62,434	-2.7%	751,633	782,009	4.0%

Figure 5.2.4. Housing Units by Tenure

Source: US Census Bureau

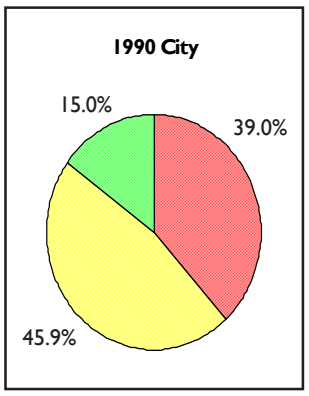
Study Area 2--percent of total

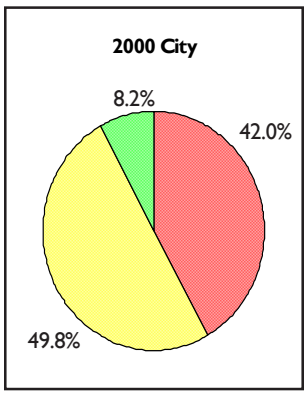




Legend as shown above in Table 5.2.5

City of Houston--percent of total





Legend as shown above in Table 5.2.5

Household Income

- *Fairly even income distribution among households*
- *Income growth in the $35,000 and above catagory is greater than the City average*

Table 5.2.6.
Households by Household Income

Source: US Census Bureau

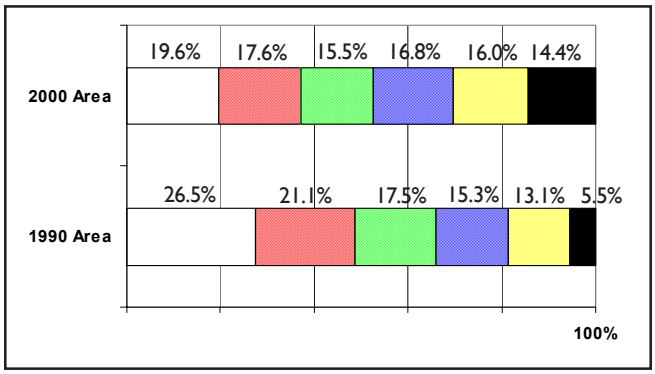
	Study Area 2			City of Houston		
	1990	2000	% change	1990	2000	% change
< $15K	15,021	11,040	-26.5%	175,900	132,457	-24.7%
$15K—$25K	11,545	9,866	-14.5%	125,425	105,887	-15.6%
$25K—$35K	9,549	8,727	-8.6%	101,625	104,792	3.1%
$35K—$50K	8,388	9,456	12.7%	99,947	117,451	17.5%
$50K—$75K	7,140	9,012	26.2%	82,150	116,362	41.6%
>$75K	3,024	8,096	167.7%	64,395	141,948	120.4%
TOTAL	54,667	56,198	2.8%	49,442	718,897	10.7%

Note: The total number of households shown in this table is based on sample data.

Table 5.2.5.
Households by Household Income

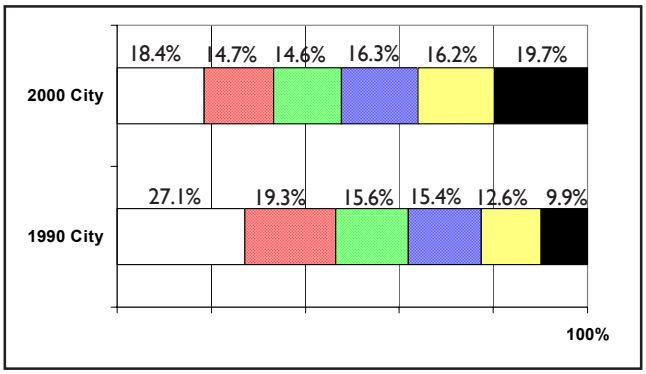
Source: US Census Bureau

Study Area 2--percent of total



Legend as shown above in Table 5.2.6

City of Houston--percent of total



Legend as shown above in Table 5.2.6

Study Area 2 Demographics

- *Almost 22% of this Study Area is Vacant or Undeveloped*
- *Only 5.9% of City land area but 9.3% of City's Commercial land*
- *Single-family constitutes the largest land use (35.5%).*

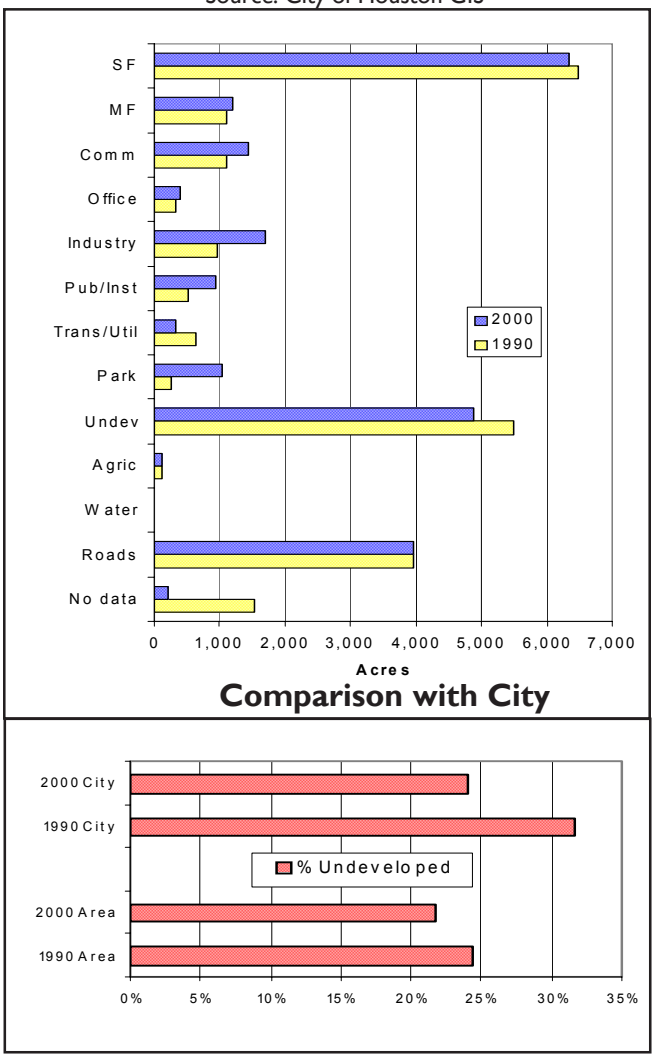
Single-family residential uses comprise slightly more than 28% of Study Area 2. These are mainly located within I-45, US 290, and North 610 Loop. The new single-family residential development has tended to concentrate south of West Gulf Bank Rd. and west of Tomball Parkway, and between Little York Rd., Tidwell St., west of Tomball Parkway.

Multi-family residential developments account for 5.3% (1,191 acres) of the total area, and are located primarily on the outskirts of the Study Area. Between 1990 and 2000, six new apartment complexes (almost 1,500 units) were permitted here. They were located in the vicinity of Willowbrook Mall, on Greens Rd. and south of West Gulf Bank Rd.

Commercial and Office land uses account for more than 8% of the Study Area. Major commercial developments include the Willowbrook Mall and the Greenspoint

Figure 5.2.6. Study Area 2 Land Use

Source: City of Houston GIS

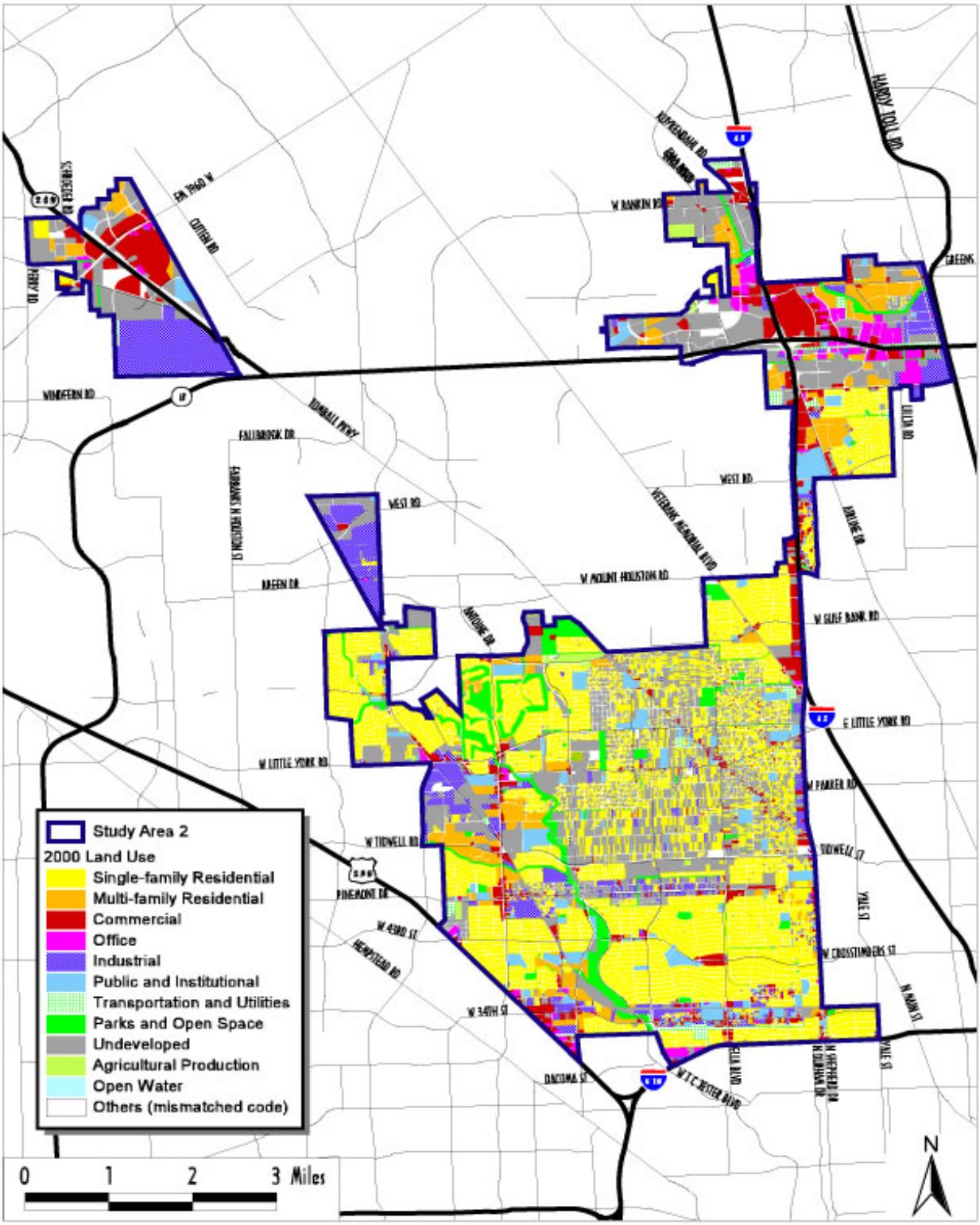


Source: City of Houston GIS

Table 5.2.7. Acreage by Land-Use Category

Note: Many land parcels were coded incorrectly in 1990, so percentage changes often appear unusually large.

	Study Area 2			City of Houston		
	1990	2000	% change	1990	2000	% change
Single-Family (SF)	6,475.2	6,336.8	-2.1%	75,587.9	79,800.7	5.6%
Multi-Family (MF)	1,098.4	1,191.5	8.5%	12,256.3	14,648.2	19.5%
Commercial (Com)	1,096.5	1,428.5	30.3%	12,281.1	15,386.2	25.3%
Office	336.9	402.2	19.4%	4,031.2	4,811.9	19.4%
Industrial	971.6	1,688.1	73.7%	21,361.8	25,762.2	20.6%
Public/Institutional	526.9	933.4	77.2%	13,341.7	20,061.5	50.4%
Trans/Utilities	641.5	322.1	-49.8%	3,601.2	11,665.9	223.9%
Parks/Open Space	269.7	1,026.3	280.5%	1,460.2	32,089.7	2,097.6%
Undeveloped	5,492.3	4,889.4	-11.0%	120,734.2	91,366.6	-24.3%
Agricultural	112.8	117.9	4.5%	5,751.2	10,017.4	74.2%
Open Water	0.0	2.5	--	1,226.7	13,905.4	1,033.6%
Roads	3,960.1	3,960.1	0.0%	56,559.1	56,559.1	0.0%
No Data	1,523.9	206.9	-86.4%	52,355.0	4,472.8	-91.5%



Map 5.2.2. Land Use 2000

Source Data: Harris County Appraisal District (HCAD)

Mall. To a lesser degree, commercial land uses follow Antoine Rd. and I-45 between Tidwell and Little York. Most of the new commercial development permitted in the decade grew in the Willowbrook area, and along Antoine Dr., Pinemont Dr., W 34th St. and I-45. Office uses cover almost 2% of the Study Area, concentrated in the Greenspoint area. At least four office buildings of more than 100,000 square feet and three of more than 50,000 square feet were permitted in the decade. Most of these major buildings are located in the Greenspoint area.

Industrial land uses comprise 7.5% of the land, and are located to the northwest and north of Beltway 8. They also occupy a triangle crossed by West Rd. and Breen Drive, and appear along Hardy Toll Rd. and Beltway 8, to the west between W. Little York and W. Tidwell, along Pinemont and W. 34th St. Industrial uses increased by almost 74% in the period under consideration. Twenty-three new industrial buildings, either manufacturing buildings or warehouses, were permitted between 1990 and 2000 in Study Area 2. This new development was focused near the intersection of the Tomball Parkway and Little York Rd.

Public and Institutional land uses are scattered throughout the area serving mainly residential areas and comprise 4.1% of the land. These uses increased by more than 77% from 527 acres in 1990. About 24 churches and church related buildings of many denominations were permitted in the area, especially in the neighborhoods south of W. Gulf Bank Rd. where the bulk of residential development is located. Four new elementary schools and several school additions were also permitted.

Transportation and Utilities covered 1.4% of the Study Area in 2000. A large piece of land located at the corner of Tomball Parkway and Beltway 8 covers about 384 acres and is owned by HL&P. This large lot was classified as industrial land in 2000, but should be considered as transportation and utility. New public utilities were built in the decade and are scattered around the area. A fire station and a Houston Police Central Plant were permitted south of Willowbrook Mall. A water pump and lift stations were permitted north of Little York Rd. near Montgomery Rd. Other new transportation and utility development includes a transit terminal on Kuykendhal Rd., and two wastewater treatment plants and lift stations.

Parks and Open Space make up 4.6% of the Study Area. In the 1990's, areas along White Oak bayou were designated as park space adding a total of 1,026 acres of parks in Study Area 2. A few vacant parcels north of West Little York were also designated as parks and open space, serving the neighboring residential area.

Vacant and undeveloped land uses comprise 24.4% of the land – second to residential uses. Vacant lots are scattered in the residential area between North Shepherd and T.C Jester Boulevard, north of Tidwell and south of West Gulf Bank Road, the area that received a large part of new residential development. A decrease of about 2% in residential land may have been caused by demolitions that converted the lots into vacant land. Other clusters of vacant land appear around Greenspoint and Willowbrook Mall.

Agricultural land occupies only 0.5% of the Study Area.

Roads and right of ways cover 17.6% of the Study Area. Highways and freeways include US 45, Loop 610, Hardy Toll Rd. and SH 290.

Table 5.2.8.
2000 Demographics by Super Neighborhood

	Super Neighborhood						
	Willowbrook #1	Greenspoint #2	Greater Inwood #5	Acres Home #6	Hidden Valley #7	Oak Forest/ Garden Oaks #12	Study Area 2 Total
Total Population	**2,741**	**40,671**	**40,200**	**23,512**	**3,891**	**42,852**	**153,867**
White	56.2%	9.9%	22.7%	2.2%	30.0%	53.0%	25.4%
Black	18.7%	34.1%	44.5%	86.4%	17.7%	8.3%	36.7%
Hispanic	15.3%	52.7%	28.9%	10.3%	44.7%	36.0%	34.8%
Asian**	7.6%	2.1%	2.8%	0.4%	6.4%	1.6%	2.1%
Other	2.3%	1.2%	1.1%	0.7%	1.2%	1.1%	1.1%
Educational Attainment							
Persons 25 years and over	**1,669**	**20,135**	**22,835**	**14,285**	**2,457**	**28,920**	**90,302**
No High School Diploma	12.9%	42.6%	23.9%	37.6%	34.2%	22.5%	**28.0%**
High School Diploma & higher	87.1%	57.4%	76.1%	62.4%	65.8%	77.5%	**72.0%**
Household Income							
Total Households	**1,382**	**14,077**	**14,181**	**7,986**	**1,236**	**17,335**	**56,198**
Below $25,000	36.8%	45.6%	34.7%	51.3%	21.4%	27.0%	**36.2%**
Above $25,000	63.2%	54.4%	65.3%	48.7%	78.6%	73.0%	**63.8%**
Labor Force							
Persons 16 years and over	**1,319**	**18,320**	**20,094**	**8,879**	**1,627**	**22,649**	**72,888**
Employed	95.2%	91.4%	92.4%	88.4%	91.4%	94.1%	**92.0%**
Unemployed	4.8%	8.6%	7.6%	11.6%	8.6%	5.9%	**8.0%**
Housing							
Total Occupied Units	**1,416**	**14,259**	**13,995**	**7,943**	**1,244**	**17,327**	**56,184**
Owner Occupied	0.8%	13.4%	45.3%	66.8%	89.3%	61.2%	**46.0%**
Renter Occupied	99.2%	86.6%	54.7%	33.2%	10.7%	38.8%	**54.0%**

Source: U.S. Census Bureau, 2000
Compiled by CITY of HOUSTON, Planning and Development Dept.
*Note: * Data at this level is not available for 1990 based on Super Neighborhood boundaries.*
*** Asian includes American Indian & Alaska Native, Native Hawaiian and Other Pacific Islander*

Study Area 3

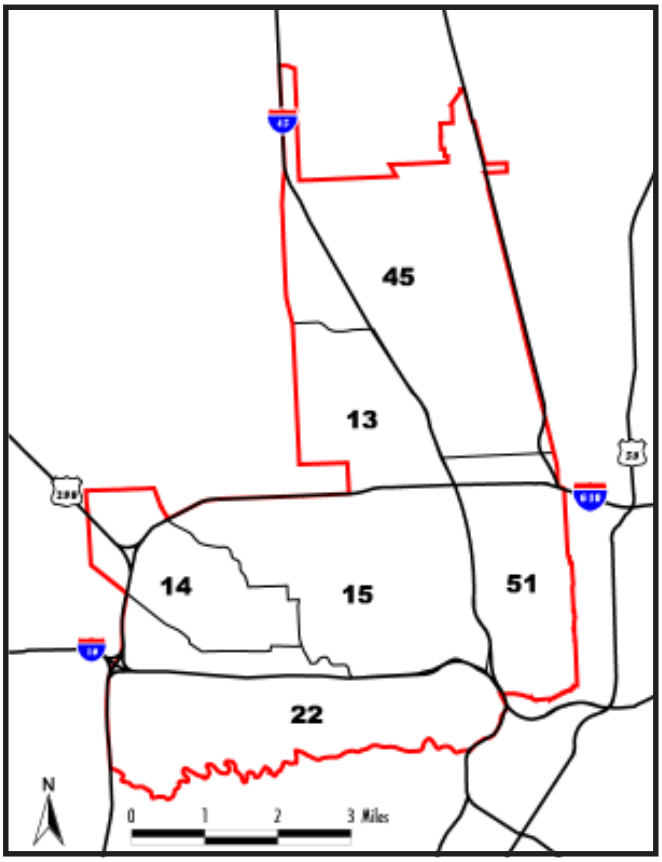
Super Neighborhoods:

13 - Independence Heights
14 - Lazybrook/Timbergrove
15 - Greater Heights
22 - Memorial Park/Washington Ave.
45 - Northside/Northline
51 - Northside Village

Characteristics

- *Total Population: 169,198*
- *6% increase from 1990 to 2000*
- *Total Area: 23,504 acres (36.7 sq. miles)*
- *Houston City Council Districts A, B, G & H*
- *Houston Independent School District*
- *11 Police Beats*
- *3% (average) of properties with long-term tax liens*

Super Neighborhoods in Study Area



Location within City

Study Area 3 Super Neighborhood Descriptions

Independence Heights was the first town incorporated in Texas by African-Americans after World War I. It was consolidated with Houston in 1929 and remains a predominantly African-American neighborhood.

Lazy Brook and Timbergrove are deed-restricted subdivisions located along the wooded banks of White Oak Bayou. This community of ranch style brick homes built in the 1950s and 1960s is easily accessible to Loop 610, and provides for close-in housing in attractive settings. Its northwestern edge includes Brookhollow business park, Northwest Mall and Houston Independent School District's Delmar Stadium complex.

Greater Heights centers on the old suburban town of Houston Heights which consolidated with Houston in 1919. It has always been a community of oak-lined streets, stately mansions, comfortable bungalows and modest frame homes and still retains a ban on the sale of alcoholic beverages.

Memorial Park/Washington Avenue is a corridor stretching from the northern edge of downtown on the east to Loop 610 on the west. It includes Memorial Park and the First and Sixth Wards which date from the 19th Century. Residential areas in the west, adjacent to the park, are rapidly redeveloping with high-end single-family homes.

Northside/Northline is largely single-family residential with large apartment complexes. I-45 (North Freeway) and the Hardy Toll road provide access to the area. The North Freeway spurred development of numerous retail centers, light industrial and distribution facilities in close proximity to the freeway.

Northside Village is immediately adjacent to Downtown, but because of a major rail yard on the community's southern edge, only two streets connect the two areas. It includes Lindale Park, with its large lots and more substantial homes; Moody Park, an important gathering place in the center of the community; and the Davis High School-Marshall Middle School-Carnegie Library complex to the south.

Study Area 3 Overview

- **Study Area 3 has seen slight population growth but a major change in its ethnic composition.**
  Hispanics remain the majority and with a substantial increase in numbers since 1990. Overall the White and the Black population decreased, although the White population increased some in Memorial Park/Washington Ave. Hispanic growth has been concentrated in Northside Village/Northline, Independence Heights and Timbergrove.

- **New residential units in the form of redevelopment or infill development are changing the character and cost of housing in the area.**
  Nearly 90 acres of new residential development has occurred in the area. Both the Memorial Park and Greater Heights area have seen significant, residential redevelopment. New development is generally higher-end and higher-density. Memorial Park had the third highest number of single-family permits in the city.

- **The level of education is increasing for this area but the area still has a high percentage of persons without diplomas.**
  The percentage of persons over 25 years of age without a high-school diploma decreased and the number of persons with graduate and post graduate degrees increased by more than 56%. However, nearly half of the population over 25 does not have a high-school diploma (Independence Heights, Northside Village, Northside/Northline). Although employment is high, these same communities registered high percentages of households with incomes less than $25,000 per year.

- **Economically, the area is very stable.**
  - ✓ *The area has a higher percentage of home ownership than the City and a very low vacancy rate.*
  - ✓ *There was substantial drop in the number of households making under $25,000 per year and a huge increase (100%-260%) in the increase in the number of households making over $50,000 a year. (This is likely due to residential redevelopment in the Heights and Memorial Park areas where high-end housing is being developed.)*

Population by Super Neighborhood

- *Northside/Northline has the largest population.*
- *Except for Greater Heights, all Super Neighborhoods saw increases in population. (Greater Heights decline was minimal.)*

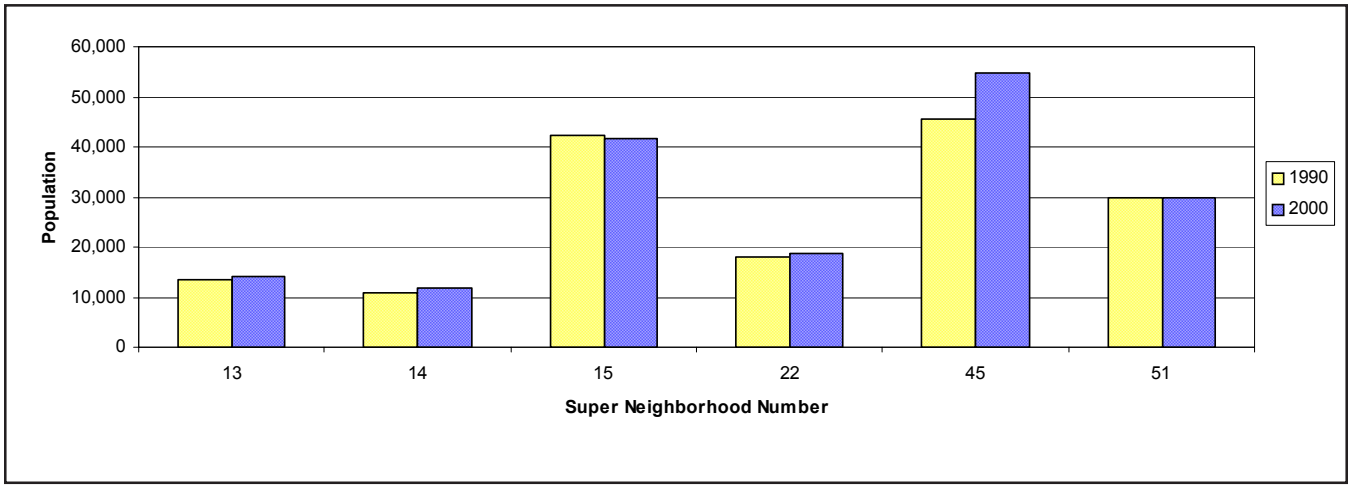
Table 5.3.0.
Population Change by Super Neighborhood (SN)

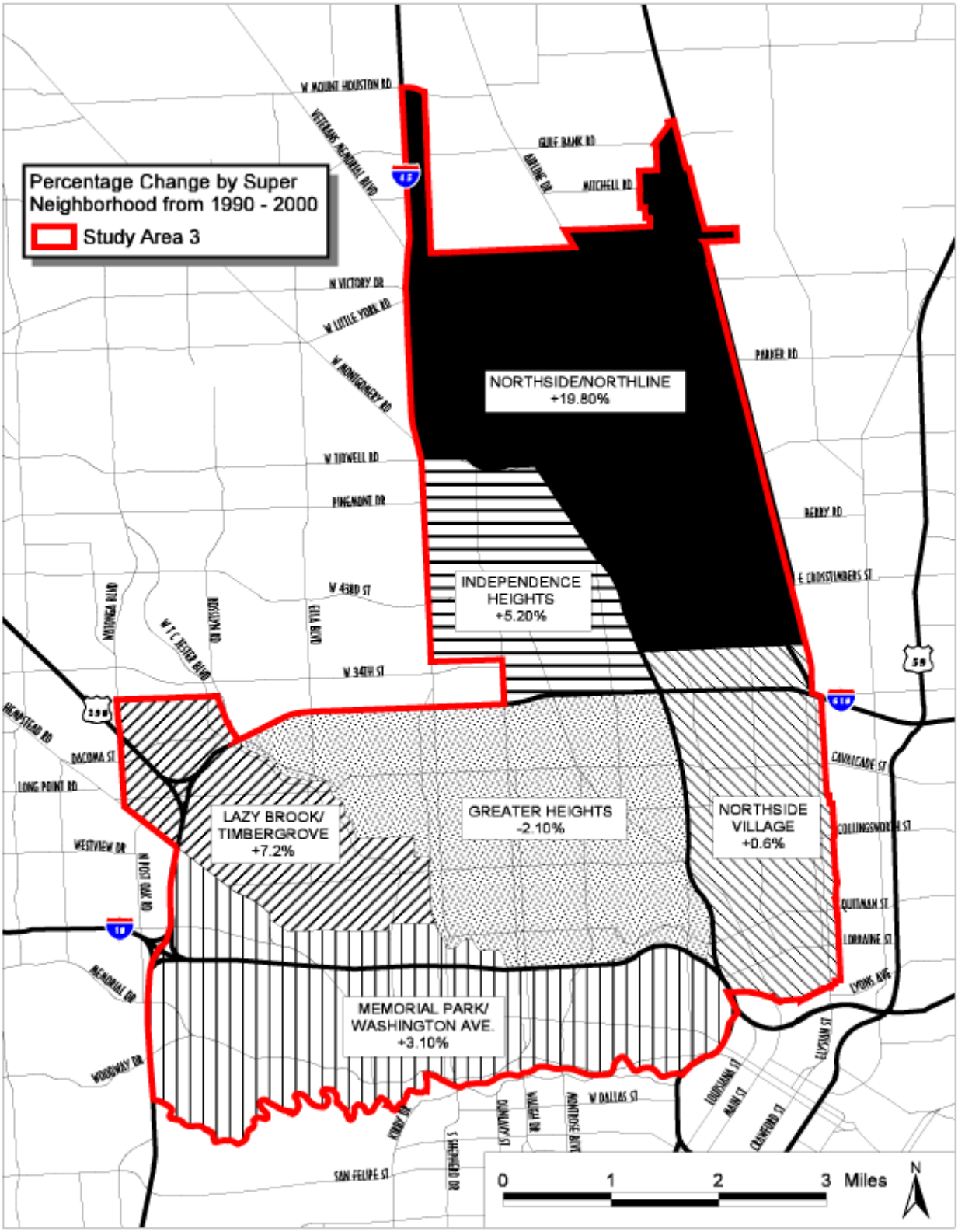
Source: US Census Bureau

Super Neighborhood Name	SN#	1990	2000	# change	% change
Independence Heights	13	13,503	14,206	703	5.2%
Lazybrook/Timbergrove	14	10,869	11,655	786	7.2%
Greater Heights	15	42,376	41,486	-890	-2.1%
Memorial Park/Washington Avenue	22	18,000	18,552	552	3.1%
Northside/Northline	45	45,633	54,676	9,043	19.8%
Northside Village	51	29,725	29,923	198	0.7%
TOTAL		159,011	169,198	10,187	6.4%

Figure 5.3.0.
Study Area 3 Population Change

Source: US Census Bureau





Map 5.3.1. Population Change by Super Neighborhood 1990-2000

Source Data: U. S. Census Bureau 1990-2000

Race and Ethnicity

- *The ethnic majority continues to be Hispanic.*
- *Both White and Black populations in the Study Area declined in absolute numbers.*
- *Hispanic and Asian population increased at a slower rate than the City.*
- *Hispanic population in the area is almost double that of the City.*

Table 5.3.1.
Population by Race/Ethnicity

Source: US Census Bureau

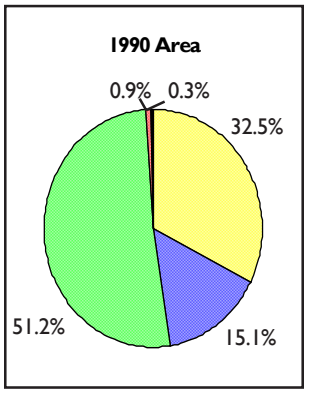
	Study Area 3			City of Houston		
	1990	2000	% change	1990	2000	% change
White	51,693	42,617	-17.6%	720,534	601,851	-15.5%
Black	23,945	18,252	-23.8%	455,297	487,851	7.2%
Hispanic	81,458	105,470	28.5%	455,947	730,865	60.3%
Asian	1,378	1,664	20.8%	70,145	106,620	52.0%
Other	537	1,195	122.5%	3,361	26,444	686.8%
TOTAL	159,011	169,198	6.4%	1,705,284	1,953,631	14.6%

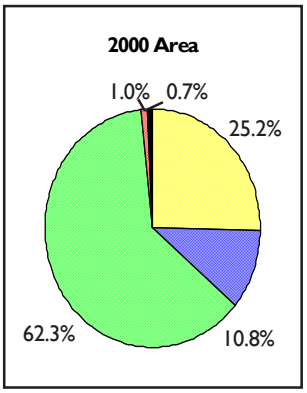
Note: "Other" category is not directly comparable, as in 2000, it included persons of "two or more races," a category which did not exist in 1990.

Figure 5.3.1.
Population by Race/Ethnicity

Source: US Census Bureau

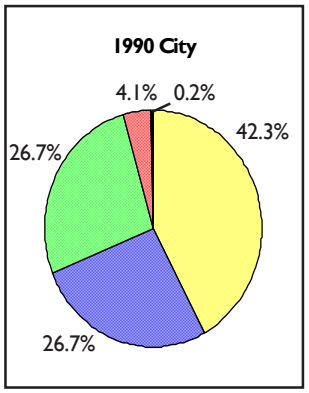
Study Area 3--percent of total

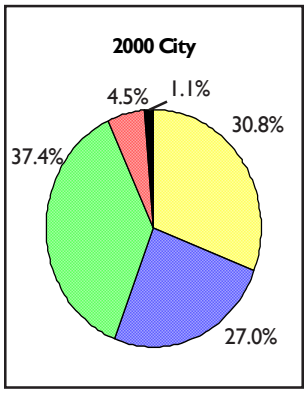




Legend as shown above in Table 5.3.1

City of Houston--percent of total





Legend as shown above in Table 5.3.1

Gender and Age

- *Nearly 10% drop in elderly population nearly equal to the growth of the 18-64 age groups.*
- *Workforce comprises the larges percentage of the population.*

Table 5.3.2.
Population by Gender and Age

Source: US Census Bureau

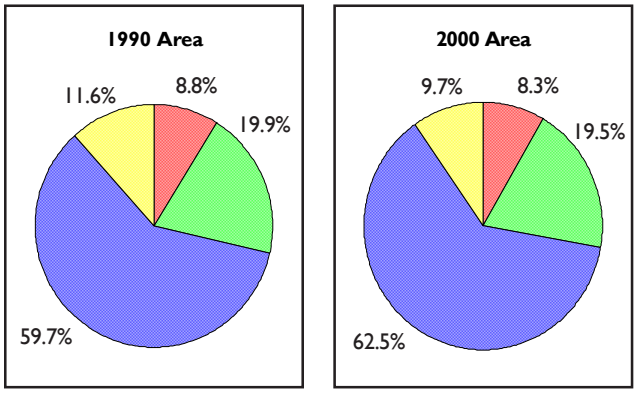
	Study Area 3		
	1990	2000	% change
Age 0-4	14,066	13,966	-0.7%
Age 5-17	31,604	32,982	4.4%
Age 18-64	94,912	105,829	11.5%
Age 65+	18,430	16,421	-10.9%
MALE	80,069	86,952	8.6%
FEMALE	78,942	82,246	4.2%
TOTAL	159,011	169,198	6.4%

	City of Houston		
	1990	2000	% change
Age 0-4	142,168	160,797	13.1%
Age 5-17	313,825	375,861	19.8%
Age 18-64	1,108,100	1,252,908	13.1%
Age 65+	141,191	164,065	16.2%
MALE	846,113	975,551	15.3%
FEMALE	859,171	978,080	13.8%
TOTAL	1,705,284	1,953,631	14.6%

Figure 5.3.2.
Population by Gender and Age

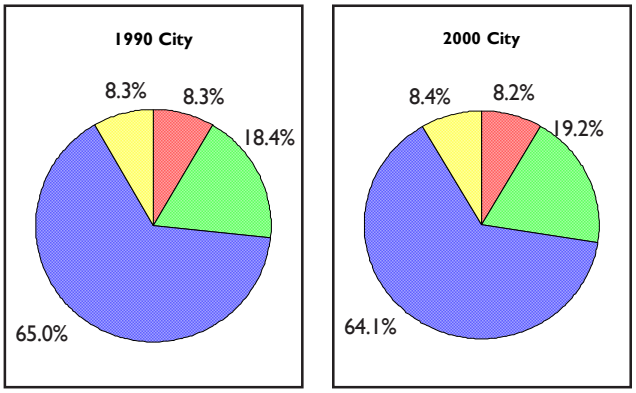
Source: US Census Bureau

Study Area 3--percent of total



Legend as shown above in Table 5.3.2

City of Houston--percent of total



Legend as shown above in Table 5.3.2

Educational Attainment

- *Nearly 50% of the population does not possess a high school diploma*
- *Slight increase in the proportion of people earning college degrees and graduate degrees*

Table 5.3.3.
Population 25 and Over by Educational Attainment

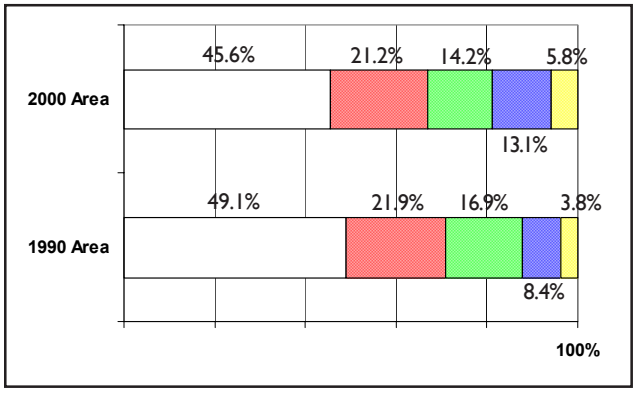
Source: US Census Bureau

	Study Area 3			City of Houston		
	1990	2000	% change	1990	2000	% change
No Diploma	49,903	47,497	-4.8%	263,458	355,445	34.9%
High School	22,268	22,121	-0.7%	224,181	245,299	9.4%
Some College	17,144	14,822	-13.5%	265,983	228,985	-13.9%
Bachelor's	8,557	13,655	59.6%	191,128	255,173	33.5%
Grad/Prof.	3,842	6,021	56.7%	92,288	116,252	26.0%
TOTAL	101,714	104,116	2.4%	1,037,037	1,201,154	15.8%

Figure 5.3.3.
Population 25 and Over by Educational Attainment

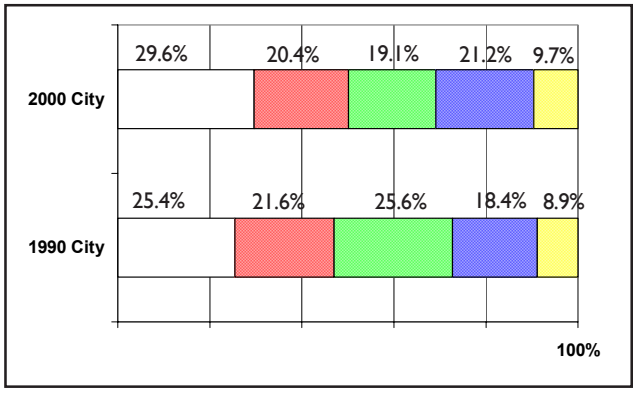
Source: US Census Bureau

Study Area 3--percent of total



Legend as shown above in Table 5.3.3

City of Houston--percent of total



Legend as shown above in Table 5.3.3

Housing and Households

- *Major drop in percentage of vacant units, though still higher than City-wide proportion*
- *Slight increase in home ownership*
- *Home ownership is higher than City percentage*

- *2000 Total Units 64,437*
  Single-family 50,662
  Multi-family 13,740
  Other 35

Table 5.3.4. Household Characteristics

Source: US Census Bureau

	Study Area 3			City of Houston		
	1990	2000	% change	1990	2000	% change
HOUSEHOLDS	47,880	58,701	22.6%	638,705	717,945	12.4%
persons per HH	2.80	2.85	1.6%	2.60	2.67	2.7%

Table 5.3.5. Housing Units by Tenure

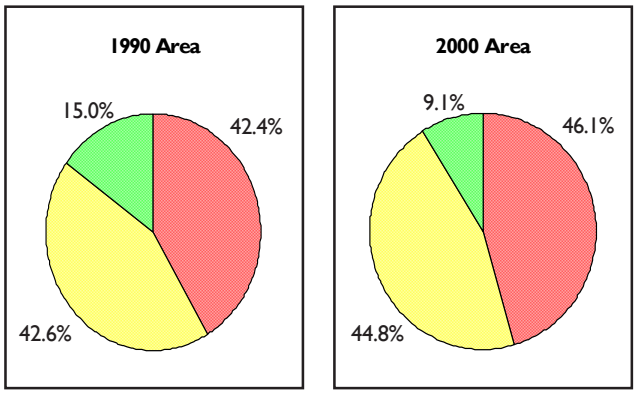
Source: US Census Bureau

	Study Area 3			City of Houston		
	1990	2000	% change	1990	2000	% change
Occupied	47,880	58,701	22.6%	638,705	717,945	12.4%
Owner	26,703	29,429	10.2%	293,355	328,741	12.1%
Renter	27,793	29,272	5.3%	345,350	389,204	12.7%
Vacant	9,616	5,736	-40.3%	112,928	64,064	-43.3%
TOTAL UNITS	57,496	64,437	12.1%	751,633	782,009	4.0%

Figure 5.3.4. Housing Units by Tenure

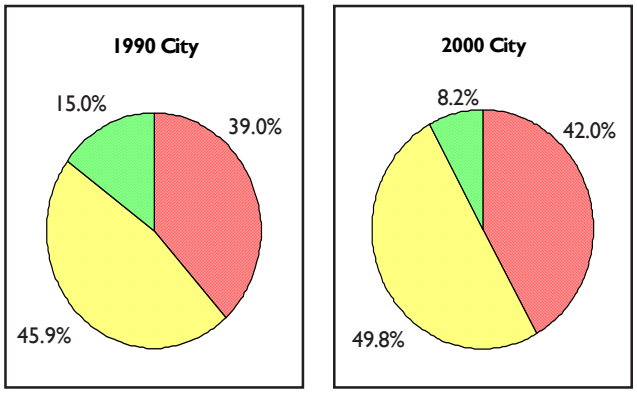
Source: US Census Bureau

Study Area 3--percent of total



Legend as shown above in Table 5.3.5

City of Houston--percent of total



Legend as shown above in Table 5.3.5

Household Income

- *Large growth in households with income over $75,000*
- *Large drop in households with income under $15,000*
- *Income growth greater than City average*
- *High unemployment rate*

Table 5.3.6.
Households by Household Income

Source: US Census Bureau

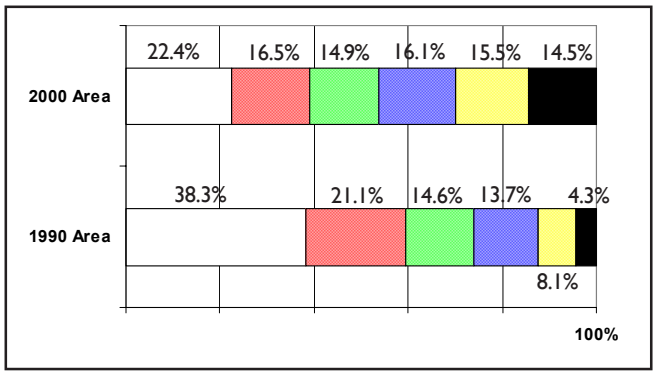
	Study Area 3			City of Houston		
	1990	2000	% change	1990	2000	% change
< $15K	21,408	13,272	-38.0%	175,900	132,457	-24.7%
$15K—$25K	11,774	9,774	-17.0%	125,425	105,887	-15.6%
$25K—$35K	8,177	8,812	7.8%	101,625	104,792	3.1%
$35K—$50K	7,661	9,555	24.7%	99,947	117,451	17.5%
$50K—$75K	4,503	9,202	104.4%	82,150	116,362	41.6%
>$75K	2,389	8,607	260.3%	64,395	141,948	120.4%
TOTAL	55,912	59,221	5.9%	649,442	718,897	10.7%

Note: The total number of households shown in this table is based on sample data.

Figure 5.3.5.
Households by Household Income

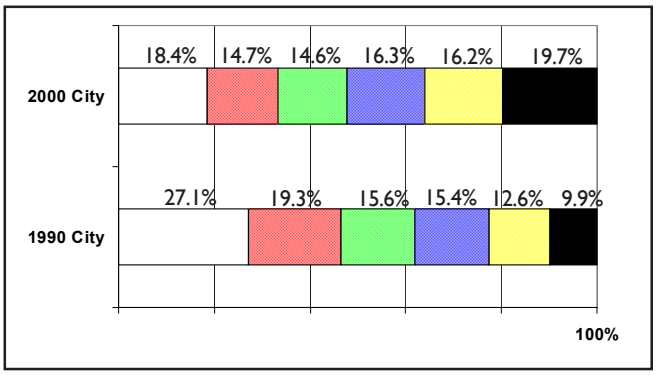
Source: US Census Bureau

Study Area 3--percent of total



Legend as shown above in Table 5.3.6

City of Houston--percent of total



Legend as shown above in Table 5.3.6

- *30% of the Study Area land is Single-family residential*
- *Only 6.2% of City land area but 12.1% of Public/Institutional land*

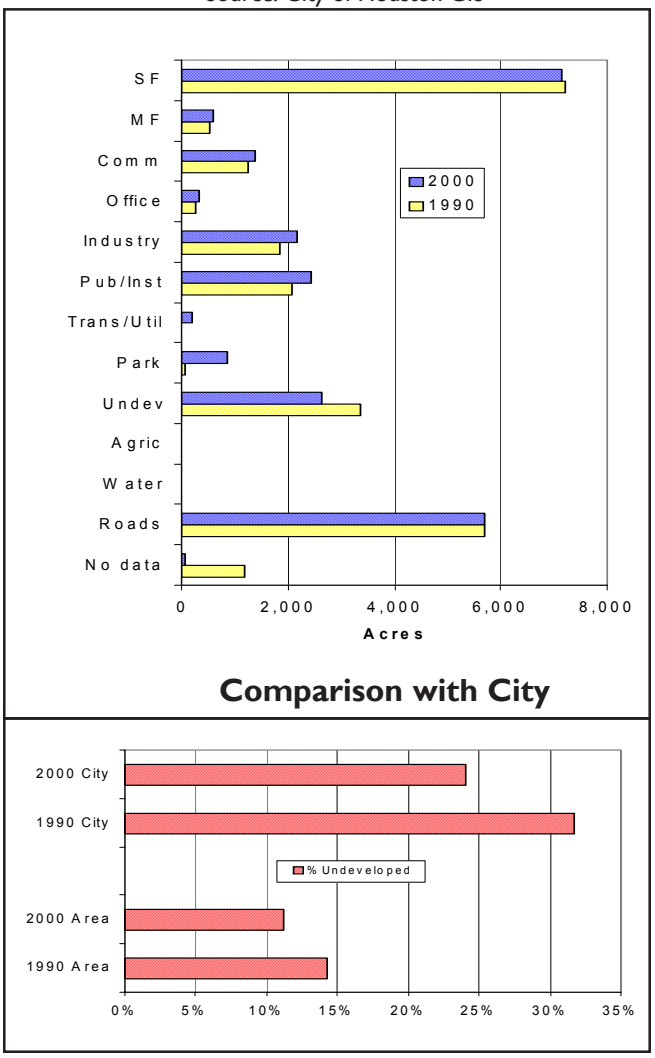
Study Area 3 contains 23,504 acres, and is located in the northwest portion of Loop 610 extending north between the Hardy Toll Road and I-45.

Single-family residential comprises the majority of this area at approximately 7,149 acres. Primarily, single-family residential units are located along T.C. Jester, in The Heights, in Near Northside, and in pockets towards the north of the study area. The trend from 1990 to 2000 shows minimal changes in the percentage of single-family use.

Multi-family residential uses are scattered throughout the study area; a 7 % (37.5 acres) increase is exhibited from 1990-2000. The majority of the multi-family lots are located towards the north of the study area.

Commercial and Office land uses are primarily located along I-45, N. Main St., Airline Rd., Heights Blvd, N. Shepherd Dr. and Washington Ave. These parcels

Figure 5.3.6. Study Area 3 Land Use
Source: City of Houston GIS

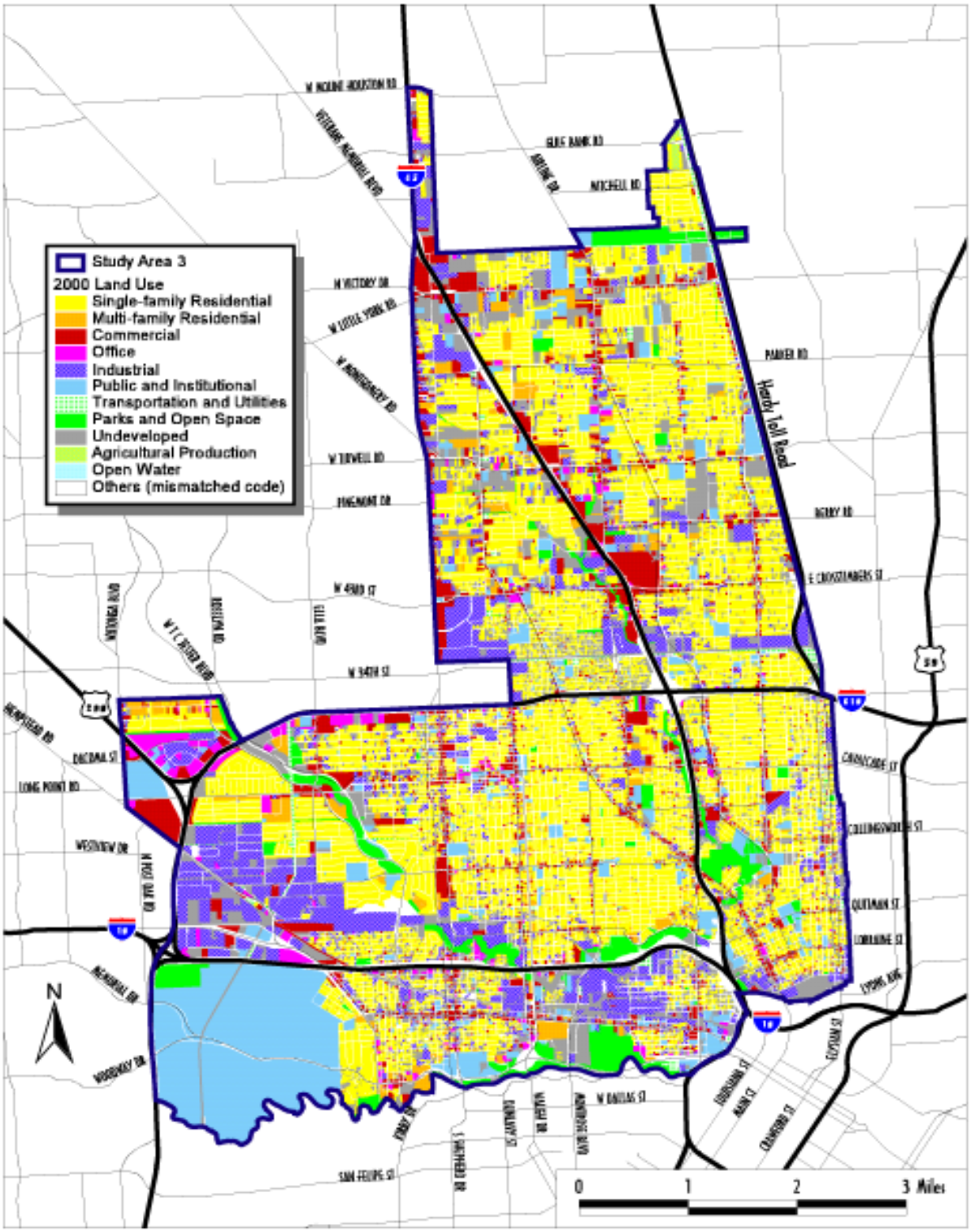


Source: City of Houston GIS

Table 5.3.7. Acreage by Land-Use Category

Note: Many land parcels were coded incorrectly in 1990, so percentage changes often appear unusually large.

	Study Area 3			City of Houston		
	1990	2000	% change	1990	2000	% change
Single-Family (SF)	7,200.3	7,148.8	-0.7%	75,587.9	79,800.7	5.6%
Multi-Family (MF)	541.3	578.8	6.7%	12,256.3	14,648.2	19.5%
Commercial (Com)	1,235.6	1,391.2	12.9%	12,281.1	15,386.2	25.3%
Office	252.1	313.9	24.5%	4,031.2	4,811.9	19.4%
Industrial	1,844.7	2,186.8	18.5%	21,361.8	25,762.2	20.6%
Public/Institutional	2,066.4	2,423.7	17.3%	13,341.7	20,061.5	50.4%
Trans/Utilities	38.2	182.2	376.4%	3,601.2	11,665.9	223.9%
Parks/Open Space	57.7	863.8	1,398.1%	1,460.2	32,089.4	2,097.6%
Undeveloped	3,359.0	2,630.3	-21.7%	120,734.2	91,366.6	-24.3%
Agricultural	16.7	16.7	0.0%	5,751.2	10,017.4	74.2%
Open Water	9.8	9.8	0.0%	1,226.7	13,905.4	1,033.6%
Roads	5,683.3	5,683.3	0.0%	72,094.1	72,094.1	0.0%
No Data	1,199.2	75.0	-93.7%	52,355.0	4,472.8	-91.5%



Map 5.3.2. Land Use 2000

Source Data: Harris County Appraisal District (HCAD)

make up 7% (1,705 acres) of the area. Office uses increased 13% since 1990, centered largely towards the edge of Loop 610.

Industrial land uses comprise 2,186 acres (19% increase from 1990) of the study area. The majority of industries are located along Hempstead, between I-610 and I-10.

Public and Institutional uses show a 17% increase from 1990 and comprise 921 acres. Many areas that were undeveloped in 1990 changed to public/institutional by 2000. A significant tract is Memorial park along the southeastern most portion of Study Area 3.

Transportation and Public Utilities make up only 182 acres (0.8%) of Study Area 3.

Parks and Open Space data indicate a significant increase of land between 1990 and 2000 (1,395% - 57.7 acres to 863.8 acres). However, the majority of this increase is attributed to a reclassification of others/mismatched code to the parks and open space category. For example, of Buffalo Bayou, White Oak Bayou, and Little White Oak Bayou were reclassified from undeveloped to **parks and open space**, as well as the Police Memorial and Moody Park.

Vacant and undeveloped land use also decreased significantly (22%) between 1990 and 2000. The size of this drop can be explained by the reclassification that occurred during this time period. The majority of the vacant land tracts are located in the northern section of Study Area 3.

Roads make up 24% of the land area, higher than the citywide figure of 18%. Major highways include I-45, I-10, Loop 610, and the Hardy Toll Road.

Table 5.3.8.
2000 Demographics by Super Neighborhood

	Super Neighborhood					
	Independence Heights # 13	Lazybrook Timbergrove #14	Greater Heights #15	Memorial Park Washington Avenue #22	Northside Northline #45	Northside Village #51
Total Population	**14,206**	**11,655**	**41,486**	**18,552**	**54,676**	**29,923**
White	6.5%	54.1%	41.6%	33.7%	17.9%	7.7%
Black	59.9%	6.2%	3.5%	7.7%	7.2%	7.8%
Hispanic	32.5%	36.4%	52.9%	55.6%	73.6%	83.6%
Asian**	0.5%	2.0%	1.1%	2.1%	0.7%	0.4%
Other	0.7%	1.3%	1.0%	0.9%	0.5%	0.4%
Educational Attainment						
Persons 25 years and over	**8,734**	**8,190**	**28,148**	**12,232**	**29,778**	**17,033**
No High School Diploma	43.7%	25.6%	34.0%	38.6%	58.4%	58.1%
High School Diploma & higher	56.3%	74.4%	66.0%	61.4%	41.6%	41.9%
Household Income						
Total Households	**4,775**	**5,240**	**17,056**	**7,438**	**15,933**	**8,779**
Below $25,000	53.8%	29.5%	30.2%	33.6%	44.6%	47.5%
Above $25,000	46.2%	70.5%	69.8%	66.4%	55.4%	52.5%
Labor Force						
Persons 16 years and over	**5,873**	**6,188**	**21,956**	**9,895**	**19,737**	**11,299**
Employed	83.9%	94.5%	95.4%	93.3%	90.5%	87.6%
Unemployed	16.1%	5.5%	4.6%	6.7%	9.5%	12.4%
Housing						
Total Occupied Units	**4,772**	**5,418**	**16,891**	**7,396**	**15,837**	**8,838**
Owner Occupied	49.4%	46.4%	49.8%	41.2%	55.1%	49.9%
Renter Occupied	50.6%	53.5%	50.2%	58.8%	44.9%	50.1%

Source: U.S. Census Bureau, 2000
Compiled by CITY of HOUSTON, Planning and Development Dept.
*Note: * Data at this level is not available for 1990 based on Super Neighborhood boundaries.*
*** Asian includes American Indian & Alaska Native, Native Hawaiian and Other Pacific Islander*

Study Area 4

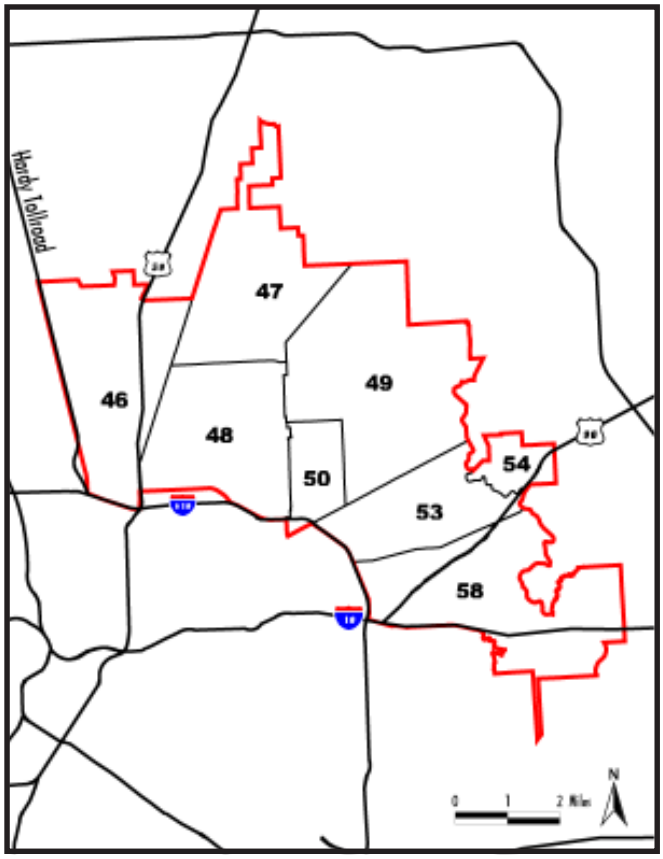
Super Neighborhoods:

46 - Eastex / Jensen
47 - East Little York / Homestead
48 - Trinity / Houston Gardens
49 - East Houston
50 - Settegast
53 - El Dorado / Oates Prairie
54 - Hunterwood
58 - Northshore

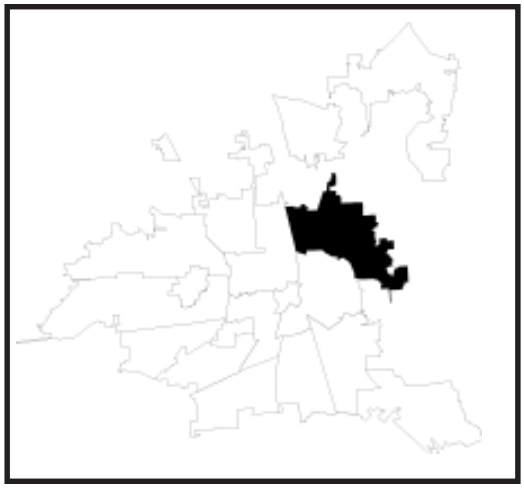
Characteristics

- *Total Population: 125,297*
- *Largest Ethnic Group: Black (50.5%)*
- *Population Density: 2.2 persons per acre*
- *Persons Per Household: 3.27*
- *Houston City Council Districts B, E, H & I*
- *Independent School Districts: Aldine, North Forest, Houston & Galena Park*
- *11 police beats including bordering beats*
- *6.9% (average) of properties in long-term tax liens (homesteads not included)*

Super Neighborhoods in Study Area



Location within City



Study Area 4 Super Neighborhood Descriptions

Eastex/Jensen has many neighborhoods made up of modest frame homes set in pine forests. Subdivisions include Huntington Place, Croyden Gardens and Epsom Downs, the site of a 1930's era horse race track. Jensen was once the primary highway to east Texas but was superceded by the Eastex Freeway. As a result, the commercial areas lining Jensen have deteriorated. The area is served by the Houston and Aldine independent school districts.

East Little York/Homestead is after the two major thoroughfares, divide into four quarters. The neighborhoods include Fontaine Place, Scenic Woods, Northwood Manor, and the recently annexed Riverwoods Estates. These wooded subdivisions consist of modest single-family homes built in the 1950's and 1960's. The newest subdivisions, such as Riverwoods Estates, have larger homes. There is very little in the way of commercial or industrial development and a large landfill is located on the eastern edge of the community.

Trinity/Houston Gardens were originally developed as green-field communities just outside the city. Both featured oversized single-family home sites, allowing residents to have their own gardens. Now, home types vary widely, although most are single-family and, generally, affordable. Density remains low. Railroad tracks trisect the neighborhood and are a dominant feature. Some of the land has been converted to industrial uses, especially on the community's eastern edge. There are no major concentrations of retail development within the area.

East Houston is a collection of neighborhoods in the North Forest Independent School District. The community is made up largely of single-family homes in standard suburban tract subdivisions. The area remains generally wooded, especially close to Halls Bayou, near Brock Park, a City of Houston golf course. A major industrial park, Railwood, is located in the southeast corner of the community adjacent to a major landfill.

Settegast was originally an inexpensive location for African-American Houstonians seeking housing in northeast Houston during the World War II era. Currently, small wood frame homes are interspersed with empty lots and very few commercial or industrial uses. It is bordered on the west by a very large railroad-switching yard, and on the south by Loop 610 and the old Beaumont highway. The community had its own high school when the Northeast Houston ISD (now North Forest ISD) was segregated. The large campus of Lakewood Church is in the northeast corner of the community.

El Dorado/Oates Prairie consists of a collection of small subdivisions and scattered industrial facilities. The route of the new Crosby Freeway (proposed Hwy 90) crosses an eastern corner of the community. The excellent access provided by the new freeway and the existing thoroughfares makes this area desirable for further development of warehouse and industrial facilities on large tracts of undeveloped land.

Hunterwood is a residential subdivision located east of Greens Bayou adjacent to a major HL&P power station. Development in Hunterwood was robust in the mid-1970s and experienced a sharp decline in the 1980's as property values fell with the general real estate market. In 1996 the district asked to be annexed by the City of Houston and new home construction has since resumed.

Northshore is an area immediately north of the Houston Ship Channel, east of Loop 610. Neighborhoods east of Greens Bayou and those south of Market Street are in Galena Park ISD. The balance of the area is in Houston ISD. This heavily wooded area includes a variety of home styles and prices. In the 1980s, the Brown Foundation donated a large tract of land through which the new Crosby Freeway (Highway 90) will pass. The land is being developed into a major regional facility, the Herman Brown Park.

Study Area 4 Overview

- **This Study Area experienced a major change in ethnic shifts.**

  Between 1990 and 2000, the White population and Hispanic populations experience dramatic changes. The White population decreased 41.5%; the Hispanic population increased 66.9%. The Black population declined.

- **The area has sufficient housing units to accommodate increased population growth**.

  Within the area, there are a total of 41,268 housing units. And although the vacancy rate dropped significantly--3,342 units remain vacant. Should population growth result in an increase in residential demand, opportunities for new development are plentiful on vacant land within existing neighborhoods.

- **Study Area is industrialized more rapidly than the City as a whole.**

  Study Area industrial uses increased by 660 acres, making it the fourth most industrialized area in the City. With much of the vacant land in the Study Area located along existing industrial corridors, the potential for continued industrialization is high. However, these areas are sufficiently removed from residential areas and do not pose a threat to residential neighborhoods.

- **Economic status is on a downward spiral.**

  - ✓ *There was a substantial increase in the number of persons over 25 years of age without a high-school diploma. In 1990, nearly one-third of the population over 25 had no diploma; in 2000, nearly half of the population over 25 did not have a high-school diploma.*

  - ✓ *Although the number of persons making under $25,000 a year decreased and the number of persons making over $50,000 increased, the area had a median income $10,000 lower than the City-wide median. While income levels increased from 1990 levels*, they lagged behind City levels.*

  - ✓ *Household size increased 22% above the City average.*

  - ✓ *Despite an increase of 850 single-family units, the median home value in the area is approximately $43,000, far below the City median of $79,300.*

* It should be noted that in comparison with 1990, $1.00 today is only worth $0.76 due to inflation.

Population by Super Neighborhood

- *Settegast had greatest population loss. (See Table 4.0)*

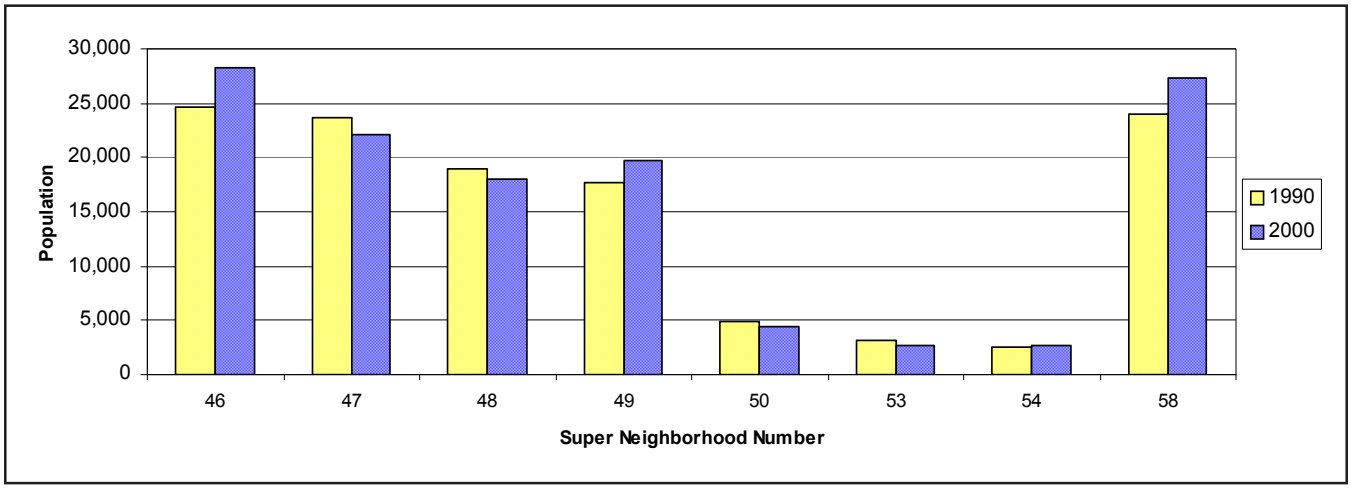
Table 5.4.0.
Population Change by Super Neighborhood (SN)

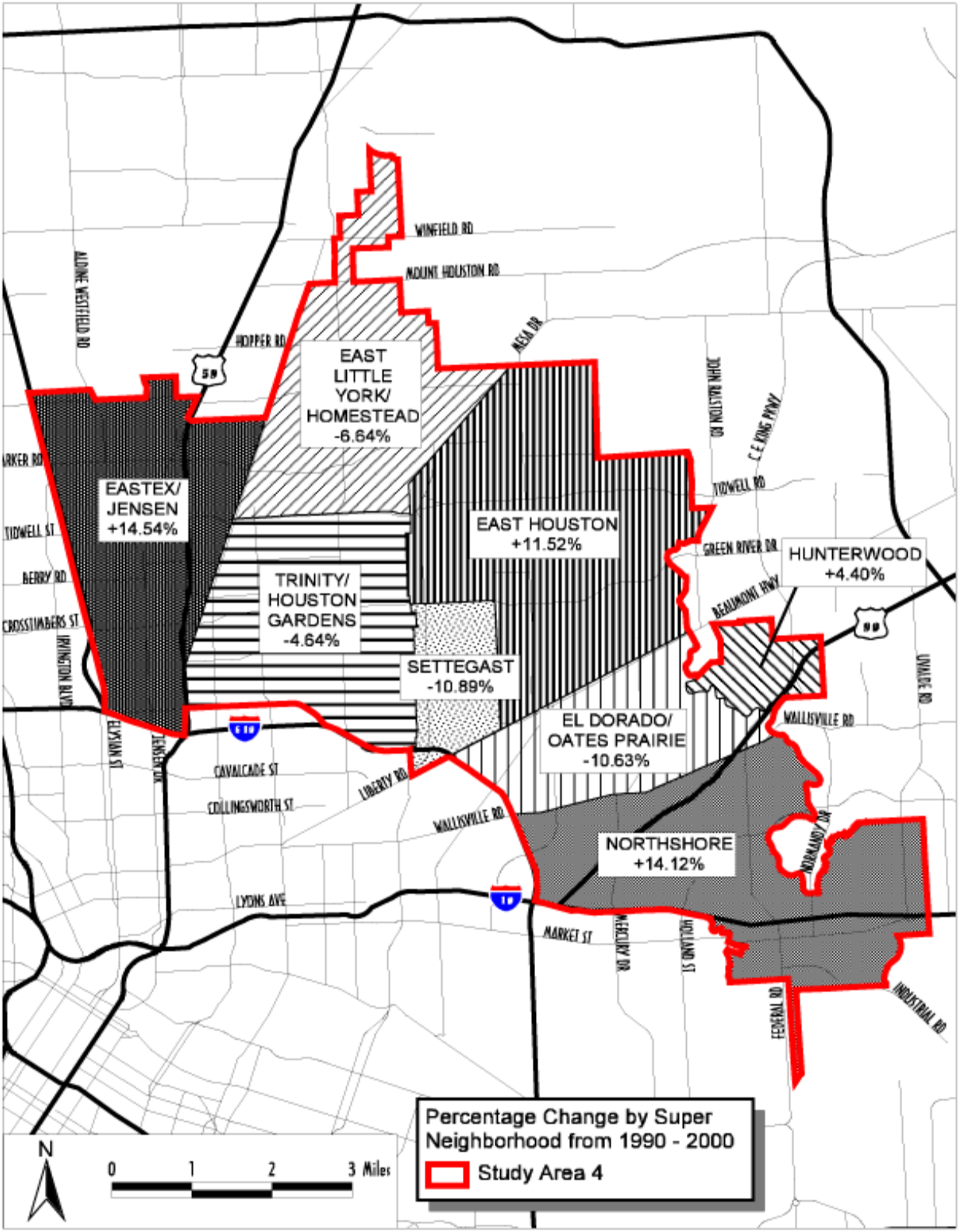
Source: US Census Bureau

Super Neighborhood Name	SN#	1990	2000	# change	% change
Eastex/Jensen Area	46	24,616	28,196	3,580	14.5%
East Little York/Homestead	47	23,714	22,140	-1,574	-6.6%
Trinity/Houston Gardens	48	18,932	18,054	-878	-4.6%
East Houston	49	17,705	19,744	2,039	11.5%
Settegast	50	4,884	4,352	-532	-10.9%
El Dorado/Oates Prairie	53	3,087	2,759	-328	-10.6%
Hunterwood	54	2,588	2,702	114	4.4%
Northshore	58	23,965	27,350	3,385	14.1%
TOTAL		119,491	125,297	5,806	4.9%

Figure 5.4.0.
Study Area 4 Population Change

Source: US Census Bureau





Map 5.4.1. Population Change by Super Neighborhood 1990-2000

Source Data: U. S. Census Bureau 1990-2000

Race and Ethnicity

- *Major increase in the Hispanic population.*
- *Study Area 4 increased in overall population.*
- *Major drop in the White population.*
- *Substantial change in the make-up of its population since 1990.*
- ***Eastex/Jensen** had the largest population increase (14.5%) from 1990 to 2000.*
- ***Settegast, El Dorado/Oates Prairie, East Little York/Homestead**, and **Trinity/Houston Gardens** experienced population decreases (4.6% to 10.1% from 1990 to 2000).*
- ***Eastex/Jensen** and **Northshore** both have the largest share of population in Study Area 4.*
- *Super Neighborhoods generally followed city-wide Race/Ethnicity trends. East Little York/ Homestead and East Houston stand apart for having Hispanic increases almost twice the city average of 60%. See Table 5.4.2. above.*

Table 5.4.2 Change in Hispanic Population

Source: US Census Bureau

SN	1990	2000	# Chge	% Chge
E.L.Y./Homestead	1,449	3,244	1,795	123.9%
E. Houston	2,104	4,553	2,449	116.4%
CITY	455,947	730,865	274,918	60.3%

Table 5.4.1. Population by Race/Ethnicity

Source: US Census Bureau

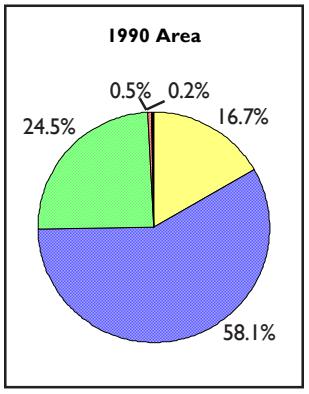
	Study Area 4			City of Houston		
	1990	2000	% change	1990	2000	% change
White	19,902	11,649	-41.5%	720,534	601,851	-16.5%
Black	69,443	63,296	-8.9%	455,297	487,851	7.2%
Hispanic	29,294	48,884	66.9%	455,947	730,865	60.3%
Asian	616	674	9.4%	70,145	106,620	52.0%
Other	236	794	236.4%	3,361	26,444	686.8%
TOTAL	119,491	125,297	4.9%	1,705,284	1,953,631	14.6%

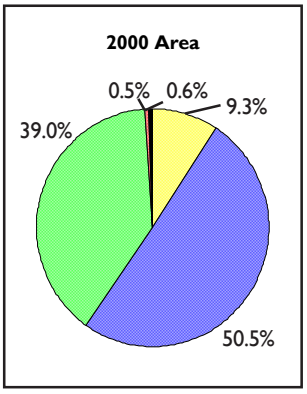
Note: "Other" category is not directly comparable, as in 2000, it included persons of "two or more races," a category which did not exist in 1990.

Figure 5.4.1. Population by Race/Ethnicity

Source: US Census Bureau

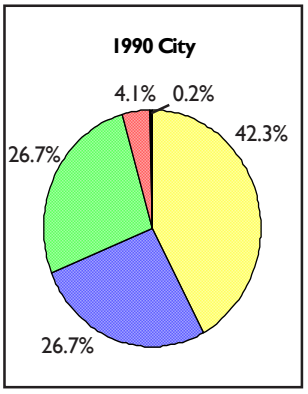
Study Area 4--percent of total

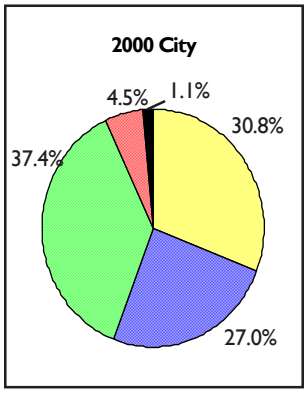




Legend as shown above in Table 4.1

City of Houston--percent of total





Legend as shown above in Table 4.1

Gender and Age

- *More females than males.*
- *0-4 plus 5-17 age groups are 5% above City average but remained unchanged since 1990.*
- *Minimal change in all other categories compared to the City.*
- *Study Area 4 workforce population slightly below City average.*
- *Greatesr change (in numbers) were within the 18-64 age group.*

Table 5.4.3.
Population by Gender and Age

Source: US Census Bureau

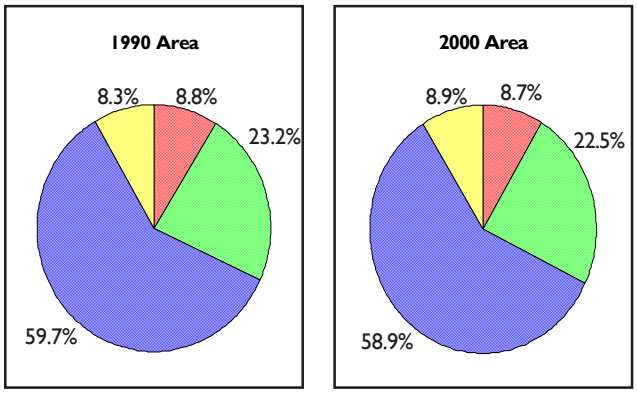
	Study Area 4		
	1990	2000	% change
Age 0-4	10,501	10,939	4.2%
Age 5-17	27,738	29,408	6.0%
Age 18-64	71,295	73,815	3.5%
Age 65+	9,957	11,135	11.8%
MALE	58,331	61,696	5.8%
FEMALE	61,160	63,601	4.0%
TOTAL	119,491	125,297	4.9%

	City of Houston		
	1990	2000	% change
Age 0-4	142,168	160,797	13.1%
Age 5-17	313,825	375,861	19.8%
Age 18-64	1,108,100	1,252,908	13.1%
Age 65+	141,191	164,065	16.2%
MALE	846,113	975,551	15.3%
FEMALE	859,171	978,080	13.8%
TOTAL	1,705,284	1,953,631	14.6%

Figure 5.4.2.
Population by Gender and Age

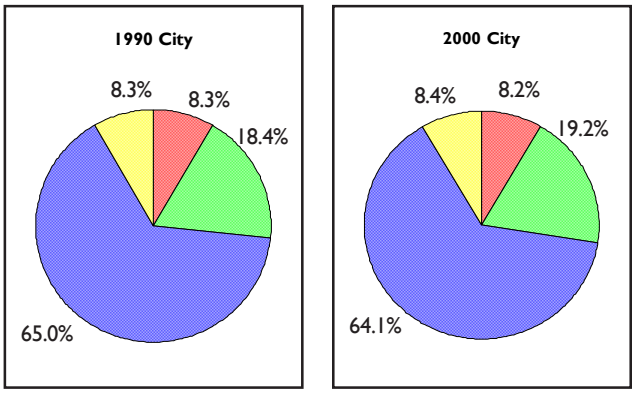
Source: US Census Bureau

Study Area 4--percent of total



Legend as shown above in Table 5.4.3

City of Houston--percent of total



Legend as shown above in Table 5.4.3

Educational Attainment

- *The percentage of persons with no high-school diploma increased from 35% to 46%.*
- *The third highest Study Area in the City for this category.*
- *Nearly half the population 25+ did not have a High-School Diploma.*
- *Lowest percentage of persons with College and Graduate Degree.*

Table 5.4.4.
Population 25 and Over by Educational Attainment

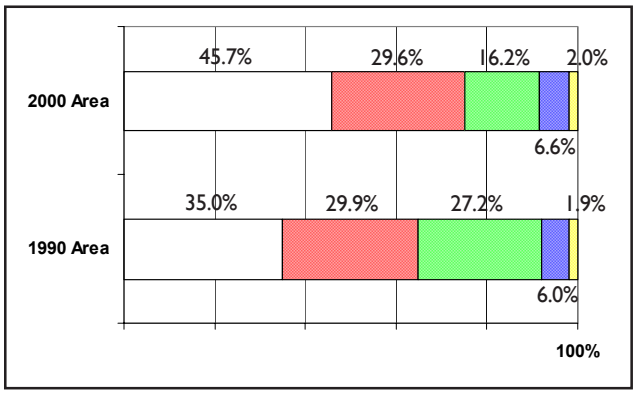
Source: US Census Bureau

	Study Area 4			City of Houston		
	1990	2000	% change	1990	2000	% change
No Diploma	21,643	32,229	48.9%	263,458	355,445	34.9%
High School	18,499	20,889	12.9%	224,181	245,299	9.4%
Some College	16,834	11,420	-32.2%	265,983	228,985	-13.9%
Bachelor's	3,679	4,666	26.8%	191,128	255,173	33.7%
Grad/Prof.	1,174	1,377	17.3%	92,288	116,252	26.1%
TOTAL	61,828	70,581	14.2%	1,037,037	1,201,154	15.8%

Figure 5.4.3.
Population 25 and Over by Educational Attainment

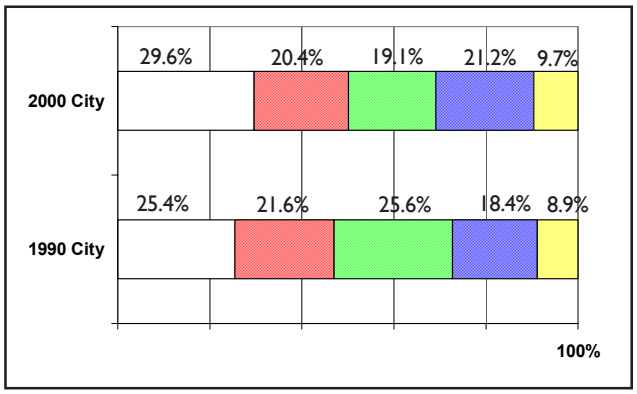
Source: US Census Bureau

Study Area 4--percent of total



Legend as shown above in Table 5.4.4

City of Houston--percent of total



Legend as shown above in Table 5.4.4

Housing and Households

- *Vacancy rate dropped*
- *Small increase in number of households*
- *35,743 Single-Family units*
- *5,525 Multi-Family units*
- *Increase number of total housing units*

2000 Total Units	*41,278*
Single-family	*35,743*
Multi-family	*5,525*
Other	*9*

Table 5.4.5. Household Characteristics

Source: US Census Bureau

	Study Area 4			City of Houston		
	1990	2000	% change	1990	2000	% change
HOUSEHOLDS	35,272	37,936	7.6%	638,705	717,945	12.4%
persons per HH	3.20	3.27	2.1%	2.60	2.67	2.7%

Table 5.4.6. Housing Units by Tenure

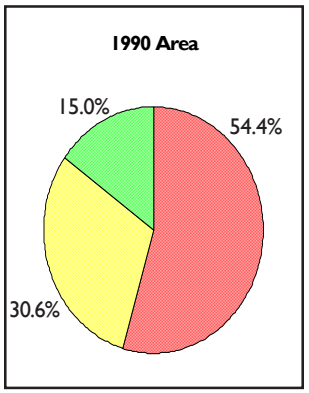
Source: US Census Bureau

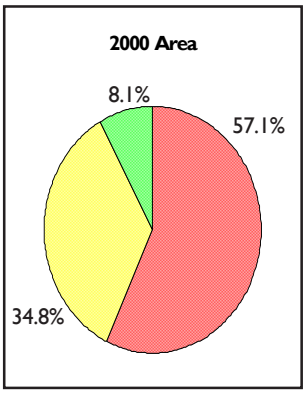
	Study Area 4			City of Houston		
	1990	2000	% change	1990	2000	% change
Occupied	35,272	37,936	7.6%	638,705	717,945	12.4%
Owner	22,574	23,554	4.3%	293,355	328,741	12.1%
Renter	12,698	14,382	13.3%	345,350	389,204	12.7%
Vacant	6,225	3,342	-46.3%	112,928	64,064	-43.3%
TOTAL UNITS	41,497	41,278	-0.5%	751,633	782,009	4.0%

Figure 5.4.4. Housing Units by Tenure

Source: US Census Bureau

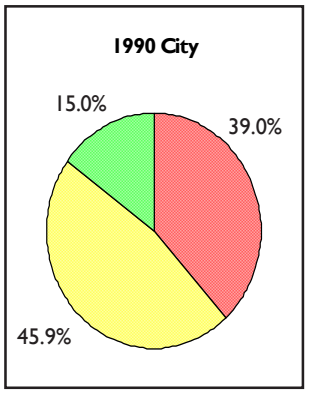
Study Area 4--percent of total

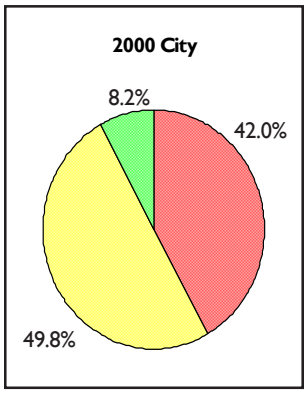




Legend as shown above in Table 5.4.6

City of Houston--percent of total





Legend as shown above in Table 5.4.6

Household Income

- *Median income $26,994 compared to the City ($36,616).*
- *Third lowest median income among all Study Areas.*
- *Highest percentage of households with income under $15,000*
- *Second lowest percentage of households with income over $75,000*
- *Percent change in higher-income categories was greater in the Study Area than for the City as a whole.*
- *Employment level is high (between 83% - 92%).*
- *Only East Houston and Trinity Gardens exceed the 12.2% employment average for the Study Area.*

Table 5.4.7.
Households by Household Income

Source: US Census Bureau

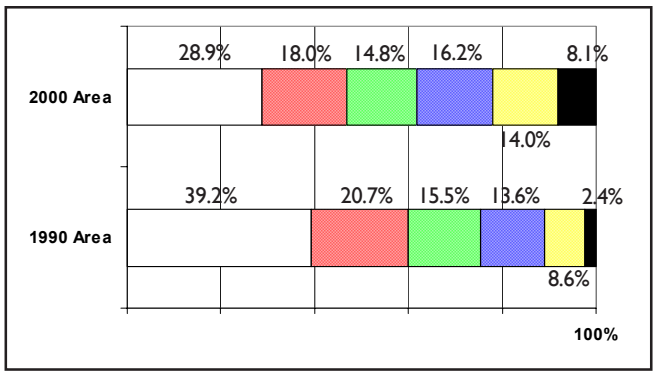
	Study Area 4			City of Houston		
	1990	2000	% change	1990	2000	% change
< $15K	14,377	10,984	-23.6%	175,900	132,457	-24.7%
$15K—$25K	7,585	6,854	-9.6%	125,425	105,887	-15.6%
$25K—$35K	5,683	5,643	-0.7%	101,625	104,792	3.1%
$35K—$50K	4,984	6,150	23.4%	99,947	117,451	17.5%
$50K—$75K	3,161	5,322	68.4%	82,150	116,362	41.6%
>$75K	876	3,083	251.7%	64,395	141,948	120.4%
TOTAL	36,666	38,036	3.7%	649,442	718,897	10.7%

Note: The total number of households shown in this table is based on sample data.

Figure 5.4.6.
Households by Household Income

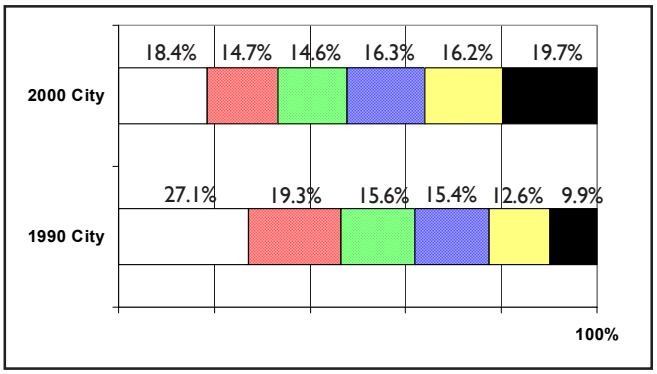
Source: US Census Bureau

Study Area 4--percent of total



Legend as shown above in Table 5.4.7

City of Houston--percent of total



Legend as shown above in Table 5.4.7

Study Area 4 Land Use Patterns

- *Most land devoted to Single-family residential in City – 10.4% of City total*
- *30.9% of Study Area is Vacant or Undeveloped*
- *Minimal new residential construction*
- *4% decrease in Single-Family units*
- *73.3% decrease in Office acreage*
- *31,510 total acres.*

Single-family residential uses constitute 26.3% of the Study Area and tend to concentrate in the northern sector, above Liberty Road. Single-family housing also appear in the southeastern corner of the Study Area. The average lot size is .25 of an acre. Subdivisions include Shadow Lake Estates, Forest Green, Houston Gardens, Kashmere and El Dorado, among others. In 2000, single-family uses showed a decrease of almost 4%, 394.9 acres, from 1990 (See Table 4.7). New scattered single-family

Figure 5.4.6. Study Area 4 Land Use

Source: City of Houston GIS

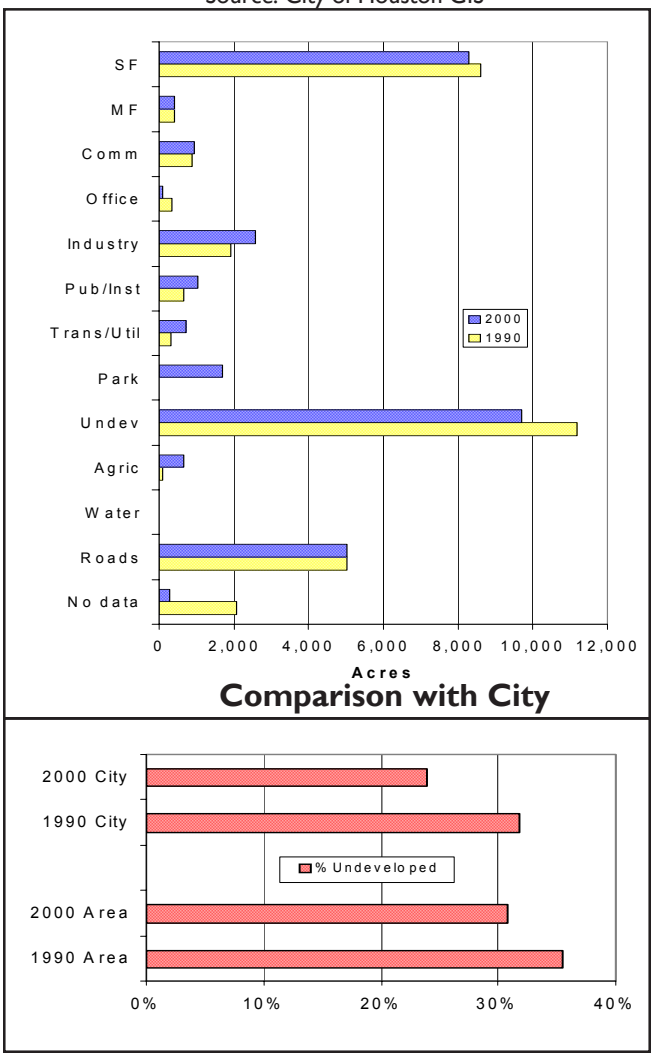
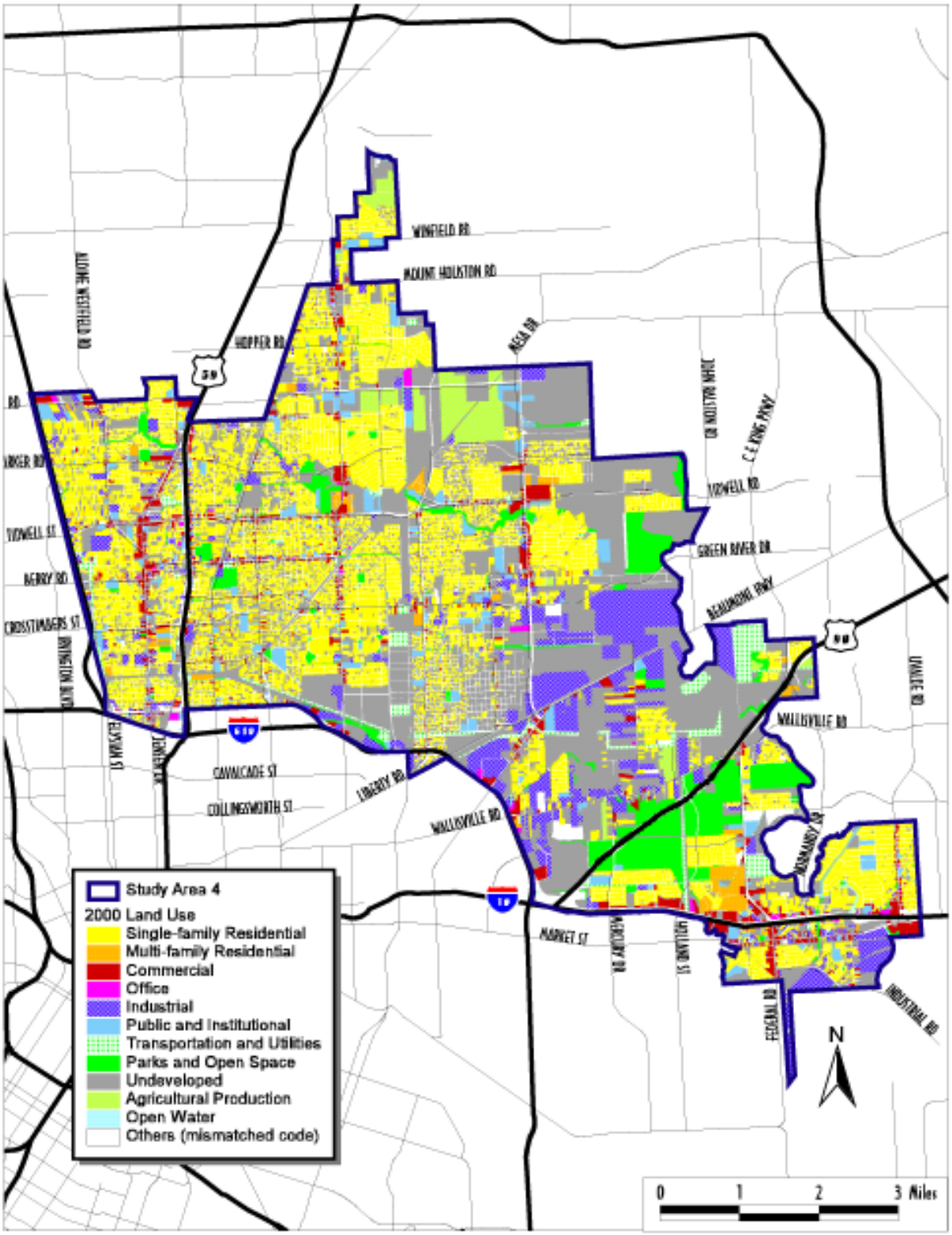


Table 5.4.8. Acreage by Land-Use Category

Note: Many land parcels were coded incorrectly in 1990, so percentage changes often appear unusually large.

Source: City of Houston GIS

	Study Area 4			City of Houston		
	1990	2000	% change	1990	2000	% change
Single-Family (SF)	8,611.3	8,282.4	-3.8%	75,587.9	79,800.7	5.6%
Multi-Family (MF)	397.7	423.5	6.5%	12,256.3	14,648.2	19.5%
Commercial (Com)	872.7	942.4	8.0%	12,281.1	15,386.2	25.3%
Office	332.2	88.7	-73.3%	4,031.2	4,811.9	19.4%
Industrial	1,925.3	2,585.9	34.3%	21,361.8	25,762.2	20.6%
Public/Institutional	664.5	1,022.1	53.8%	13,341.7	20,061.5	50.4%
Trans/Utilities	304.5	729.8	139.7%	3,601.2	11,665.9	223.9%
Parks/Open Space	0.4	1,711.5	—	1,460.2	32,089.7	2,097.6%
Undeveloped	11,183.1	9,721.2	-13.1%	120,734.2	91,366.6	-24.3%
Agricultural	106.4	657.9	518.4%	5,751.2	10,017.4	74.2%
Open Water	0.0	15.1	—	1,226.7	13,905.4	1,033.6%
Roads	5,032.1	5,032.1	0.0%	56,559.1	56,559.1	0.0%
No Data	2,080.3	297.9	-85.7%	52,355.0	4,472.8	-91.5%



Map 5.4.2. Land Use 2000

Source Data: Harris County Appraisal District (HCAD)

development is taking place east of Homestead Road, and new concentrations have also appeared in the eastern edges between Beaumont Highway and Wallisville Road, and north of Tidwell and Mesa Drive.

Multi-family residential is scattered throughout the Study Area, covering 424 acres. It increased from 398 acres since 1990. This accounts for 1.3% of the Study Area. Between 1990 and 2000, eight multi-family residential buildings were permitted for construction in the Study Area. They are located in the southeastern corner (Maxey Rd.-Woodforest) and to the north of Tidwell and east of Homestead.

Commercial land uses cover 3.3% of the Study Area. Much of the commercial uses lay along major thoroughfares: Jensen and Mesa Drives, Market Street, and along the I-10 north feeder. Commercial uses have increased from 1990 by 8%, (70 acres). New development has located mainly along Homestead and Jensen Roads, US 59 and US 90.

Office acreage decreased by 73% between 1990 and 2000. However, during this period at least 4 new office buildings with a total value of more than 10 million dollars were permitted. Of them, Hermann Health Systems on US 59, north of Crosstimbers Rd., was valued at more than $8 million.

Industrial uses in Study Area 4 total 2,585 acres (8.2% of the land) and are located mainly along Beaumont Highway and Wallisville Road. The area surrounding much of the industrial land is vacant and undeveloped. Industrial uses in this Study Area have grown by about 34% since 1990. New development including manufacturing and warehouse buildings grew mainly in the area between Liberty-Beaumont Highway and Wallisville Road.

Public and Institutional land uses cover 1,022 acres (3.2%) of the Study Area, located near single-family and multi-family residential uses. Between 1990 and 2000, 21 new churches and 15 school and day care buildings were permitted in this Study Area.

Transportation and Utilities comprise 2.3% of the land in the Study Area. Railroads and rail yards remain significant features. These land uses are mainly located south of Beaumont Highway. Between 1990 and 2000 the City of Houston built 6 new lift stations and a new police substation in the area.

Parks and Open Spaces are scattered in the area, however, most are located in the residential areas west of Mesa Drive. Herman Brown Park, a regional park, is located along US 90. Parks and open space make up 5.4% of the Study Area.

** Although Table 5.4.8 shows an increase of 1,711 acres in 2000, this is due to incorrect coding of existing park land, not the development of new park land.*

Vacant and undeveloped land makes up 31% of the Study Area, and has decreased by approximately 13% since 1990. Large tracks lay east of Mesa Dr. and north of US 90, and many small vacant lots are scattered in residential areas.

Agricultural land uses still exist in the area with 2.1 % of the land. A large parcel is located in the northern border and Mesa Drive.

Roads and right of ways are the third largest use in the Study Area with 16% of the land. Major highways are US 59, SH 90, Loop 610 and Beaumont Highway. Other significant roads include Jensen, Mesa, Liberty and Wallisville.

Table 5.4.9.
2000 Demographics by Super Neighborhood

	Super Neighborhood								
	Eastex Jensen Area #46	East Little York Homestead #47	Trinity Houston Gardens #48	East Houston #49	Settegast #50	El Dorado Oates Prairie #53	Hunterwood #54	Northshore #58	Study Area 4 Total
Total Population	**28,196**	**22,140**	**18,054**	**19,744**	**4,352**	**2,759**	**2,702**	**27,350**	**125,297**
White	9.8%	2.4%	1.8%	5.7%	1.7%	22.1%	7.8%	22.0%	**9.3%**
Black	22.4%	82.9%	81.4%	70.3%	91.1%	12.0%	39.1%	17.2%	**50.6%**
Hispanic	66.8%	13.7%	16.0%	23.1%	6.0%	64.9%	50.7%	59.1%	**39.0%**
Asian**	0.6%	0.3%	0.3%	0.2%	0.2%	0.6%	1.3%	1.0%	**0.5%**
Other	0.5%	0.7%	0.5%	0.6%	1.0%	0.5%	1.1%	0.7%	**0.6%**
Educational Attainment									
Persons 25 years and over	**15,179**	**13,696**	**11,059**	**10,589**	**2,596**	**1,812**	**1,052**	**14,597**	**70,581**
No High School Diploma	60.7%	33.7%	44.5%	43.5%	44.9%	48.8%	29.7%	44.6%	**43.8%**
High School Diploma & higher	39.3%	66.3%	55.5%	56.5%	55.1%	51.2%	70.3%	55.4%	**56.2%**
Household Income									
Total Households	**7,841**	**7,157**	**6,117**	**5,777**	**1,550**	**716**	**713**	**8,164**	**38,036**
Below $25,000	49.5%	44.7%	59.3%	48.1%	64.5%	33.8%	32.3%	35.3%	**46.0%**
Above $25,000	50.5%	55.3%	40.7%	51.9%	35.5%	66.2%	67.7%	64.7%	**54.0%**
Labor Force									
Persons 16 and over	**9,417**	**8,703**	**6,653**	**7,343**	**1,345**	**1,082**	**1,128**	**12,016**	**47,687**
Employed	88.0%	89.2%	83.1%	86.5%	81.5%	92.4%	91.2%	90.3%	**87.8%**
Unemployed	12.0%	10.8%	16.9%	13.5%	18.5%	7.6%	8.8%	9.7%	**12.2%**
Housing									
Total Occupied Units	**7,818**	**7,115**	**6,103**	**5,744**	**1,541**	**718**	**788**	**8,109**	**37,936**
Owner Occupied	56.4%	76.6%	60.9%	63.4%	62.9%	75.5%	48.5%	54.8%	**62.4%**
Renter Occupied	43.6%	23.4%	39.1%	36.6%	37.1%	24.5%	51.5%	45.2%	**37.6%**

Source: U.S. Census Bureau, 2000
Compiled by CITY of HOUSTON, Planning and Development Dept.
*Note: * Data at this level is not available for 1990 based on Super Neighborhood boundaries.*
*** Asian includes American Indian & Alaska Native, Native Hawaiian and Other Pacific Islander*

Study Area 5

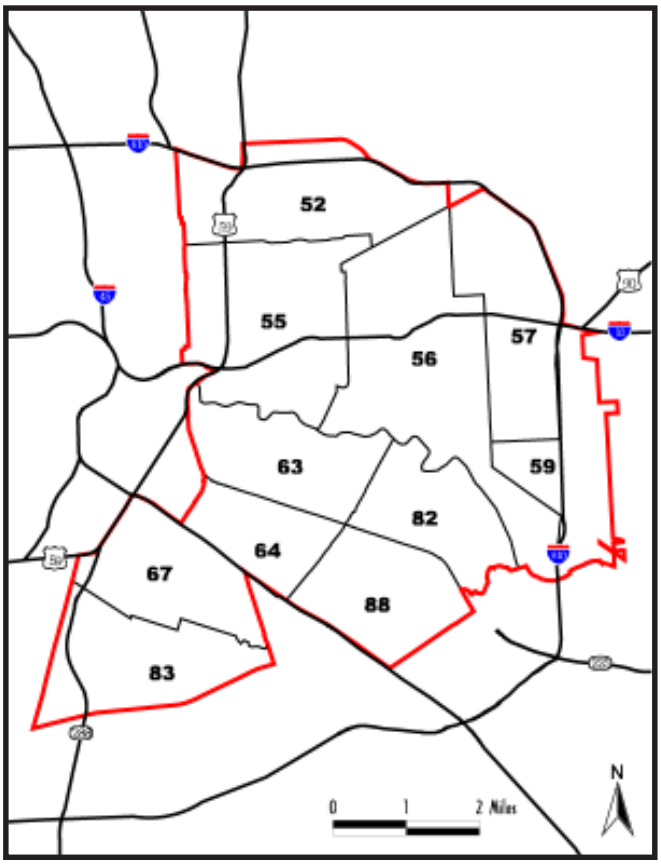
Super Neighborhoods:

52 - Kashmere Area
55 - Greater Fifth Ward
56 - Denver Harbor / Port Houston
57 - Pleasantville Area
59 - Clinton Park Area Tri-Community
63 - Second Ward
64 - Eastwood / Lawndale
67 - Greater Third Ward
82 - Magnolia Park
83 - MacGregor
88 - Lawndale / Wayside

Characteristics

- *Total Population: 152,551*
- *Population change (1.1%), 1990 to 2000*
- *Population Density: 6.8 persons per acre*
- *Persons Per Household: 3.04*
- *Total Area: 24,368 acres (35.26 sq miles)*
- *Houston City Council Districts B, H, I, & D*
- *Independent School Districts: Houston & Galena Park*
- *10 Police Beats including bordering beats*
- *6.4% (average) of properties in long-term tax liens (homesteads not included)*

Super Neighborhoods in Study Area



Location within City

Study Area 5 Super Neighborhood Descriptions

Kashmere Area is an area of single-family homes, many on large lots. The eastern edge is made up of warehouses and light industry. The western edge is adjacent to a major rail yard. It is home to the new Harris County, Lyndon B. Johnson, public hospital.

Greater Fifth Ward has its origins on the north bank of Buffalo Bayou across from the original town site for Houston. It was originally a multi-racial community but quickly became one of the centers of Houston's African American community. Its notable commercial streets are Lyons Avenue and Jensen Drive.

Denver Harbor/Port Houston is made up of two distinct but similar neighborhoods located north of the Houston Ship Channel turning basin. Both neighborhoods, originally blue collar Anglo neighborhoods, are now predominantly Hispanic. The southern portion of the area along Clinton Drive is industrial. Denver Harbor is primarily residential with Lyons Avenue as the major commercial corridor. Although Interstate Highway 10 splits Denver Harbor physically, its identity has remained strong.

Pleasantville Area includes many industrial areas, as well as two distinct residential areas on either side of IH-10 (East Fwy.). Pleasantville was developed after World War II and is predominantly African American. High home ownership rate and strong neighborhood identity has staved off deterioration even as the residential area is surrounded by warehouses and industries.

Clinton Park/Fidelity is located just north of Clinton Drive, adjacent to the City of Galena Park, and includes a part of the Port of Houston. Since before World War II, this area has been almost exclusively African American. Large holding ponds containing materials dredged from the Houston Ship Channel, with high earthen dikes surrounding the ponds, create wetlands that buffer the residential areas.

Second Ward is one of the first Hispanic neighborhoods in Houston, with a number of important Hispanic institutions, including Our Lady of Guadalupe Catholic Church, Ripley House, and Talento Bilingue. The largest block of post-war housing is the Clayton Homes public housing project on the community's western edge. In recent years, the area's proximity to downtown has drawn the larger Houston population to some of the area restaurants.

Eastwood/Lawndale is a middle class community southeast of Downtown. The area was once exclusively Anglo but is now largely Hispanic. The Gulf Freeway created a commercial edge on its south.

Greater Third Ward is the home of many important institutions in Houston's African American community, including Texas Southern University, Riverside Hospital, and dozens of churches. Originally a small area of shotgun houses and modest frame homes, it expanded to the south with more substantial brick homes and duplexes in areas formerly reserved for Whites.

Magnolia Park borders the Houston Ship Channel near some of the first wharves built when Houston became a deep-water port in 1913. The community thrived as a home for workers on the docks and in industries lining the channel. For a time it was even an incorporated municipality. As early as the 1930s, Magnolia Park developed an identity as a center of Houston's Hispanic community, especially around recently revived commercial areas near Harrisburg and Wayside.

MacGregor is a collection of neighborhoods on both sides of Brays Bayou east of the Texas Medical Center. The area became home to many of Houston's African American professionals during the 1950s and 1960s. Some parts of the community have stately homes interspersed with small motels and deteriorated apartments. Some subdivisions, notably Timbercrest, University Oaks and Riverside Terrace along South MacGregor, retain their gracious residential characteristics and contain numerous examples of outstanding architecture.

Lawndale/Wayside is a collection of neighborhoods which still reflect the area's origins as a prestigious east side neighborhood. The areas of Forest Hill, Idylwood neighborhoods and Mason Park are shady, middle class havens with curving streets and large lots. The presence of wooded preserves such as the large Forest Park Cemetery, Villa De Matel convent, Mason Park and Wortham Golf Center, the City's first country club, have helped to maintain the area's beauty. The entire neighborhood is within the Greater East End Management District.

Study Area 5 Overview

- **Study Area 5 is becoming increasingly Hispanic.**
  With a significant increase in population, Hispanics continued to be the majority ethnic group, while White and Black populations experienced significant decreases. Of 11 Super Neighborhoods, 5 adjacent Super Neighborhoods are mostly Hispanic, while 4 are mostly Black.

- **Study Area 5 has a significant senior (65+ years) and dependent (< 18 years) population. Community and Social Services could be a priority in the future.**
  In spite of a decline in dependent population, Study Area 5 has the third highest dependent population in the City. Although the senior population increased only modestly, this Study Area has the second highest senior population in the City. Amenities such as community centers, open space, and infrastructure improvements (such as safe pedestrian crosswalks, speed humps) will be increasingly important.

- **Study Area 5 is becoming more industrialized, mainly in the central portion.**
  Study Area 5 has the second highest industrial acreage in the City. Industrial uses are generally concentrated in several clusters. Manufacturing plants, warehouses, and petrochemical processing industries are characteristic of this area.

  New industrial construction generally occurred in existing industrial areas along the Ship Channel. Several large vacant parcels surrounded by industrial uses represent opportunities for new industrial development.

- **Residential neighborhoods are generally declining, with a number of demolitions and minimal new residential construction, but strong industrial growth.**
  More than half of the housing stock in this Study Area was built before 1960. The median housing value is lower than the City's median housing value in almost all the Super Neighborhoods.

  Greater Third Ward and Greater Fifth Ward experienced the highest concentrations of demolitions of residential structures in the City. In addition, both of them saw only marginal new construction activity.

- **Economic status is on a downward spiral.**
  - ✓ *Although the proportion of households with incomes above $25,000 has increased, the median household income in almost all of the Super Neighborhoods is lower than the City's median income.*
  - ✓ *More than half of the Study Area's population does not have a high-school diploma.*

Population by Super Neighborhood

- ***Lawndale/Eastwood*** *experienced the largest population increase (6.8%) from 1990 to 2000.*
- ***Clinton Park/Fidelity*** *experienced the largest population* ***decrease*** *(19.4%) from 1990 to 2000.*
- ***Greater 5th Ward*** *has the largest share of population in Study Area 5*

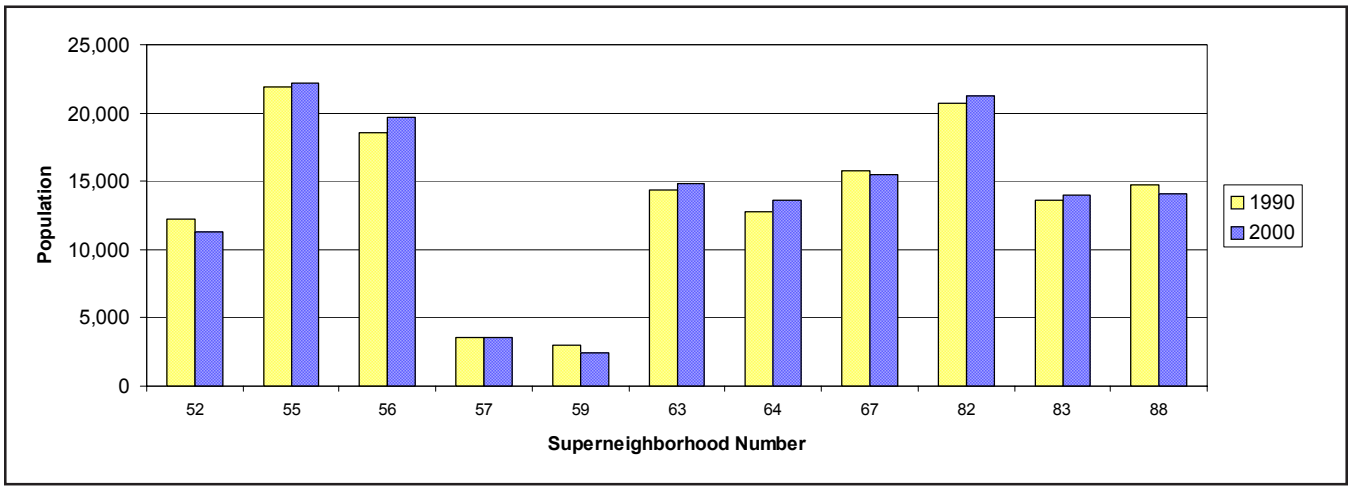
Table 5.5.0.
Population Change by Super Neighborhood (SN)

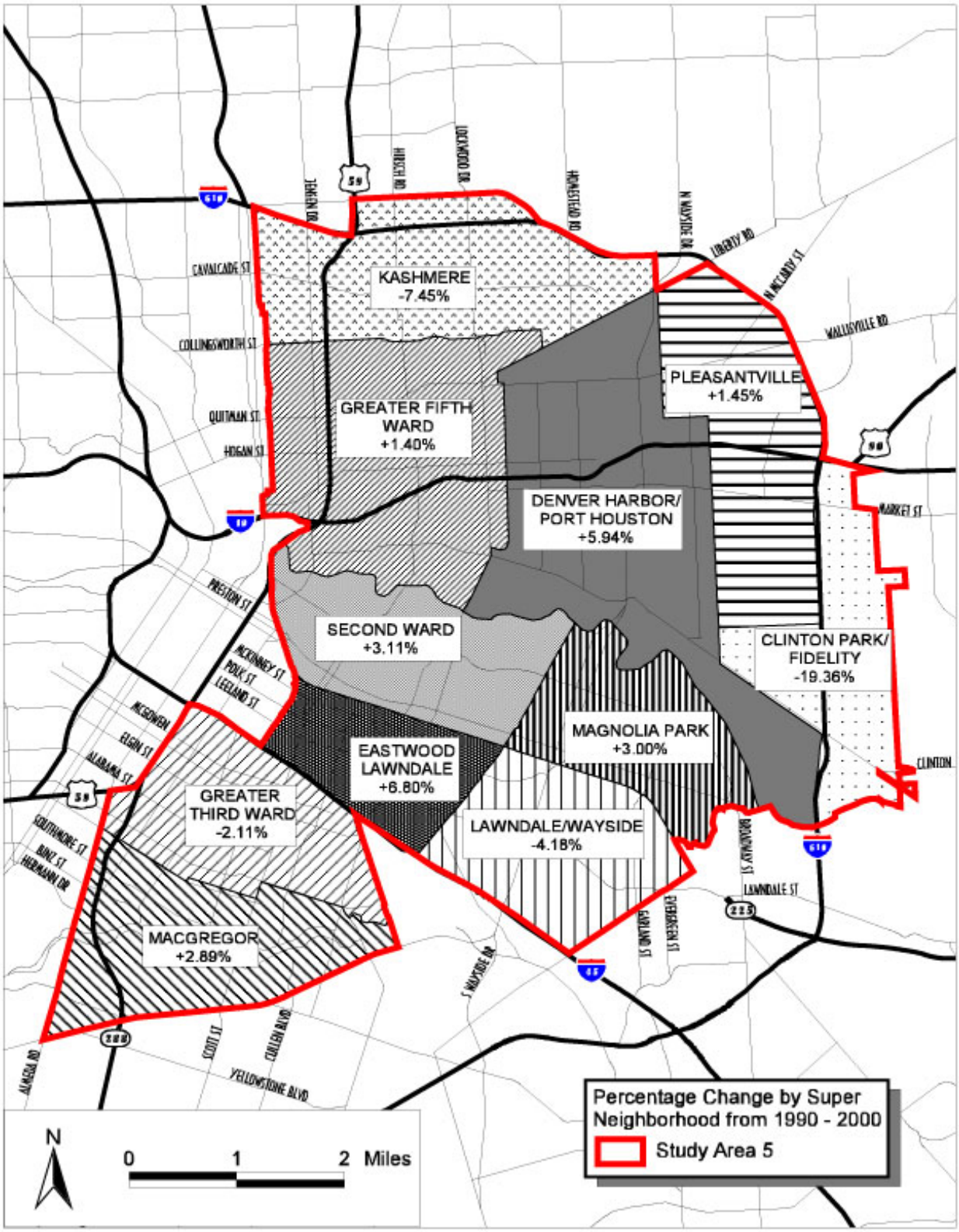
Source: US Census Bureau

Super Neighborhood Name	SN#	1990	2000	# change	% change
Kashmere Area	52	12,195	11,286	-909	-7.5%
Greater Fifth Ward	55	21,904	22,211	307	1.4%
Denver Harbor/Port Houston	56	18,581	19,684	1,103	5.9%
Pleasantville Area	57	3,513	3,564	51	1.5%
Clinton Park Area Tri-Community	59	3,022	2,437	-585	-19.4%
Second Ward	63	14,388	14,836	448	3.1%
Eastwood Lawndale	64	12,771	13,639	868	6.8%
Greater Third Ward	67	15,796	15,463	-333	-2.1%
Magnolia Park	82	20,681	21,302	621	3.0%
Macgregor	83	13,604	13,997	393	2.9%
Lawndale/Wayside	88	14,748	14,132	-616	-4.2%
TOTAL		151,203	152,864	1,661	1.1%

Figure 5.5.0.
Study Area 5 Population Change

Source: US Census Bureau





Map 5.5.1. Population Change by Super Neighborhood 1990-2000

Source Data: U. S. Census Bureau 1990-2000

Race and Ethnicity

- *7.8% of the City population.*
- *1% increase in Study Area population.*
- *1/3rd of the Super Neighborhood experienced declines in population.*
- *White and Black populations experienced significant losses.*
- *Hispanic and Asian populations experienced modest growth.*
- *Slight diversification due to presence of University of Houston and Texas Southern University*

Table 5.5.1.
Population by Race/Ethnicity

Source: US Census Bureau

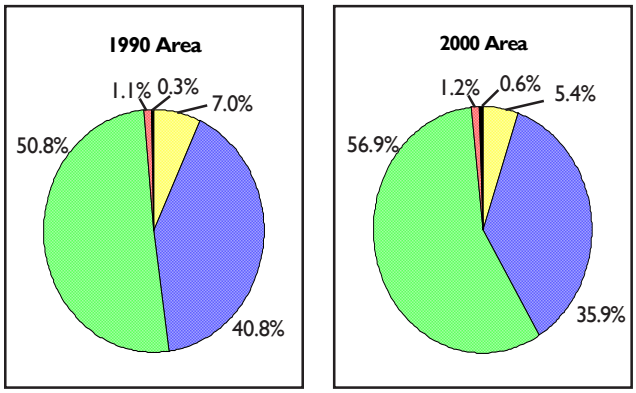
	Study Area 5			City of Houston		
	1990	2000	% change	1990	2000	% change
White	10,645	8,258	-22.4%	720,534	601,851	-16.5%
Black	61,765	54,937	-11.1%	455,297	487,851	7.2%
Hispanic	76,774	86,920	13.2%	455,947	730,865	60.3%
Asian	1,603	1,776	10.8%	70,145	106,620	52.0%
Other	416	973	133.9%	3,361	26,444	686.8%
TOTAL	151,203	152,864	1.1%	1,705,284	1,953,631	14.6%

Note: "Other" category is not directly comparable, as in 2000, it included persons of "two or more races," a category which did not exist in 1990.

Figure 5.5.1.
Population by Race/Ethnicity

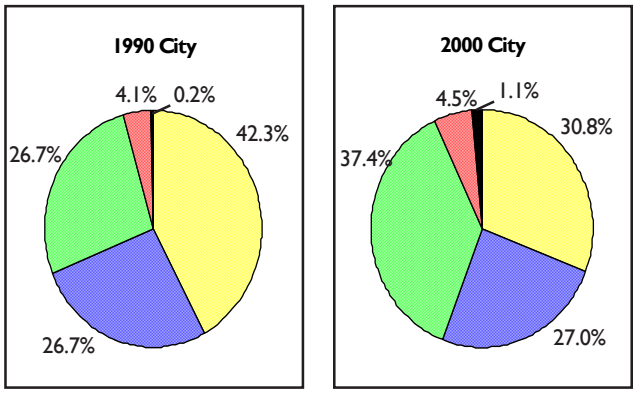
Source: US Census Bureau

Study Area 5--percent of total



Legend as shown above in Table 5.5.1

City of Houston--percent of total



Legend as shown above in Table 5.5.1

Gender and Age

- *Minimal changes in each of the age groups: (0-17), (18-64) and (65+)*

Table 5.5.2.
Population by Gender and Age

Source: US Census Bureau

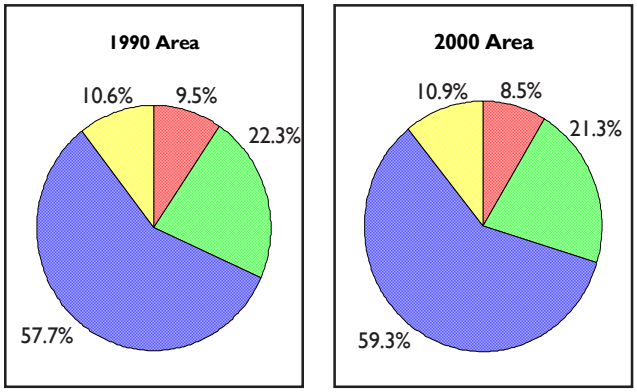
	Study Area 5		
	1990	2000	% change
Age 0-4	14,327	12,962	-9.5%
Age 5-17	33,737	32,629	-3.3%
Age 18-64	87,173	90,636	4.0%
Age 65+	15,966	16,637	4.2%
MALE	75,752	76,704	1.3%
FEMALE	75,451	76,160	0.9%
TOTAL	151,203	152,864	1.1%

	City of Houston		
	1990	2000	% change
Age 0-4	142,168	160,797	13.1%
Age 5-17	313,825	375,861	19.8%
Age 18-64	1,108,100	1,252,908	13.1%
Age 65+	141,191	164,065	16.2%
MALE	846,113	975,551	15.3%
FEMALE	859,171	978,080	13.8%
TOTAL	1,705,284	1,953,631	14.6%

Figure 5.5.2.
Population by Gender and Age

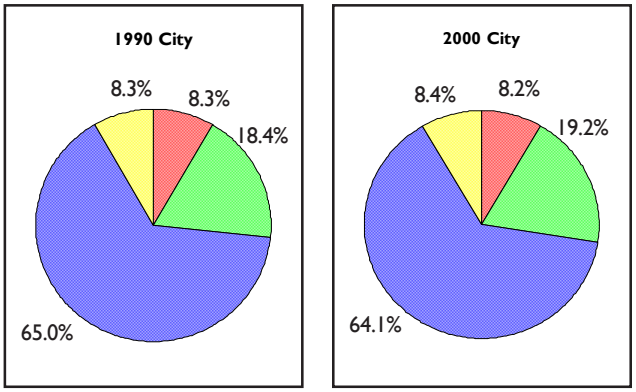
Source: US Census Bureau

Study Area 5--percent of total



Legend as shown above in Table 5.5.2

City of Houston--percent of total



Legend as shown above in Table 5.5.2

Educational Attainment

- *Majority of population 25+ years have no high-school diploma.*
- *Lowest proportion of population 25+ years with college degrees.*

Table 5.5.3.
Population 25 and Over by Educational Attainment

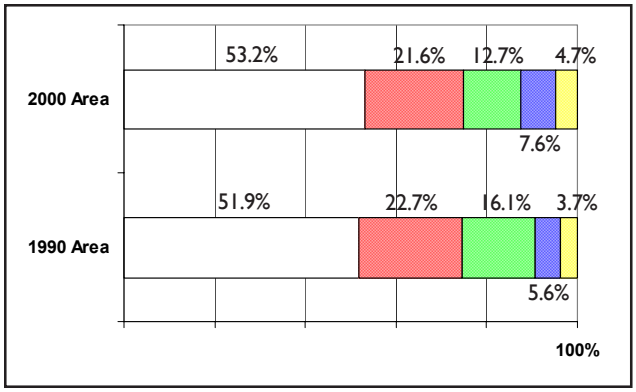
Source: US Census Bureau

	Study Area 5			City of Houston		
	1990	2000	% change	1990	2000	% change
No Diploma	46,005	47,386	3.0%	263,458	355,445	34.9%
High School	20,140	19,197	-4.7%	224,181	245,299	9.4%
Some College	14,241	11,320	-20.5%	265,983	228,985	-13.9%
Bachelor's	5,004	6,908	38.0%	191,128	255,173	33.5%
Grad/Prof.	3,270	4,200	28.4%	92,288	116,252	26.0%
TOTAL	88,661	89,011	0.4%	1,037,037	1,201,154	15.8%

Figure 5.5.3.
Population 25 and Over by Educational Attainment

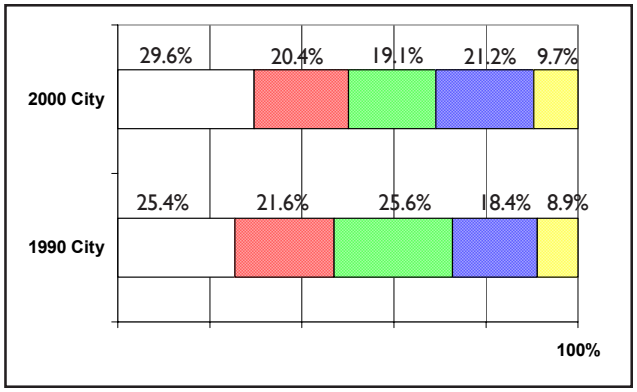
Source: US Census Bureau

Study Area 5--percent of total



Legend as shown above in Table 5.5.3

City of Houston--percent of total



Legend as shown above in Table 5.5.3

Housing and Households

- *Significant decline in the number of total housing units.*
- *The number of persons per household dropped by 5.1% in Study Area 5.*
- *Marginal decline in occupied housing units.*
- *Significant decline in owner-occupied units.*
- *Marginal increase in renter-occupied units.*
- *Significant decline in vacancy rate.*
- *2000 Total Units 54,509*
  Single-family 44,859
  Multi-family 9,622
  Other 28

Table 5.5.4. Household Characteristics

Source: US Census Bureau

	Study Area 5			City of Houston		
	1990	2000	% change	1990	2000	% change
HOUSEHOLDS	49,319	48,385	-1.9%	638,705	717,945	12.4%
persons per HH	3.20	3.04	-5.1%	2.60	2.67	2.7%

Table 5.5.5. Housing Units by Tenure

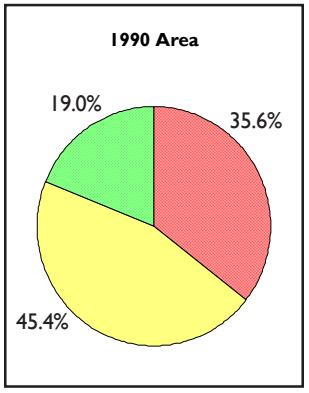
Source: US Census Bureau

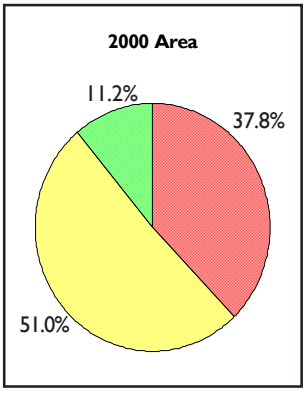
	Study Area 5			City of Houston		
	1990	2000	% change	1990	2000	% change
Occupied	49,319	48,385	-1.9%	638,705	717,945	12.4%
Owner	21,700	20,599	-5.1%	293,355	328,741	12.1%
Renter	27,619	27,786	0.6%	345,350	389,204	12.7%
Vacant	11,569	6,114	-47.2%	112,928	64,064	-43.3%
TOTAL UNITS	60,888	54,509	-10.5%	751,633	782,009	4.0%

Figure 5.5.4. Housing Units by Tenure

Source: US Census Bureau

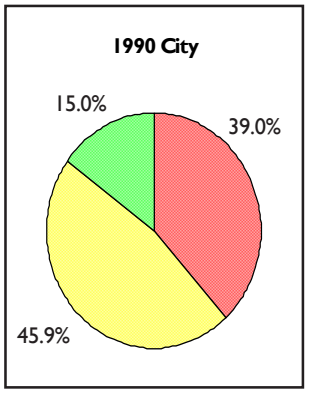
Study Area 5--percent of total

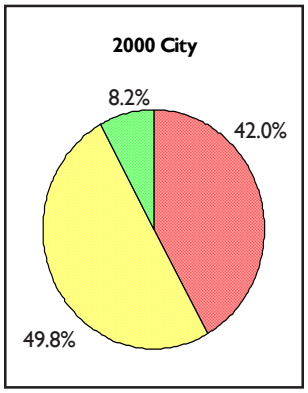




Legend as shown above in Table 5.5.5

City of Houston--percent of total





Legend as shown above in Table 5.5.5

Household Income

- *Second-lowest median household income ($26,157).*
- *Highest percentage of households with income under $15,000.*
- *Third-lowest percentage of households with income over $75,000.*
- *Significant increase in number of households earning more than $75,000.*
- *More than half of the households earn less than $25,000.*

Table 5.5.6.
Households by Household Income

Source: US Census Bureau

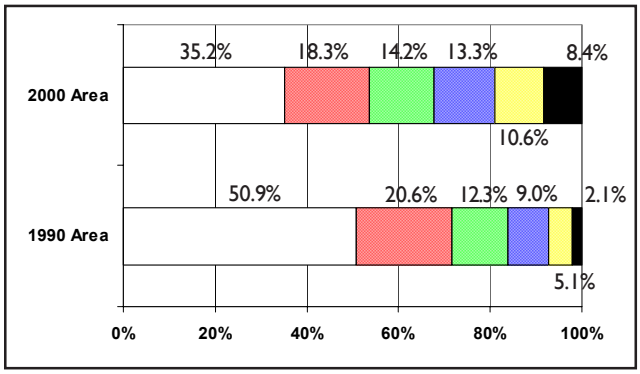
	Study Area 5			City of Houston		
	1990	2000	% change	1990	2000	% change
< $15K	24,446	17,499	-28.4%	175,900	132,457	-24.7%
$15K—$25K	9,917	9,119	-8.0%	125,425	105,887	-15.6%
$25K—$35K	5,902	7,043	19.3%	101,625	104,792	3.1%
$35K—$50K	4,303	6,592	53.2%	99,947	117,451	17.5%
$50K—$75K	2,452	5,280	115.3%	82,150	116,362	41.6%
>$75K	1,024	4,170	307.2%	64,395	141,948	120.4%
TOTAL	48,045	49,703	3.5%	649,442	718,897	10.7%

Note: The total number of households shown in this table is based on sample data.

Figure 5.5.5.
Households by Household Income

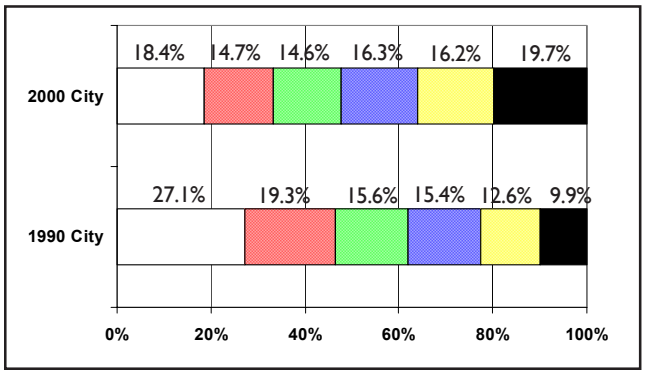
Source: US Census Bureau

Study Area 5--percent of total



Legend as shown above in Table 5.6

City of Houston--percent of total



Legend as shown above in Table 5.6

- *Second to Study Area 6 in Industrial land with 15.8% of City total*

- *Includes Ship Channel*

Study Area 5 has a total land area of 26,368 acres. It is mainly residential and industrial. Major highways connecting the area are: I-10 in an east-west direction, US 59 (north-south), US-45 (southwest-southeast), Loop 610 to the north and east, and SH 288 in the south.

Single-family residential uses declined by about 5% between 1990 and 2000, though still represent more than 20% of the Study Area. This decrease in single-family is visible in the Third Ward area, which is located in the southern portion of the Study Area; and in the greater Fifth Ward, located in the northwestern portion of the Study Area. These older neighborhoods and others such as Magnolia Park consist of small bungalows mixed with industrial and commercial uses interspersed with vacant lots. New single-family development is concentrating in an area between US 59, Wayside Dr. and I-10.

Multi-family developments are scattered within the single-family areas, and increased 8% overall from 1990-2000. Multi-family uses cover 385 acres in the Study

Figure 5.5.6. Study Area 5 Land Use

Source: City of Houston GIS

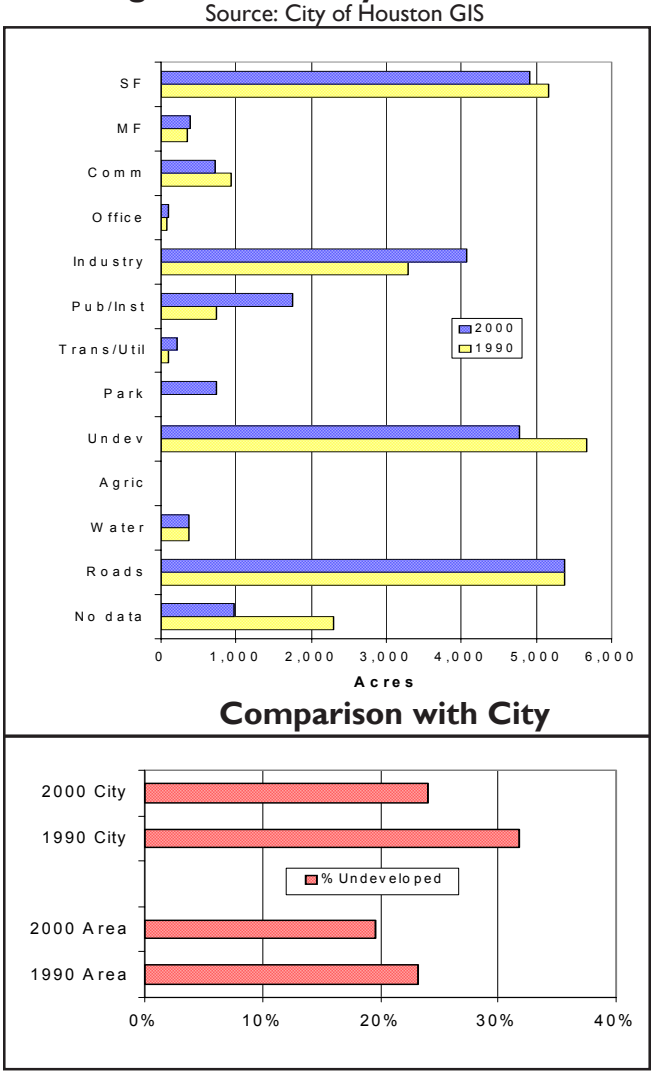
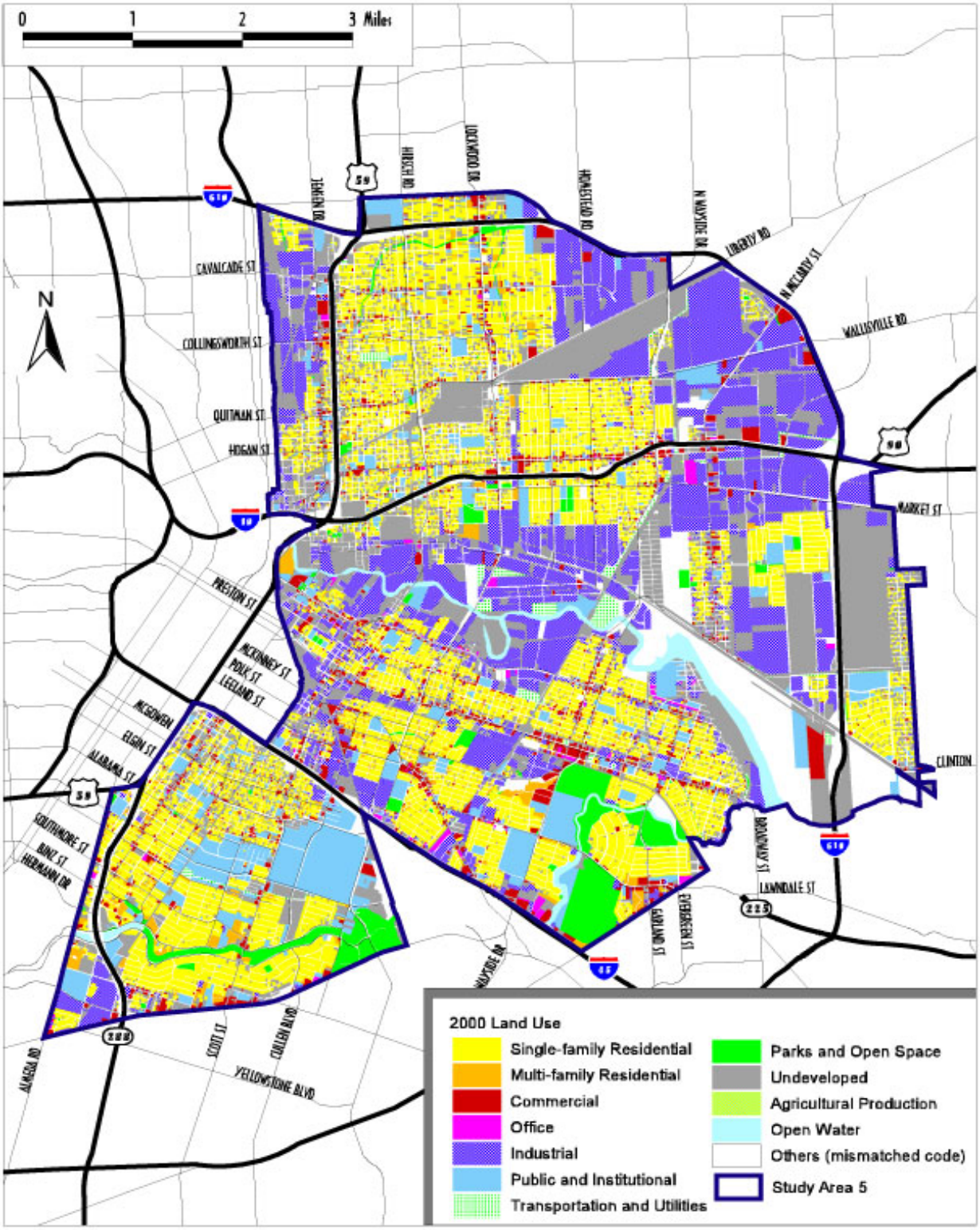


Table 5.5.7. Acreage by Land-Use Category

Note: Many land parcels were coded incorrectly in 1990, so percentage changes often appear unusually large.

Source: City of Houston GIS

	Study Area 5			City of Houston		
	1990	2000	% change	1990	2000	% change
Single-Family (SF)	5,164.5	4,914.5	-4.8%	75,587.9	79,800.7	5.6%
Multi-Family (MF)	356.0	384.8	8.1%	12,256.3	14,648.2	19.5%
Commercial (Com)	944.0	722.8	-23.4%	12,281.1	15,386.2	25.3%
Office	78.4	93.7	19.5%	4,031.2	4,811.9	19.4%
Industrial	3,292.1	4,069.5	23.6%	21,361.8	25,762.2	20.6%
Public/Institutional	736.1	1,747.0	137.3%	13,341.7	20,061.5	50.4%
Trans/Utilities	94.2	204.7	117.3%	3,601.2	11,665.9	223.9%
Parks/Open Space	0.4	742.4	167,738.0%	1,460.2	32,089.7	2,097.6%
Undeveloped	5,666.2	4,773.6	-15.8%	120,734.2	91,366.6	-24.3%
Agricultural	0.0	0.0	0.0%	5,751.2	10,017.4	74.2%
Open Water	372.4	372.4	0.0%	1,226.7	13,905.4	1,033.6%
Roads	5,372.0	5,372.0	0.0%	56,559.1	56,559.1	0.0%
No Data	2,291.9	970.8	-57.6%	52,355.0	4,472.8	-91.5%



Map 5.5.2. Land Use 2000

Source Data: Harris County Appraisal District (HCAD)

Area. Between 1990 and 2000, thirteen apartment complexes with a total of more than 1,200 units were permitted in the Study Area, three of them on Lyons Avenue in the Fifth Ward.

Commercial and Office land uses make up 3.1% of the Study Area. Commercial space, with 944 acres in 1990, decreased to about 723 acres in 2000. On the other hand, office space increased from 78.4 acres in 1990 to almost 94 acres in 2000. Most commercial land is located along north-south and east-west commercial corridors. Prominent north-south corridors include Lyons Rd., Navigation Boulevard and Canal St. Telephone is another corridor that runs in a NW-SE direction. North-South corridors include Dowling St., Jensen Dr., Lockwood Dr. and Wayside. Office sites are located along US 45 south and on Market St. Between 1990 and 2000 commercial development was permitted mainly in the areas of Harrisburg, Canal, Wayside and Macario, and along Lyons Dr. Two office projects valued at $1 million and above were permitted; one on Lyons Ave. and another on Lawndale St.

Industrial uses in Study Area 5 cover 4,070 acres (15.4% of the land), which makes it the second largest group of industrial areas of all the Study Areas. These uses increased almost 24% between 1990 and 2000. Industrial land in Study Area 5 is primarily consumed by the manufacturing and petrochemical processing industries, which dominate the eastern portion of the City. Industrial districts in this part of the City were planned during the 1930's and 1940's and are a feature along the Ship Channel. In the last decade, new manufacturing plants and warehouses have appeared in the central portion of the Study area between US 45, I-10 and Loop 610.

Public and Institutional land is more concentrated in the south of the Study Area with the presence of Texas Southern University, University of Houston and the Port of Houston/Ship Channel. Public and Institutional land occupies 1,747 acres or 6.6% of the total land. In the 1990's an array of new churches and church related facilities including educational facilities were permitted in the mainly residential areas. These new developments and the expansion of Texas Southern University and the University of Houston accounted for most of the growth in institutional land uses from 736 acres in 1990 to 1,747 acres in 2000.

Transportation and Utilities comprise 0.8% of the Study Area, with 205 acres of land mainly in railroads and small utility stations. During the 1990's, a new terminal bus facility was permitted on Harrisburg Blvd. In addition, the City of Houston built two wastewater treatment plants and lift stations, and a wet weather facility. This last facility is located on Japhet St. and had a valuation of more than 10 million dollars.

Parks and Open space accounted for 2.8% of the land in 2000. Parks are scarce in the area north of Buffalo Bayou and almost non-existent above I-10 and US 90. Linear parks and green space extend along Brays Bayou, including Mason Park with 102 acres and Gus Wortham Park with 161 acres.

Vacant and Undeveloped land makes up 18.1% of the Study Area, somewhat less than single-family land uses. Large tracks are interspersed with industrial uses, mainly in the northeastern, and eastern portions. In old neighborhoods, vacant lots are found intermingled in residential areas.

Roads make up 22% of the Study Area, higher than the city-wide figure of 18%. Loop 610, I-45, I-10, US 59, and SH 288 all connect at some point in this Study Area.

Table 5.5.8.
2000 Demographics by Super Neighborhood

	Super Neighborhood				
	Kashmere Area #52	Greater Fifth Ward #55	Denver Harbor Port Houston #56	Pleasantville Area #57	Clinton Park Area Tri-Community #59
Total Population	**11,286**	**22,211**	**19,684**	**3,564**	**2,437**
White	0.7%	1.4%	5.2%	1.5%	0.7%
Black	85.0%	62.5%	3.1%	86.4%	90.6%
Hispanic	13.3%	35.3%	91.1%	11.2%	7.7%
Asian**	0.4%	0.3%	0.3%	0.2%	0.2%
Other	0.6%	0.4%	0.2%	0.6%	0.7%
Educational Attainment					
Persons 25 years and over	**7,186**	**12,414**	**10,957**	**2,549**	**1,639**
No High School Diploma	48.1%	57.9%	69.0%	36.2%	40.1%
High School Diploma & higher	51.9%	42.1%	31.0%	63.8%	59.9%
Household Income					
Total Households	**4,211**	**7,486**	**4,956**	**1,402**	**923**
Below $25,000	63.8%	67.5%	45.0%	48.6%	50.9%
Above $25,000	36.2%	32.5%	55.0%	51.4%	49.1%
Labor Force					
Persons 16 years and over	**3,848**	**6,953**	**6,414**	**1,282**	**1,003**
Employed	85.1%	84.6%	90.6%	89.6%	82.2%
Unemployed	14.9%	15.4%	9.4%	10.4%	17.8%
Housing					
Total Occupied Units	**4,208**	**7,591**	**4,888**	**1,393**	**909**
Owner Occupied	43.7%	33.9%	61.3%	75.8%	65.9%
Renter Occupied	56.3%	66.1%	38.7%	24.2%	34.1%

	Super Neighborhood						
	Second Ward #63	Eastwood Lawndale #64	Greater Third Ward #67	Magnolia Park #82	MacGregor #83	Lawndale Wayside #88	Study Area 5 Total
Total Population	**14,836**	**13,639**	**15,463**	**21,302**	**13,997**	**14,132**	**152,551**
White	4.6%	9.8%	6.6%	2.8%	9.3%	11.6%	**5.4%**
Black	7.8%	4.7%	79.2%	0.6%	79.9%	1.4%	**35.9%**
Hispanic	86.1%	82.3%	10.4%	96.2%	5.0%	86.1%	**56.9%**
Asian**	1.0%	2.5%	2.3%	0.2%	4.2%	0.5%	**1.2%**
Other	0.5%	0.7%	1.6%	0.2%	1.6%	0.4%	**0.6%**
Educational Attainment							
Persons 25 years and over	**8,170**	**7,692**	**7,968**	**7,689**	**11,409**	**11,338**	**89,011**
No High School Diploma	68.1%	55.5%	44.2%	71.3%	15.6%	61.6%	**51.6%**
High School Diploma & higher	31.9%	44.5%	55.8%	28.7%	84.4%	38.4%	**48.4%**
Household Income							
Total Households	**4,004**	**4,220**	**5,256**	**3,876**	**7,271**	**6,099**	**49,703**
Below $25,000	52.4%	42.4%	69.3%	51.8%	41.3%	48.5%	**53.0%**
Above $25,000	47.6%	57.6%	30.7%	48.2%	58.7%	51.5%	**47.0%**
Labor Force							
Persons 16 years and over	**5,698**	**5,491**	**6,750**	**4,824**	**7,989**	**7,439**	**57,690**
Employed	83.7%	90.1%	61.2%	86.8%	91.9%	87.4%	**84.8%**
Unemployed	16.3%	9.9%	38.8%	13.2%	8.1%	12.6%	**15.2%**
Housing							
Total Occupied Units	**3,999**	**4,247**	**5,231**	**5,860**	**5,859**	**4,093**	**48,278**
Owner Occupied	36.6%	40.6%	22.5%	43.4%	44.3%	47.5%	**46.9%**
Renter Occupied	63.4%	59.4%	77.5%	56.6%	55.7%	52.5%	**53.1%**

Source: U.S. Census Bureau, 2000
Compiled by CITY of HOUSTON, Planning and Development Dept.
*Note: * Data at this level is not available for 1990 based on Super Neighborhood boundaries.*
*** Asian includes American Indian & Alaska Native, Native Hawaiian and Other Pacific Islander*

Study Area 6

Super Neighborhoods:

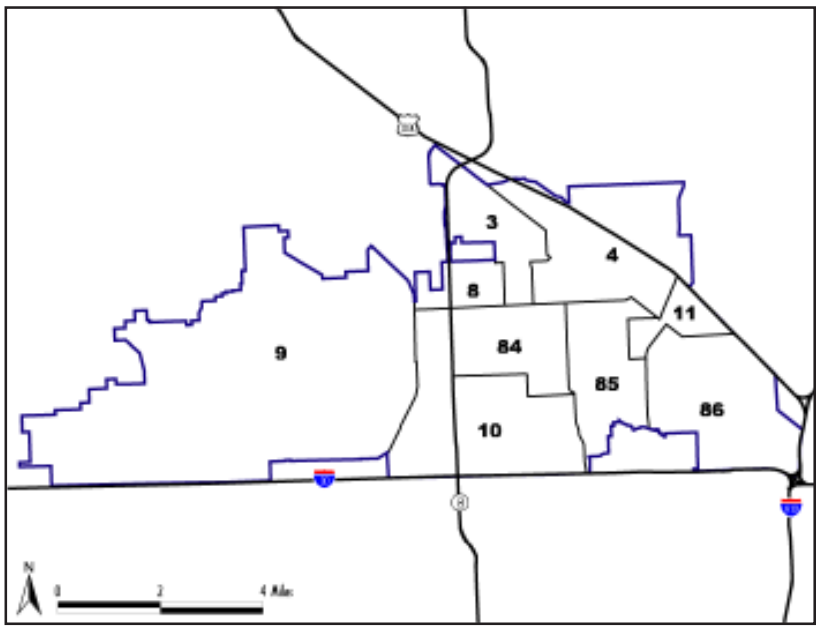
3 - Kashmere Area
4 - Fairbanks / Northwest Crossing
8 - Westbranch
9 - Addicks Park Ten
10 - Spring Branch West
11 - Langwood
84 - Spring Shadows
85 - Spring Branch Center
86 - Spring Branch West

Characteristics

- *Total Population: 138,536*
- *21.9% population change 1990 to 2000*
- *Population Density: 3.8 persons per acre*
- *Persons Per Household: 2.92*
- *Total Area: 36,212 acres (56.58 sq miles)*
- *Houston City Council Districts: A & H*
- *Independent School Districts: Houston, Katy, Cypress Fairbanks & Spring Branch*
- *8 Police Beats including bordering beats*
- *< 2% (average) of properties in long-term tax liens (homesteads not included)*

Location within City

Super Neighborhoods in Study Area



Study Area 6 Super Neighborhood Descriptions

Carverdale is a small residential area originally marketed to African-Americans as homesites just outside the city. It is now surrounded by large industrial parks and warehouse complexes. Its proximity to the Northwest Freeway and Beltway 8 has made this area a popular one for industrial and distribution complexes. The residential area is characterized by modest homes on side streets. The Houston Community College Northwest Campus is located nearby, south of Tanner Road.

Fairbanks Northwest Crossing is a combination of rural land use and scattered housing and high density urban development that followed the construction of the Northwest Freeway. Many garden apartment complexes are scattered through and around the edge of the Northwest Crossing office and retail development. Prior to the opening of the freeway which bisects the area, access to Houston was provided by the Hempstead Highway.

Westbranch is located north of Clay Road at the West Belt. One portion, Westway, consists of townhomes, and the other, Westbranch, is made up of single-family homes. Most of Westbranch's medium-priced homes were built in the 1970s, and then in the 1990s. The western portion of the community, which adjoins the West Belt, is being redeveloped with commercial and office projects.

Addicks Park Ten is located in the westernmost part of the City, north of Interstate 10. Most of the area is made up of the Addicks Reservoir, a large flood control dam. Its surrounding area is developed for recreational uses, including a golf course, a wildlife sanctuary and few soccer fields. Park Ten, an area between I-10 and the Reservoir, is developed as office, commercial, and light industrial uses. Residential development in the area occur in two single-family subdivisions and several apartment complexes.

Spring Branch West is located north of I-10 and west of Blalock. Gessner Road and W. Sam Houston Parkway North are the major north-south arteries in the area. Light industrial uses, including distribution centers, are located along the Parkway. The area is largely deed restricted single-family residential. Multi-family uses are concentrated along Long Point Road, Gessner and Blalock. New home construction occur on small sites in the southeastern part of the community where land prices have risen dramatically.

Study Area 6 Overview

Study Area 6

- **Ethnic composition changed dramatically from majority White to majority Hispanic.**
  White population decreased significantly, while Hispanic population almost doubled. In addition, the Asian population also increased, which has made this Study Area more diverse, with Hispanics being 52% of the total population in 2000.

- **Study Area 6 is attracting renters.**
  In 1990, just over 1/3rd of the housing units were occupied by renters. In 2000, renters occupied more than half of the housing units. While moderate new residential construction absorbed some of the population increase, the significant decline in vacant housing units accounts for most of the population growth.

- **Population with low educational attainment is increasing.**
  More than half of the population 25+ years in each of the Super Neighborhoods has low levels of education attainment (high school diploma or lower).

- **Income levels have changed and increased overall reflecting a positive trend.**

  ✓ *Study Area 6 reflects the City's trend in increasing income levels. The proportion of households earning less than $25,000 decreased substantially, with an almost corresponding increase in proportion of households earning more than $50,000. In fact, the number of households earning more than $50,000 almost doubled.*
  ✓ *Study Area 6 is industrializing rapidly, especially along major corridors.*
  ✓ *Study Area 6 has the largest acreage devoted to industrial use in the City, which primarily includes warehousing, distribution and storage facilities. This land use has increased by 27% over the decade, most of it built in existing industrial corridors such as Hempstead Hwy and along Beltway 8.*
  ✓ **Carverdale** lost 2% of its population from 1990 to 2000
  ✓ Addicks Park Ten has the larges population within Study Area 6 and has experienced the largest population increase (217.8% from 1990 to 2000

Population by Super Neighborhood

- *Significant growth in population*

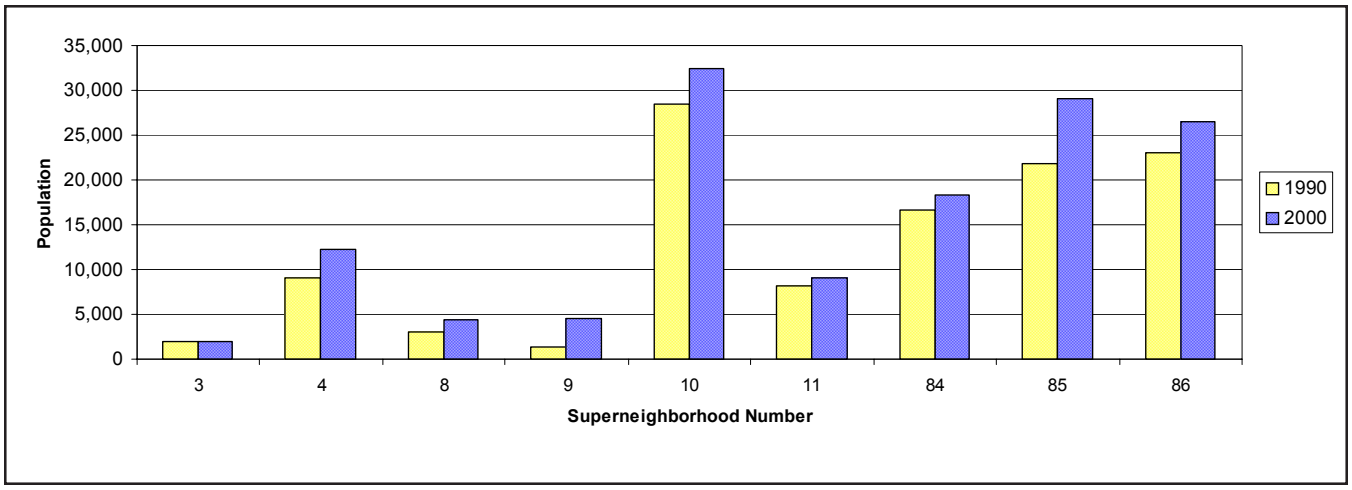
Table 5.6.0.
Population Change by Super Neighborhood (SN)

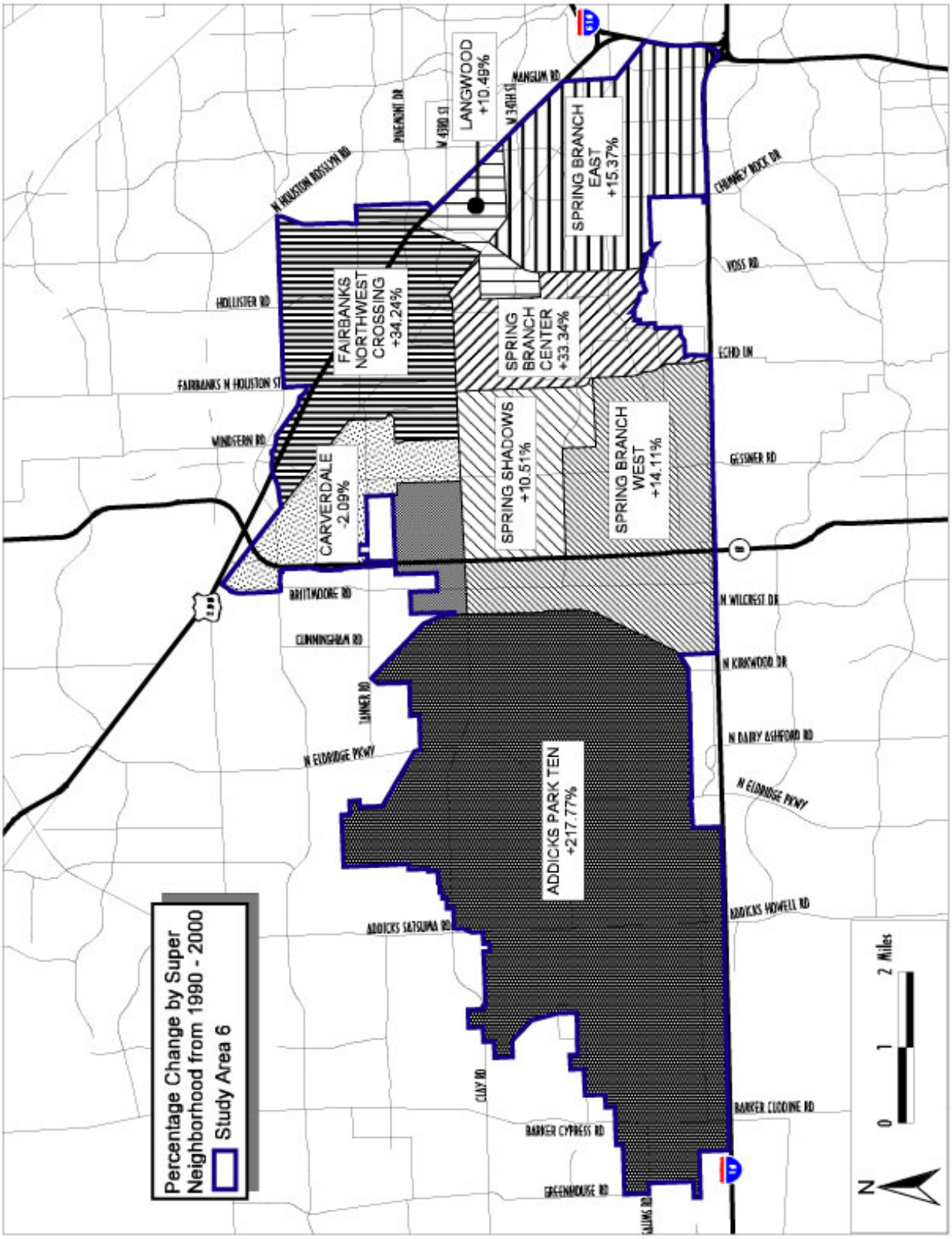
Source: US Census Bureau

Super Neighborhood Name	SN#	1990	2000	# change	% change
Carverdale	3	1,969	1,928	-41	-2.1%
Fairbanks/NW Crossing	4	9,134	12,262	3,128	34.2%
Westbranch	8	3,082	4,321	1,239	40.2%
Addicks Park Ten	9	1,425	4,528	3,103	217.8%
Spring Branch West	10	28,414	32,423	4,009	14.1%
Langwood	11	8,242	9,107	865	10.5%
Spring Shadows	84	16,651	18,402	1,751	10.5%
Spring Branch Center	85	21,805	29,074	7,269	33.3%
Spring Branch East	86	22,962	26,491	3,529	15.4%
TOTAL		113,652	138,536	24,884	21.9%

Figure 5.6.0.
Study Area 6 Population Change

Source: US Census Bureau





Map 5.6.1. Population Change by Super Neighborhood 1990-2000

Source Data: U. S. Census Bureau 1990-2000

Race and Ethnicity

- *Shifts in population from majority White to Hispanic*
- *Asian population remains unchanged*
- *White population decreased by 21.2%*

Table 5.6.1.
Population by Race/Ethnicity

Source: US Census Bureau

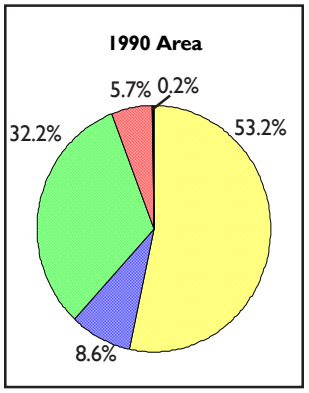
	Study Area 6			City of Houston		
	1990	2000	% change	1990	2000	% change
White	60,509	47,664	-21.2%	720,534	601,851	-16.5%
Black	9,795	9,912	1.2%	455,297	487,851	7.2%
Hispanic	36,597	71,694	95.9%	455,947	730,865	60.3%
Asian	6,527	7,630	16.9%	70,145	106,620	52.0%
Other	224	1,636	630.4%	3,361	26,444	686.8%
TOTAL	113,652	138,536	21.9%	1,705,284	1,953,631	14.6%

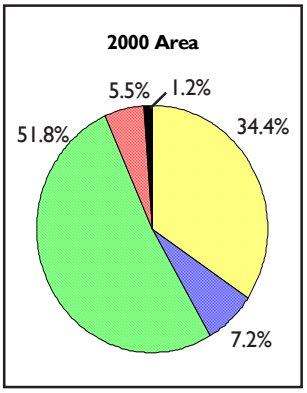
Note: "Other" category is not directly comparable, as in 2000, it included persons of "two or more races," a category which did not exist in 1990.

Figure 5.6.1.
Population by Race/Ethnicity

Source: US Census Bureau

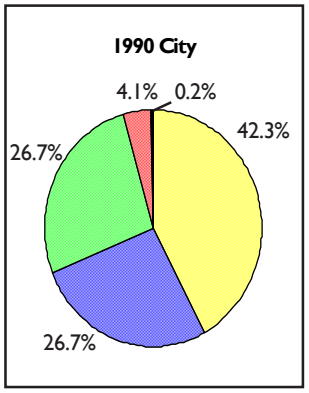
Study Area 6--percent of total

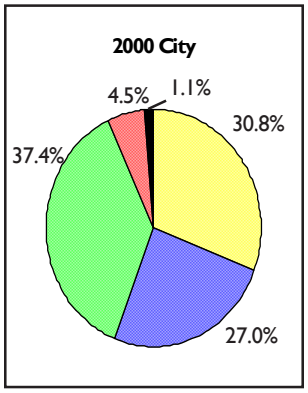




Legend as shown above in Table 5.6.1

City of Houston--percent of total





Legend as shown above in Table 5.6.1

Gender and Age

- *Age distribution very similar to the City as a whole*
- *63% of the population is in the working age group*
- *36% growth in seniors, bringing their numbers up to 8% of the total*

Table 5.6.2.
Population by Gender and Age

Source: US Census Bureau

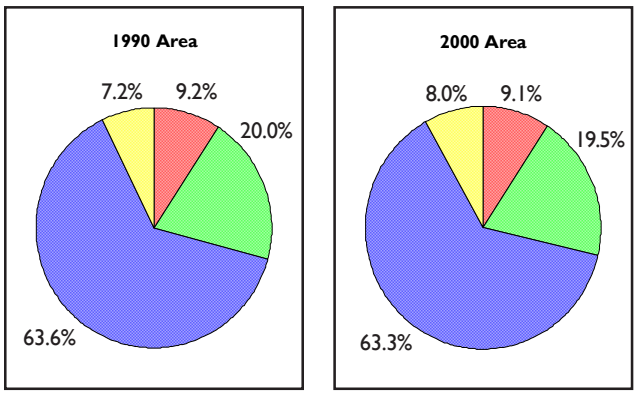
	Study Area 6		
	1990	2000	% change
Age 0-4	10,419	12,655	21.5%
Age 5-17	22,777	27,048	18.8%
Age 18-64	72,271	87,697	21.3%
Age 65+	8,186	11,136	36.0%
MALE	57,179	71,474	25.0%
FEMALE	56,473	67,062	18.7%
TOTAL	113,652	138,536	21.9%

	City of Houston		
	1990	2000	% change
Age 0-4	142,168	160,797	13.1%
Age 5-17	313,825	375,861	19.8%
Age 18-64	1,108,100	1,252,908	13.1%
Age 65+	141,191	164,065	16.2%
MALE	846,113	975,551	15.3%
FEMALE	859,171	978,080	13.8%
TOTAL	1,705,284	1,953,631	14.6%

Figure 5.6.2.
Population by Gender and Age

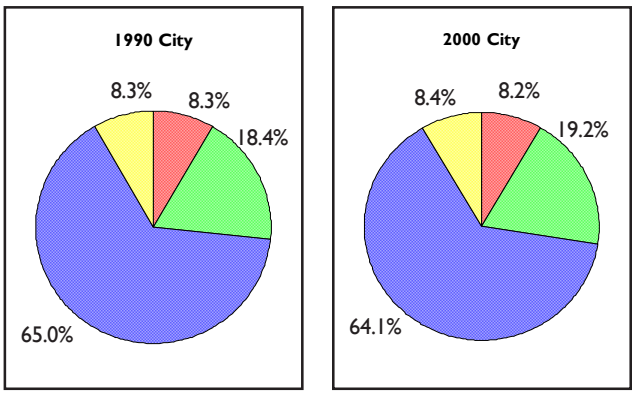
Source: US Census Bureau

Study Area 6--percent of total



Legend as shown above in Table 5.6.2

City of Houston--percent of total



Legend as shown above in Table 5.6.2

Educational Attainment

- *The study area follows City trends in all the educational attainment categories.*
- *Majority of pupulation 25+ have low education attainment (no diploma or high school diploma)*

Table 5.6.3.
Population 25 and Over by Educational Attainment

Source: US Census Bureau

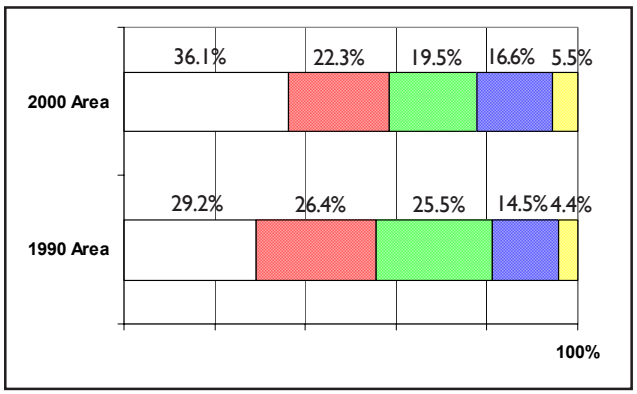
	Study Area 6		
	1990	2000	% change
No Diploma	19,619	29,860	52.2%
High School	17,755	18,406	3.7%
Some College	17,181	16,076	-6.4%
Bachelor's	9,759	13,752	40.9%
Grad/Prof.	2,935	4,515	53.8%
TOTAL	67,249	82,610	22.8%

	City of Houston		
	1990	2000	% change
No Diploma	263,458	355,445	34.9%
High School	224,181	245,299	9.4%
Some College	265,983	228,985	-13.9%
Bachelor's	191,128	255,173	33.5%
Grad/Prof.	92,288	116,252	26.0%
TOTAL	1,037,037	1,201,154	15.8%

Figure 5.6.3.
Population 25 and Over by Educational Attainment

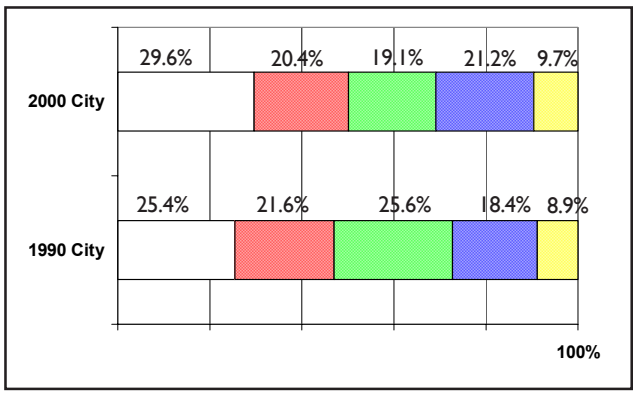
Source: US Census Bureau

Study Area 6--percent of total



Legend as shown above in Table 5.6.3

City of Houston--percent of total



Legend as shown above in Table 5.6.3

Housing and Households

- *Large increase in renter occupied units*
- *Large decrease in vacant units*
- *2000 Total Units 50,552*
  Single-family 26,396
  Multi-family 24,135
  Other 21

Table 5.6.4. Household Characteristics

Source: US Census Bureau

	Study Area 6			City of Houston		
	1990	2000	% change	1990	2000	% change
HOUSEHOLDS	39,152	47,023	20.1%	638,705	717,945	12.4%
persons per HH	2.90	2.92	0.7%	2.60	2.67	2.7%

Table 5.6.5. Housing Units by Tenure

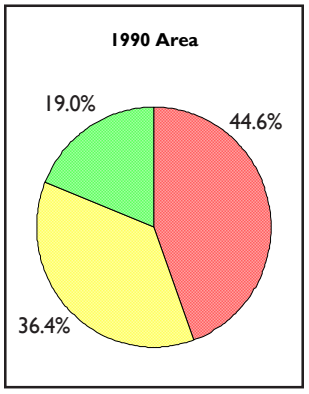
Source: US Census Bureau

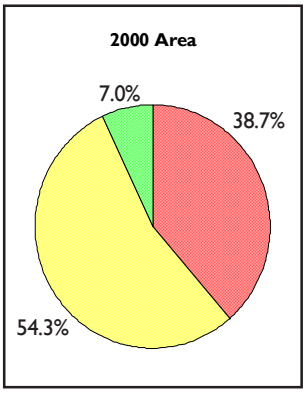
	Study Area 6			City of Houston		
	1990	2000	% change	1990	2000	% change
Occupied	39,152	47,023	20.1%	638,705	717,945	12.4%
Owner	21,534	19,552	-9.2%	293,355	328,741	12.1%
Renter	17,618	27,471	55.9%	345,350	389,204	12.7%
Vacant	9,184	3,529	-61.6%	112,928	64,064	-43.3%
TOTAL UNITS	48,336	50,552	4.6%	751,633	782,009	4.0%

Figure 5.6.4. Housing Units by Tenure

Source: US Census Bureau

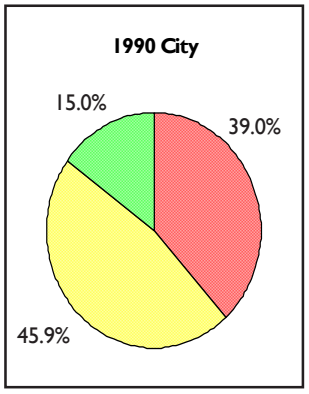
Study Area 6--percent of total

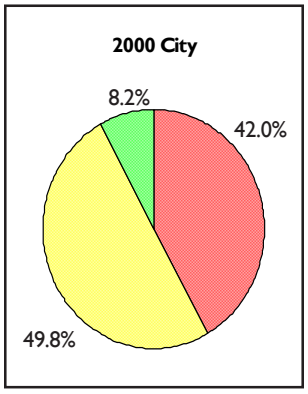




Legend as shown above in Table 5.6.5

City of Houston--percent of total





Legend as shown above in Table 5.6.5

Household Income

- *Above-average median income ($37,988)*
- *Even distribution of households by income ranges*
- *Income growth slightly greater than City average*

Table 5.6.6.
Households by Household Income

Source: US Census Bureau

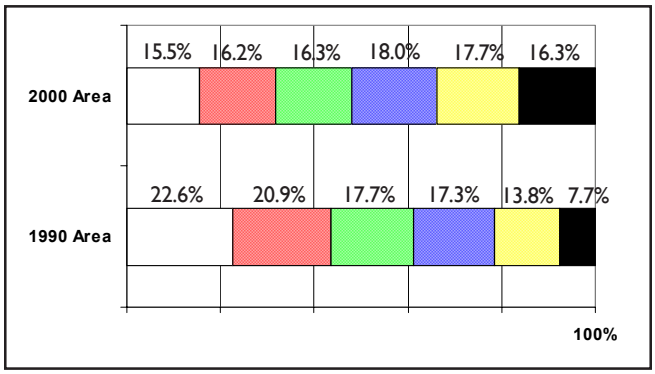
	Study Area 6			City of Houston		
	1990	2000	% change	1990	2000	% change
< $15K	8,963	7,320	-18.3%	175,900	132,457	-24.7%
$15K—$25K	8,301	7,652	-7.8%	125,425	105,887	-15.6%
$25K—$35K	7,041	7,676	9.0%	101,625	104,792	3.1%
$35K—$50K	6,851	8,473	23.7%	99,947	117,451	17.5%
$50K—$75K	5,461	8,332	52.6%	82,150	116,362	41.6%
>$75K	3,065	7,680	150.6%	64,395	141,948	120.4%
TOTAL	39,681	47,134	18.8%	649,442	718,897	10.7%

Note: The total number of households shown in this table is based on sample data.

Figure 5.6.6.
Households by Household Income

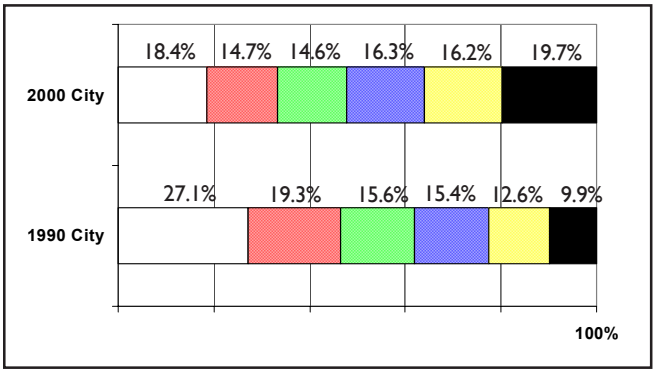
Source: US Census Bureau

Study Area 6--percent of total



Legend as shown above in Table 5.6.6

City of Houston--percent of total



Legend as shown above in Table 5.6.6

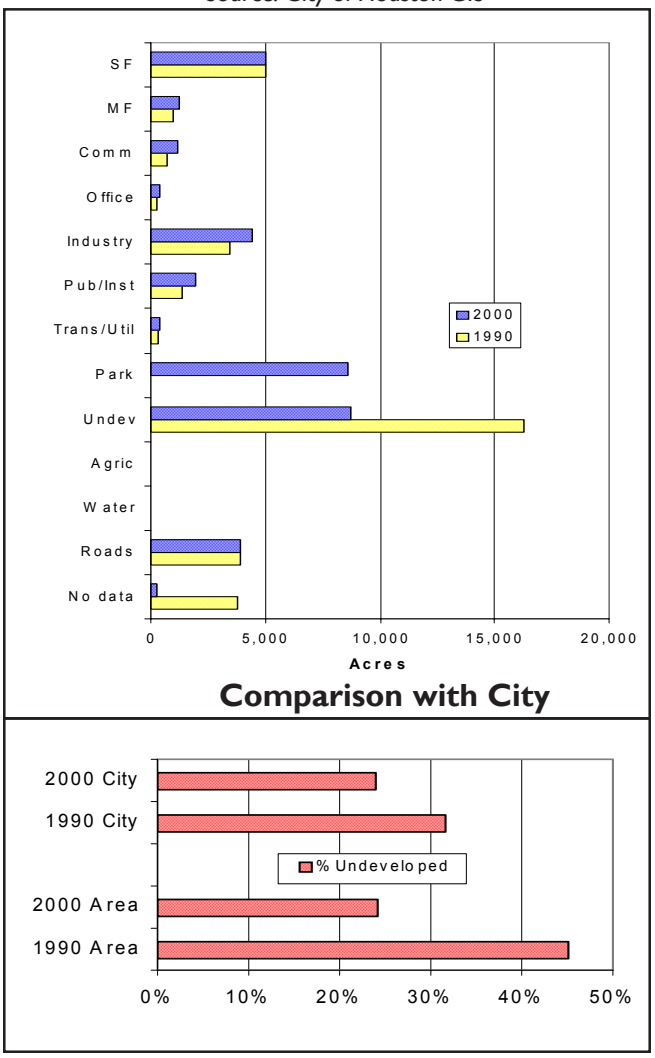
E xiisting Land Use Patterns

- *Third largest study area with 36,212 acres*
- *Most industrial land of all study areas with 4,409 acres – 17.1% of City's industrial land.*
- *26.8% of all City's Parks/ Open Space land*

Study Area 6 is 36,212 acres and after Study Area 7, is the third largest. On the west side of the City it extends to the west of Beltway 8. This area includes large tracts of vacant land and parks and open space. The built environment shows a predominance of Residential Uses (17.4%) with Industrial uses (12.2%), comprising the second largest acreage.

Single-family residential uses cover 5,040 acres, almost (14%) of the study area with an average size lot of .24 of an acre. The concentration of single-family residential uses is largely within the Beltway 8 and Magnum Road. In the 1990's, new single-family residential development concentrated in two major hubs: one in the Gessner vicinity between Tanner Rd and W 43rd St, and another, to the east of Chimney Rock Dr. and north of I-10. Smaller clusters appeared to the far edge of the area in the west.

Figure 5.6.6. Study Area 6 Land Use
Source: City of Houston GIS

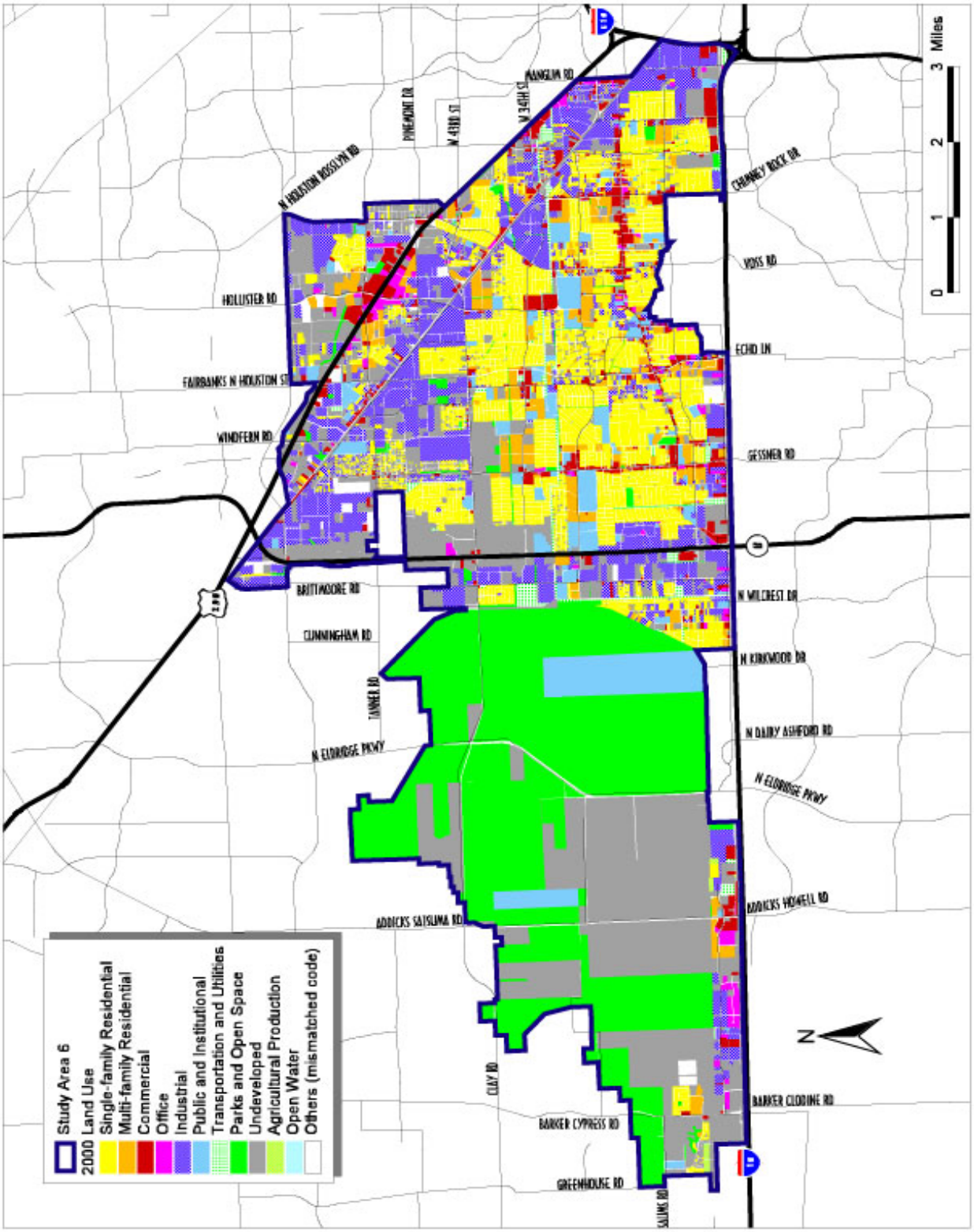


Source: City of Houston GIS

Table 5.6.7. Acreage by Land-Use Category

Note: Many land parcels were coded incorrectly in 1990, so percentage changes often appear unusually large.

	Study Area 6			City of Houston		
	1990	2000	% change	1990	2000	% change
Single-Family (SF)	5,046.3	5,039.7	-0.1%	75,587.9	79,800.7	5.6%
Multi-Family (MF)	1,005.2	1,254.9	24.8%	12,256.3	14,648.2	19.5%
Commercial (Com)	719.8	1,194.1	65.9%	12,281.1	15,386.2	25.3%
Office	250.3	377.8	50.9%	4,031.2	4,811.9	19.4%
Industrial	3,471.7	4,409.2	27.0%	21,361.8	25,762.2	20.6%
Public/Institutional	1,347.7	1,951.7	44.8%	13,341.7	20,061.5	50.4%
Trans/Utilities	335.5	405.6	20.9%	3,601.2	11,665.9	223.9%
Parks/Open Space	6.8	8,604.5	125,925.6%	1,460.2	32,089.7	2,097.6%
Undeveloped	16,317.3	8,729.4	-46.5%	120,734.2	91,366.6	-24.3%
Agricultural	35.5	30.5	-14.1%	5,751.2	10,017.4	74.2%
Open Water	0.0	0.0	0.0%	1,226.7	13,905.4	1,033.6%
Roads	5,372.0	5,372.0	0.0%	56,559.1	56,559.1	0.0%
No Data	3,925.0	3,925.0	-57.6%	52,355.0	4,472.8	-91.5%



Map 5.6.2. Land Use 2000

Source Data: Harris County Appraisal District (HCAD)

Existing Land Use Patterns

Multi-family residential accounts for 3.5 percent or 1,255 acres, of Study Area 6. The majority of multi-family uses occurs in clusters and is located near major thoroughfares. Multi- family land uses have increased from 1990 to 2000 by almost 25% and have shown most of this increase along Hollister, north of Tanner Road, and along the southwestern side of Park Row, north of I-10.

Commercial and Office land uses account for 4.3% of the total land. Commercial corridors exist off major thoroughfares along North I-10 feeder, Long Point Rd., Hempstead Hwy, US 290, and Gessner Rd. I-10 (Katy Freeway) in this area is referred as the "Energy Corridor" because many oil companies have large commercial and office buildings there. Study Area 6 contains 1,194 acres of commercial land use, which is 3.3 percent of the study area, increasing from 719 acres in 1990. New commercial development is taking place mainly along SH 290 and Hempstead Highway, where industrial warehousing is mixed with commercial uses. Of the new office buildings permitted in the last decade, some were valued at more than two million dollars. Office development is taking place along I-10, Brittmore Rd., SH 290, Hempstead Hwy. and other major roads.

Industrial uses, which are one of the predominant land use features of the study area, cover 4,409 acres. They account for 12% of the land uses in Study Area 6. Industrial uses have grown 27% between 1990 and 2000. Hempstead Hwy. and Sam Houston Toll Road (Beltway 8) are the major industrial corridors for the study area where industrial uses are primarily warehousing and distribution facilities servicing Southern Pacific and Texas & Oklahoma Railroads.

Public and Institutional uses increased from 1,348 acres in 1990 to 1,952 acres in 2000. Much of this land use consists of small schools, churches, and libraries located within subdivisions. As in many other areas in Houston, in the last decade, many churches and church related facilities were built. Also, Spring Branch Independent School District constructed many public educational facilities.

Parks and Open Space, heavily concentrated west of Highway 8, occupy almost 24% of the land. Most of the park and open space uses are located in Addicks Reservoir. The reservoir is approximately 12 miles long. The reservoir includes Bear Creek Park, which contains many recreational facilities.

Vacant and Undeveloped land covers slightly more than 24 percent of the study area and are abundant not only in the western portion but also above W 43 St. in the east. Much of the decrease in this category between 1990 and 2000 is due to reclassification of land into the Parks and Open Space category.

Roads make up only 10.8% of the study area total, less than the citywide 14.9%. This can partly be accounted for by the fact that large areas of this study area are either Vacant and Undeveloped or Parks and Open Space (together they are 48% of the study area). Beltway 8, US 290 and I-10 are all major highways in the study area.

Table 5.6.8
2000 Demographics by Super Neighborhood

	Super Neighborhood				
	CARVERDALE #3	FAIRBANKS NORTHWEST CROSSING #4	WESTBRANCH #8	ADDICKS PARK TEN #9	SPRING BRANCH WEST #10
Total Population	**1,928**	**12,262**	**4,321**	**4,528**	**32,423**
White	9.1%	38.6%	29.8%	64.6%	35.0%
Black	44.6%	20.9%	5.4%	7.1%	5.8%
Hispanic	43.5%	34.9%	35.5%	20.2%	52.6%
Asian**	2.3%	4.1%	28.4%	5.8%	5.2%
Other	0.5%	1.5%	0.9%	2.3%	1.3%
Educational Attainment					
Persons 25 years and over	**561**	**5,499**	**1,334**	**2,154**	**10,469**
No High School Diploma	70.4%	20.0%	88.5%	20.3%	44.9%
High School Diploma & higher	29.6%	80.0%	11.5%	79.7%	55.1%
Household Income					
Total Households	**616**	**5,516**	**1,300**	**2,194**	**10,205**
Below $25,000	43.3%	32.9%	17.9%	18.0%	30.9%
Above $25,000	56.7%	67.1%	82.1%	82.0%	69.1%
Labor Force					
Persons 16 years and over	**826**	**7,331**	**2,077**	**2,981**	**15,093**
Employed	87.9%	94.4%	94.8%	96.1%	93.2%
Unemployed	12.1%	5.6%	5.2%	3.9%	6.8%
Housing					
Total Occupied Units	**561**	**5,499**	**1,334**	**2,154**	**10,469**
Owner Occupied	70.4%	20.0%	88.5%	20.3%	44.9%
Renter Occupied	29.6%	80.0%	11.5%	79.7%	55.1%

	Super Neighborhood				
	LANGWOOD #11	SPRING SHADOWS #84	SPRING BRANCH CENTER #85	SPRING BRANCH EAST #86	Study Area 6 Total
Total Population	**9,107**	**18,402**	**29,074**	**26,491**	**138,536**
White	29.2%	48.8%	26.4%	29.7%	**34.4%**
Black	7.0%	6.3%	4.1%	4.1%	**7.2%**
Hispanic	60.8%	34.8%	64.8%	61.4%	**51.8%**
Asian**	1.7%	8.7%	4.0%	3.8%	**5.5%**
Other	1.2%	1.5%	0.7%	1.0%	**1.2%**
Educational Attainment					
Persons 25 years and over	**2,839**	**6,803**	**8,823**	**8,541**	**47,023**
No High School Diploma	52.0%	52.8%	35.1%	41.8%	**47.3%**
High School Diploma & higher	48.0%	47.2%	64.9%	58.2%	**52.7%**
Household Income					
Total Households	**2,777**	**6,550**	**9,450**	**8,526**	**47,134**
Below $25,000	37.9%	23.9%	35.6%	36.7%	**30.8%**
Above $25,000	62.1%	76.1%	64.4%	63.3%	**69.2%**
Labor Force					
Persons 16 years and over	**3,999**	**8,880**	**13,942**	**11,466**	**66,596**
Employed	92.3%	95.6%	92.3%	91.8%	**93.0%**
Unemployed	7.7%	4.4%	7.7%	8.2%	**7.0%**
Housing					
Total Occupied Units	**2,839**	**6,803**	**8,823**	**8,541**	**47,023**
Owner Occupied	52.0%	52.8%	35.1%	41.8%	**47.3%**
Renter Occupied	48.0%	47.2%	64.9%	58.2%	**52.7%**

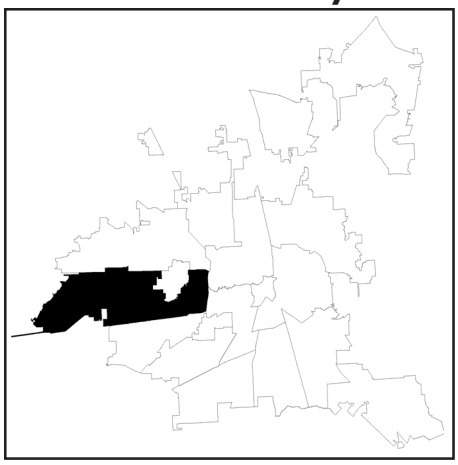
Source: U.S. Census Bureau, 2000
Compiled by CITY of HOUSTON, Planning and Development Dept.
*Note: * Data at this level is not available for 1990 based on Super Neighborhood boundaries.*
*** Asian includes American Indian & Alaska Native, Native Hawaiian and Other Pacific Islander*

Study Area 7

Super Neighborhoods:

16 - Eldridge
17 - Eldridge / West Oaks
18 - Briar Forest Area
19 - Westchase
20 - Woodlake / Briar Meadow
21 - Greater Uptown

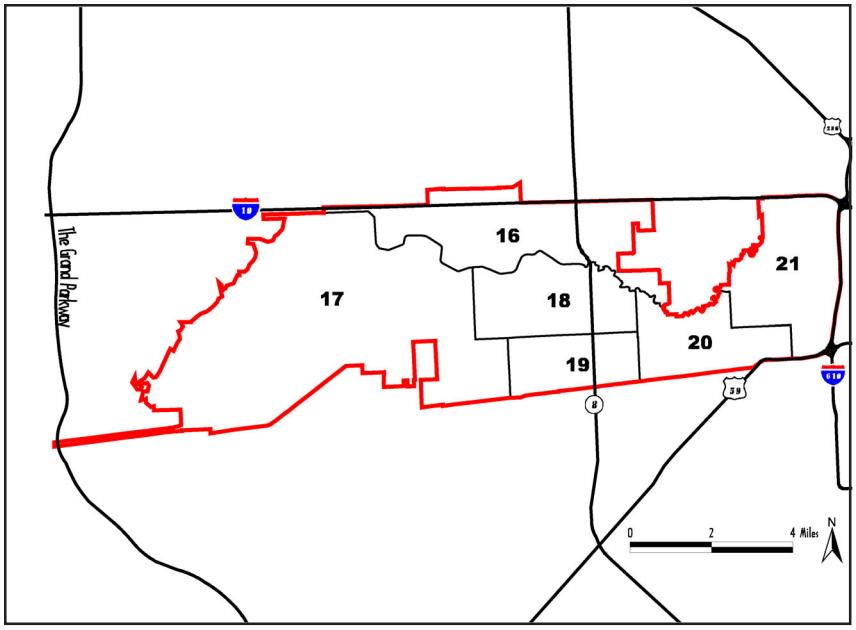
Location within City



Characteristics

- *Total Population: 230,118 persons (2nd highest among Study Areas)*
- *19.2% Population Change from 1990 to 2000*
- *Persons Per Household: 2.03*
- *Total Area: 41,553 acres*
- *Largest Ethnic Group: Whites (63.2%)*
- *Houston City Council Districts: A, C & G*
- *Independent School Districts: Houston, Katy, Spring Branch & Alief*
- *14 Police Beats including bordering beats*
- *Less than 1% of properties in long-term tax liens (homesteads not included)*

Super Neighborhoods in Study Area



Study Area 7 Super Neighborhood Descriptions

Memorial is one of Houston's most prestigious neighborhoods. It is a heavily wooded area between Buffalo Bayou and I-10, west of several incorporated villages, and takes its name from its main thoroughfare, Memorial Drive. Residential development in this area began in the 1950s, and catered to above-average income homebuyers attracted to the woods and to Spring Branch and Katy ISD schools. Its subdivisions range from comfortable mass-produced homes to million dollar estates. Development along I-10 on the northern portion of the area includes important office centers and massive retail districts at Town and Country and Memorial City.

Eldridge West Oaks is located south of Interstate 10 in the western part of the City and includes West Oaks Mall, Barker Reservoir, and a developing area centered by Eldridge Parkway. Barker Reservoir covers over half of the area. The remaining half is a mix of multi-family and single-family residential uses and vacant land. There is a number of single-family, gated communities, built around man-made lakes. The area is served by Houston Independent School District and Alief Independent School District.

Briarforest is bound by Buffalo Bayou, Gessner, Westheimer and Dairy Ashford roads. It includes a large wooded area east of Wilcrest Drive and adjacent to Buffalo Bayou on the north. The area is largely single-family residential with some multi-family, patio and townhomes located along its major thoroughfares. Offices complexes are located along Sam Houston Parkway on the easternmost sector of the area.

Westchase is west of Gessner and south of Westheimer on Houston's west side. Its heavily landscaped boulevards are lined with condo and apartment complexes, office buildings, distribution and retail centers. It was developed in the 1970s with a central plan and has increased in the density of development as the opening of the West Belt increased access to the area. The old Andrau Air Park on the western edge has been replaced with a gated country club community.

Woodlake/Briarmeadow super neighborhood is located directly south of Piney Point Village, and is bordered on the south by the Southern Pacific Railroad track. The area contains a mix of single-family, condominiums, apartments, and office/commercial uses. Major commercial activity occurs along Westheimer, Richmond, and Fondren roads. Tanglewilde and Briarmeadow, on both sides of Richmond Avenue, are the largest single-family subdivisions in the area.

Greater Uptown is a large, mixed-use district located at the West Loop and traversed by Buffalo Bayou. It includes an office and retail complex centered on the Galleria which rivals the downtowns of many major cities. It also includes neighborhoods of expensive homes developed after World War II when this area was the city's western edge. The area has since been redeloped, with apartments, condos, and expensive patio homes replacing modest, single-family homes and large older homes replaced by new homes much grander in scale. Lamar Terrace, located between Westheimer and Richmond Avenue, was redeveloped through the St. George/Lamar Terrace TIRZ special district designation a community of high-end homes.

Study Area 7 Overview

- **Study Area 7 represents a point of departure for both land development activity as well as demographic make-up for the City as a whole.**
  While it experienced a major boom in development activity in the decade between 1990 and 2000, it also bucked the trend of increasing ethnic diversification in Houston.

- **Study Area 7 represents a major departure from the demographic make-up of the City as a whole.**
  Even with the doubling of Black and Asian populations, Study Area 7 is overwhelmingly White, with the largest White population as well as the smallest Black population. The educational attainment of its population is also above City's average. In addition, the proportion of population of working age is significantly higher, and that of below 18 years is significantly lower than the City's average.

- **Significant increases in new single-family and multifamily development accommodated most of the population growth.**
  Study Area 7 had the second highest population, as well as second highest increase in the City between 1990 and 2000. New single-family residential development in the Eldridge/ West Oaks area, and multi-family development in the Westchase, and Woodlake/ Briarmeadow neighborhoods has accommodated most of this growth.

- **This Study Area has the largest acreage devoted to multi-family use, and accounted for almost 1/3rd of all new construction of multi-family units for the City.**

  - ✓ *Study Area 7 has attracted more renters as compared to owners in the City. Of all housing units in Study Area 7, almost 2/3rd was renter-occupied in 2000, as compared to only half in 1990. With the addition of 14,452 rental units, this Study Area experienced the highest increase in rental units for the City.*
  - ✓ *Study Area 7 underwent rapid development and change in almost all major land uses between 1990 and 2000.*
  - ✓ *This Study Area accounted for 16% of all building permits issued between 1992 and 2000, representing the highest permitting activity in the City. This includes the highest number of single-family, multi-family, and commercial as well as institutional permits. Concentrations of new residential development occurred especially in Eldridge/West Oaks, and Westchase.*
  - ✓ *Greater Uptown also underwent significant changes with high concentrations of permitting activity, and experienced significant increase in population. Most of the residential and non-residential demolitions occurred in this neighborhood, as did high concentrations of new single-family and multi-family development.*

Population by Super Neighborhood

- ***Eldridge/West Oaks*** *had the highest (50.8%) percent change in population from 1990 to 2000*
- *Super Neighborhoods in Study Area 7 contain approximately 40,000 persons with the exception of* ***Westchase*** *(21,017 persons)*

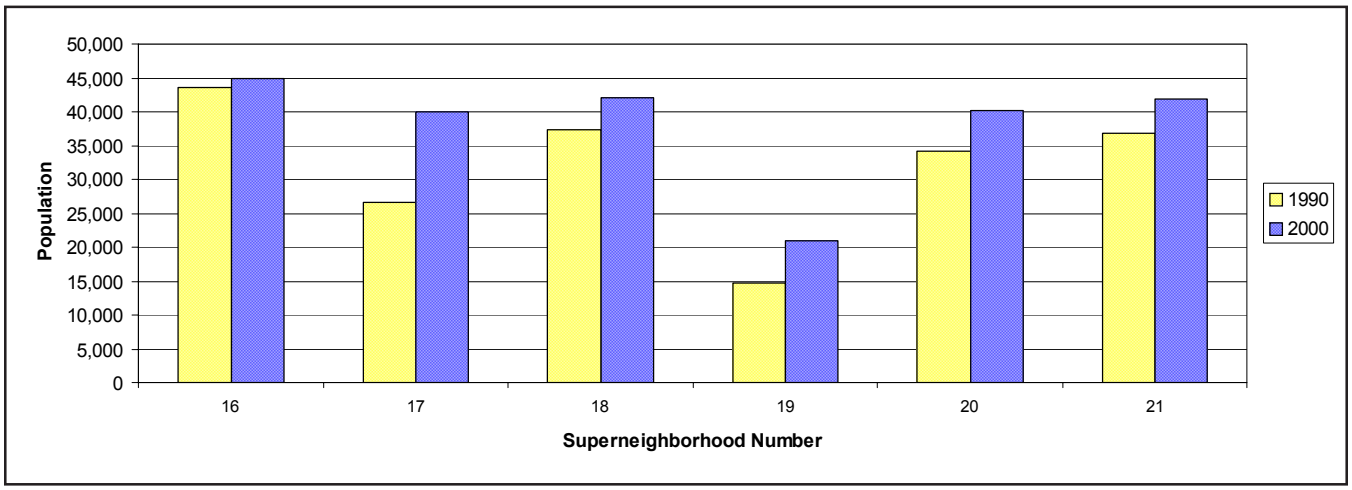
Table 5.7.0.
Population Change by Super Neighborhood (SN)

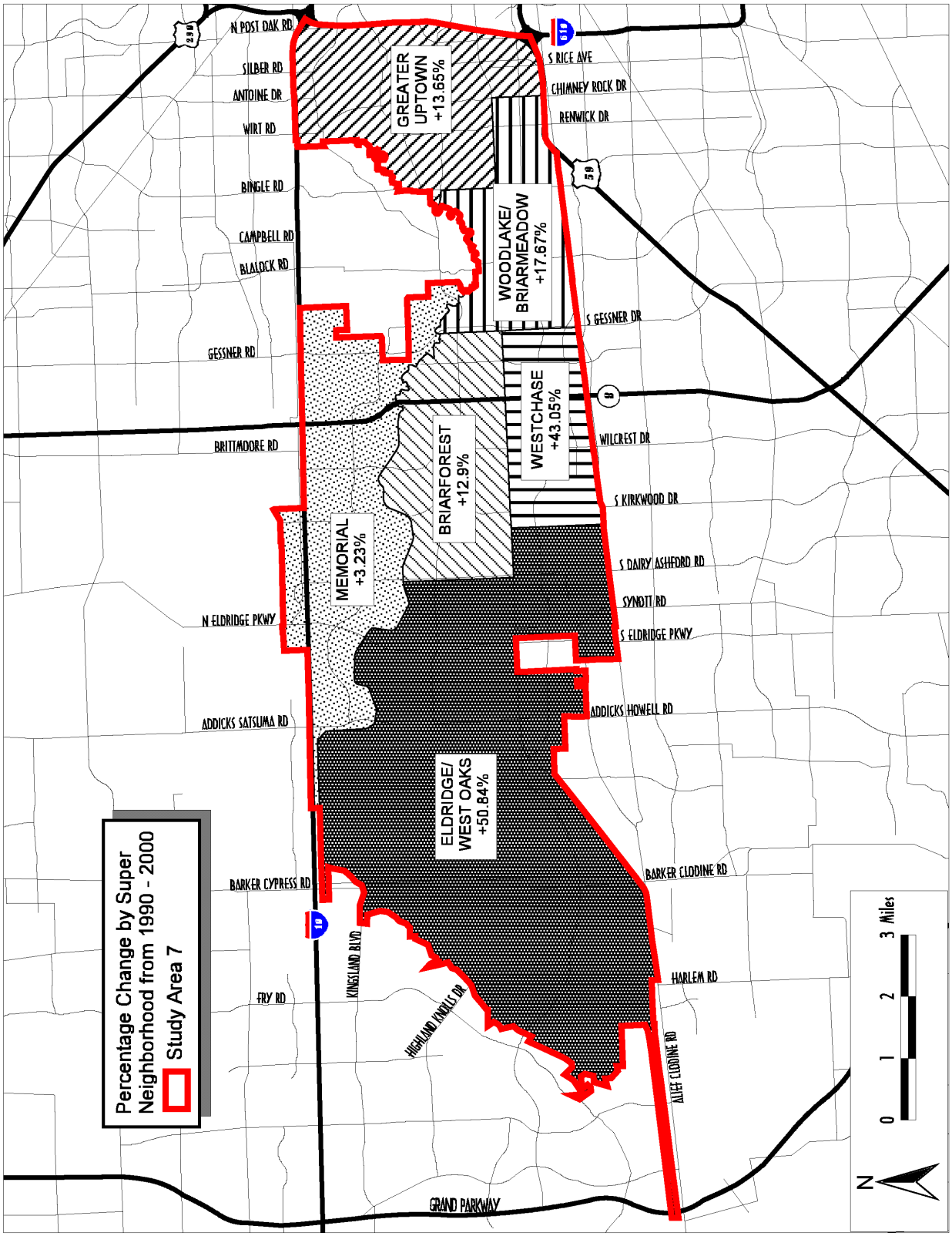
Source: US Census Bureau

Super Neighborhood Name	SN#	1990	2000	# change	% change
Memorial	16	43,549	44,957	1,408	3.2%
Eldridge/West Oaks	17	26,526	40,013	13,487	50.8%
Briar Forest Area	18	37,291	42,100	4,809	12.9%
Westchase	19	14,692	21,017	6,325	43.1%
Woodlake/Briar Meadow	20	34,172	40,209	6,037	17.7%
Greater Uptown	21	36,799	41,822	5,023	13.6%
TOTAL		193,011	230,118	37,089	19.2%

Figure 5.7.0.
Study Area 7 Population Change

Source: US Census Bureau





Map 5.7.1. Population Change by Super Neighborhood 1990-2000

Source Data: U. S. Census Bureau 1990-2000

Race and Ethnicity

- *Largest percentage of Whites of all Study Areas*
- *Smallest percentage of Blacks of all Study Areas*
- *Black and Asian populations have more than doubled between 1990 and 2000*
- *The area lost 0.3% of its White population*

Table 5.7.1.
Population by Race/Ethnicity

Source: US Census Bureau

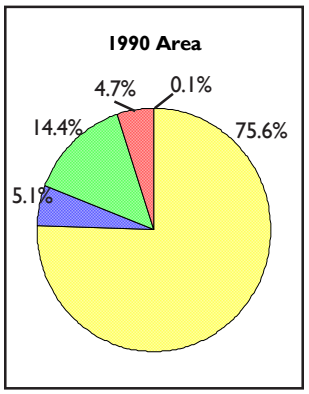
	Study Area 7			City of Houston		
	1990	2000	% change	1990	2000	% change
White	145,932	145,461	-0.3%	720,534	601,851	-16.5%
Black	9,829	20,760	111.2%	455,297	487,851	7.2%
Hispanic	27,858	38,874	39.5%	455,947	730,865	60.3%
Asian	9,160	19,325	111.0%	70,145	106,620	52.0%
Other	232	5,698	2,356.0%	3,361	26,444	686.8%
TOTAL	193,011	230,118	19.2%	1,705,284	1,953,631	14.6%

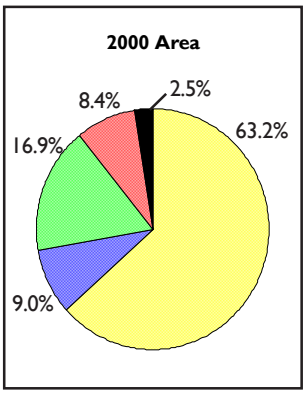
Note: "Other" category is not directly comparable, as in 2000, it included persons of "two or more races," a category which did not exist in 1990.

Figure 5.7.1.
Population by Race/Ethnicity

Source: US Census Bureau

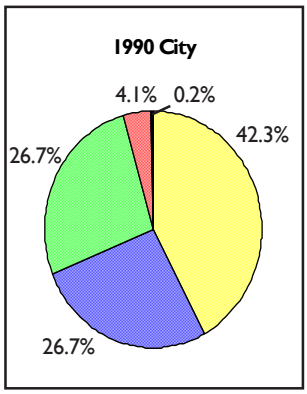
Study Area 7--percent of total

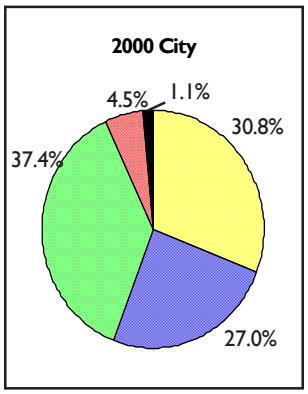




Legend as shown above in Table 5.7.1

City of Houston--percent of total





Legend as shown above in Table 5.7.1

Gender and Age

- *Above average increase in 18-64 age group*
- *Large growth in number of children (25%) although there are few compared to the City average*
- *Above average proportion of seniors and of females*

Table 5.7.2.
Population by Gender and Age

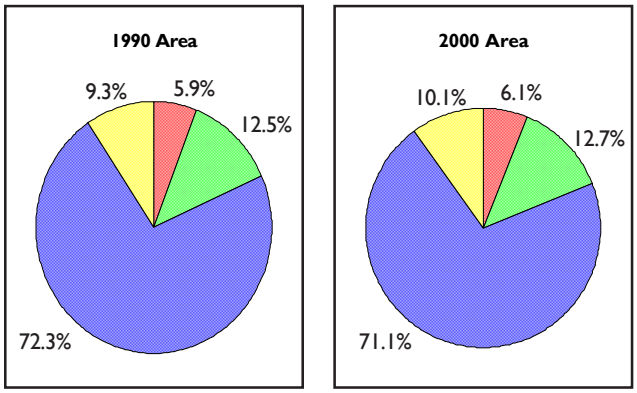
Source: US Census Bureau

	Study Area 7			City of Houston		
	1990	2000	% change	1990	2000	% change
Age 0-4	11,305	14,118	24.9%	142,168	160,797	13.1%
Age 5-17	24,076	29,160	21.1%	313,825	375,861	19.8%
Age 18-64	139,625	163,640	17.2%	1,108,100	1,252,908	13.1%
Age 65+	18,004	23,200	28.9%	141,191	164,065	16.2%
MALE	93,874	112,571	19.9%	846,113	975,551	15.3%
FEMALE	99,137	117,547	18.6%	859,171	978,080	13.8%
TOTAL	193,011	230,118	19.2%	1,705,284	1,953,631	14.6%

Figure 5.7.2.
Population by Gender and Age

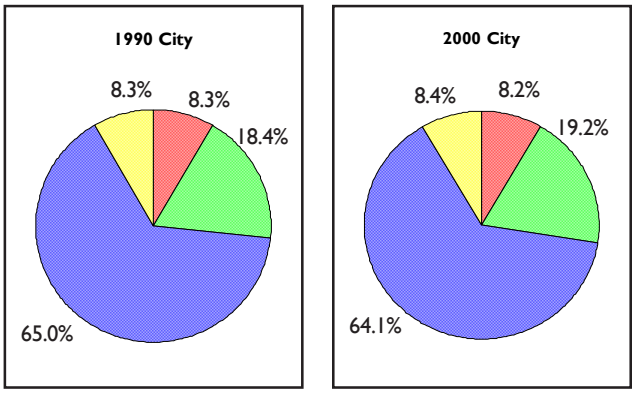
Source: US Census Bureau

Study Area 7--percent of total



Legend as shown above in Table 5.7.2

City of Houston--percent of total



Legend as shown above in Table 5.7.2

Educational Attainment

- *Highest percentage, city-wide, of persons with college degrees*
- *Lowest percentage of persons with no high school diploma*

Table 5.7.3.
Population 25 and over by Educational Attainment

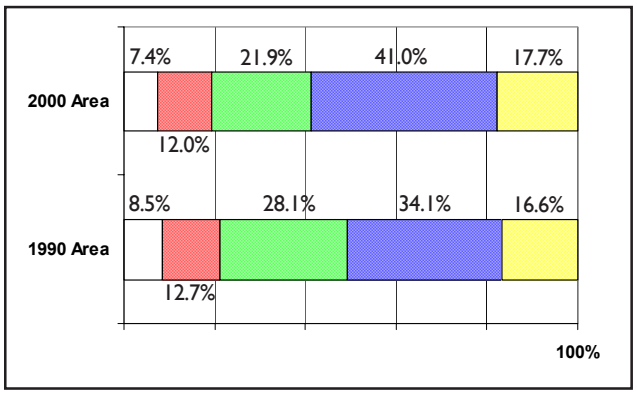
Source: US Census Bureau

	Study Area 7			City of Houston		
	1990	2000	% change	1990	2000	% change
No Diploma	11,752	12,212	3.9%	263,458	355,445	34.9%
High School	17,664	19,761	11.9%	224,181	245,299	9.4%
Some College	39,022	36,102	-7.5%	265,983	228,985	-13.9%
Bachelor's	47,393	67,516	42.5%	191,128	255,173	33.5%
Grad/Prof.	22,984	29,134	26.8%	92,288	116,252	26.0%
TOTAL	138,815	164,725	18.7%	1,037,037	1,201,154	15.8%

Figure 5.7.3.
Population 25 and over by Educational Attainment

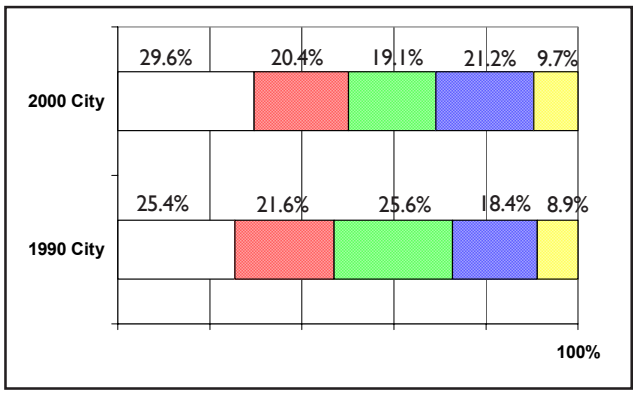
Source: US Census Bureau

Study Area 7--percent of total



Legend as shown above in Table 5.7.3

City of Houston--percent of total



Legend as shown above in Table 5.7.3

Housing and Households

- *47,599 Single-Family units*
- *77,221 Multi-Family units*
- *62 units Boat/RV/Van*
- *124,882 units Total*

- *2000 Total Units 124,882*
  Single-family 47,599
  Multi-family 77,221
  Other 62

Table 5.7.4. Household Characteristics

Source: US Census Bureau

	Study Area 7			City of Houston		
	1990	2000	% change	1990	2000	% change
HOUSEHOLDS	95,349	112,803	18.3%	638,705	717,945	12.4%
persons per HH	2.10	2.03	-3.5%	2.60	2.67	2.7%

Table 5.7.5. Housing Units by Tenure

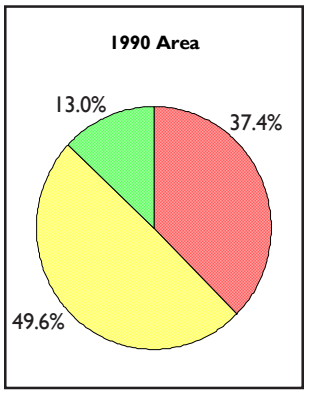
Source: US Census Bureau

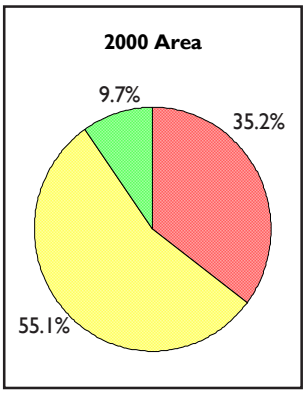
	Study Area 7			City of Houston		
	1990	2000	% change	1990	2000	% change
Occupied	95,349	112,803	18.3%	638,705	717,945	12.4%
Owner	41,000	44,002	7.3%	293,355	328,741	12.1%
Renter	54,349	68,801	26.6%	345,350	389,204	12.7%
Vacant	14,247	12,079	-15.2%	112,928	64,064	-43.3%
TOTAL UNITS	109,596	124,882	13.9%	751,633	782,009	4.0%

Figure 5.7.4. Housing Units by Tenure

Source: US Census Bureau

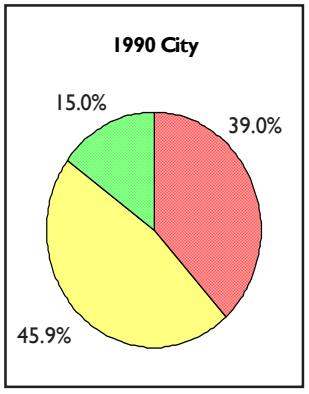
Study Area 7--percent of total

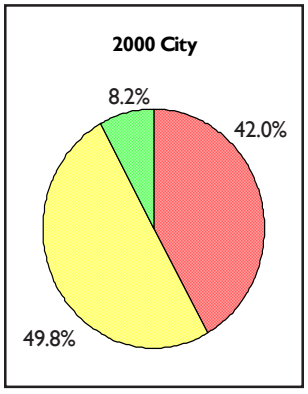




Legend as shown above in Table 5.7.5

City of Houston--percent of total





Legend as shown above in Table 5.7.5

Household Income

- *Second-highest average median income ($57,743)*
- *Highest number of households City-wide with income over $75,000*
- *Third-highest percentage of households with income over $75,000*
- *Third-lowest percentage of households with income under $15,000*
- *Income growth less than City average*

Table 5.7.6.
Households by Household Income

Source: US Census Bureau

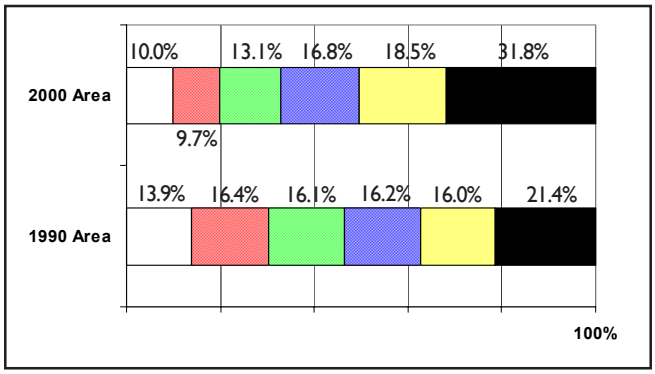
	Study Area 7			City of Houston		
	1990	2000	% change	1990	2000	% change
< $15K	13,239	11,270	-14.9%	175,900	132,457	-24.7%
$15K—$25K	15,599	10,994	-29.5%	125,425	105,887	-15.6%
$25K—$35K	15,343	14,742	-3.9%	101,625	104,792	3.1%
$35K—$50K	15,367	18,987	23.6%	99,947	117,451	17.5%
$50K—$75K	15,188	20,937	37.9%	82,150	116,362	41.6%
>$75K	20,364	35,944	76.5%	64,395	141,948	120.4%
TOTAL	95,100	112,874	18.7%	649,442	718,897	10.7%

Note: The total number of households shown in this table is based on sample data.

Figure 5.7.5.
Households by Household Income

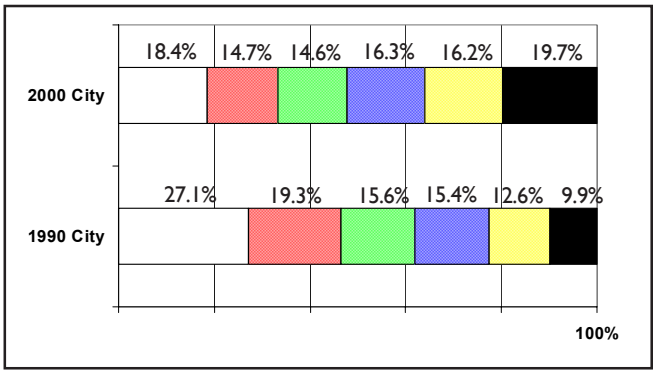
Source: US Census Bureau

Study Area 7--percent of total



Legend as shown above in Table 5.7.6

City of Houston--percent of total



Legend as shown above in Table 5.7.6

Study Area 7 Land Use Patterns

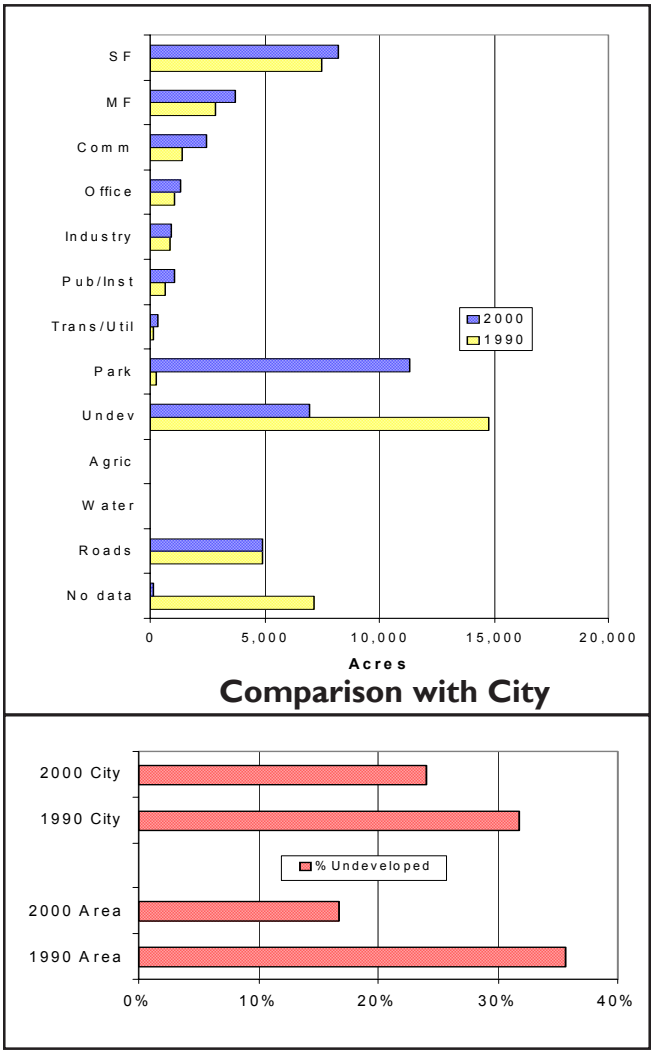
- *Second largest study area with 41,553 acres = 10.9% of City*
- *25.4% of all Multi-family land in the City*
- *15.9% of all Commercial land in the City*
- *35.3% of all Parks/ Open Space in the City*
- *Major increase in Commercial development in the Galleria AreaStudy Area 7 extends west from Loop 610 along the south side of I-10. It is the second largest study area in the City (41,553 acres). It is primarily dominated by single-family residential and park/open space.*

Single-family residential accounted for 20% of the area in 2000 with 8,237 acres, a 10% increase from 1990 when single-family accounted for 7,460 acres. Single-family parcels are located predominately east of SH 6 and north of Westheimer Road.

Multi-family acreage has increased 10% from 1990 with 3,722 acres in 2000. Multi-family uses are scattered throughout the study area, but most tend to cluster around major thoroughfares such as Chimney Rock, Bingle, Gessner, Wilcrest, and Westheimer Roads.

Figure 5.7.6. Study Area 7 Land Use

Source: City of Houston GIS

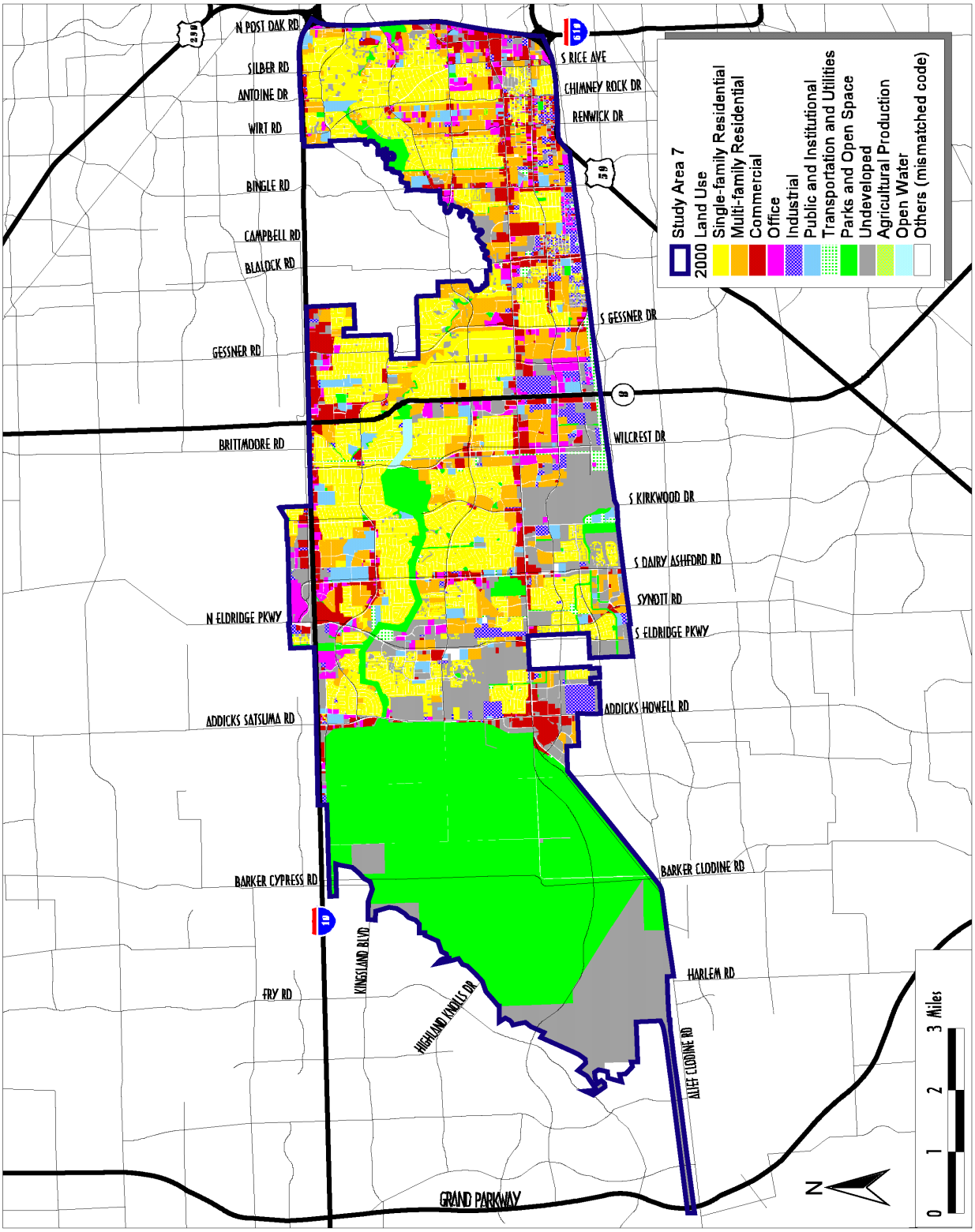


Source: City of Houston GIS

Table 5.7.7. Acreage by Land-Use Category

Note: Many land parcels were coded incorrectly in 1990, so percentage changes often appear unusually large.

	Study Area 7			City of Houston		
	1990	2000	% change	1990	2000	% change
Single-Family (SF)	7,460.8	8,236.8	10.4%	75,587.9	79,800.7	5.6%
Multi-Family (MF)	2,833.5	3,721.6	31.3%	12,256.3	14,648.2	19.5%
Commercial (Com)	1,399.7	2,439.1	74.3%	12,281.1	15,386.2	25.3%
Office	1,047.8	1,347.6	28.6%	4,031.2	4,811.9	19.4%
Industrial	847.3	952.4	12.4%	21,361.8	25,762.2	20.6%
Public/Institutional	644.9	1,071.2	66.1%	13,341.7	20,061.5	50.4%
Trans/Utilities	150.3	352.3	134.4%	3,601.2	11,665.9	223.9%
Parks/Open Space	259.8	11,336.7	4,262.8%	1,460.2	32,089.7	2,097.6%
Undeveloped	14,800.1	6,958.1	-53.0%	120,734.2	91,366.6	-24.3%
Agricultural	10.5	0.2	-98.3%	5,751.2	10,017.4	74.2%
Open Water	0.0	84.5	--	1,226.7	13,905.4	1,033.6%
Roads	4,919.3	4,919.3	0.0%	56,559.1	56,559.1	0.0%
No Data	7,178.9	133.1	-98.1%	52,355.0	4,472.8	-91.5%



Map 5.7.2. Land Use 2000

Study Area 7 Land Use Patterns

Commercial and Office uses are located in two distinct areas in Study Area 7, along I-10 (Katy Freeway), and along Westheimer Road. The Galleria, one of the City's major commercial centers is considered the City's second downtown and is located in the southeast corner of the study area. Commercial parcels occupy 2,439 acres, which is a 74% increase from 1990-2000. Office parcels occupy 1,348 acres, also an increase from 1990 levels (from 2.5% to 3.2% of the study area).

Industrial uses in Study Area 7 account for 952 acres, which is 2.3% of the total area. Industrial land is limited mainly to light industrial uses, located along the southeastern section of the study area. The trend from 1990 to 2000 shows a 12% (105 acres) increase in industrial land uses.

Public and Institutional land uses are scattered within subdivisions and contain 1,071 acres, 2.6% of the area. This is an increase of 427 acres from 1990.

Park and Open Space makes up 27.3% of the study area with 11,337 acres. This is the second highest amount of parks and open space for all study areas. Barker Reservoir and George Bush Park account for most of this land and are located west of SH 6. Most of the gain in acreage (259.8 acres to 11,336.7 acres) in this classification is due not to an increase in Parks and Open Space but, rather, to reclassification of land formerly in the "No Data" and "Undeveloped" categories

Undeveloped and Vacant Land made up 17% of the land in Study Area 7 in 2000. While some of the large decline from 1990 to 2000 (7,842 acres) can be attributed to development, most of this change is due to reclassification into the Parks and Open Space category.

Roads make up almost 12% of Study Area 7, slightly lower than the city-wide figure (14.9%). I-10 travels the length of this study area and Beltway 8 crosses through the middle. Westheimer Rd. is an important east-west thoroughfare.

Table 5.7.8.
2000 Demographics by Super Neighborhood

	Super Neighborhood						
	Memorial #16	Eldridge / West Oaks #17	Briarforest Area #18	Westchase #19	Woodlake / Briarmeadow #20	Greater Uptown #21	Study Area 7 Total
Total Population	**44,957**	**40,013**	**42,100**	**21,017**	**40,209**	**41,822**	**230,118**
White	77.8%	54.0%	62.7%	40.1%	49.2%	81.9%	**63.2%**
Black	2.2%	14.0%	10.5%	21.2%	11.0%	2.1%	**9.0%**
Hispanic	8.8%	16.4%	17.9%	21.7%	30.5%	9.5%	**16.9%**
Asian**	9.5%	12.1%	6.7%	13.3%	6.7%	4.6%	**8.4%**
Other	1.7%	3.4%	2.3%	3.6%	2.7%	1.8%	**2.5%**
Educational Attainment							
Persons 25 years and over	**30,934**	**27,913**	**29,475**	**14,806**	**27,799**	**33,798**	**164,725**
No High School Diploma	4.6%	7.3%	7.0%	8.2%	15.7%	3.3%	**7.7%**
High School Diploma & higher	95.4%	92.7%	93.0%	91.8%	84.3%	96.7%	**92.3%**
Household Income							
Total Households	**18,306**	**18,747**	**18,850**	**12,020**	**21,453**	**23,497**	**112,873**
Below $25,000	15.2%	18.4%	16.5%	26.1%	29.7%	14.6%	**20.0%**
Above $25,000	84.8%	81.6%	83.5%	73.9%	70.3%	85.4%	**80.0%**
Labor Force							
Persons 16 years and over	**21,172**	**24,498**	**24,842**	**14,643**	**26,501**	**25,978**	**137,633**
Employed	96.5%	95.4%	95.6%	95.3%	94.5%	96.2%	**95.6%**
Unemployed	3.5%	4.6%	4.4%	4.7%	5.5%	3.8%	**4.4%**
Housing							
Total Occupied Units	**18,367**	**18,727**	**18,751**	**12,046**	**21,308**	**23,604**	**112,803**
Owner Occupied	68.7%	37.6%	46.8%	6.7%	19.3%	45.2%	**37.4%**
Renter Occupied	31.3%	62.4%	53.2%	93.3%	80.7%	54.8%	**62.6%**

Source: U.S. Census Bureau, 2000
Compiled by CITY of HOUSTON, Planning and Development Dept.
*Note: * Data at this level is not available for 1990 based on Super Neighborhood boundaries.*
*** Asian includes American Indian & Alaska Native, Native Hawaiian and Other Pacific Islander*

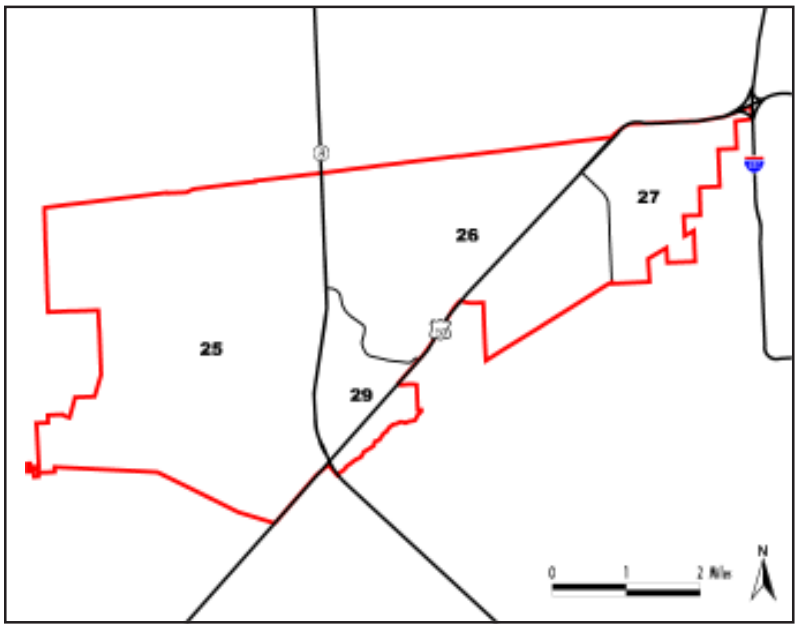
Study Area 8

Super Neighborhoods:

25 - Alief
26 - Sharpstown
27 - Gulfton
29 - Westwood

Location within City

Super Neighborhoods in Study Area



Characteristics

- *Total Population: 240,831 (highest among Study Areas)*
- *Population Density: 13.6 persons per acre*
- *Persons Per Household: 2.92*
- *Total Area: 17,722 acres (27.68 sq miles)*
- *Houston City Council Districts: C & F*
- *Independent School Districts: Houston, Alief, & Ft. Bend*
- *11 Police Beats including bordering beats*
- *< 1% (average) of properties in long-term tax liens (homesteads not included)*

Study Area 8 Super Neighborhood Descriptions

Alief is a large ethnically diverse community on Houston's far southwest side. Most of the area is in Alief ISD, although a portion extends into Fort Bend County and is serviced by Ford Bend ISD. Alief is a collection of medium-sized subdivisions with moderately priced homes and large apartment and condominium complexes. The area's diversity is reflected in the stores found in shopping centers lining the area's major thoroughfares.

Sharpstown was Houston's largest development when it was undertaken in the mid-1950s. A prototype for the master planned communities of today, its pattern of middle class homes on curving streets and cul-de-sacs surrounding a shopping mall and country club was widely imitated. Even its problem areas, such as the densely sited and poorly maintained apartments found on Beechnut in the southern part of the community, are examples—of what to avoid. In recent years, Asian merchants have moved into empty shopping centers along Bellaire Boulevard and their groceries, restaurants and small shops now thrive. Demand in these areas is strong, resulting in the conversion of warehouses and apartments to meet the demand for retail space.

Gulfton is located just outside of Loop 610, in southwest Houston, south of US 59. Although it includes two small areas of single-family homes, its large apartment complexes dominate the area's landscape, along with scattered commercial and light industrial uses. Most of Gulfton was originally developed as a rural subdivision called Westmoreland Farms. The large acreage parcels and widely-spaced grid pattern of roads made it possible for very large apartment complexes to be built in the area starting in the 1960s. Gulfton is home to many recent immigrants from Mexico and Latin America.

Westwood is located just inside Beltway 8 at the Southwest Freeway. Westwood Mall, a failed shopping center which has been converted into a business center, is located on Bissonnet in the center of the neighborhood. The area is primarily commercial and multi-family residential. It is served by Alief Independent School District.

Study Area 8 Overview

- **Ethnic composition of the area underwent dramatic changes.**
  Study Area 8 experienced tremendous changes in its ethnic composition. Super Neighborhoods in this Study Area experienced the largest increases in population, largest declines in White population, largest increases in Black, Hispanic as well as Asian populations.

- In spite of the highest population increase in the City, Study Area 8 overall demonstrated low new residential development activity.

- **Study Area 8 continued to be the most populous area in the City.**
  Although most of this growth was accommodated within Beltway 8, this area, in general experienced only marginal new residential development.

- **A significant reduction in vacant housing units absorbed part of the population growth.**
  However, most of the increase can be attributed to larger households. The average household size changed from 2.4 persons to 2.92 persons, which represents the largest increase in the City. This is largely due to a huge increase in population in the 5-17 years category.

- **Although the average median income of Study Area 8 is only slightly lower than the City's median income, it's total population is the highest among other Study Areas.**

- **Study Area 8 saw a substantial increase in population not in the labor force.**
  Only 64.7% of the total population was in the labor force in 2000 as compared to 70.2% in 1990. In addition to all these, the large size of the average household indicates that the income growth did not keep pace with the population it supports.

  ✓ *Growth in income is not likely to keep pace with the growing population's needs as Study Area 8 has also experienced a significant increase in number of persons with no high school diploma, and decrease in college and graduate degree holders.*

  ✓ *Inspite of a substantial incrase in owner-occupied housing units, Study Area 8 has the second-hightest number of rental units in the City. Renter-occupied units account for 66.2% of all housing units in the Study Area. This combined with the below-aveage household income in the area indicates the need for the affordable housing.*

Population by Super Neighborhood

- *Populous Study Area both in 1990 and 2000*
- *Highest population density in the City*
- *Above average population change (28.5%) from 1990 to 2000*
- ***Westwood** (47.8%) and **Gulfton** (40.42%) had the highest percent change in population from 1990 to 2000*
- ***Alief** has the largest share of population in Study Area 8*

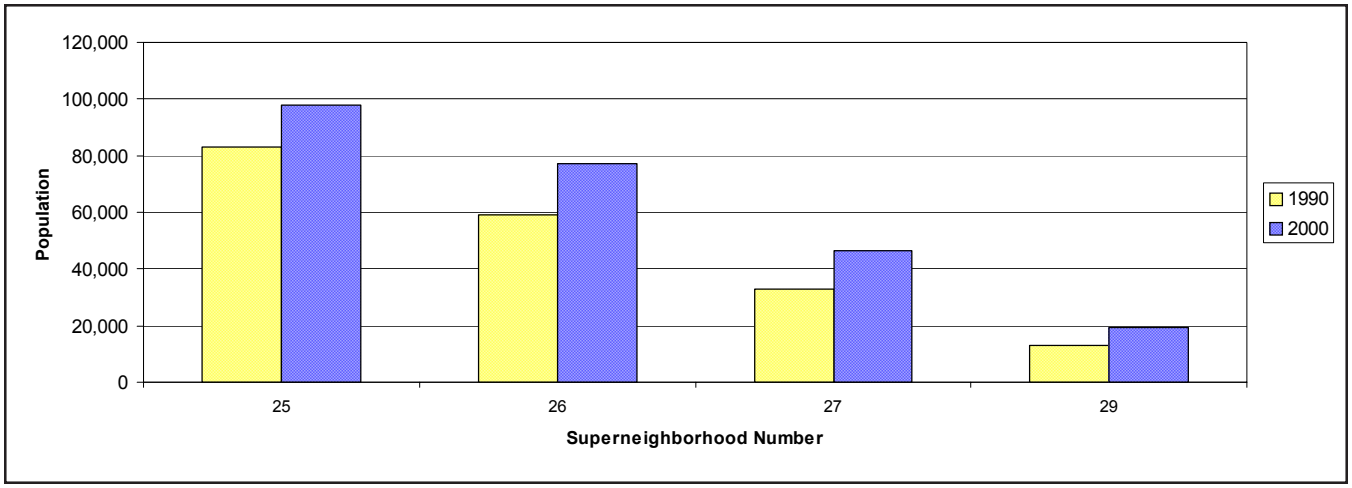
Table 5.8.0.
Population Change by Super Neighborhood (SN)

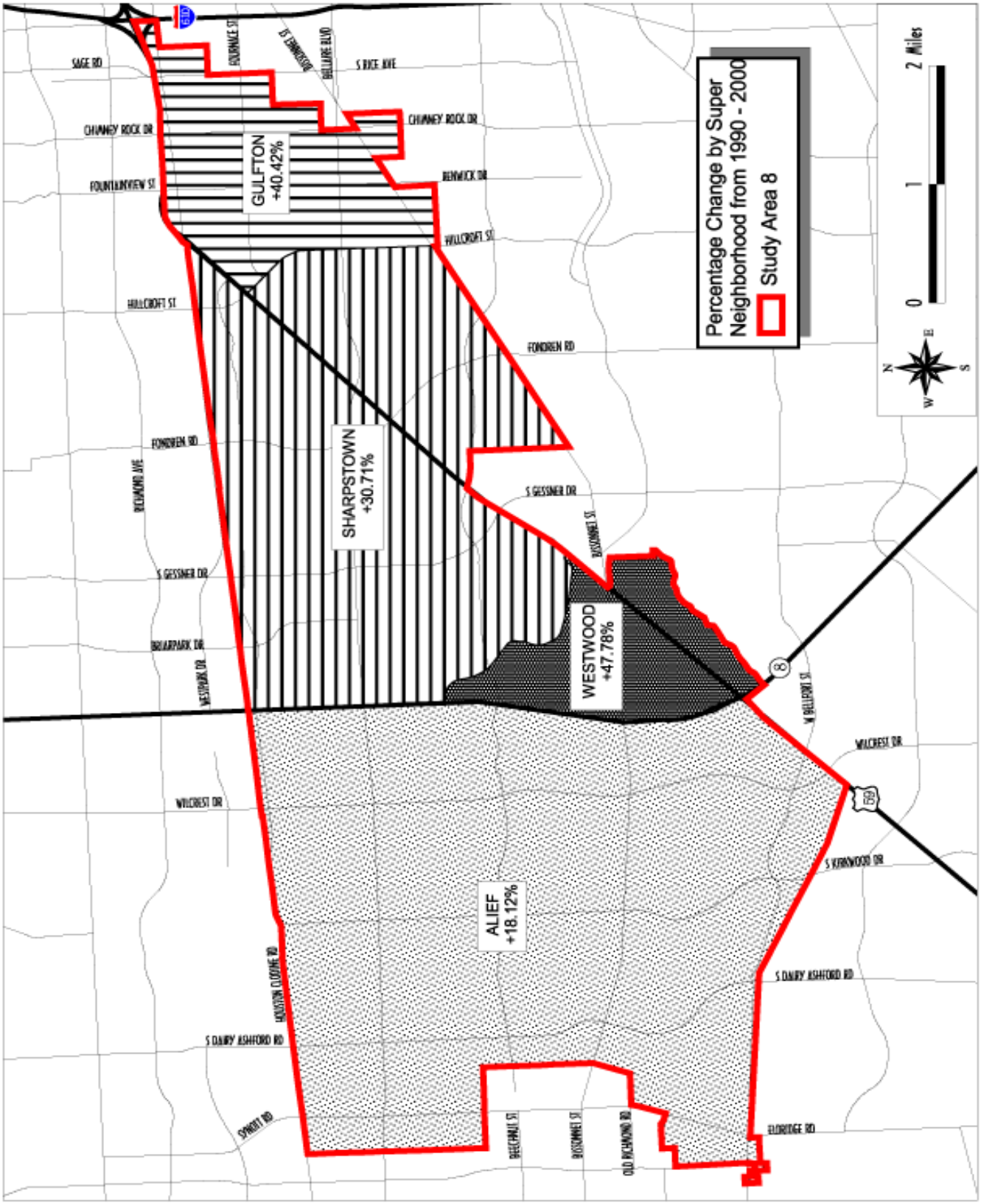
Source: US Census Bureau

Super Neighborhood Name	SN#	1990	2000	# change	% change
Alief	25	82,872	97,889	15,017	18.1%
Sharpstown	26	58,976	77,085	18,109	30.7%
Gulfton	27	33,022	46,369	13,347	40.4%
Westwood	29	13,187	19,488	6,301	47.8%
TOTAL		187,442	240,831	53,389	28.5%

Figure 5.8.0.
Study Area 8 Population Change

Source: US Census Bureau





Map 8.1.1. Population Change by Super Neighborhood 1990-2000

Source Data: U. S. Census Bureau 1990-2000

Race and Ethnicity

- *Hispanic and Black populations have "replaced" White populations from 1990 to 2000*
- *Hispanic population more than doubled over the same period*
- *Study Area 8 is ethnically diverse and getting more so*
- *Largest population of all Study Areas*

Table 5.8.1.
Population by Race/Ethnicity

Source: US Census Bureau

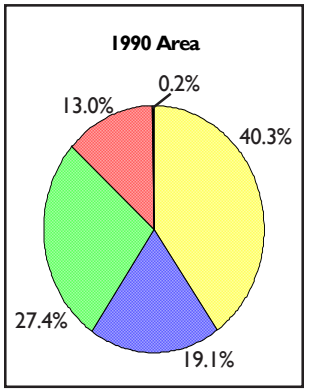
	Study Area 8			City of Houston		
	1990	2000	% change	1990	2000	% change
White	75,459	38,513	-49.0%	720,534	601,851	-16.5%
Black	35,737	52,913	48.1%	455,297	487,851	7.2%
Hispanic	51,331	108,268	110.9%	455,947	730,865	60.3%
Asian	24,457	36,050	47.4%	70,145	106,620	52.0%
Other	458	5,087	1,010.7%	3,361	26,444	686.8%
TOTAL	187,442	240,831	28.5%	1,705,284	1,953,631	14.6%

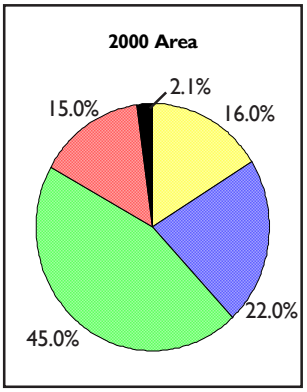
Note: "Other" category is not directly comparable, as in 2000, it included persons of "two or more races," a category which did not exist in 1990.

Figure 5.8.1.
Population by Race/Ethnicity

Source: US Census Bureau

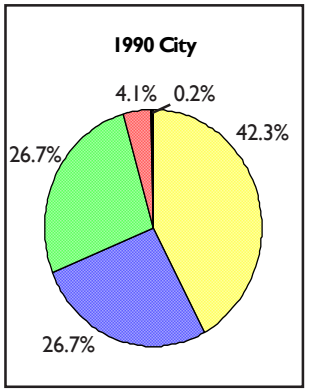
Study Area 8--percent of total

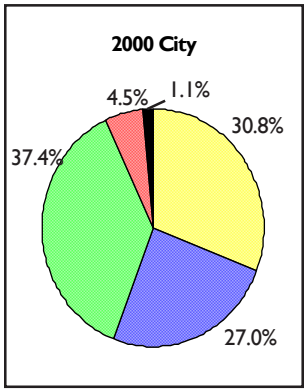




Legend as shown above in Table 5.8.1

City of Houston--percent of total





Legend as shown above in Table 5.8.1

Gender and Age

- *Increase in elderly population but percentage remains below City average*
- *Age groups 0-4 and 5-17 both increased and slightly surpassed the City average*
- *2nd largest population 25 years or older among Study Areas*

Table 5.8.2.
Population by Gender and Age

Source: US Census Bureau

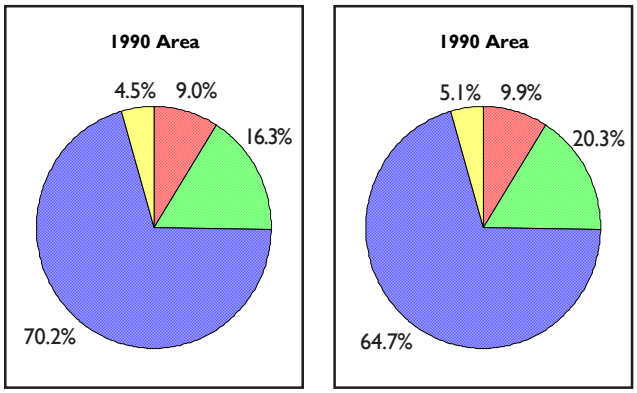
	Study Area 8		
	1990	2000	% change
Age 0-4	16,809	23,874	42.0%
Age 5-17	30,632	48,779	59.2%
Age 18-64	131,621	155,849	18.4%
Age 65+	8,381	12,329	47.1%
MALE	93,566	121,842	30.2%
FEMALE	93,876	118,989	26.8%
TOTAL	187,442	240,831	28.5%

	City of Houston		
	1990	2000	% change
Age 0-4	142,168	160,797	13.1%
Age 5-17	313,825	375,861	19.8%
Age 18-64	1,108,100	1,252,908	13.1%
Age 65+	141,191	164,065	16.2%
MALE	846,113	975,551	15.3%
FEMALE	859,171	978,080	13.8%
TOTAL	1,705,284	1,953,631	14.6%

Figure 5.8.2.
Population by Gender and Age

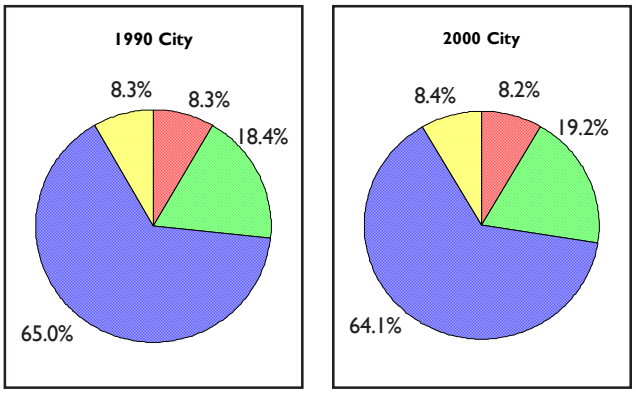
Source: US Census Bureau

Study Area 8--percent of total



Legend as shown above in Table 5.8.2

City of Houston--percent of total



Legend as shown above in Table 5.8.2

Educational Attainment

- *In all four Super Neighborhoods in this Study Area, the percentage of persons 25 years and older with a high school diploma or higher varied from approximately 44% to 72%. Alief had the highest percentage in this category.*

Table 5.8.3.
Population 25 and Over by Educational Attainment

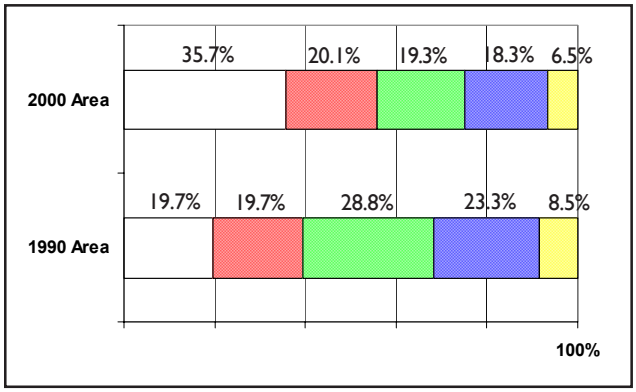
Source: US Census Bureau

	Study Area 8			City of Houston		
	1990	2000	% change	1990	2000	% change
No Diploma	20,369	49,536	143.2%	263,458	355,445	34.9%
High School	20,385	27,872	36.7%	224,181	245,299	9.4%
Some College	29,828	26,742	-10.3%	265,983	228,985	-13.9%
Bachelor's	24,122	25,427	5.4%	191,128	255,173	33.5%
Grad/Prof.	8,751	9,076	3.7%	92,288	116,252	26.0%
TOTAL	103,455	138,653	34.0%	1,037,037	1,201,154	15.8%

Figure 5.8.3.
Population 25 and Over by Educational Attainment

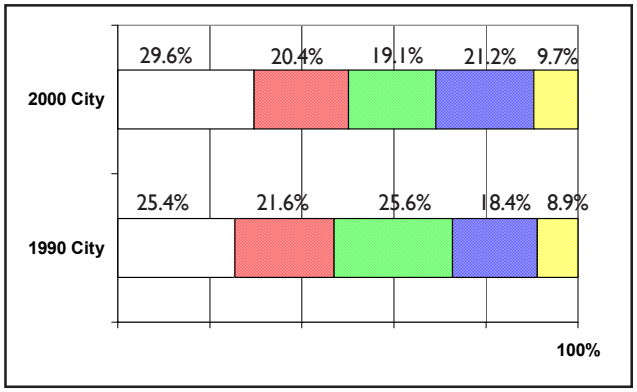
Source: US Census Bureau

Study Area 8--percent of total



Legend as shown above in Table 5.8.3

City of Houston--percent of total



Legend as shown above in Table 5.8.3

Housing and Households

- *Number of persons per household increased*
- *Major drop in Vacancy rate*
- *2000 Total Units 88,216*
  Single-family 39,187
  Multi-family 49,017
  Other 13

Table 5.8.4. Household Characteristics

Source: US Census Bureau

	Study Area 8			City of Houston		
	1990	2000	% change	1990	2000	% change
HOUSEHOLDS	75,477	81,879	8.5%	638,705	717,945	12.4%
persons per HH	2.40	2.92	21.6%	2.60	2.67	2.7%

Table 5.8.5. Housing Units by Tenure

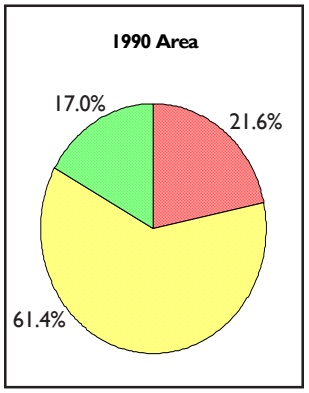
Source: US Census Bureau

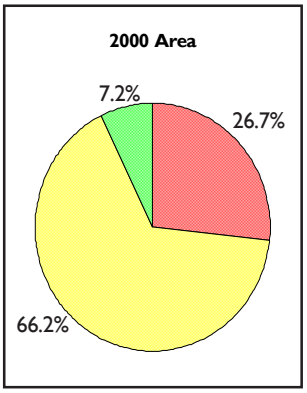
	Study Area 8			City of Houston		
	1990	2000	% change	1990	2000	% change
Occupied	75,477	81,879	8.5%	638,705	717,945	12.4%
Owner	19,624	23,524	19.9%	293,355	328,741	12.1%
Renter	55,853	58,355	4.5%	345,350	389,204	12.7%
Vacant	15,459	6,337	-59.0%	112,928	64,064	-43.3%
TOTAL UNITS	90,936	88,216	-3.0%	751,633	782,009	4.0%

Table 5.8.4. Housing Units by Tenure

Source: US Census Bureau

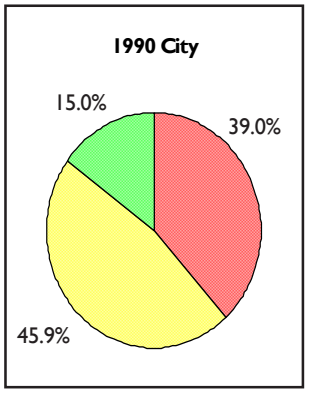
Study Area 8--percent of total

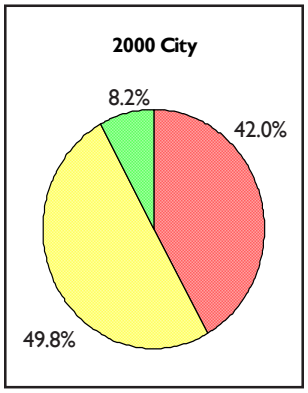




Legend as shown above in Table 5.8.5

City of Houston--percent of total





Legend as shown above in Table 5.8.5

Household Income

- *Study Area's average median income ($31,635) is below the City's median household income ($36,616).*
- *No extreme concentration of households with incomes over $75,000 or under $15,000*
- *The percentage change in households for various income categories is almost similar to that of the City.*
- *The proportion of the $75,000 and over category almost doubled between 1990 and 2000.*

Table 5.8.6.
Households by Household Income

Source: US Census Bureau

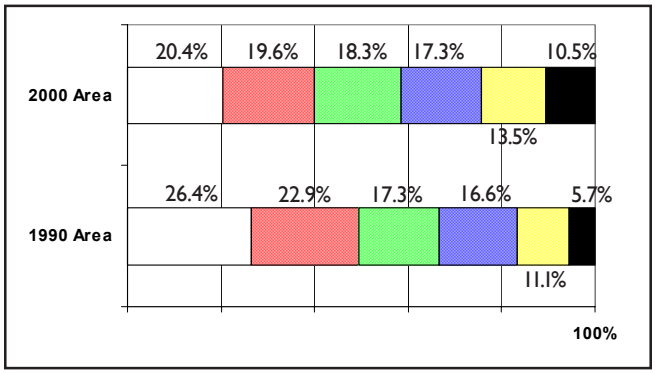
	Study Area 8			City of Houston		
	1990	2000	% change	1990	2000	% change
< $15K	19,792	16,734	-15.5%	175,900	132,457	-24.7%
$15K—$25K	17,155	16,095	-6.2%	125,425	105,887	-15.6%
$25K—$35K	12,943	15,024	16.1%	101,625	104,792	3.1%
$35K-$50K	12,455	14,177	13.8%	99,947	117,451	17.5%
$50K-$75K	8,282	11,341	36.9%	82,150	116,362	41.6%
>$75K	4,241	8,649	103.9%	64,395	141,948	120.4%
TOTAL	74,867	82,020	9.6%	649,442	718,897	10.7%

Note: The total number of households shown in this table is based on sample data.

Table 5.8.5.
Households by Household Income

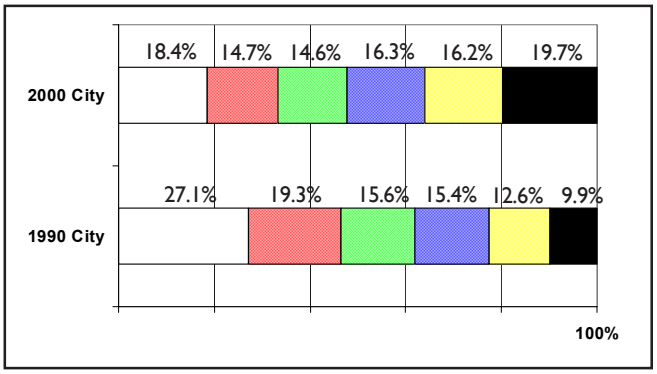
Source: US Census Bureau

Study Area 8--percent of total



Legend as shown above in Table 5.8.6

City of Houston--percent of total



Legend as shown above in Table 5.8.6

Study Area 8 Land Use Patterns

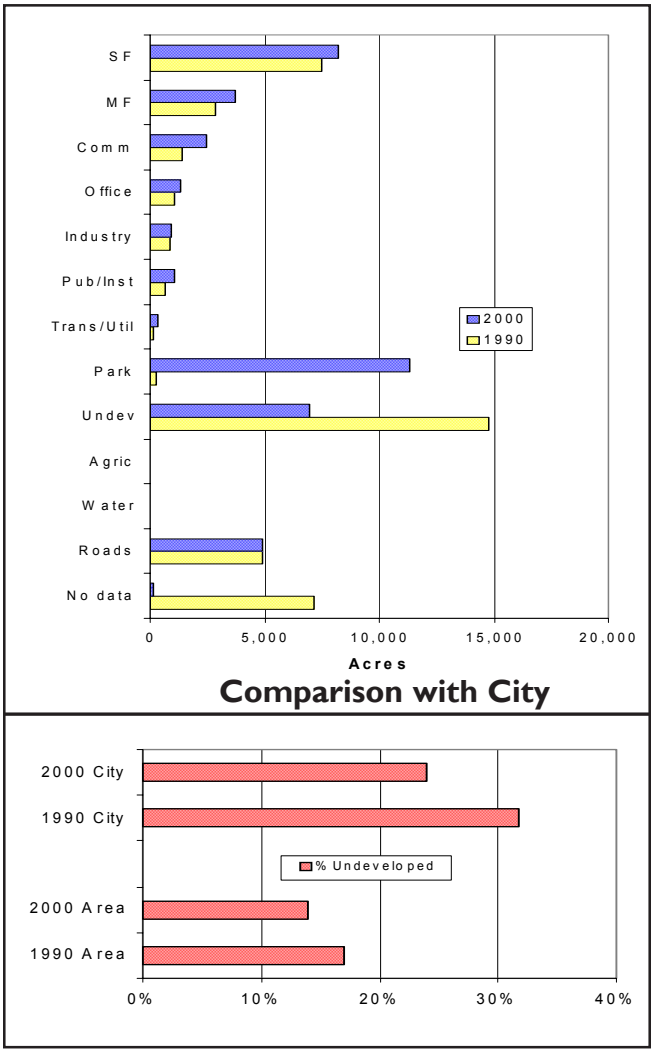
- *Constitutes only 4.7% of City land area but:*
  16.5% all Multi-family land
  9.5% of all Commercial land
  11% of all Office land

- *Study Area 8 covers 17,722 acres.*

Single-family uses are scattered throughout the area with the exception of along Beltway 8 and in the northeast corner between Loop 610 and Hillcroft St. Two areas with residential concentrations are Alief, in the western part of the Study Area, and Sharpstown, a regional commercial and residential center along the Southwest Freeway. Residential uses also grew in a subdivision north of Bissonet and south of Beechnut to the east of Beltway 8, where single-family dwellings took most of the vacant land. Also new houses were built between the north of West Bellfort and west of Wildcrest Dr, and in scattered pockets around the area.

Multi-family uses are located chiefly in the northeast corner and along the southern section of Beltway 8, with smaller pockets scattered throughout the Study Area. Although single-family uses are predominant, this study area has the largest concentration of multi-family residential uses of all areas.

Figure 5.8.6. Study Area 8 Land Use
Source: City of Houston GIS

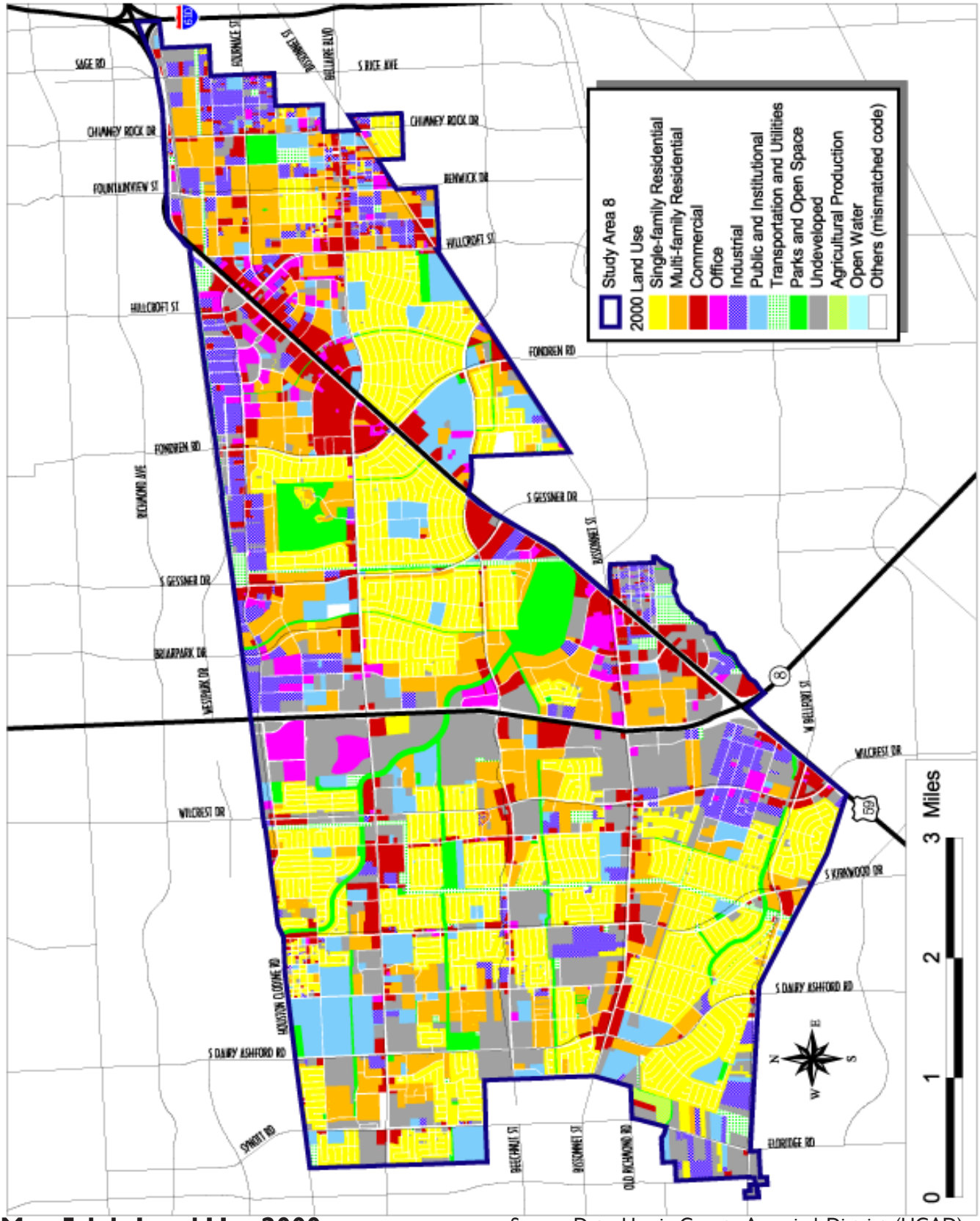


Source: City of Houston GIS

Table 5.8.7. Acreage by Land-Use Category

Note: Many land parcels were coded incorrectly in 1990, so percentage changes often appear unusually large.

	Study Area 8			City of Houston		
	1990	2000	% change	1990	2000	% change
Single-Family (SF)	3,806.5	3,936.5	3.4%	75,587.93	79,800.72	5.6%
Multi-Family (MF)	2,079.5	2,413.4	16.1%	12,256.27	14,648.21	19.5%
Commercial (Com)	1,057.5	1,455.1	37.6%	12,281.14	15,386.25	25.3%
Office	422.9	528.8	25.0%	4,031.15	4,811.86	19.4%
Industrial	1,120.9	1,241.7	10.8%	21,361.75	25,762.22	20.6%
Public/Institutional	612.7	1,314.5	114.5%	13,341.65	20,061.50	50.4%
Trans/Utilities	126.5	438.8	246.9%	3,601.23	11,665.92	223.9%
Parks/Open Space	10.1	819.8	8,004.0%	1,460.25	32,089.69	2,097.6%
Undeveloped	3,017.7	2,455.3	-18.6%	120,734.22	91,366.56	-24.3%
Agricultural	20.3	27.2	34.1%	5,751.22	10,017.37	74.2%
Open Water	0.0	0.0	0.0%	1,226.67	13,905.41	1,033.6%
Roads	3,041.7	3,041.7	0.0%	56,559.10	56,559.10	0.0%
No Data	2,406.1	49.6	-97.9%	52,355.03	4,472.81	-91.5%



Map 5.1.1. Land Use 2000

Source Data: Harris County Appraisal District (HCAD)

Multi-Family cont'd- Gulfton stands out as a community with large residential multi-family developments. Between 1990 and 2000, multi-family residential land uses increased by 16.1%. Two new apartment buildings were built between 1992 and 2000, one near Beltway 8 on United Dr. and the other at Houston Baptist University.

Commercial land uses in the area are located mainly along US 59 with the largest concentration between Hillcroft and Fondren Streets. Commercial uses also appear along other major thoroughfares such as Bellaire and Beechnut Boulevards and Bissonet St. Commercial uses make up 8.2% of the total land in the Study area, having increased by 38% from 1058 acres in 1990. This increase was due to new construction in vacant land and conversion of industrial uses into commercial uses. During the past decade, commercial uses filled up vacant space along US 59 at the intersection of major thoroughfares, including Hillcroft, Fondren, Bellaire, Beechnut, Gessner, Bissonet, and Beltway 8. Bellaire Blvd was also a prime location for commercial uses, with major developments taking place such as the Hong Kong Mall. Most stores in the Westwood Mall area are not in existence except for Sears Roebuck and Co.

Office uses comprise 3% of the land, an increase of 25% from 423 acres in 1990. This increase is due in part to the conversion of commercial space. Offices are intermingled with other commercial uses especially in the area along US 59 between Hillcroft and Fondren. Office uses also occur northwest of Beltway 8 and along Bissonet. New office development took place along Bellaire Blvd, Beltway 8 and Southwest Frwy.

Industrial uses comprised 7% of the total land in 2000. Industrial uses are primarily located along Houston Clodine Road, between Beltway 8 and US 59, with small pockets to the east, south and southwest corner of the Study area. Industrial uses increased by approximately 11% since 1990, from 1,120 acres. This increase took place primarily to the west of the intersection of Beltway 8 and US 59; south of Bissonet to the east of US59 and along Harwin Rd. This development consisted mainly of warehouses.

Public and Institutional uses account for 7% of the land. Institutional uses grew by 115% since 1990: several new schools were built in the study area, Memorial Southwest Hospital added space, and Houston Baptist University expanded.

Transportation and Utilities take up 2.5% of the land in the Study Area showing an increase since 1990.

Parks and Open Space increased to occupy 4.6% of the total study area. However, most of this increase is accounted for by the reclassification of areas previously classified as Undeveloped and Vacant.

Vacant or undeveloped land decreased by 562 acres**.** Much of this can be accounted for by the reclassification of large portions of land from Undeveloped and Vacant category to the Parks and Open Space category. There is no doubt however, that the quantity of undeveloped land has decreased outside of this reclassification. The portion of the study area west of Beltway 8 contains most of the undeveloped land.

Roads make up 17.2% of the land area in this study area, higher than the citywide figure of 14.9%. Beltway 8 and US 59 cross through the study area and are important thoroughfares. Smaller roads providing east-west access are Bissonet St. and Bellaire Blvd.
uses of all areas. Gulfton stands out as a community with large residential multi-family developments. Between 1990 and 2000, multi-family residential land uses increased by 16.1%. Two new apartment buildings were built between 1992 and 2000, one near Beltway 8 on United Dr. and the other at Houston Baptist University.

Table 5.8.8.
2000 Demographics by Super Neighborhood

	Super Neighborhood				
	Alief #25	Sharpstown #26	Gulfton #27	Westwood #29	Study Area 8 Total
Total Population	**97,889**	**77,085**	**46,369**	**19,488**	**240,831**
White	17.4%	19.6%	10.8%	6.9%	**16.0%**
Black	28.5%	16.5%	8.7%	42.4%	**22.0%**
Hispanic	30.9%	45.6%	74.2%	43.5%	**45.0%**
Asian**	20.7%	16.3%	4.6%	5.5%	**15.0%**
Other	2.6%	2.0%	1.6%	1.8%	**2.1%**
Educational Attainment					
Persons 25 years and over	**56,684**	**46,523**	**25,038**	**10,408**	**138,653**
No High School Diploma	28.0%	33.6%	55.6%	39.6%	**39.2%**
High School Diploma & higher	72.0%	66.4%	44.4%	60.4%	**60.8%**
Household Income					
Total Households	**31,045**	**27,867**	**15,692**	**7,416**	**82,020**
Below $25,000	31.1%	40.9%	50.5%	52.0%	**43.6%**
Above $25,000	68.9%	59.1%	49.5%	48.0%	**56.4%**
Labor Force					
Persons 16 years and over	**46,426**	**35,571**	**20,800**	**9,621**	**112,418**
Employed	92.6%	92.9%	91.7%	89.0%	**92.0%**
Unemployed	7.4%	7.1%	8.3%	11.0%	**8.0%**
Housing					
Total Occupied Units	**30,990**	**27,802**	**15,659**	**7,428**	**81,879**
Owner Occupied	47.4%	26.9%	5.1%	7.5%	**22.0%**
Renter Occupied	52.6%	73.1%	94.9%	92.5%	**78.0%**

Source: U.S. Census Bureau, 2000
Compiled by CITY of HOUSTON, Planning and Development Dept.
*Note: * Data at this level is not available for 1990 based on Super Neighborhood boundaries.*
*** Asian includes American Indian & Alaska Native, Native Hawaiian and Other Pacific Islander*

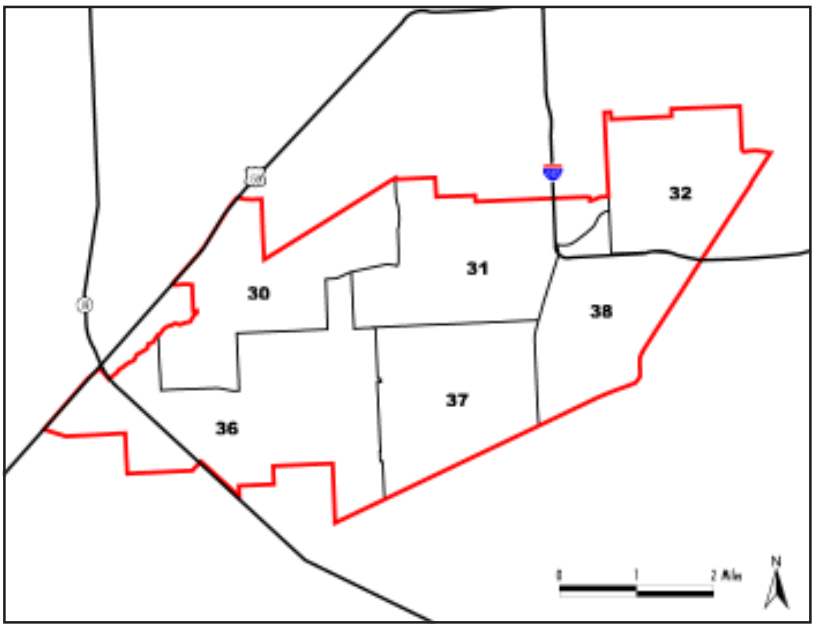
Study Area 9

Super Neighborhoods:

30 - Braeburn
31 - Meyerland Area
32 - Braeswood Place
36 - Greater Fondren SW
37 - Westbury
38 - Willow Meadows / Willowbend

Location within City

Super Neighborhoods in Study Area



Characteristics

- *Total Population: 156,376*
- *17.8% population change from 1990 to 2000*
- *Population Density: 9.4 persons per acre*
- *Persons Per Household: 2.51*
- *Total Area: 15,641 acres (26.00 sq miles)*
- *Houston City Council Districts: C & F*
- *Houston Independent School District*
- *6 Police Beats including bordering beats*
- *< 1% of properties in long-term tax liens (homesteads not included)*

Study Area 9 Super Neighborhood Descriptions

Braeburn is in southwest Houston along Brays Bayou west of Hillcroft. Its middle class subdivisions were developed after World War II, at which time Bissonnet provided the route into the city, rather than the Southwest Freeway. Development continued into the 1970s. The subdivisions include the acreage lot subdivision of Brae Acres. There are large apartment complexes, many of which deteriorated during the 1980s. The Braeburn Country Club is found in the center of the community.

Meyerland Area is on both sides of Brays Bayou at the southwest corner of Loop 610. Its many neighborhoods include Meyerland, Marilyn Estates, Barkley Square and Maplewood. Many institutions of Houston's Jewish community are found here, including several temples and the Jewish Community Center. The recently redeveloped Meyerland Center retail development is in the northeast corner of the community. Other redevelopments include the construction of new luxury homes on sites of demolished apartment complexes

Braeswood Place is a group of comfortable subdivisions developed after World War II, which have survived the pressure of deteriorating apartment and commercial districts on its edges. In the most case, the community has reinvented itself through the creation of a community center as part of redevelopment along Stella Link. As a result, construction of expensive new homes has occured north of Brays Bayou in Braes Heights, to the west in Ayrshire, and the south in Braes Terrace and Knollwood Village.

Greater Fondren Southwest is at the southwest corner of Beltway 8. The center of the area was undeveloped until the 1970s. Many of the homes built were large and expensive, and frequently contemporary in style. Much land was reserved for apartment complexes, and thousands were built along the major thoroughfares. The community has successfully worked to eliminate the worst of these complexes. Recently several orthodox Jewish congregations have located in the area, adding to its diversity.

Westbury would have been a fairly typical large suburban development when it was built in the 1950s and 1960s, except that it was built around a highly untypical shopping district, Westbury Square. The Square featured winding pedestrian streets built in 19th century style and lined with interesting shops. The surrounding homes are in styles typical for middle class homes of that time. More expensive homes are located in the north in Park West. Although these single-family homes are still well maintained, Westbury Square is now a shadow of its former glory and many of the apartment complexes found on the southern edges of the community are in poor repair.

Willow Meadows/Willowbend Area is a community of single-family homes built in the 1950s in southwest Houston adjacent to the South Loop and Willow Waterhole Bayou. Recent development of upscale retail centers on South Post Oak Road on the edge of the community illustrate its continued attraction to middle class home buyers. The southern edge of the community adjacent to South Main includes light industrial facilities which take advantage of the presence of a major rail line.

- **Changing ethnicity**
  The population in Study Area 9 grew considerably during the 1990's and is now more racially and ethnically diverse. Substantial increases occurred in the Black, Hispanic and Asian populations so that the area nearly reflects the character of the City.

- **As in other southwest areas, the vacancy rate declined by nearly half**
  In spite of an increase in total housing units, the area's vacancy rate dropped significantly. In addition household size increased, though remained lower than the city average. The ratio of owner and renter occupied units changed only slightly.

- **Land uses stable though development activity is high**
  New residential construction concentrated in Braeswood Place and Greater Fondren South West Super Neighborhoods. Over 1,000 acres of single family units were built and a total of 1,270 multifamily units.

- **Economic outlook is stable**
  - ✓ *For 20 years, educational attainment in Study Area 9 remained considerably higher than city-wide.*
  - ✓ *The area had the third largest number of graduate degree holders among all study areas in 2000.*
  - ✓ *24% of the population earned $75,000 or more in 2000.*
  - ✓ *Household size remained below city-wide average.*
  - ✓ *Development activity has been strong.*

Population Change by Super Neighborhood (SN)

- ***Braeburn*** *Super Neighborhood had the highest (27%) percent change in population from 1990 to 2000 within Study Area 9*
- ***Greater Fondren*** *has largest share of population in Study Area 9*
- *Although Study Area 9 is one of the smallest in land are, it contains 8% of the City's total population*

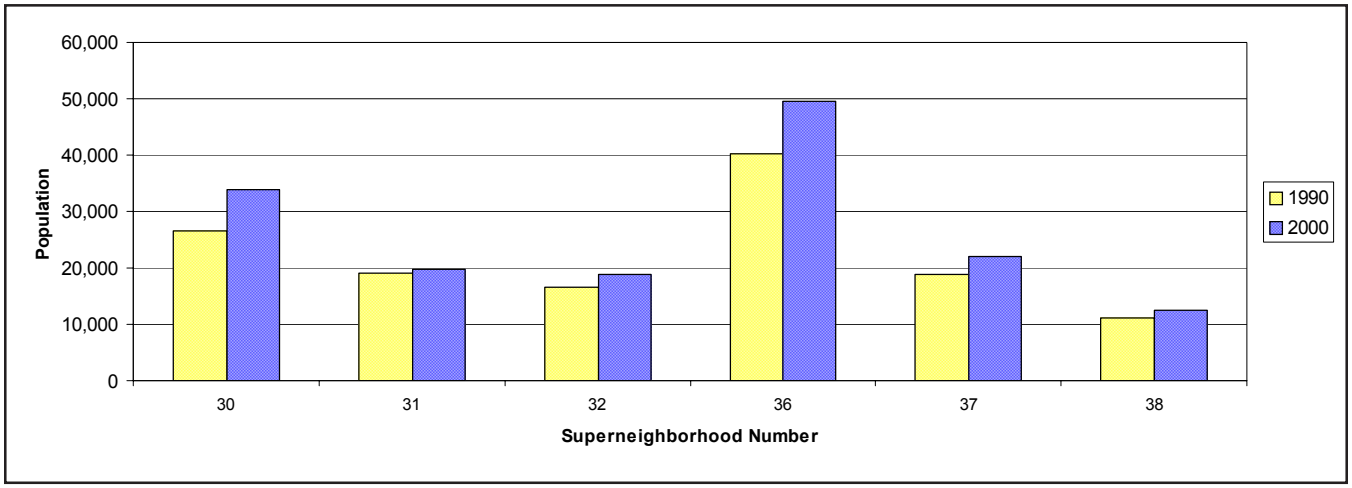
Table 5.9.0.
Population Change by Super Neighborhood (SN)

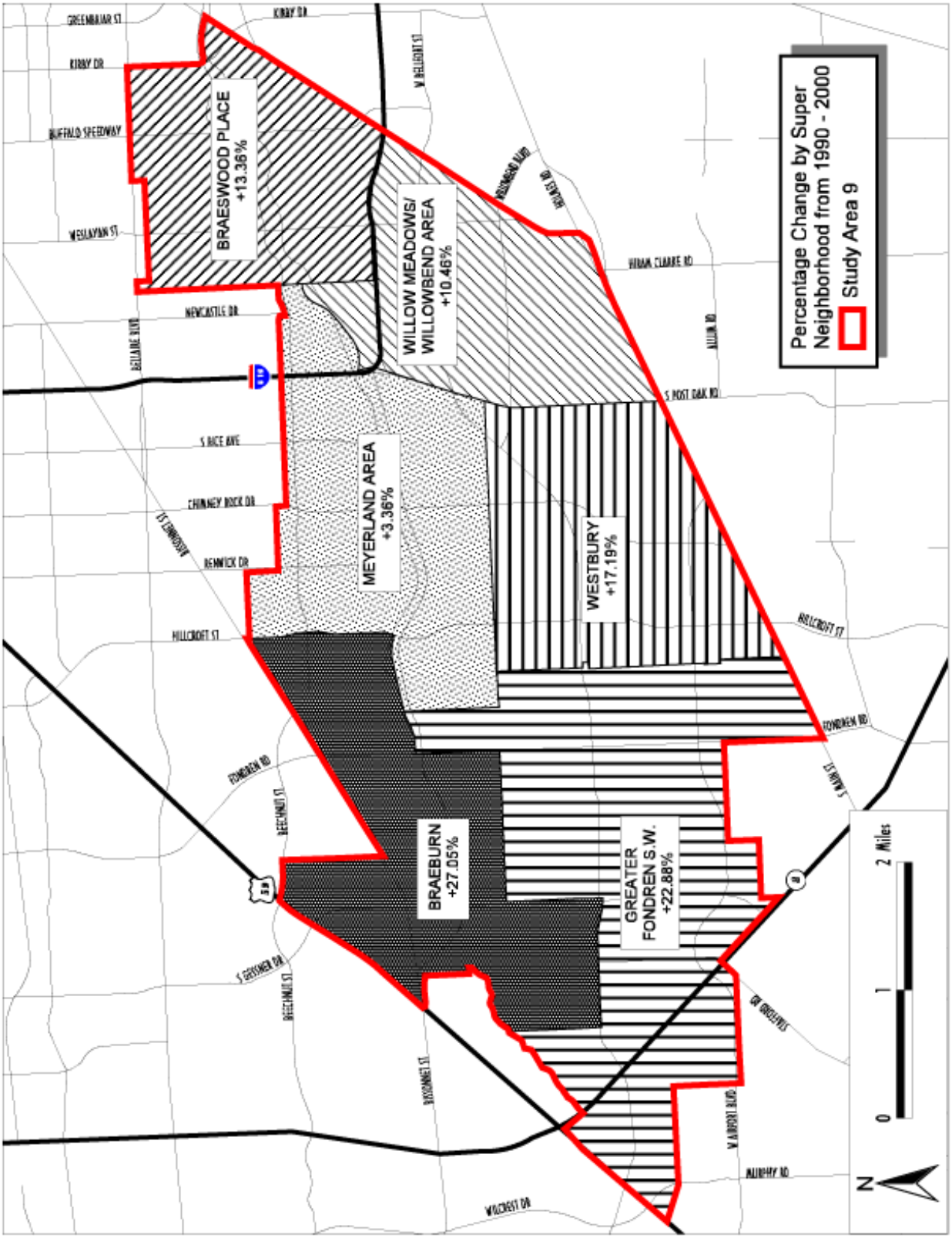
Source: US Census Bureau

Super Neighborhood Name	SN#	1990	2000	# change	% change
Braeburn	30	26,611	33,809	7,198	27.0%
Meyerland Area	31	19,196	19,841	645	3.4%
Braeswood Place	32	16,581	18,797	2,216	13.4%
Greater Fondren SW	36	40,233	49,436	9,204	22.9%
Westbury	37	18,849	22,090	3,241	17.2%
Willow Meadows/Willowbend	38	11,228	12,402	1,174	10.5%
TOTAL		132,698	156,376	23,678	17.8%

Figure 5.9.0.
Study Area 9 Population Change

Source: US Census Bureau





Map 5.9.1. Population Change by Super Neighborhood 1990-2000

Source Data: U. S. Census Bureau 1990-2000

Race and Ethnicity

- *Asian population increased by 40% between 1990 and 2000 which is higher than the citywide rate of 52% for Asians*
- *Hispanics and Blacks have increased significantly in the Study Area*
- *Study Area was predominantly white in 1990.*
- *As in Study Areas 7 and 8, the ethnic composition of this area is diversifying as more Blacks, Hispanics and Asians locate here*

Table 5.9.1.
Population by Race/Ethnicity

Source: US Census Bureau

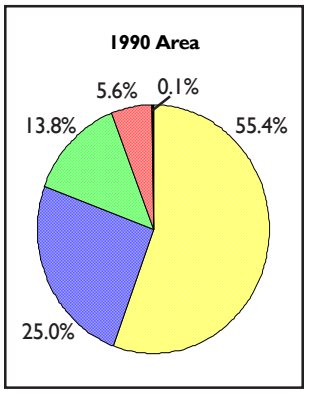
	Study Area 9			City of Houston		
	1990	2000	% change	1990	2000	% change
White	73,553	58,100	-21.0%	720,534	601,851	-16.5%
Black	33,179	47,296	42.5%	455,297	487,851	7.2%
Hispanic	18,363	38,005	107.0%	455,947	730,865	60.3%
Asian	7,413	10,370	39.9%	70,145	106,620	52.0%
Other	190	2,605	1,271.1%	3,361	26,444	686.8%
TOTAL	132,698	156,376	17.8%	1,705,284	1,953,631	14.6%

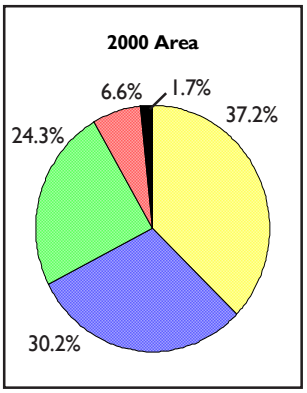
Note: "Other" category is not directly comparable, as in 2000, it included persons of "two or more races," a category which did not exist in 1990.

Figure 5.9.1.
Population by Race/Ethnicity

Source: US Census Bureau

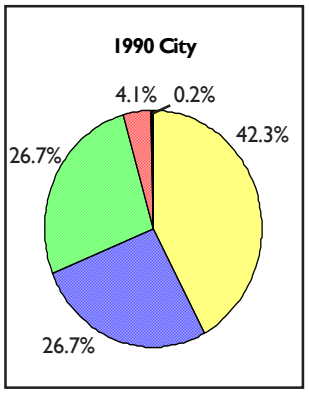
Study Area 9--percent of total

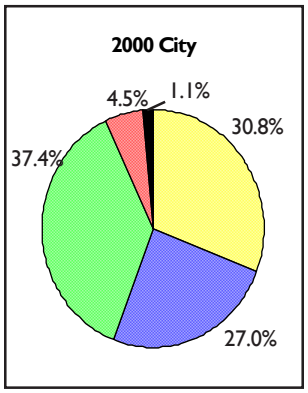




Legend as shown above in Table 5.9.1

City of Houston--percent of total





Legend as shown above in Table 5.9.1

Gender and Age

- *Large proportion of seniors, although a relatively small increase in their number*
- *Significant increase in 5-17-year olds, bringing their proportion up to the City average*
- *High proportion of females*

Table 5.9.2.
Population by Gender and Age

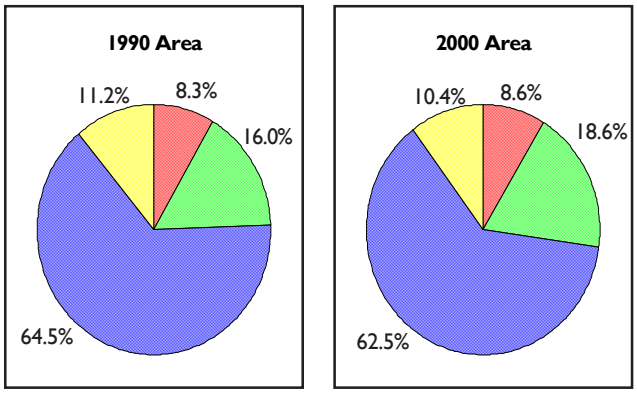
Source: US Census Bureau

	Study Area 9			City of Houston		
	1990	2000	% change	1990	2000	% change
Age 0-4	11,070	13,405	21.1%	142,168	160,797	13.1%
Age 5-17	21,244	29,029	36.6%	313,825	375,861	19.8%
Age 18-64	85,582	97,686	14.1%	1,108,100	1,252,908	13.1%
Age 65+	14,803	16,256	9.8%	141,191	164,065	16.2%
MALE	62,998	74,854	18.8%	846,113	975,551	15.3%
FEMALE	69,700	81,522	17.0%	859,171	978,080	13.8%
TOTAL	132,698	156,376	17.8%	1,705,284	1,953,631	14.6%

Figure 5.9.2.
Population by Gender and Age

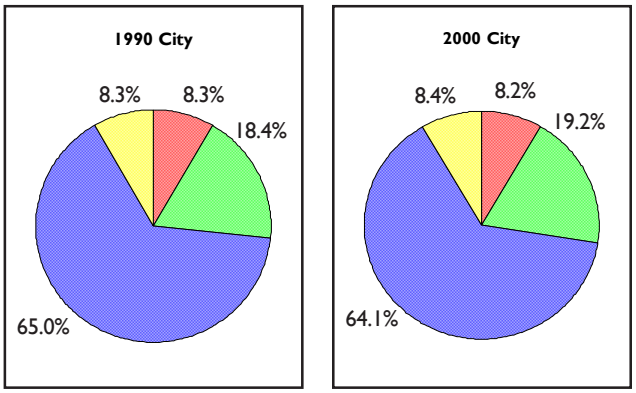
Source: US Census Bureau

Study Area 9--percent of total



Legend as shown above in Table 5.9.2

City of Houston--percent of total



Legend as shown above in Table 5.9.2

Educational Attainment

- *Proportion of college graduates and post graduate degrees were higher than the City and other Study Areas*

Table 5.9.3.
Population 25 and Over by Educational Attainment

Source: US Census Bureau

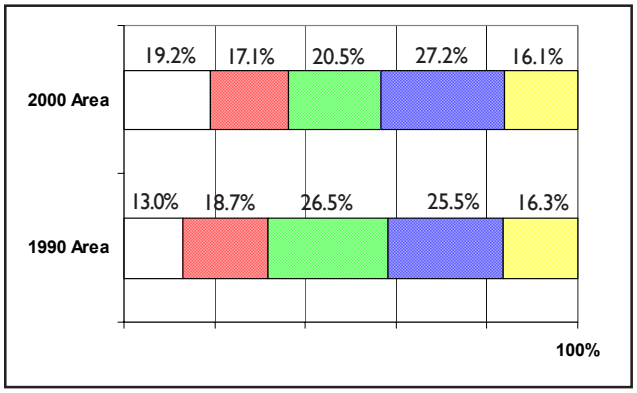
	Study Area 9		
	1990	2000	% change
No Diploma	11,450	19,104	66.8%
High School	16,373	17,044	4.1%
Some College	23,242	20,421	-12.1%
Bachelor's	22,372	27,088	21.1%
Grad/Prof.	14,307	16,062	12.3%
TOTAL	87,744	99,719	13.6%

	City of Houston		
	1990	2000	% change
No Diploma	263,458	355,445	34.9%
High School	224,181	245,299	9.4%
Some College	265,983	228,985	-13.9%
Bachelor's	191,128	255,173	33.5%
Grad/Prof.	92,288	116,252	26.0%
TOTAL	1,037,037	1,201,154	15.8%

Figure 5.9.3.
Population 25 and Over by Educational Attainment

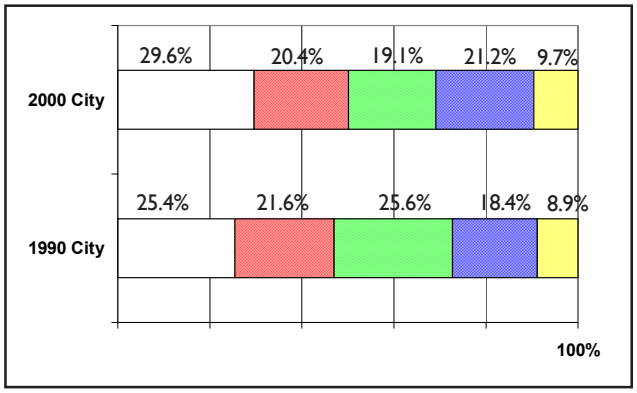
Source: US Census Bureau

Study Area 9--percent of total



Legend as shown above in Table 5.9.3

City of Houston--percent of total



Legend as shown above in Table 5.9.3

Housing and Households

- *Changes in housing tenure for Study Area 9 generally followed City trends*

- *2000 Total Units* *65,753*
  Single-family *33,482*
  Multi-family *32,207*
  Other *63*

Table 5.9.4. Household Characteristics

Source: US Census Bureau

	Study Area 9			City of Houston		
	1990	2000	% change	1990	2000	% change
HOUSEHOLDS	56,637	61,883	9.3%	638,705	717,945	12.4%
persons per HH	2.40	2.51	4.6%	2.60	2.67	2.7%

Table 5.9.5. Housing Units by Tenure

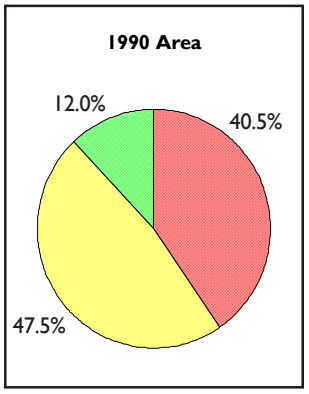
Source: US Census Bureau

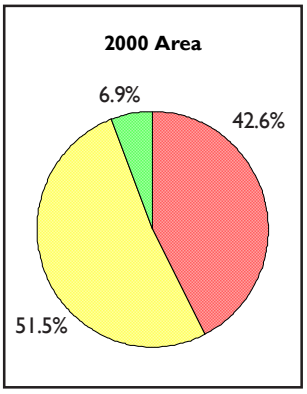
	Study Area 9			City of Houston		
	1990	2000	% change	1990	2000	% change
Occupied	56,637	61,883	9.3%	638,705	717,945	12.4%
Owner	26,053	28,015	7.5%	293,355	328,741	12.1%
Renter	30,584	33,868	10.7%	345,350	389,204	12.7%
Vacant	7,723	3,870	-49.9%	112,928	64,064	-43.3%
TOTAL UNITS	64,360	65,753	2.2%	751,633	782,009	4.0%

Table 5.9.4. Housing Units by Tenure

Source: US Census Bureau

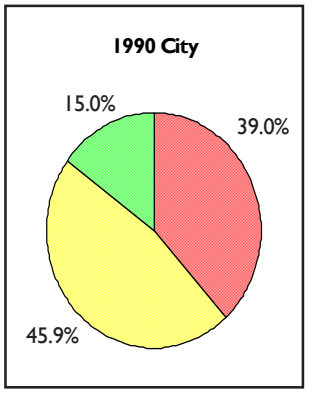
Study Area 9--percent of total

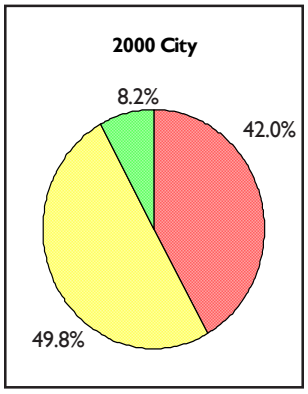




Legend as shown above in Table 5.9.5

City of Houston--percent of total





Legend as shown above in Table 5.9.5

Household Income

- *Median income ($44,658) is above the average for the City ($36,616)*
- *Second-largest number of households with income over $75,000*
- *Overall income growth is less than City average*

Table 5.9.6.
Households by Household Income

Source: US Census Bureau

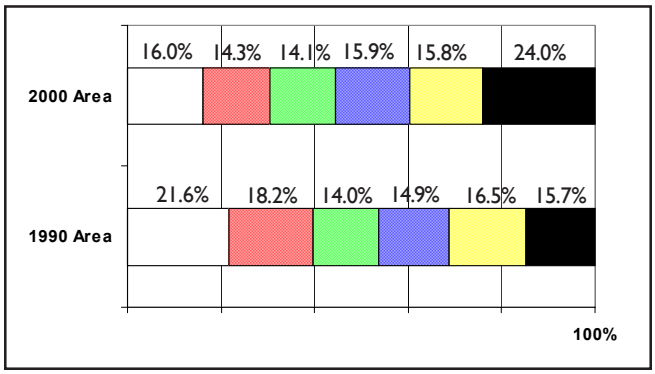
	Study Area 9			City of Houston		
	1990	2000	% change	1990	2000	% change
< $15K	12,261	9,936	-19.0%	175,900	132,457	-24.7%
$15K—$25K	10,324	8,864	-14.1%	125,425	105,887	-15.6%
$25K—$35K	7,945	8,714	9.7%	101,625	104,792	3.1%
$35K—$50K	8,475	9,828	16.0%	99,947	117,451	17.5%
$50K—$75K	9,382	9,791	4.4%	82,150	116,362	41.6%
>$75K	8,344	14,869	78.2%	64,395	141,948	120.4%
TOTAL	56,730	62,003	9.3%	649,442	718,897	10.7%

Note: The total number of households shown in this table is based on sample data.

Figure 5.9.5.
Households by Household Income

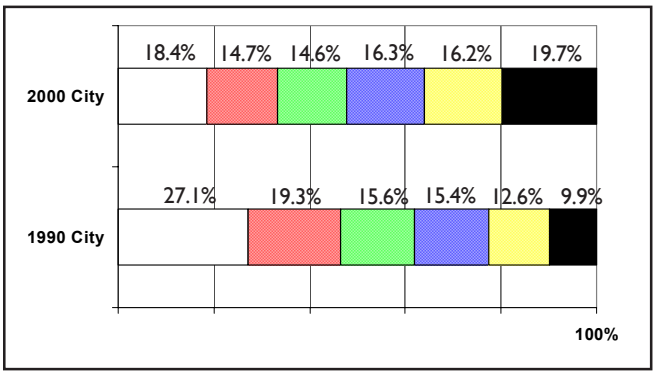
Source: US Census Bureau

Study Area 9--percent of total



Legend as shown above in Table 5.9.6

City of Houston--percent of total



Legend as shown above in Table 5.9.6

Study Area 9 Land Use Patterns

- *37.6% of Study Area is Single-family residential*
- *Constitutes only 4.1% of City land area but: 9.0% of all Multi-family land*

Study Area 9 comprises 15,641 acres of land and is located in the south west part of the city; extending from Loop 610 to Beltway 8 along US 59. Residential land uses are predominant, covering 46%of the study area.

Single-family residential uses make up 37.6 % of the land expanding by almost 20%, from 5,774 acres in 1990 to 5,888 in 2000. New residential development has concentrated south of Bellaire Blvd and north of Brays Bayou between Buffalo Speedway and Newcastle Rd, and in the southwest above Beltway 8 and to the west of Fondren Dr.

Multi-family residential uses are 8.4% of the study area, concentrated along Fondren Rd and adjacent streets. They also appear along Gessner Rd. south of Bissonnet St. and in the northeast corner of the study area. Between 1990 and 2000 multi-family land uses grew by 10% including five multi-family projects with a total of 1,270 units, most of them south of Bellaire Blvd. and north of the bayou between Kirby Dr. and Newcastle Dr.

Figure 5.9.6. Study Area 9 Land Use

Source: City of Houston GIS

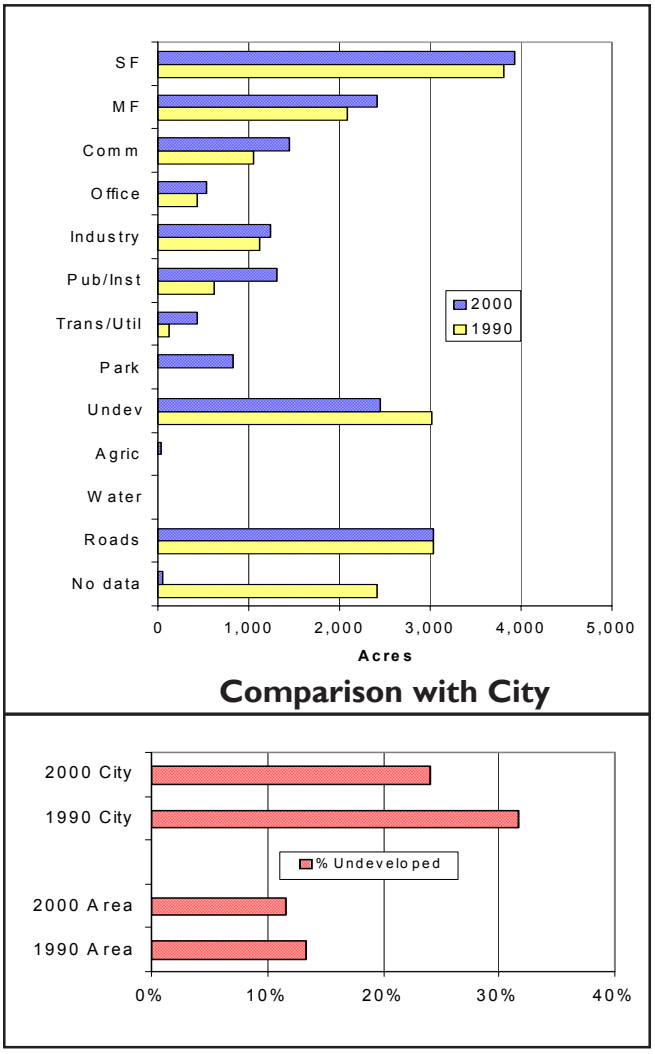
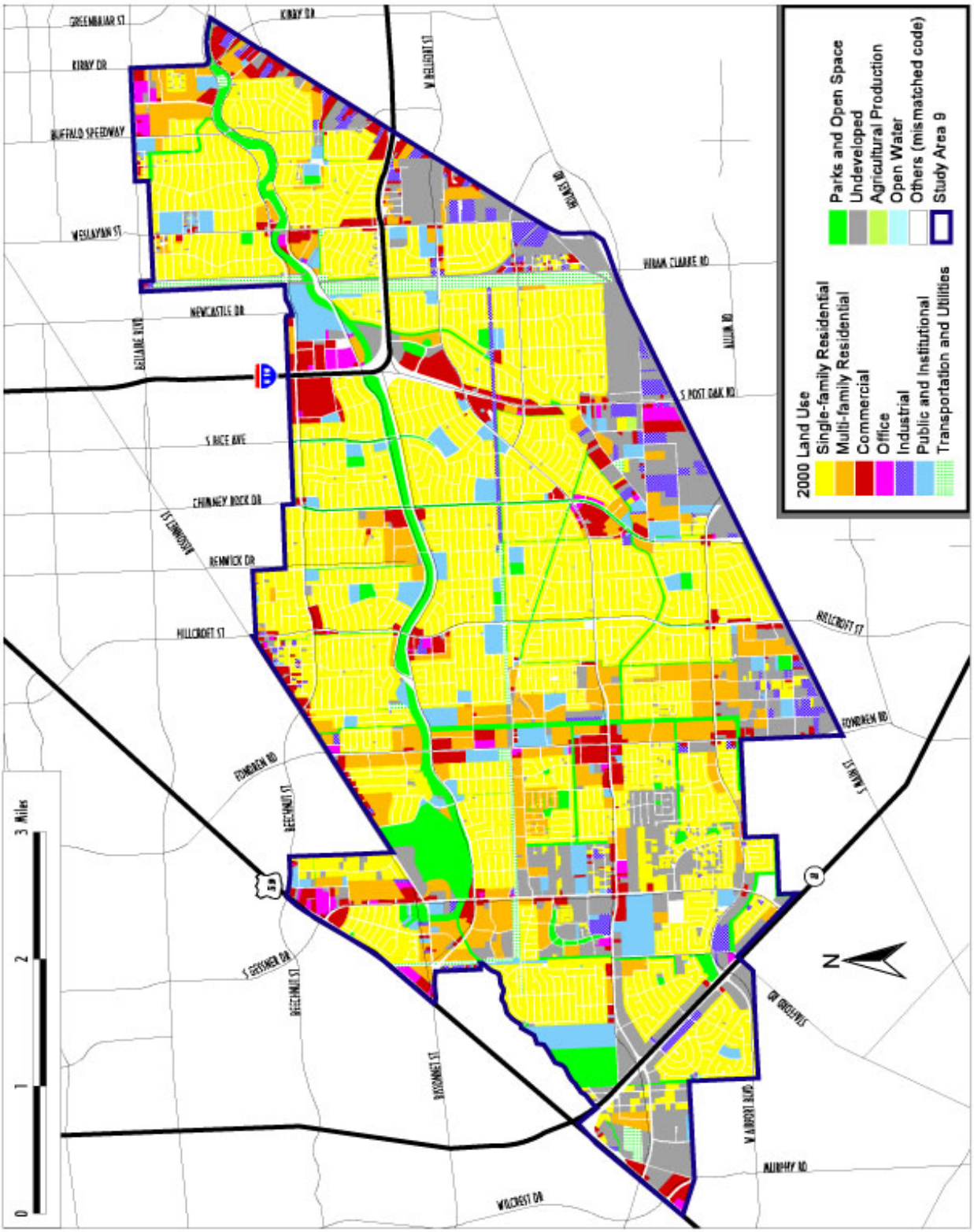


Table 5.9.7. Acreage by Land-Use Category

Note: Many land parcels were coded incorrectly in 1990, so percentage changes often appear unusually large.

Source: City of Houston GIS

	Study Area 9			City of Houston		
	1990	2000	% change	1990	2000	% change
Single-Family (SF)	5,773.9	5,887.9	2.0%	75,587.9	79,800.7	5.6%
Multi-Family (MF)	1,198.2	1,320.7	10.2%	12,256.3	14,648.2	19.5%
Commercial (Com)	618.6	779.0	25.9%	12,281.1	15,386.2	25.3%
Office	123.5	150.0	21.5%	4,031.2	4,811.9	19.4%
Industrial	311.4	352.6	13.2%	21,361.8	25,762.2	20.6%
Public/Institutional	606.3	782.5	29.1%	13,341.7	20,061.5	50.4%
Trans/Utilities	61.4	285.2	364.2%	3,601.2	11,665.9	223.9%
Parks/Open Space	245.7	993.7	304.4%	1,460.2	32,089.7	2,097.6%
Undeveloped	2,090.3	1,819.5	-13.0%	120,734.2	91,366.6	-24.3%
Agricultural	0.0	5.0	—	5,751.2	10,017.4	74.2%
Open Water	0.0	0.0	0.0%	1,226.7	13,905.4	1,033.6%
Roads	3,207.3	3,207.3	0.0%	56,559.1	56,559.1	0.0%
No Data	1,403.9	57.1	-95.9%	52,355.0	4,472.8	-91.5%



Map 5.9.2. Land Use 2000

Source Data: Harris County Appraisal District (HCAD)

Study Area 9 Land Use Patterns

Commercial and office land covers 6% of the land. Commercial uses make up 5% of the land and are found along South Main from Kirby Dr. to Loop 610, along Beechnut, South Post Oak and West Bellfort. Concentrations of offices are found at the intersections of the Loop and Braeswood, at Beechnut and US 59, and on Main Street and S. Post Oak Rd. Growth took place on vacant land south of the Brays Bayou, mainly along Bissonnet St, W. Bellfort St. and Loop 610.

Industrial land covers 2.3% of the total area, having increased by 13.2% from 311 acres in 1990. Industrial uses are almost exclusively located along South Main Street and vicinity, though a number of warehouses are found along Beltway 8.

Public and Institutional uses make up 5% of the total land of the study area and are interspersed throughout the area. Two private and two major public schools were built between 1990 and 2000.

Transportation and Utility uses encompass 1.8% of the total land in the study area, located mainly along the railroad tracks parallel to Newcastle Dr. The City of Houston operates a lift station on Willowbend Blvd.

Vacant and undeveloped Land covers 11.6% of the total area (about 1,820 acres), a decrease of 13% since 1990. This decrease was due mainly development of transportation and utilities, parks and single-family residential. Most of the vacant land exists along South Main Street and in the southwestern corner of the study area.

Parks and Open Space cover 6.4% of the land and appears along the length of Brays Bayou. Emmanuel Memorial Park Cemetery and Braeburn Country Club, which are extensive green spaces, are located between South Braeswood and Bissonnet at the corner of South Gessner.

Roads cover 20.5% of the study area and include Beltway 8, Bissonnet , Highway 59 and Loop 610.

Table 5.9.8.
2000 Demographics by Super Neighborhood

	Super Neighborhood						
	Braeburn #30	Meyerland Area #31	Braeswood Place #32	Greater Fondren Southwest #36	Westbury #37	Willow Meadows Willowbend Area #38	Study Area 9 Total
Total Population	**33,809**	**19,841**	**18,797**	**49,436**	**22,090**	**12,402**	**156,376**
White	25.2%	77.3%	67.5%	14.6%	36.9%	50.2%	**37.2%**
Black	36.4%	3.9%	7.4%	52.9%	21.8%	15.2%	**30.2%**
Hispanic	32.8%	9.2%	10.8%	25.1%	33.7%	26.0%	**24.3%**
Asian**	3.8%	8.0%	12.0%	6.0%	6.6%	6.8%	**6.6%**
Other	1.9%	1.6%	2.2%	1.5%	1.1%	1.7%	**1.7%**
Educational Attainment							
Persons 25 years and over	**21,472**	**13,918**	**14,161**	**28,220**	**13,448**	**8,501**	**99,719**
No High School Diploma	27.0%	5.6%	5.5%	22.7%	28.0%	18.6%	**17.9%**
High School Diploma & higher	73.0%	94.4%	94.5%	77.3%	72.0%	81.4%	**82.1%**
Household Income							
Total Households	**13,911**	**8,205**	**9,413**	**17,437**	**7,803**	**5,234**	**62,003**
Below $25,000	39.7%	17.6%	21.8%	34.6%	30.4%	26.6%	**28.4%**
Above $25,000	60.3%	82.4%	78.2%	65.4%	69.6%	73.4%	**71.6%**
Labor Force							
Persons 16 years and over	**18,006**	**9,793**	**10,843**	**24,111**	**10,275**	**6,620**	**79,647**
Employed	92.1%	96.5%	96.6%	92.8%	92.1%	96.1%	**94.4%**
Unemployed	7.9%	3.5%	3.4%	7.2%	7.9%	3.9%	**5.6%**
Housing							
Total Occupied Units	**13,039**	**8,548**	**9,428**	**17,859**	**7,846**	**5,165**	**61,885**
Owner Occupied	32.7%	63.8%	46.2%	35.8%	59.7%	55.2%	**48.9%**
Renter Occupied	67.3%	36.2%	53.8%	64.2%	40.3%	44.8%	**51.1%**

Source: U.S. Census Bureau, 2000
Compiled by CITY of HOUSTON, Planning and Development Dept.
*Note: * Data at this level is not available for 1990 based on Super Neighborhood boundaries.*
*** Asian includes American Indian & Alaska Native, Native Hawaiian and Other Pacific Islander*

Study Area 10

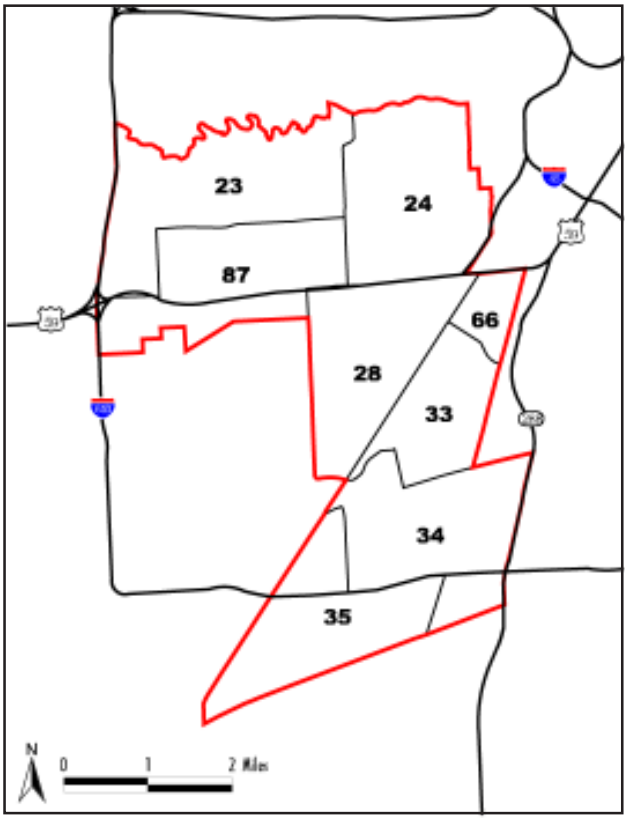
Super Neighborhoods:

23 - Afton Oaks / River Oaks
24 - Montrose
28 - University Place
33 - Medical Center Area
34 - Astrodome Area
35 - South Main
66 - Binz
87 - Greenway / Upper Kirby

Characteristics

- *Total Population: 97,243*
- *Population Density: 7.3 persons per acre*
- *Persons Per Household: 1.74*
- *Total Area: 13,376 acres (20.9 sq miles)*
- *Houston City Council Districts: G, D, H & C*
- *Houston Independent School District*
- *7 Police Beats including bordering beats*
- *< 1% (average) of properties in long-term tax liens (homesteads not included)*

Super Neighborhoods in Study Area



Location within City

Study Area 10 Super Neighborhood Descriptions

Afton Oaks/River Oaks Area includes two of Houston's most prestigious upper-income neighborhoods. River Oaks and Afton Oaks were developed in the 1920s and after World War II, respectively. Many of Afton Oaks' original ranch-style homes are now being extensively renovated or replaced with much larger homes. Afton Oaks/River Oaks Area is conveniently located between Downtown and the Uptown/Galleria area. It also includes Post Oak Park, a mixed-use development in the northwest portion of the neighborhood. The area's garden apartments are now being replaced with luxury homes and townhouses as area land prices rise.

Montrose is an eclectic neighborhood where cottage housing exists side by side with burgeoning townhome developments, large luxury apartment complexes and older duplexes. Many of Houston's historic mansions are Avondale and Courtlandt Place areas. Expiring deed restrictions and development pressures of a fast-growing city led to the conversion of much of the area's finest homes to businesses. The area is populated with restaurants, bars and unique retail shops.

University Place is a group of neighborhoods surrounding Rice University. Some of the area's better neighborhoods are deed restricted and expensive, and include some of the city's finest homes, especially along the live oak esplanades of Sunset, North and South Boulevards. Proximity to the Texas Medical Center has led to intense redevelopment along Holcombe and Main, and on the site of the old Shamrock Hilton hotel. The Village shopping district and the blocks adjacent to Montrose Boulevard have a mix of uses with considerable redevelopment underway.

Medical Center Area includes the original campus of the Texas Medical Center, Hermann Park, and a fringe of private development. The Texas Medical Center has expanded its campus far beyond the original site north of Holcombe and east of Fannin, and has replaced the early restaurants and shopping centers on Main Street with high rise hotels, out-patient clinics and professional buildings. Hermann Park contains the city's zoo, amphitheater, and museum of natural history, and is bordered on the north by several high rise condominiums, a private hospital and a medical museum.

The Astrodome Area includes the commercial and residential developments which have located in what was a virtually empty part of south Houston before the opening of the Astrodome in 1965. The area lies south of South Braeswood Boulevard, extending to Loop 610 further to the south. Plaza Del Oro, a mixed use development by Shell Oil Company, comprises a few technical and medical office buildings and many apartments and condominiums. The majority of residential units in the area are multi-family or single-family attached.

South Main Area is along South Main Street on both sides of Loop 610 including the Astroworld, south of the Loop. Most of the residential development in the area consists of large multi-family complexes, some of which deteriorated in the 1980s. Currently, the South Main Center Association, a major institutional coalition, is an active participant in the Main Street Corridor Project, a public/private partnership to turn Main Street into Houston's signature boulevard.

Binz neighborhood north of Hermann Park is home to the majority of the City's museums. It is nestled between downtown and the Medical Center. The construction of Highway 288 in the 1970s effectively separated it from the Riverside area. Binz is a district of large homes, small apartment buildings and scattered commercial buildings. While many of the pre-World War II buildings have been renovated and some new residential construction has occurred, substantial redevelopment in the area has not taken hold.

The Greenway/Upper Kirby Area is located inside Loop 610, south of Westheimer Road. The area is a mixture of single and multi-family residential uses with office and commercial uses along major thoroughfares. The Southwest Freeway runs through the southernmost part of the area, which includes Greenway Plaza, a major activity and employment center. Kirby Drive, one of the major commercial thoroughfares, is undergoing transformation into an upscale restaurant and retail district.

Study Area 10 Overview

- **Stable Population**

  Population growth in this inner Loop area was slightly below that of the City with proportions of race/ethnic and age groups remaining largely unchanged. Though the population is beginning to diversify, Whites remained a clear majority and the number of Hispanic residents actually decreased. In addition, the study area has an unusually high proportion of working aged population and very low young (0-17 years) population.

- **Continued development activity and rising home values**

  Study Area 10, including Montrose, River Oaks/Afton Oaks, Greenway/Upper Kirby, University Place and Medical Center, has seen significant development activity, particularly high income rental units. During the study period, 8,800 multifamily units were permitted and 3,245 single family units. Only 24% of all residential units are owner occupied. In addition, housing values here exceed the median for Houston ($79,000). Major public and institutional investment in this area will continue to attract new development in the future.

- **Economic outlook continues to improve**

  - ✓ *Educational attainment is unusually high*
  - ✓ *Nearly a third of the population earned $75,000 or more per year.*
  - ✓ *The number of housing units increased 15%*
  - ✓ *Average number of persons per household is very low*
  - ✓ *Over 75% of the population is working age*
  - ✓ *Light rail on Main Street will attract additional residential and commercial investment*

Population by Super Neighborhood

- ***Greenway/Upper Kirby*** *had the largest (38%) change in population from 1990 to 2000 within Study Area 10*
- ***Montrose*** *has the largest share of population in Study Area 10*

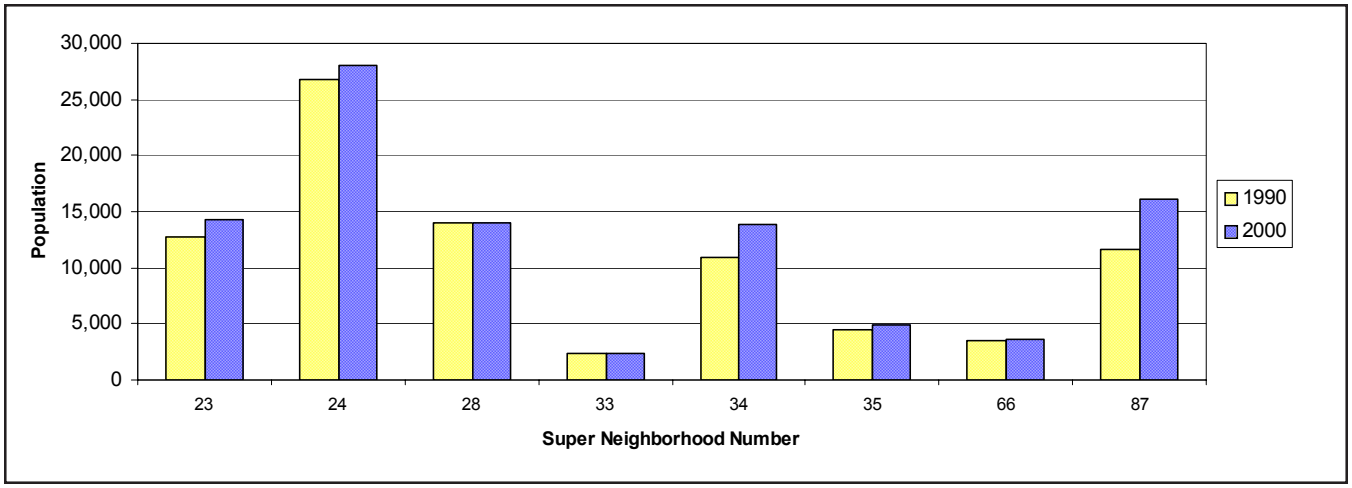
Table 5.10.0.
Population Change by Super Neighborhood (SN)

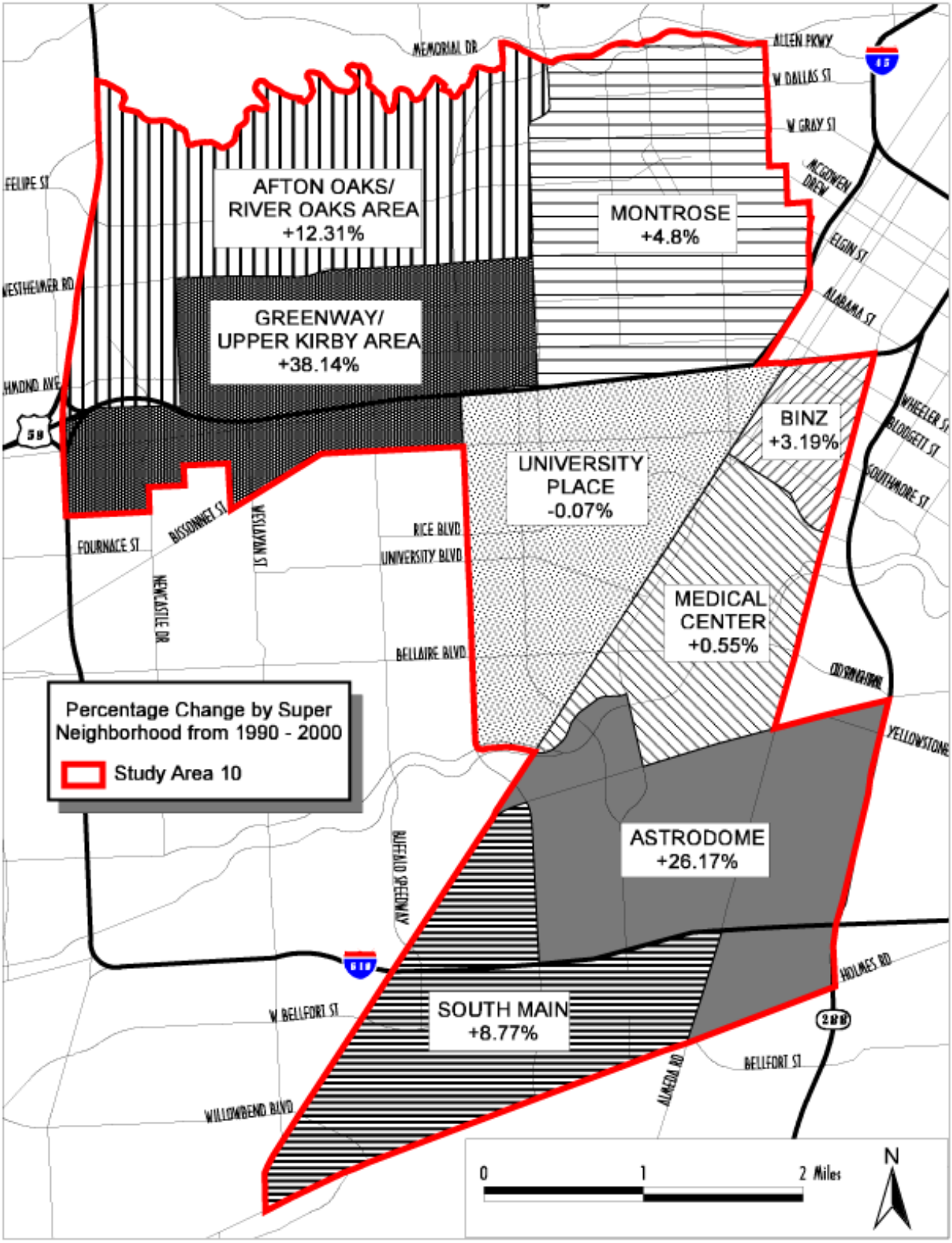
Source: US Census Bureau

Super Neighborhood Name	SN#	1990	2000	# change	% change
Afton Oaks/River Oaks	23	12,744	14,313	1,569	12.3%
Montrose	24	26,733	28,015	1,282	4.8%
University Place	28	14,060	14,050	-10	-0.1%
Medical Center Area	33	2,345	2,358	13	0.6%
Astrodome Area	34	10,963	13,832	2,869	26.2%
South Main	35	4,458	4,849	391	8.8%
Binz	66	3,547	3,660	113	3.2%
Greenway/Upper Kirby	87	11,703	16,166	4,463	38.1%
TOTAL		86,555	97,243	10,688	12.3%

Figure 5.10.0.
Study Area 10 Population Change

Source: US Census Bureau





Map 5.10.1. Population Change by Super Neighborhood 1990 - 2000

Source Data: U. S. Census Bureau 1990-2000

Race and Ethnicity

- *Study Area 10 registered a gain of 7% in White population as opposed to a City-wide loss of 16.5%*
- Between 1990 and 2000, ***Hispanics in the area declined by 4% as opposed to the City's 60% increase***
- *The ethnic and racial makeup of Study Area 10 has remained almost identical in proportion between 1990 and 2000 with the exception of the growth in the Asian population*
- *Asian population increased by 103.1% (52% City-wide)*
- *Population change for Whites increased while their proportion of the total Study Area population decreased*

Table 5.10.1.
Population by Race/Ethnicity

Source: US Census Bureau

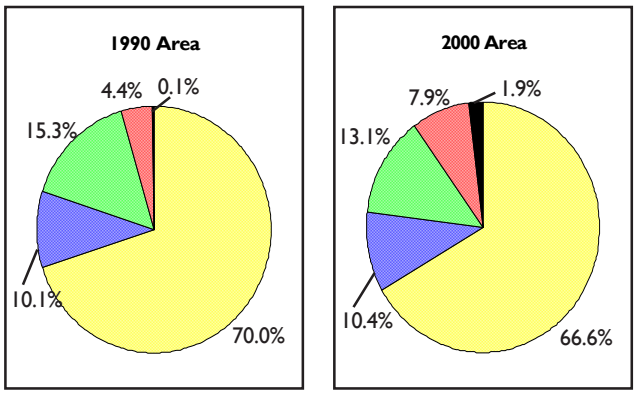
	Study Area 10			City of Houston		
	1990	2000	% change	1990	2000	% change
White	60,563	64,752	6.9%	720,534	601,851	-16.5%
Black	8,783	10,121	15.2%	455,297	487,851	7.2%
Hispanic	13,282	12,754	-4.0%	455,947	730,865	60.3%
Asian	3,804	7,725	103.1%	70,145	106,620	52.0%
Other	123	1,891	1,437.4%	3,361	26,444	686.8%
TOTAL	86,555	97,243	12.3%	1,705,284	1,953,631	14.6%

Note: "Other" category is not directly comparable, as in 2000, it included persons of "two or more races," a category which did not exist in 1990.

Figure 5.10.1.
Population by Race/Ethnicity

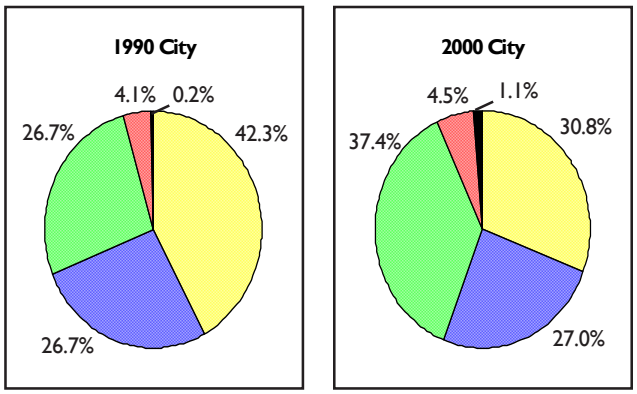
Source: US Census Bureau

Study Area 10--percent of total



Legend as shown above in Table 5.10.1

City of Houston--percent of total



Legend as shown above in Table 5.10.1

Gender and Age

- *Large working age population*
- *More males than females - opposite City-wide proportions*
- *Far-below-average proportions of children and adolescents*
- *Number of small children and of seniors decreased*

Table 5.10.2.
Population by Gender and Age

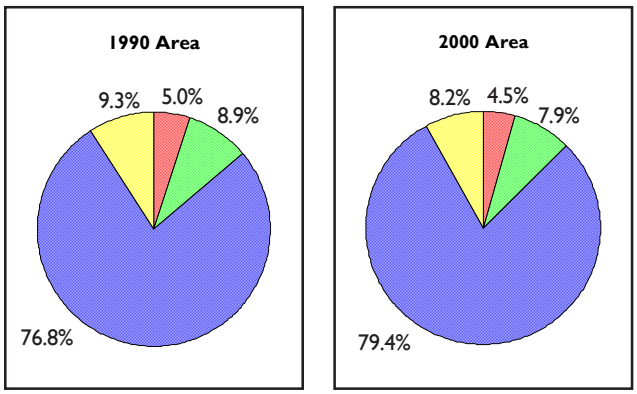
Source: US Census Bureau

	Study Area 10			City of Houston		
	1990	2000	% change	1990	2000	% change
Age 0-4	4,361	4,344	-0.4%	142,168	160,797	13.1%
Age 5-17	7,664	7,730	0.9%	313,825	375,861	19.8%
Age 18-64	66,501	77,204	16.1%	1,108,100	1,252,908	13.1%
Age 65+	8,029	7,965	-0.8%	141,191	164,065	16.2%
MALE	45,357	49,515	9.2%	846,113	975,551	15.3%
FEMALE	41,198	47,728	15.8%	859,171	978,080	13.8%
TOTAL	86,555	97,243	12.3%	1,705,284	1,953,631	14.6%

Figure 5.10.2.
Population by Gender and Age

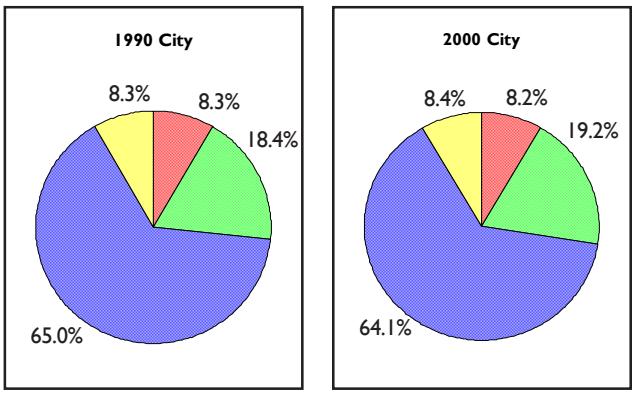
Source: US Census Bureau

Study Area 10--percent of total



Legend as shown above in Table 5.10.2

City of Houston--percent of total



Legend as shown above in Table 5.10.2

Educational Attainment

- *Study Area with the highest percentage of persons with a Graduate Degree*
- *Second highest percentage of population 25+ with college degrees*
- *Lowest proportion with low eductional attainment (high school diploma or less)*

Table 5.10.3.
Population 25 and Over by Educational Attainment

Source: US Census Bureau

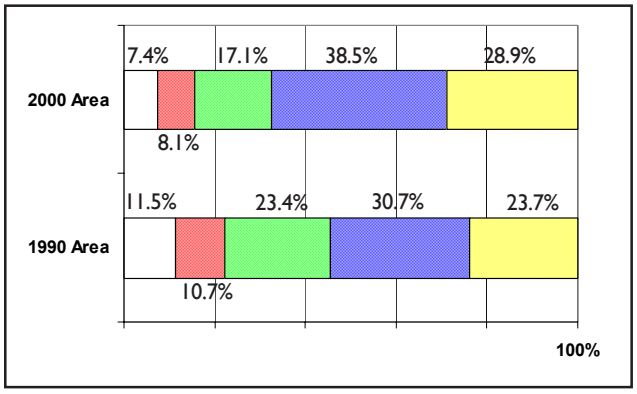
	Study Area 10		
	1990	2000	% change
No Diploma	7,283	5,324	-26.9%
High School	6,809	5,862	-13.9%
Some College	14,896	12,278	-17.6%
Bachelor's	19,521	27,713	42.0%
Grad/Prof.	15,096	20,761	37.5%
TOTAL	63,605	71,939	13.1%

	City of Houston		
	1990	2000	% change
No Diploma	263,458	355,445	34.9%
High School	224,181	245,299	9.4%
Some College	265,983	228,985	-13.9%
Bachelor's	191,128	255,173	33.5%
Grad/Prof.	92,288	116,252	26.0%
TOTAL	1,037,037	1,201,154	15.8%

Figure 5.10.3.
Population 25 and Over by Educational Attainment

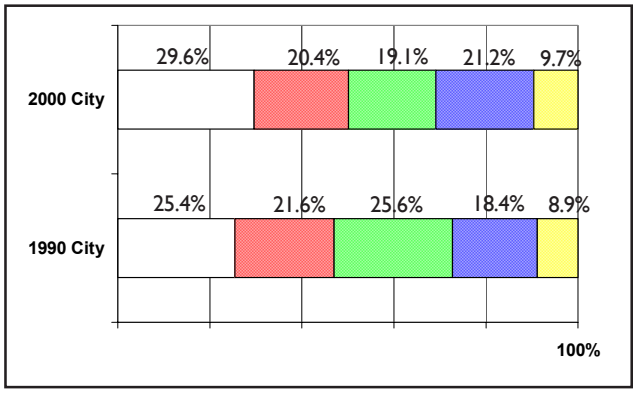
Source: US Census Bureau

Study Area 10--percent of total



Legend as shown above in Table 5.10.3

City of Houston--percent of total



Legend as shown above in Table 5.10.3

Housing and Households

- *Higher than average proportion of renters*
- *Owner occupied units slowly increasing*
- *Total housing units incrased more than City average*
- *Number of persons per household fell and remains considerably lower than City-wide*

- *2000 Total Units 60,152*
  Single-family 25,722
  Multi-family 34,421
  Other 9

Table 5.10.4. Household Characteristics

Source: US Census Bureau

	Study Area 10			City of Houston		
	1990	2000	% change	1990	2000	% change
HOUSEHOLDS	45,033	53,774	19.4%	638,705	717,945	12.4%
persons per HH	1.80	1.74	-3.3%	2.60	2.67	2.7%

Table 5.10.5. Housing Units by Tenure

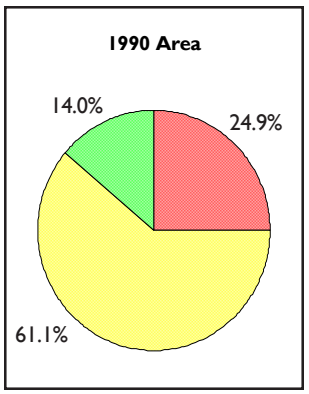
Source: US Census Bureau

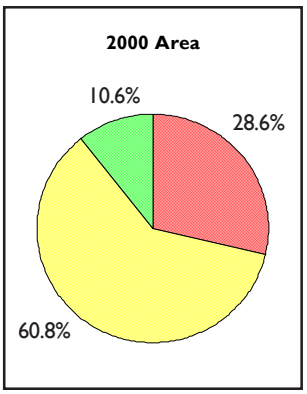
	Study Area 10			City of Houston		
	1990	2000	% change	1990	2000	% change
Occupied	45,033	53,774	19.4%	638,705	717,945	12.4%
Owner	13,060	17,230	31.9%	293,355	328,741	12.1%
Renter	31,973	36,544	14.3%	345,350	389,204	12.7%
Vacant	7,331	6,378	-13.0%	112,928	64,064	-43.3%
TOTAL UNITS	52,364	60,152	14.9%	751,633	782,009	4.0%

Figure 5.10.4. Housing Units by Tenure

Source: US Census Bureau

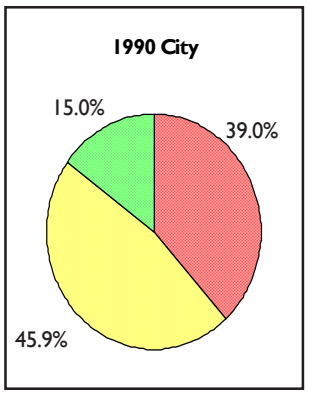
Study Area 10--percent of total

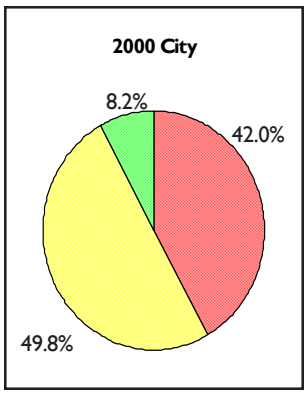




Legend as shown above in Table 5.10.5

City of Houston--percent of total





Legend as shown above in Table 5.10.5

Household Income

- *In the Study Area, the proportion of households with an income of $15,000 or less dropped from 23.8% in 1990 to 14.0% in 2000 (slightly below the City averages of 27.1% and 18.4% respectively).*
- *Two of the Super Neighborhoods have unemployment rates comparable to the City (Medical Center and Binz). The remaining Super Neighborhoods had unemployment rates well below the City's while South Main has the highest with a rate of 10.3%.*
- *4th Largest median income of all Study Areas; $56,157*
- *Largest number of households with income over $75,000*
- *Income growth greater than City average*

Table 5.10.6.
Households by Household Income

Source: US Census Bureau

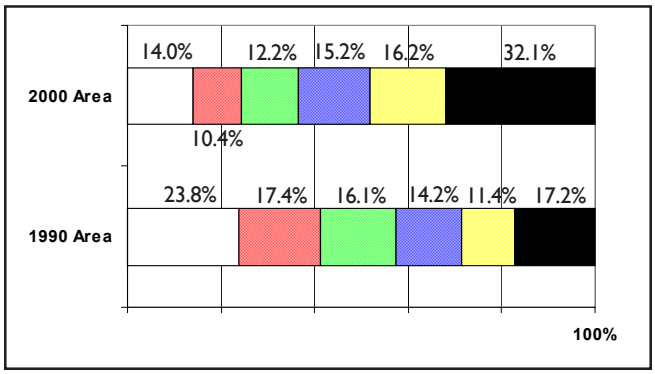
	Study Area 10			City of Houston		
	1990	2000	% change	1990	2000	% change
< $15K	10,991	7,297	-33.6%	175,900	132,457	-24.7%
$15K—$25K	8,049	5,424	-32.6%	125,425	105,887	-15.6%
$25K—$35K	7,455	6,394	-14.2%	101,625	104,792	3.1%
$35K-$50K	6,568	7,939	20.9%	99,947	117,451	17.5%
$50K-$75K	5,260	8,478	61.2%	82,150	116,362	41.6%
>$75K	7,934	16,769	111.3%	64,395	141,948	120.4%
TOTAL	46,258	52,301	13.1%	649,442	718,897	10.7%

Note: The total number of households shown in this table is based on sample data.

Figure 5.10.5.
Households by Household Income

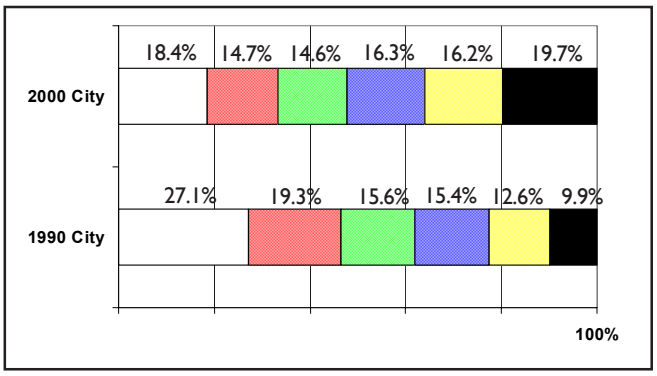
Source: US Census Bureau

Study Area 10--percent of total



Legend as shown above in Table 5.10.6

City of Houston--percent of total



Legend as shown above in Table 5.10.6

Study Area 10 Land Use Patterns

- *Constitutes only 3.5% of City land area but:*
  7.9% of all Multi-family land
  12.1% of all office land

Study Area 10 is located inside Loop 610 south of Buffalo Bayou, extending south just beyond the southern portion of Loop 610. It encompasses 13,376 acres of land, of which more than 30% are residential uses. Concentrations of public and institutional growth are located here including Texas Medical Center, Hermann Park, Museum District, Rice University, Rice Village and Saint Thomas University.

Single-family residential constitutes about 21% of this area. The overwhelming majority of these parcels are located north of Brays Bayou. Single-family uses grew in the area by 6.4%, from 2,694 acres in 1990 to 2,864 acres in 2000. Between 1990 and 2000 new housing construction has tended to concentrate north of US 59 and west of Downtown.

Multi-family residential uses are about 9% of acreage in this Study Area, up by more than 30% from 889 acres in 1990 to 1,164 acres in 2000. Multi-family residential uses are located in the Reliant Park area, around Old Spanish Road, and toward the south. In the northern part

Figure 5.10.6. Study Area 10 Land Use

Source: City of Houston GIS

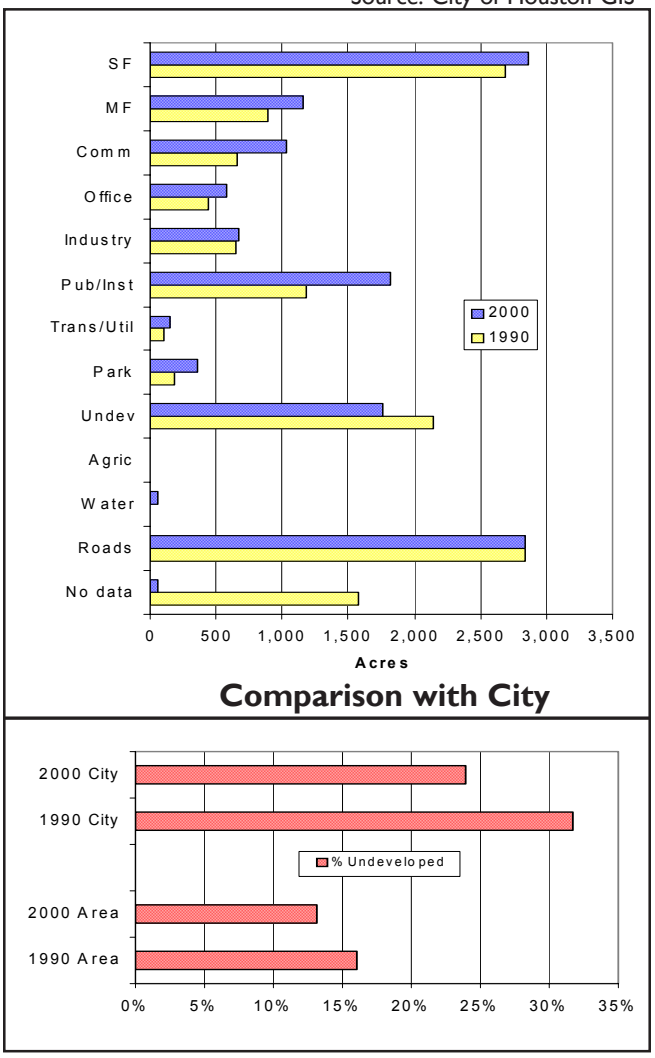
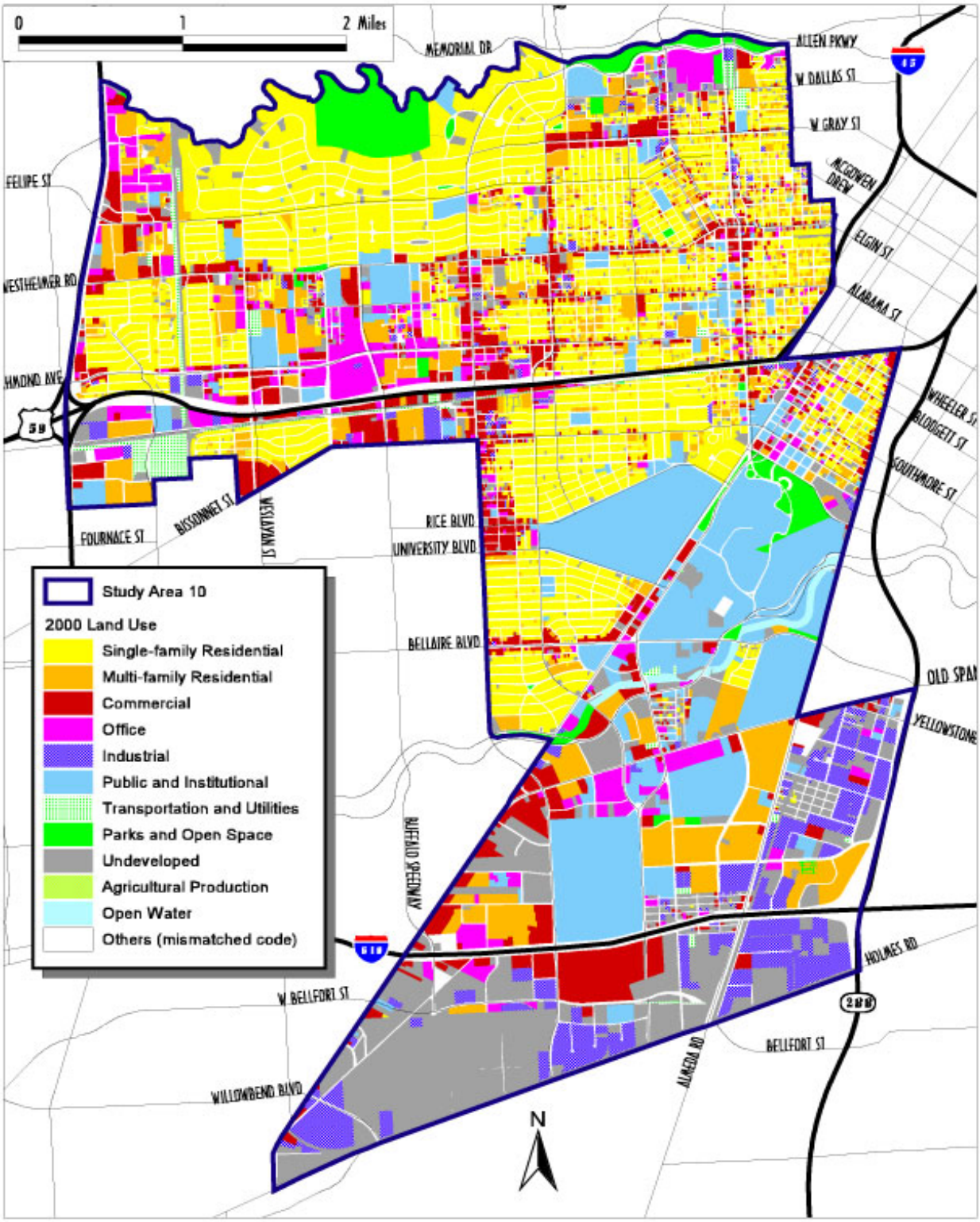


Table 5.10.7. Acreage by Land-Use Category

Note: Many land parcels were coded incorrectly in 1990, so percentage changes often appear unusually large.

Source: City of Houston GIS

	Study Area 10			City of Houston		
	1990	2000	% change	1990	2000	% change
Single-Family (SF)	2,693.6	2,864.9	6.4%	75,587.9	79,800.7	5.6%
Multi-Family (MF)	888.9	1,163.5	30.9%	12,256.3	14,648.2	19.5%
Commercial (Com)	661.8	1,030.3	55.7%	12,281.1	15,386.2	25.3%
Office	446.1	582.7	30.6%	4,031.2	4,811.9	19.4%
Industrial	644.4	677.4	5.1%	21,361.8	25,762.2	20.6%
Public/Institutional	1,186.2	1,820.6	53.5%	13,341.7	20,061.5	50.4%
Trans/Utilities	100.3	149.0	48.6%	3,601.2	11,665.9	223.9%
Parks/Open Space	187.0	362.6	93.9%	1,460.2	32,089.7	2097.6%
Undeveloped	2,141.6	1,757.0	-18.0%	120,734.2	91,366.6	-24.3%
Agricultural	0.0	0.0	0.0%	5,751.2	10,017.4	74.2%
Open Water	0.0	63.0	—	1,226.7	13,905.4	1033.6%
Roads	2,844.5	2,844.5	0.0%	56,559.1	56,559.1	0.0%
No Data	1,581.9	60.7	-96.2%	52,355.0	4,472.8	-91.5%



Map 5.10.2. Land Use 2000

Source Data: Harris County Appraisal District (HCAD)

of the Study Area, multi-family residential uses tend to concentrate in the northeast corner between Buffalo Bayou and Westheimer Road, and south of Westheimer between Wesleyan and Buffalo Speedway. Between 1990 and 2000 apartment construction grew considerably. Almost 8,600 units were built in the decade, showing the highest growth in multi-family units, second only to Study Area 7, which contains the Galleria. Apartment buildings and condominiums were built mainly north of the Brays Bayou, and in even greater numbers, north of US 59.

Commercial and Office land uses cover slightly more than 12% of the land. Commercial land accounted for 7.7% in 2000. With sizable concentrations of development located along Kirby Drive, US 59, Richmond Ave., Westheimer Road, and Bissonet St., in the northern portion of the Study Area; also along South Main St., Bellaire Blvd, Old Spanish Trail and south of Loop 610 in the southern portion. Office uses cluster in Greenway Plaza and the Medical Center and also on Allen Parkway in the vicinity of Montrose, and north of Reliant Park. Commercial land uses expanded from 661 acres in 1990 to 1,030 acres in 2000, and office increased from 446 to 583 acres in the same period. Although most of the growth shown in the 2000 map reflects mismatched information and reclassification of the 1990 land use data, commercial and office land have been growing. Some industrial and residential parcels have been converted into commercial uses, especially along Montrose and South Main in Midtown. New commercial and office development are also increasing along the major thoroughfares and in the already established areas.

Industrial uses have expanded slowly, from 644 acres in 1990 to 677 acres in 2000. In 2000, industrial uses covered 5% of the land, located primarily in the southern portion of the Study Area, more specifically south of Old Spanish Trail between SH 288 and Almeda Rd., and south of Loop 610. Part of the growth in the last decade is due to use of vacant land, and part is due to data reclassification. New warehouse development is increasing south of Old Spanish Road.

Transportation and utilities make up 11% of the land in the Study Area. The largest concentration of this land is located in the vicinity of the intersection of US 59 and Loop 610.

Parks and open space occupy 2.7% of the land in the study area including Hermann Park and linear parks along the Brays and Buffalo Bayous. Most of the increase from 1990 to 2000 is the result of reclassification of land along Buffalo and Brays Bayous.

Public and institutional uses account for 13.6% of the total land, about 1,800 acres, the largest amount of any Study Area. Public and institutional land is concentrated along South Main and includes the Texas Medical Center, Rice University, Museum District and Reliant Park. To the north of US 59 and to the west of Montrose is located Saint Thomas University. Between 1990 and 2000 several major institutional projects have been completed or are in construction: the Texas Medical Center added two new hospitals and parking garage; two new museums were built, including the MFA expansion; The University of Saint Thomas added a new science building and a chapel; and Rice University added a new residence for students.

Vacant land accounts for about 13% of the land in the Study Area. Vacant land decreased from 2,141 acres in 1990 to 1,757 acres in 2000. Vacant parcels are mainly located south of the Texas Medical Center, between South Main Street and Holmes Road. Vacant land has decreased mostly because of growth in institutional uses and park space.

Roads cover 21.3% of the area, higher than the citywide figure of 15%. Major roads crossing the Study Area include US 59 in the north, Loop 610 in the south and SH 288 on the eastern boundary. Other important roads are South Main Street and Fannin, which will include a light rail line running from Downtown to Reliant Park.

Table 5.10.8.
2000 Demographics by Super Neighborhood

	Super Neighborhood			
	AFTON OAKS RIVER OAKS AREA #23	MONTROSE #24	UNIVERSITY PLACE #28	MEDICAL CENTER AREA #33
Total Population	**14,313**	**28,015**	**14,050**	**2,358**
White	85.7%	67.6%	83.7%	47.1%
Black	1.7%	3.6%	1.8%	8.1%
Hispanic	8.1%	23.2%	6.7%	9.5%
Asian**	2.9%	3.8%	6.0%	33.2%
Other	1.5%	1.7%	1.8%	2.0%
Educational Attainment				
Persons 25 years and over	**11,320**	**21,976**	**9,842**	**1,964**
No High School Diploma	3.5%	13.1%	2.4%	10.7%
High School Diploma & higher	96.5%	86.9%	97.6%	89.3%
Household Income				
Total Households	**7,454**	**16,300**	**6,482**	**985**
Below $25,000	11.3%	28.0%	18.1%	32.4%
Above $25,000	88.7%	72.0%	81.9%	67.6%
Labor Force				
Persons 16 and over	**8,657**	**20,321**	**8,755**	**1,213**
Employed	97.6%	96.4%	95.3%	93.0%
Unemployed	2.4%	3.6%	4.7%	7.0%
Housing				
Total Occupied Units	**7,401**	**16,239**	**6,538**	**1,061**
Owner Occupied	51.7%	29.7%	55.4%	34.6%
Renter Occupied	48.3%	70.3%	44.6%	65.4%

	Super Neighborhood				
	ASTRODOME AREA #34	SOUTH MAIN #35	BINZ #66	GREENWAY UPPER KIRBY AREA #87	Study Area 10 Total
Total Population	**13,832**	**4,849**	**3,660**	**16,166**	**97,243**
White	41.5%	10.0%	31.7%	82.3%	**66.6%**
Black	20.0%	73.3%	46.1%	2.5%	**10.4%**
Hispanic	9.5%	9.9%	18.1%	9.0%	**13.1%**
Asian**	25.6%	4.4%	2.8%	4.7%	**7.9%**
Other	3.4%	2.4%	1.4%	1.5%	**1.9%**
Educational Attainment					
Persons 25 years and over	**7,884**	**3,001**	**2,704**	**13,247**	**71,939**
No High School Diploma	1.1%	13.9%	25.7%	3.0%	**9.2%**
High School Diploma & higher	98.9%	86.1%	74.3%	97.0%	**90.8%**
Household Income					
Total Households	**6,555**	**2,447**	**1,570**	**10,507**	**52,301**
Below $25,000	32.4%	40.5%	35.2%	20.5%	**27.3%**
Above $25,000	67.6%	59.5%	64.8%	79.5%	**72.7%**
Labor Force					
Persons 16 and over	**7,015**	**2,870**	**2,003**	**11,656**	**62,491**
Employed	98.1%	89.7%	92.6%	98.3%	**95.1%**
Unemployed	1.9%	10.3%	7.4%	1.7%	**4.9%**
Housing					
Total Occupied Units	**7,878**	**2,573**	**1,575**	**10,509**	**53,774**
Owner Occupied	17.9%	8.3%	25.3%	24.5%	**30.9%**
Renter Occupied	82.1%	91.7%	74.7%	75.5%	**69.1%**

Source: U.S. Census Bureau, 2000
Compiled by CITY of HOUSTON, Planning and Development Dept.
*Note: * Data at this level is not available for 1990 based on Super Neighborhood boundaries.*
*** Asian includes American Indian & Alaska Native, Native Hawaiian and Other Pacific Islander*

Study Area 11

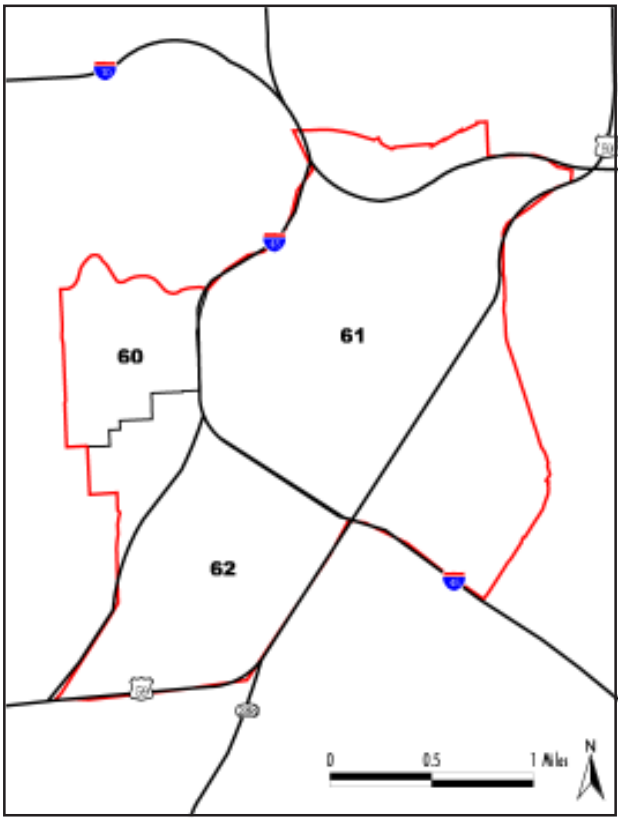
Super Neighborhoods:

60- Fourth Ward
61- Downtown
62- Midtown

Characteristics

- *Total Population: 19,498*
- *Largest population change (48.5%) from 1990 to 2000*
- *Population Density: 6.9 persons per acre*
- *Persons Per Household: 1.82*
- *Total Area: 2,827 acres (4.42 sq miles)*
- *Houston City Council Districts: D, H & I*
- *Houston Independent School District*
- *5 Police Beats (including bordering beats)*
- *2.3% (average) of properties in long-term tax liens (homesteads not included)*

Super Neighborhoods in Study Area



Location within City

Study Area 11 Super Neighborhood Descriptions

Fourth Ward has been a community in transition for an extended period of time. The heart of this community was Freedman's Town, a settlement of freed slaves on the western edge of the post-Civil War city. Fourth Ward was a major commercial and cultural center for Houston's widely scattered African American community. After the construction of Interstate 45 cut off the eastern edge of the community, that portion was redeveloped as the Allen Center office, hotel, and retail center. Since then, absentee property owners have anticipated redevelopment of the remaining area. The Allen Parkway Village public housing project was built in the area during the 1940s, and its recent redevelopment has helped spur redevelopment of the remaining area. A major portion of the Fourth Ward has been included within a newly created tax increment reinvestment zone.

Downtown is the birthplace of Houston. The construction of a ring of freeways in the 1960s and 1970s created the modern boundaries of downtown. The area extends into a transitional warehouse and light industrial area to the southeast, a part of which was included in the Third Ward before the Gulf Freeway was built in the 1950s. This area includes Houston's first Chinatown. Downtown was once the city's retail hub, but suburban development in the 1970s and 1980s reduced its importance, even as millions of square feet of new office space added tens of thousands of new workers. Loft conversions in older, often vacant office/commercial buildings are adding a new and welcome residential element to downtown.

Midtown was a fashionable residential district before World War I. However, encroaching commercial development and heavy traffic sent high-income homeowners in search of quieter neighborhoods, thereby leaving the area a mix of old homes, small apartment buildings and low-rise commercial buildings. For many years, the only stability in the community was a number of surviving churches and the Houston Community College campus in the old San Jacinto High School building. More recently, a Vietnamese business district has arisen along Milam, Webster, Fannin and San Jacinto. Spurred by the Midtown TIRZ, luxury apartment/townhome construction has begun in the western edge of the community and in areas close to Baldwin Park.

Study Area 11 Overview

- **Study Area 11's population has changed significantly since 1990.**
  In contrast to the previous decade's low growth (1%), the population grew by 48%. New residents tend to be primarily White, Asian, or Hispanic. The Black population declined slightly with Whites making up the largest share of the increase.

- **Study Area 11's development patterns have exhibited a great deal of change since 1990.**
  This Study Area has witnessed unprecedented development activity, especially in terms of new multi-family residential. Permits for more than 3,100 units were issued between 1992 and 2000. New development is also changing the area outside the Central Business District from one of low-density single-family homes to a more mixed-use, high-density area.

- **Current trends towards urban, mixed-use development patterns will continue.**
  Considering its central location, this Study Area has a great deal of vacant land (453 acres). In all likelihood both new development and redevelopment will continue thanks to the efforts and activities of the Tax Increment Reinvestment Zone (TIRZ), the Downtown Management District and Central Houston. The Houston Main Street Corridor Revitalization Project and the Light Rail Transit (coming on-line in early 2004) both run through the middle of Study Area 11 as it extends from north of Downtown south to Loop 610 South. This access to transit will make urban, mixed-use development patterns especially attractive and viable.

- **Study Area 11's population is increasingly divided along economic lines.**
  - ✓ *A substantial population with low educational attainment and low income remains in the area.*
  - ✓ *In the 1990s, incoming population had high levels of education and income. This new population is also of working age and consists of smaller households. It has probably been attracted to the area by its proximity to downtown.*

Population by Super Neighborhood

- *Midtown and especially Downtown both saw substantial population increases.*
- *Fourth Ward saw a small decline in populaion.*

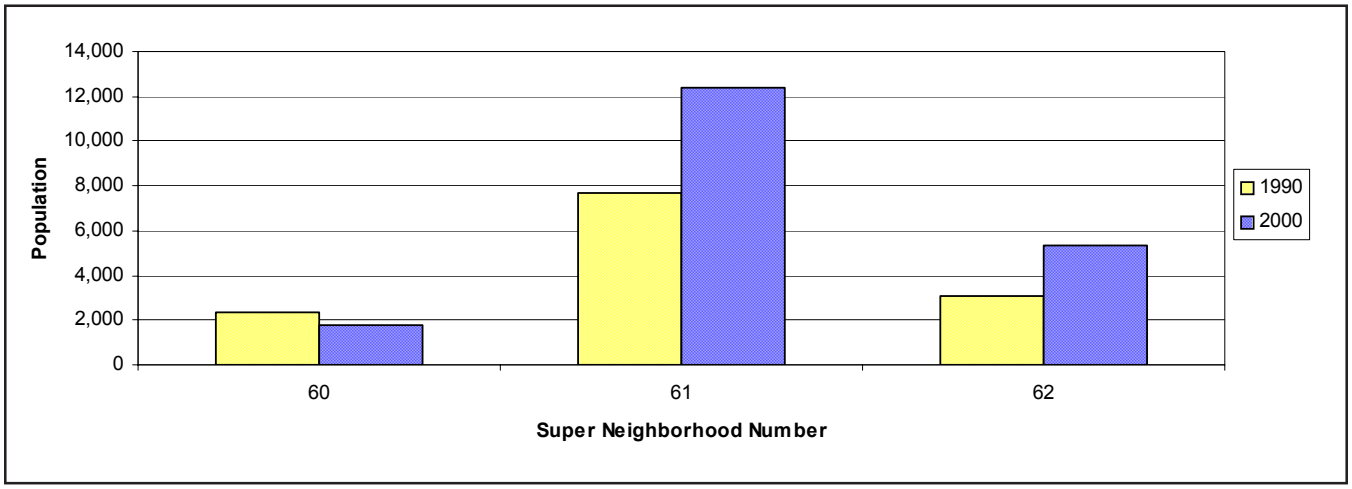
Table 5.11.0.
Population Change by Super Neighborhood (SN)

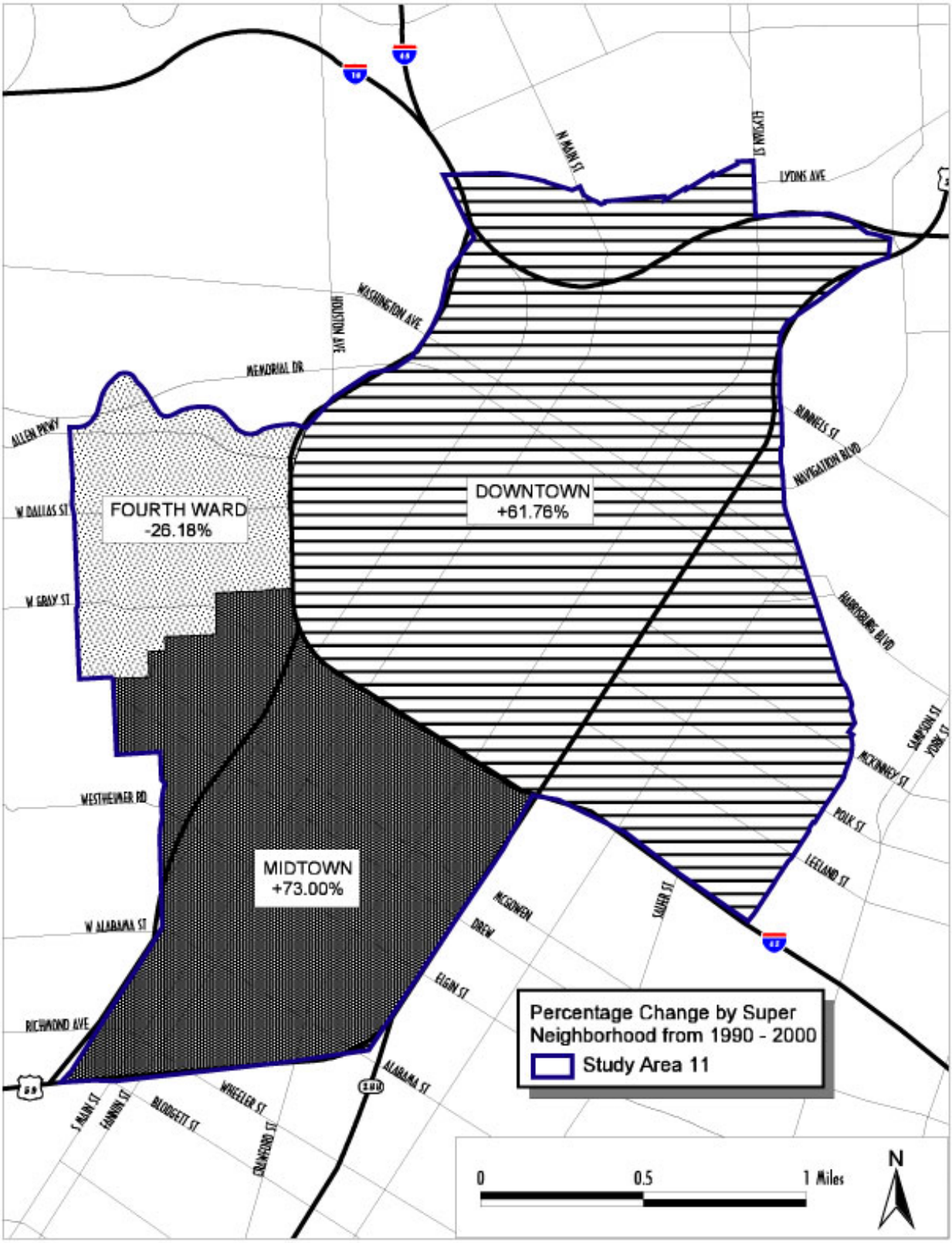
Source: US Census Bureau

Super Neighborhood Name	SN#	1990	2000	# change	% change
Fourth Ward	60	2,357	1,740	-617	-26.2%
Downtown	61	7,670	12,407	4,737	61.8%
Midtown	62	3,070	5,311	2,241	73.0%
TOTAL		13,099	19,458	6,359	48.5%

Figure 5.11.0.
Study Area 11 Population Change

Source: US Census Bureau





Map 5.11.1. Population Change by Super Neighborhood 1990-2000

Source Data: U. S. Census Bureau 1990-2000

Race and Ethnicity

- *Explosive growth*
- *White populations increased, contrary to City-wide trend*
- *Black population no longer the largest ethnic group in Study Area 11*

Table 5.11.1.
Population by Race/Ethnicity

Source: US Census Bureau

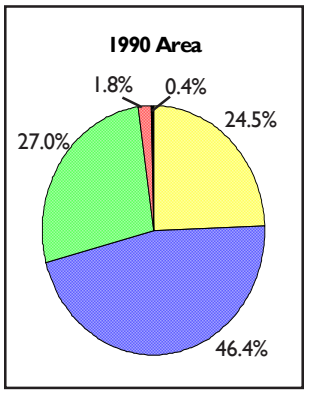
	Study Area 11			City of Houston		
	1990	2000	% change	1990	2000	% change
White	3,204	6,781	111.6%	720,534	601,851	-16.5%
Black	6,074	6,670	9.8%	455,297	487,851	7.2%
Hispanic	3,538	5,295	49.7%	455,947	730,865	60.3%
Asian	230	535	132.6%	70,145	106,620	52.0%
Other	53	177	234.0%	3,361	26,444	686.8%
TOTAL	13,099	19,458	48.5%	1,705,284	1,953,631	14.6%

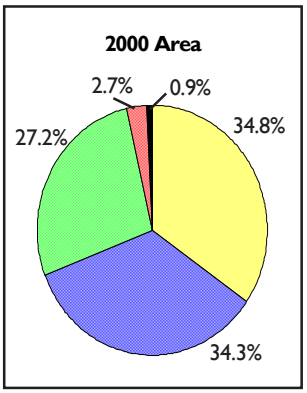
Note: "Other" category is not directly comparable, as in 2000, it included persons of "two or more races," a category which did not exist in 1990.

Figure 5.11.1.
Population by Race/Ethnicity

Source: US Census Bureau

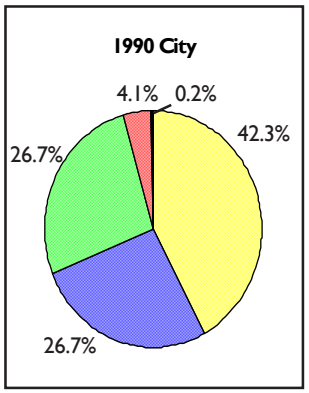
Study Area 11--percent of total

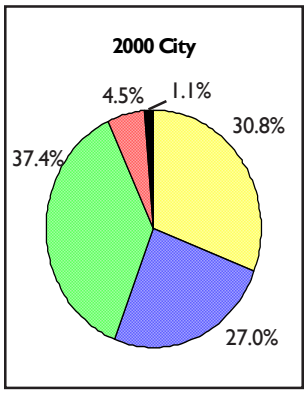




Legend as shown above in Table 5.11.1

City of Houston--percent of total





Legend as shown above in Table 5.11.1

Gender and Age

- *Highest proportion of working age population; other age groups decreasing*
- *Male population is significantly higher than Female*
- *Percentage of persons under 18 is less than one-third that in the City as a whole*

Table 5.11.2.
Population by Gender and Age

Source: US Census Bureau

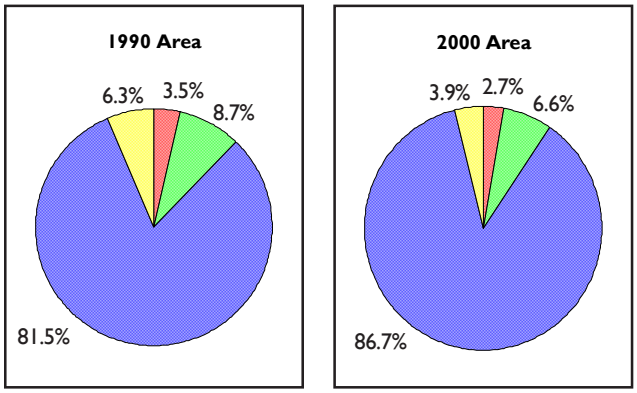
	Study Area 11		
	1990	2000	% change
Age 0-4	464	534	15.2%
Age 5-17	1,143	1,293	13.2%
Age 18-64	10,670	16,873	58.1%
Age 65+	823	758	-7.9%
MALE	8,973	14,289	59.2%
FEMALE	4,126	5,169	25.3%
TOTAL	13,099	19,458	48.5%

	City of Houston		
	1990	2000	% change
Age 0-4	142,168	160,797	13.1%
Age 5-17	313,825	375,861	19.8%
Age 18-64	1,108,100	1,252,908	13.1%
Age 65+	141,191	164,065	16.2%
MALE	846,113	975,551	15.3%
FEMALE	859,171	978,080	13.8%
TOTAL	1,705,284	1,953,631	14.6%

Figure 5.11.2.
Population by Gender and Age

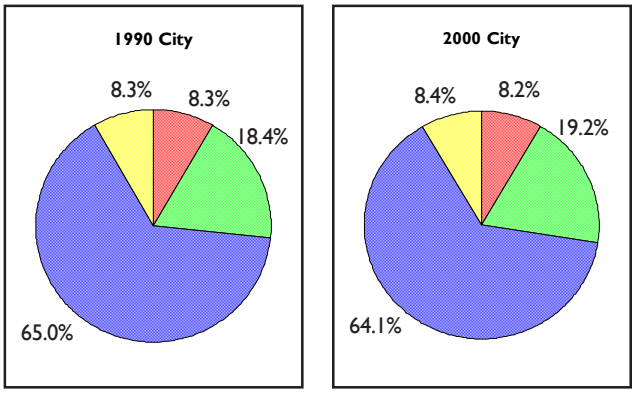
Source: US Census Bureau

Study Area 11--percent of total



Legend as shown above in Table 5.11.2

City of Houston--percent of total



Legend as shown above in Table 5.11.2

Educational Attainment

- *Educational attainment is improving in the area*
- *The combined percentage of college and graduate degree holders increased substantially*

Table 5.11.3.
Population 25 and Over by Educational Attainment

Source: US Census Bureau

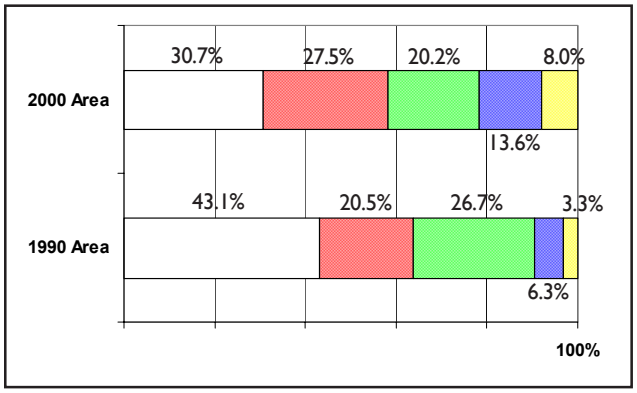
	Study Area 11		
	1990	2000	% change
No Diploma	3,834	4,231	10.4%
High School	1,826	3,794	107.7%
Some College	2,376	2,788	17.3%
Bachelor's	560	1,881	235.6%
Grad/Prof.	292	1,109	279.8%
TOTAL	8,889	13,803	55.3%

	City of Houston		
	1990	2000	% change
No Diploma	263,458	355,445	34.9%
High School	224,181	245,299	9.4%
Some College	265,983	228,985	-13.9%
Bachelor's	191,128	255,173	33.5%
Grad/Prof.	92,288	116,252	26.0%
TOTAL	1,037,037	1,201,154	15.8%

Figure 5.11.3.
Population 25 and Over by Educational Attainment

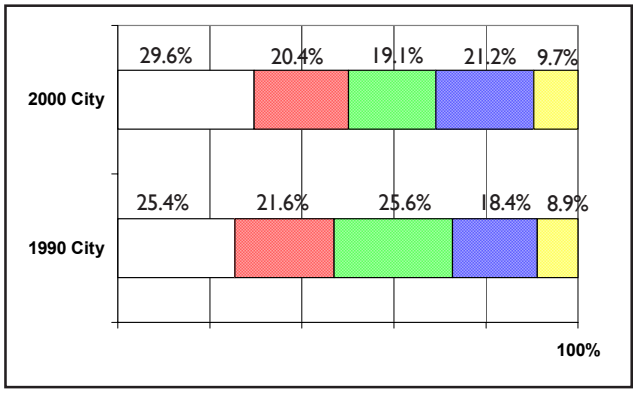
Source: US Census Bureau

Study Area 11--percent of total



Legend as shown above in Table 5.11.3

City of Houston--percent of total



Legend as shown above in Table 5.11.3

Housing and Households

- *Higher than average renter population*
- *28% increase in new housing units*

- *2000 Total Units* *5,528*
  Single-family *2,662*
  Multi-family *2,866*
  Other *0*

Table 5.11.4. Household Characteristics

Source: US Census Bureau

	Study Area 11			City of Houston		
	1990	2000	% change	1990	2000	% change
HOUSEHOLDS	3,153	4,301	36.4%	638,705	717,945	12.4%
persons per HH	2.30	1.82	-21.0%	2.60	2.67	2.7%

Table 5.11.5:. Housing Units by Tenure

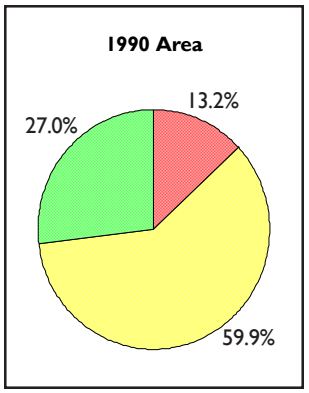
Source: US Census Bureau

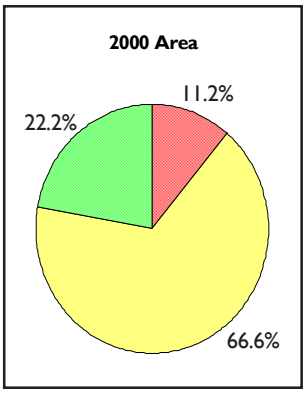
	Study Area 11			City of Houston		
	1990	2000	% change	1990	2000	% change
Occupied	3,153	4,301	36.4%	638,705	717,945	12.4%
Owner	568	619	9.0%	293,355	328,741	12.1%
Renter	2,585	3,682	42.4%	345,350	389,204	12.7%
Vacant	1,166	1,227	5.2%	112,928	64,064	-43.3%
TOTAL UNITS	4,319	5,528	28.0%	751,633	782,009	4.0%

Figure 5.11.4. Housing Units by Tenure

Source: US Census Bureau

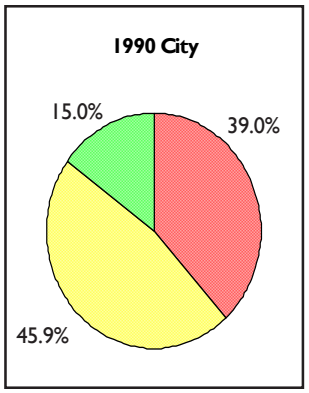
Study Area 11--percent of total

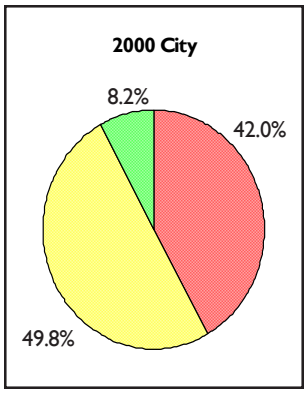




Legend as shown above in Table 5.11.5

City of Houston--percent of total





Legend as shown above in Table 5.11.5

Household Income

- *Above-average median income ($38,494)*
- *Fourth-highest percentage of households with income under $15,000*
- *Large growth in number of households*
- *Income growth much greater than City average*
- *High unemployment*

Table 5.11.6.
Households by Household Income

Source: US Census Bureau

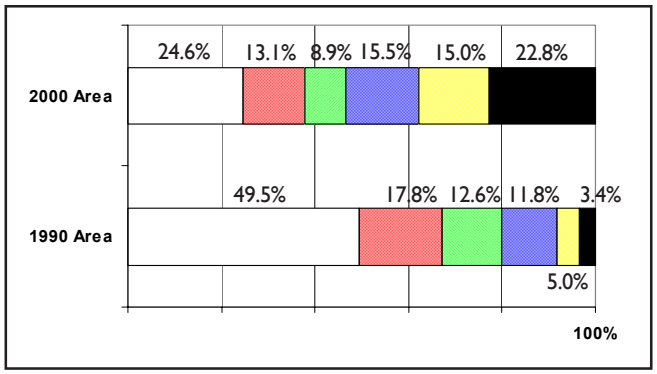
	Study Area 11			City of Houston		
	1990	2000	% change	1990	2000	% change
< $15K	1,252	1,069	-14.6%	175,900	132,457	-24.7%
$15K—$25K	451	569	26.2%	125,425	105,887	-15.6%
$25K—$35K	317	385	21.3%	101,625	104,792	3.1%
$35K—$50K	298	674	126.0%	99,947	117,451	17.5%
$50K—$75K	125	650	418.7%	82,150	116,362	41.6%
>$75K	85	990	1,062.2%	64,395	141,948	120.4%
TOTAL	2,529	4,338	71.5%	649,442	718,897	10.7%

Note: The total number of households shown in this table is based on sample data.

Table 5.11.5.
Households by Household Income

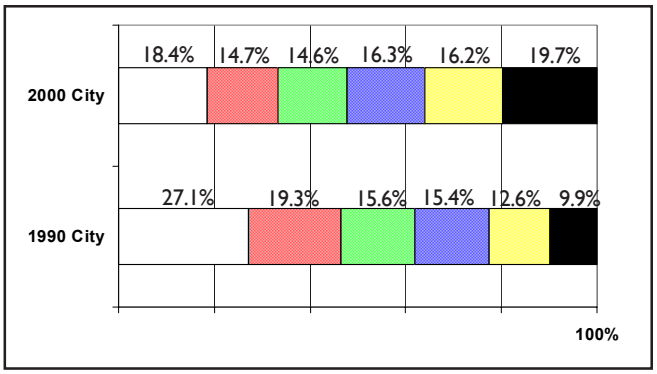
Source: US Census Bureau

Study Area 11--percent of total



Legend as shown above in Table 5.11.6

City of Houston--percent of total



Legend as shown above in Table 5.11.6

Study Area 11 Land Use Patterns

- *Smallest most urban Study Area, covering 2,867 acres.*
- *Includes Downtown and Midtown Houston.*

Study Area 11 is the smallest most urban Study Area, covering 2,827 acres. This area includes Downtown and Midtown Houston.

Single-family uses cover 3.1% of the total land and are concentrated to the west of Downtown, between West Dallas St. and Westheimer Rd., and to the south between Elgin St. and US 59. Many single-family units were demolished during the1990s in these areas.

Multi-family residential uses experienced 43.6% growth. Between 1990 and 2000, about 2,200 multi-family units were built in Midtown, mainly along Louisiana St. and in the West Grey St. area. This development was fairly dense as the total multi-family acreage remained fairly small.

Commercial and office uses comprise 15% of the total land, having decreased about 10 acres since 1990. Commercial land uses are concentrated mainly in Downtown and Midtown, and office uses are overwhelmingly located in Downtown. During the 1990's

Figure 5.11.6. Study Area 11 Land Use

Source: City of Houston GIS

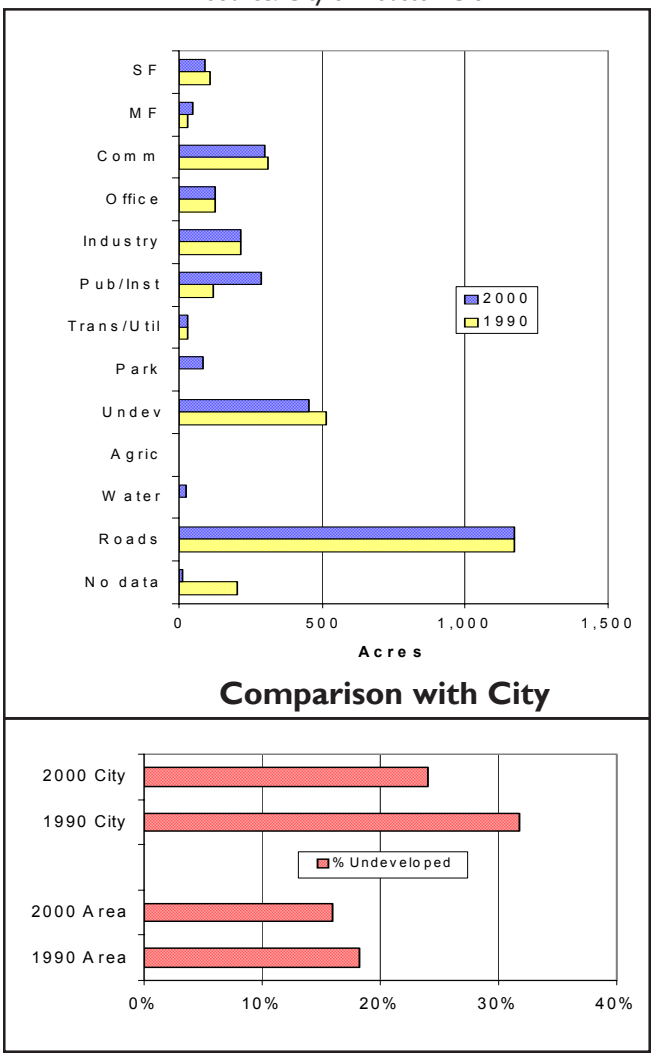
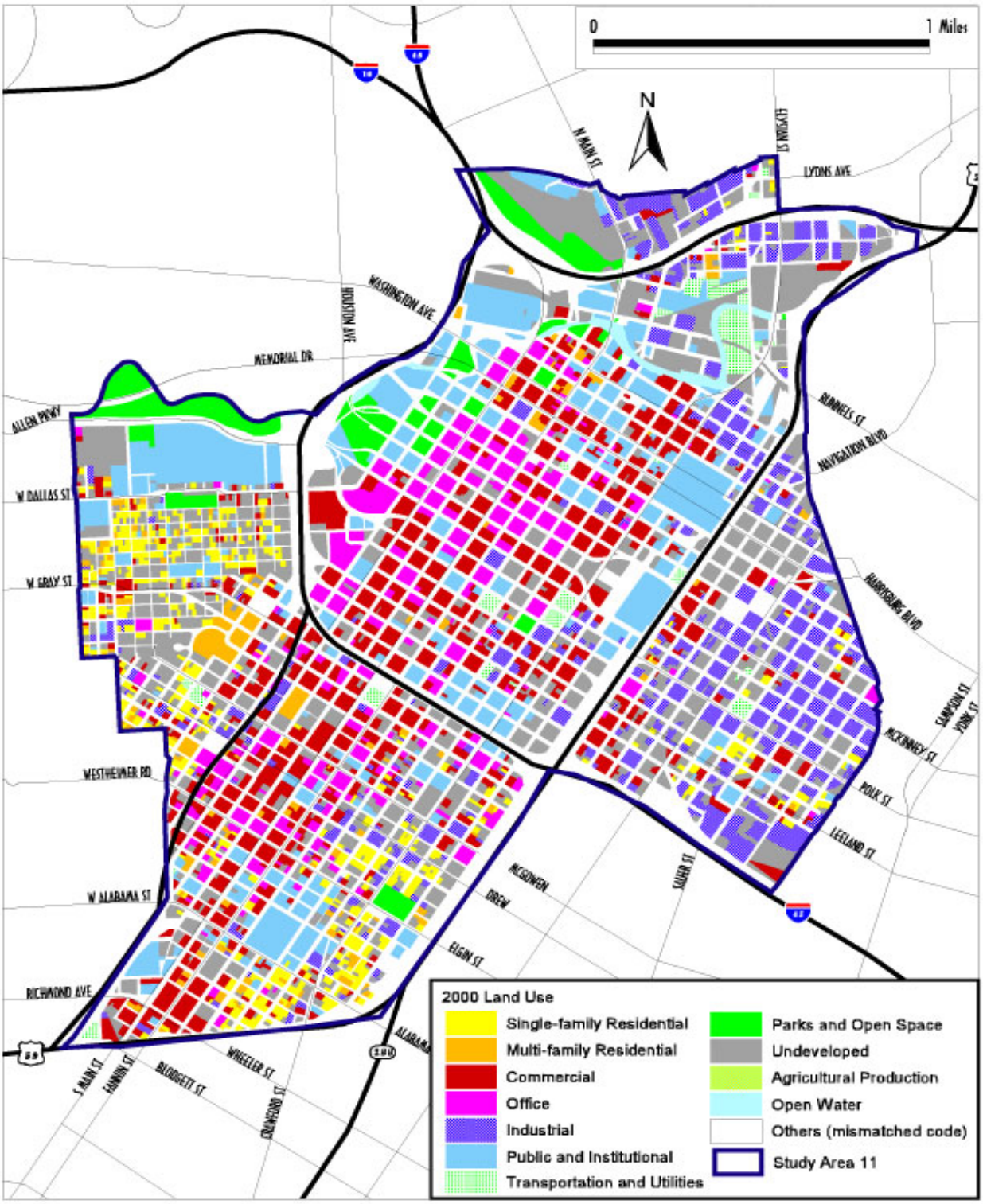


Table 5.11.7. Acreage by Land-Use Category

Note: Many land parcels were coded incorrectly in 1990, so percentage changes often appear unusually large.

Source: City of Houston GIS

	Study Area 11			City of Houston		
	1990	2000	% change	1990	2000	% change
Single-Family (SF)	106.9	88.4	-17.4%	75,587.9	79,800.7	5.6%
Multi-Family (MF)	31.8	45.7	43.6%	12,256.3	14,648.2	19.5%
Commercial (Com)	308.0	296.8	-3.6%	12,281.1	15,386.2	25.3%
Office	126.4	127.5	0.8%	4,031.2	4,811.9	19.4%
Industrial	218.1	212.9	-2.4%	21,361.8	25,762.2	20.6%
Public/Institutional	121.0	285.5	136.0%	13,341.7	20,061.5	50.4%
Trans/Utilities	28.0	29.8	6.4%	3,601.2	11,665.9	223.9%
Parks/Open Space	0.0	82.1	—	1,460.2	32,089.7	2097.6%
Undeveloped	515.7	453.1	-12.1%	120,734.2	91,366.6	-24.3%
Agricultural	0.0	0.0	—	5,751.2	10,017.4	74.2%
Open Water	0.0	22.2	—	1,226.7	13,905.4	1033.6%
Roads	1,168.9	1,168.9	0.0%	56,559.1	56,559.1	0.0%
No Data	202.6	14.4	-92.9%	52,355.0	4,472.8	-91.5%



Map 5.11.2. Land Use 2000

Source Data: Harris County Appraisal District (HCAD)

new commercial growth moved into midtown along Louisiana and South Main.

Industrial uses cover 7.5% of the Study Area. Industrial uses are concentrated to the east of Downtown near US 59, and in the north along I-45. These uses have decreased as land was vacated or converted to new uses that take advantage of the changing nature of the area.

Public institutional uses cover 10.1% of the Study Area. These uses have increased by 136% from 121 acres in 1990. This growth was due mainly because of several large institutional projects in the Downtown area, including the baseball stadium, the Harris County Administration Building and Jail, the Houston Center for the Performing Arts, the South Texas College of Law Library, Saint Joseph Hospital new care facility and a Harris County new correctional facility. Many of these buildings were built on previously vacant land.

Transportation and utilities cover 1.1% of the land with a concentration in northern Downtown along the Buffalo Bayou connected to a large rail yard.

Parks and Open Spaces now make up about 4% of the total area. Parks have grown along Buffalo Bayou, and in eastern Downtown, usually in land that was vacant in 1990. One new park was created in Midtown, between Elgin and Crawford, and another on West Dallas.

Vacant and undeveloped land makes up 16% of the total Study Area. Large tracks of vacant land are located north of Downtown, and small vacant lots are scattered all over the Study Area. Vacant land has decreased by 12.1% from 516 acres in 1990. Part of the decrease is due to development of parks and open space and public and institutional uses.

Roads and right of ways make up about 41% of the Study Area, much higher than the city-wide figure (14.9%). This is explained by the fact that this is the most urbanized part of the city and includes the street grid of Downtown and Midtown.

Table 5.11.8.
2000 Demographics by Super Neighborhood

	Super Neighborhood			Study Area 11 Total
	Fourth Ward #60	Downtown #61	Midtown #62	
Total Population	**1,740**	**12,407**	**5,311**	**19,458**
White	6.7%	34.1%	45.9%	**34.8%**
Black	36.7%	41.0%	17.9%	**34.3%**
Hispanic	53.6%	23.1%	28.1%	**27.2%**
Asian**	2.2%	1.4%	6.2%	**2.7%**
Other	0.8%	0.5%	2.0%	**0.9%**
Educational Attainment				
Persons 25 years and over	**1,053**	**8,911**	**3,838**	**13,803**
No High School Diploma	51.4%	30.5%	25.4%	**35.7%**
High School Diploma & higher	48.6%	69.5%	74.6%	**64.3%**
Household Income				
Total Households	**687**	**1,501**	**2,149**	**4,338**
Below $25,000	49.8%	50.4%	25.1%	**41.8%**
Above $25,000	50.2%	49.6%	74.9%	**58.2%**
Labor Force				
Persons 16 and over	**888**	**2,004**	**3,522**	**6,415**
Employed	87.8%	81.1%	90.6%	**86.5%**
Unemployed	12.2%	18.9%	9.4%	**13.5%**
Housing				
Total Occupied Units	**590**	**1,385**	**2,326**	**4,301**
Owner Occupied	6.3%	5.4%	21.8%	**11.2%**
Renter Occupied	93.7%	94.6%	78.2%	**88.8%**

Source: U.S. Census Bureau, 2000
Compiled by CITY of HOUSTON, Planning and Development Dept.
*Note: * Data at this level is not available for 1990 based on Super Neighborhood boundaries.*
*** Asian includes American Indian & Alaska Native, Native Hawaiian and Other Pacific Islander*

Study Area 12

Super Neighborhoods:

79 - Edgebrook Area
80 - Ellington / South Belt
81 - Clear Lake

Characteristics

- *Total Population: 112,085*
- *15.9% population change from 1990 to 2000*
- *Population Density: 3.8 persons per acre*
- *Persons Per Household: 2.65*
- *Total Area: 29,807 acres (46.53 sq miles)*
- *Houston City Council District: E*
- *Independent School Districts: Pasadena & Clear Creek*
- *9 Police Beats including bordering beats*
- *< 1% (average) of properties in long-term tax liens (homesteads not included)*

Location within City

Superneighborhoods in Study Area

Study Area 12 Super Neighborhood Descriptions

The Edgebrook Area is a group of single-family home subdivisions on both sides of Edgebrook Boulevard in southeast Houston. The City of South Houston forms the northern boundary; South Shaver sets the eastern and southern boundaries, and the western boundary is the Gulf Freeway. The area began to develop after the opening of the Gulf Freeway in 1948. State Highway 3 bisects the community. Large apartment complexes are found along the freeway, Edgebrook and State Highway 3.

Ellington/South Belt is a part of southeast Houston, located at the intersection of the Sam Houston Parkway (Beltway 8) and the Gulf Freeway. Ellington Field, a general aviation airport that was once a military training field, is at the eastern edge of the community. Almeda Mall is the center of a large retail and commercial district that spreads across both sides of the Gulf Freeway. The completion of Beltway 8 has stimulated residential and commercial development throughout the community. New home construction is continuing in the western subdivision of Bridgegate.

Clear Lake lies in the southeastern most portion of the City of Houston. Before NASA's Manned Spacecraft Center was built in the early 1960s, it was largely coastal prairie used for ranching. Today, the area includes the master planned community of Clear Lake City, the adjacent communities of Pipers Meadow and Sterling Knoll, and the Baybrook Mall retail center. Clear Lake City is home to numerous aeronautics contractors attracted by NASA. New home construction continues in the northern part, however, the northern and western edges of the area are undeveloped because of traffic patterns at Ellington Field and a nearby oil field.

- **Increasing Diversity**

  The Study Area's population grew by 15.9%. Clear Lake, already the largest Super Neighborhood in this Study Area, saw the majority of this growth. Throughout the area Hispanics and Asians increased the most. By 2000, Hispanics, Asians, and Blacks had increased to make-up almost half the population. Despite a decline in numbers Whites remained the largest ethnic group.

- **Continued Residential Growth**

  Study Area 12 has seen a great deal of single-family residential development, especially in Clear Lake. This growth took place despite the fact that Clear Lake had higher weighted median home prices ($115,063) than the city at-large ($79,300). Throughout the area, the number of occupied housing units increased by 10.1%. Vacancies fell by almost 1,000 units. With 32% of the Study Area's land undeveloped, single-family residential development will likely continue, though environmental issues may be a challenge.

- **Stable Economic Outlook**

  - ✓ The population has seen rising incomes (especially above $75,000) and increasing levels of education.
  - ✓ In 2000, education levels for college and graduate degrees were above city-wide figures.
  - ✓ All the Super Neighborhoods in the Study Area had median incomes above the city-wide 2000 median ($36,616).
  - ✓ Clear Lake has especially high incomes with a median of $68,815. This is the third highest median income in the City.
  - ✓ Unemployment is lower than the City throughout the Study Area.
  - ✓ **Clear Lake** had the largest (24.5%) percent change in population from 1990 to 2000 within Study Area 12 as well as the largest share of population in Study Area 12.

Population by Super Neighborhood

- *Clear Lake Super Neighborhood registered higher than the Study Area's average population growth.*

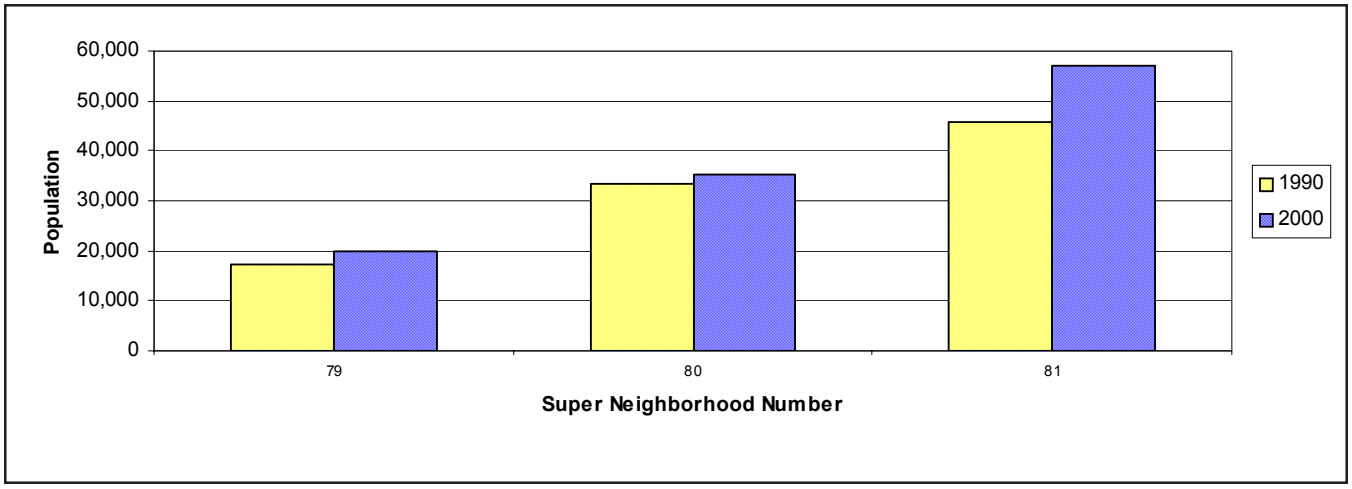
Table 5.12.0.
Population Change by Super Neighborhood (SN)

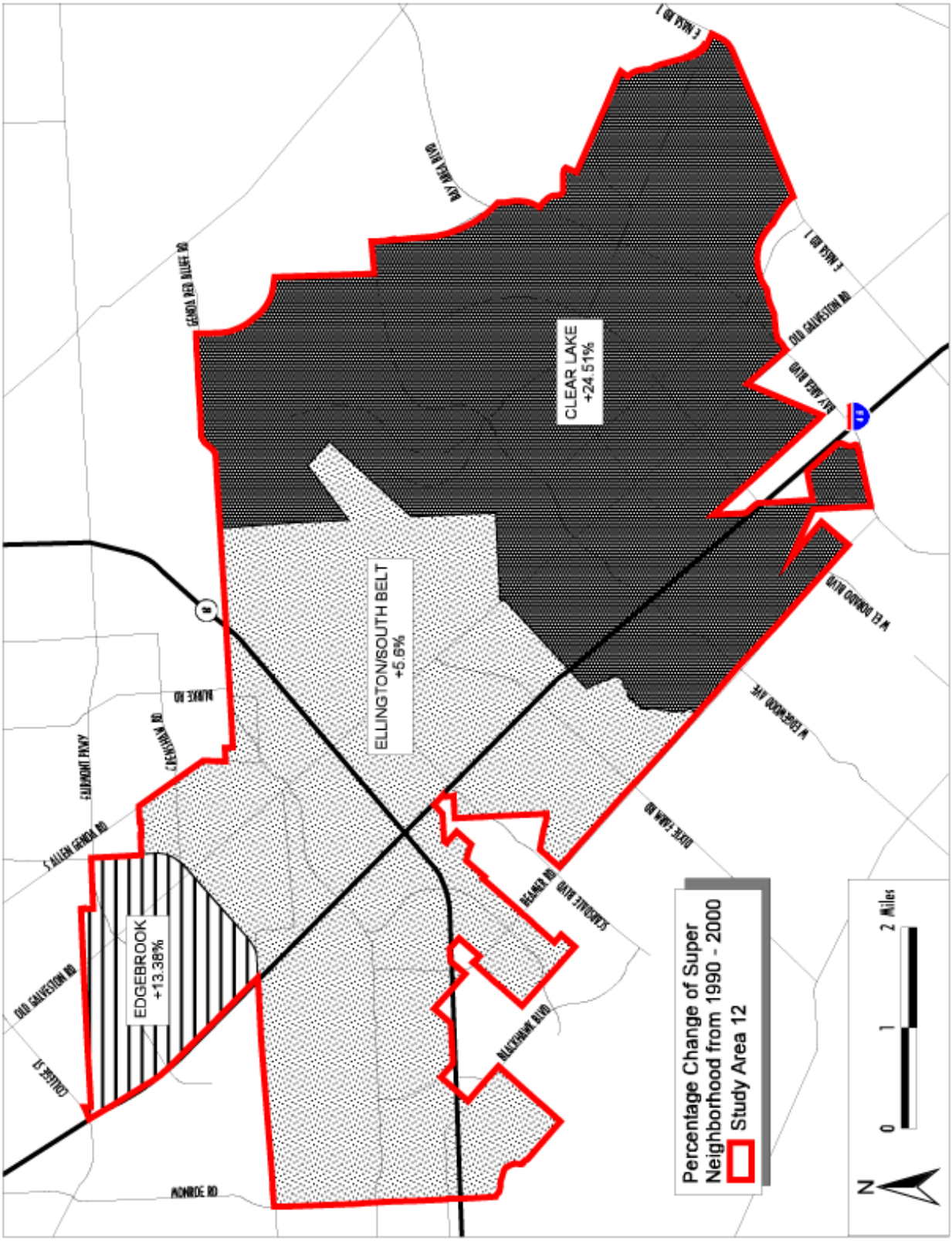
Source: US Census Bureau

Super Neighborhood Name	SN#	1990	2000	# change	% change
Edgebrook Area	79	17,437	19,770	2,333	13.4%
Ellington/South Belt	80	33,332	35,198	1,866	5.6%
Clear Lake	81	45,875	57,117	11,242	24.5%
TOTAL		96,682	112,085	15,403	15.9%

Figure 5.12.0.
Study Area 12 Population Change

Source: US Census Bureau





Map 5.12.1. Population Change by Super Neighborhood 1990-2000

Source Data: U. S. Census Bureau 1990-2000

Race and Ethnicity

- *The ethnic and racial make-up of this area is becoming more and more diverse*
- *Whites remain the majority population in the Study Area although their share of the total population has been reduced*
- *All other categories experienced substantial increases from 1990 to 2000*

Table 5.12.1.
Population by Race/Ethnicity

Source: US Census Bureau

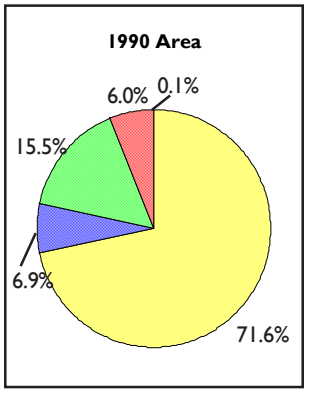
	Study Area 12			City of Houston		
	1990	2000	% change	1990	2000	% change
White	69,190	62,431	-9.8%	720,534	601,851	-16.5%
Black	6,674	9,100	36.4%	455,297	487,851	7.2%
Hispanic	14,942	28,335	89.6%	455,947	730,865	60.3%
Asian	5,765	10,145	76.0%	70,145	106,620	52.0%
Other	111	2,074	1,768.5%	3,361	26,444	686.8%
TOTAL	96,682	112,085	15.9%	1,705,284	1,953,631	14.6%

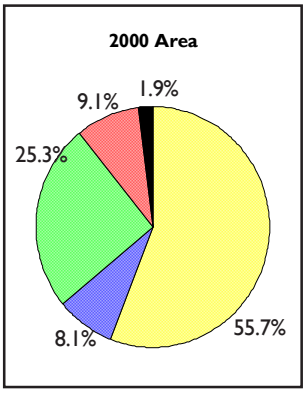
Note: "Other" category is not directly comparable, as in 2000, it included persons of "two or more races," a category which did not exist in 1990.

Figure 5.12.1.
Population by Race/Ethnicity

Source: US Census Bureau

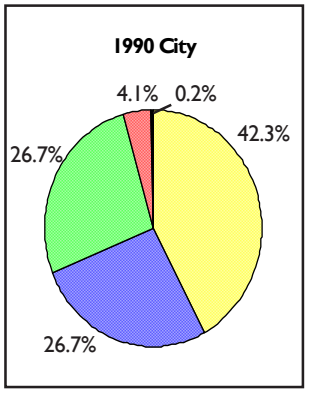
Study Area 12--percent of total

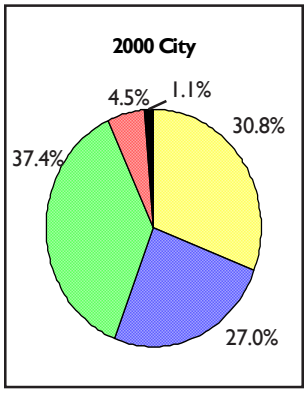




Legend as shown above in Table 5.12.1

City of Houston--percent of total





Legend as shown above in Table 5.12.1

Gender and Age

- *Elderly population growing though its proportion remains lower than City average*

Table 5.12.2.
Population by Gender and Age

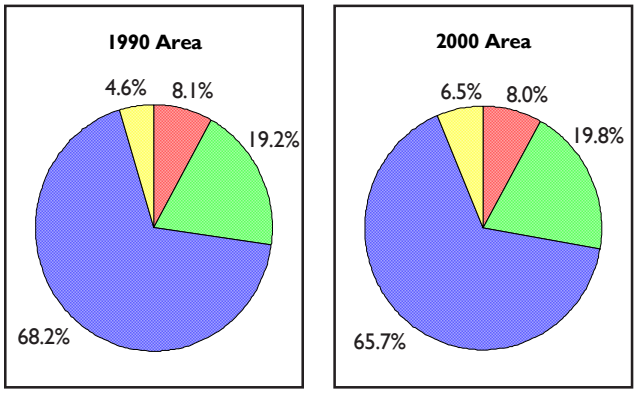
Source: US Census Bureau

	Study Area 12			City of Houston		
	1990	2000	% change	1990	2000	% change
Age 0-4	7,789	8,975	15.2%	142,168	160,797	13.1%
Age 5-17	18,546	22,157	19.5%	313,825	375,861	19.8%
Age 18-64	65,916	73,637	11.7%	1,108,100	1,252,908	13.1%
Age 65+	4,431	7,316	65.1%	141,191	164,065	16.2%
MALE	48,718	55,871	14.7%	846,113	975,551	15.3%
FEMALE	47,964	56,214	17.2%	859,171	978,080	13.8%
TOTAL	96,682	112,085	15.9%	1,705,284	1,953,631	14.6%

Figure 5.12.2.
Population by Gender and Age

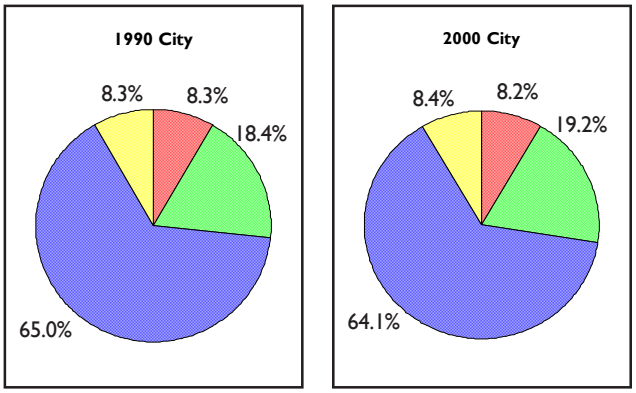
Source: US Census Bureau

Study Area 12--percent of total



Legend as shown above in Table 5.12.2

City of Houston--percent of total



Legend as shown above in Table 5.12.2

Educational Attainment

- *Proportion of the population with at least some college is higher than the City-wide proportion*

Table 5.12.3.
Population 25 and Over by Educational Attainment

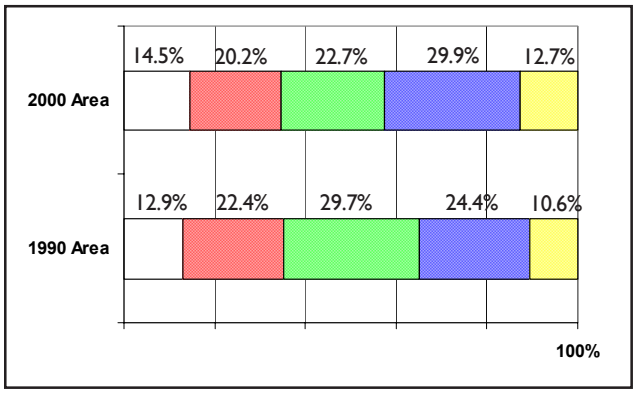
Source: US Census Bureau

	Study Area 12			City of Houston		
	1990	2000	% change	1990	2000	% change
No Diploma	7,920	10,253	29.4%	263,458	355,445	34.9%
High School	13,751	14,320	4.1%	224,181	245,299	9.4%
Some College	18,216	16,023	-12.0%	265,983	228,985	-13.9%
Bachelor's	14,987	21,157	41.2%	191,128	255,173	33.5%
Grad/Prof.	6,520	8,965	37.5%	92,288	116,252	26.0%
TOTAL	61,395	70,717	15.2%	1,037,037	1,201,154	15.8%

Figure 5.12.3.
Population 25 and Over by Educational Attainment

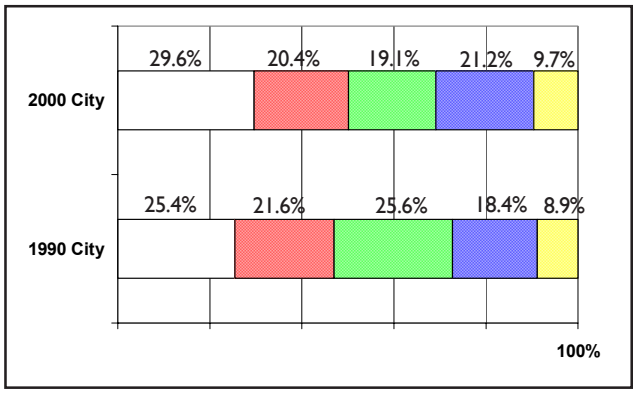
Source: US Census Bureau

Study Area 12--percent of total



Legend as shown above in Table 5.12.3

City of Houston--percent of total



Legend as shown above in Table 5.12.3

Housing and Households

- *Owner occupied housing units increased from 1990 to 2000 in Study Area 12 and home ownership rate was above the City average*

- *2000 Total Units* *44,694*
  Single-family *20,803*
  Multi-family *23,878*
  Other *14*

Table 5.12.4. Household Characteristics

Source: US Census Bureau

	Study Area 12			City of Houston		
	1990	2000	% change	1990	2000	% change
HOUSEHOLDS	38,413	42,292	10.1%	638,705	717,945	12.4%
persons per HH	2.60	2.65	1.8%	2.60	2.67	2.7%

Table 5.12.5. Housing Units by Tenure

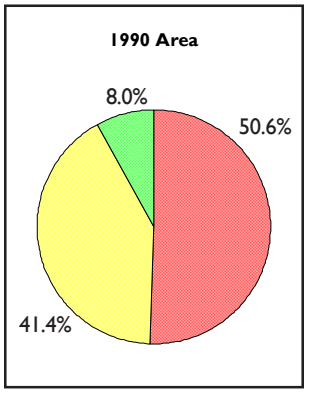
Source: US Census Bureau

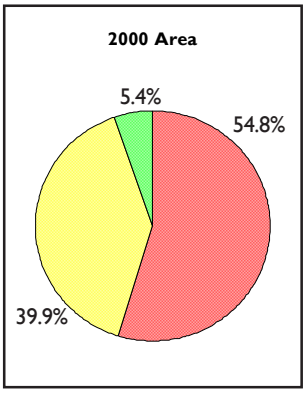
	Study Area 12			City of Houston		
	1990	2000	% change	1990	2000	% change
Occupied	38,413	42,292	10.1%	638,705	717,945	12.4%
Owner	21,127	24,481	15.9%	293,355	328,741	12.1%
Renter	17,286	17,811	3.0%	345,350	389,204	12.7%
Vacant	3,340	2,402	-28.1%	112,928	64,064	-43.3%
TOTAL UNITS	41,753	44,694	7.0%	751,633	782,009	4.0%

Table 5.12.4. Housing Units by Tenure

Source: US Census Bureau

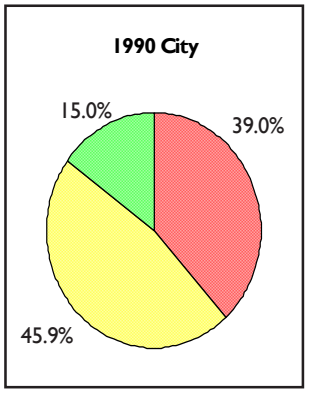
Study Area 12--percent of total

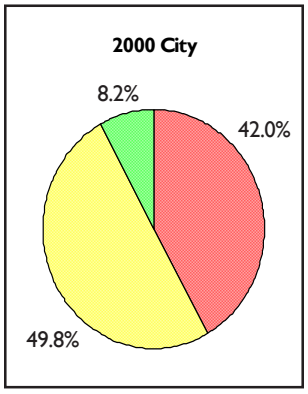




Legend as shown above in Table 5.12.5

City of Houston--percent of total





Legend as shown above in Table 5.12.5

Household Income

- *Third-highest median income ($56,753)*
- *Nearly 1/3 of households have incomes over $75,000*
- *Second-lowest percentage of households with income under $15,000*
- *Unemployment lower than City throughout the Study Area*

Table 5.12.6.
Households by Household Income

Source: US Census Bureau

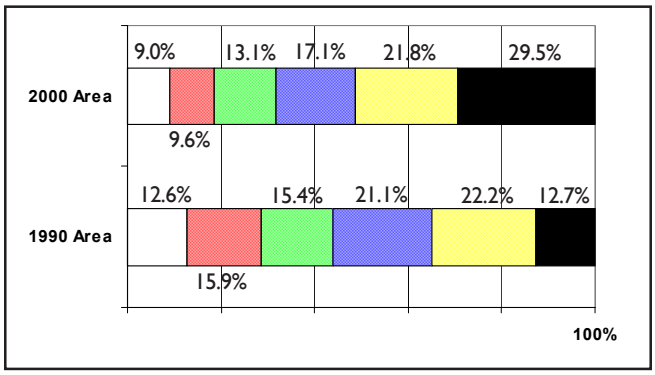
	Study Area 12			City of Houston		
	1990	2000	% change	1990	2000	% change
< $15K	4,844	3,822	-21.1%	175,900	132,457	-24.7%
$15K—$25K	6,098	4,075	-33.2%	125,425	105,887	-15.6%
$25K—$35K	5,935	5,588	-5.8%	101,625	104,792	3.1%
$35K—$50K	8,130	7,277	-10.5%	99,947	117,451	17.5%
$50K—$75K	8,547	9,263	8.4%	82,150	116,362	41.6%
>$75K	4,887	12,545	156.7%	64,395	141,948	120.4%
TOTAL	38,441	42,571	10.7%	649,442	718,897	10.7%

Note: The total number of households shown in this table is based on sample data.

Figuree 5.12.5.
Households by Household Income

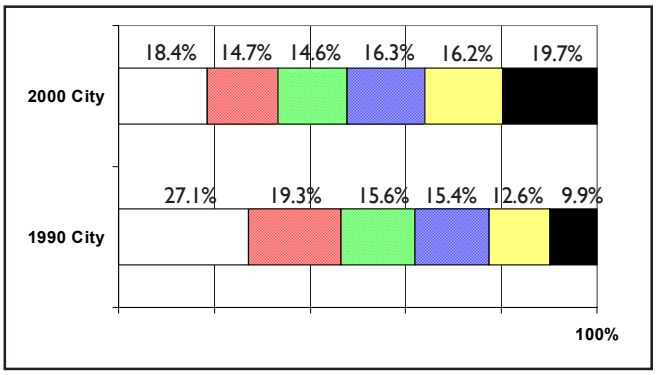
Source: US Census Bureau

Study Area 12--percent of total



Legend as shown above in Table 5.12.6

City of Houston--percent of total



Legend as shown above in Table 5.12.6

Study Area 12 Land Use Patterns

- *Study Area 12 makes up only 7.8% of City land area but 16.8% of all Public and Institutional land and 22.4% of all Agricultural land*

Study Area 12 covers 29,807 acres. It includes Ellington Field and NASA's facilities within its boundaries.

Single-family residential uses accounted for 21.6% of the total land area in 2000, and are prominent in the Master planned community of Clear Lake. Single-family uses have grown by 22.1% from 4,648 acres in 1990. The most important concentration of new development appeared in Clear Lake.

Multi-family residential development covers about 3% of the study area. It is located mainly along Bay Area Blvd in the NASA vicinity, and in the south along Old Galveston Road. About 20% of multi-family uses were added between 1990 and 2000, primarily near NASA.

Commercial and Office uses cover 4.4% of the Study Area. Commercial uses are mostly concentrated along I-45 near the Beltway 8 intersection, and in the south along Bay Area Blvd to the east of Old Galveston Road. Growth took place primarily in existing corridors and increased land area by 27%. Office uses cover a little

Figure 5.12.6. Study Area 12 Land Use

Source: City of Houston GIS

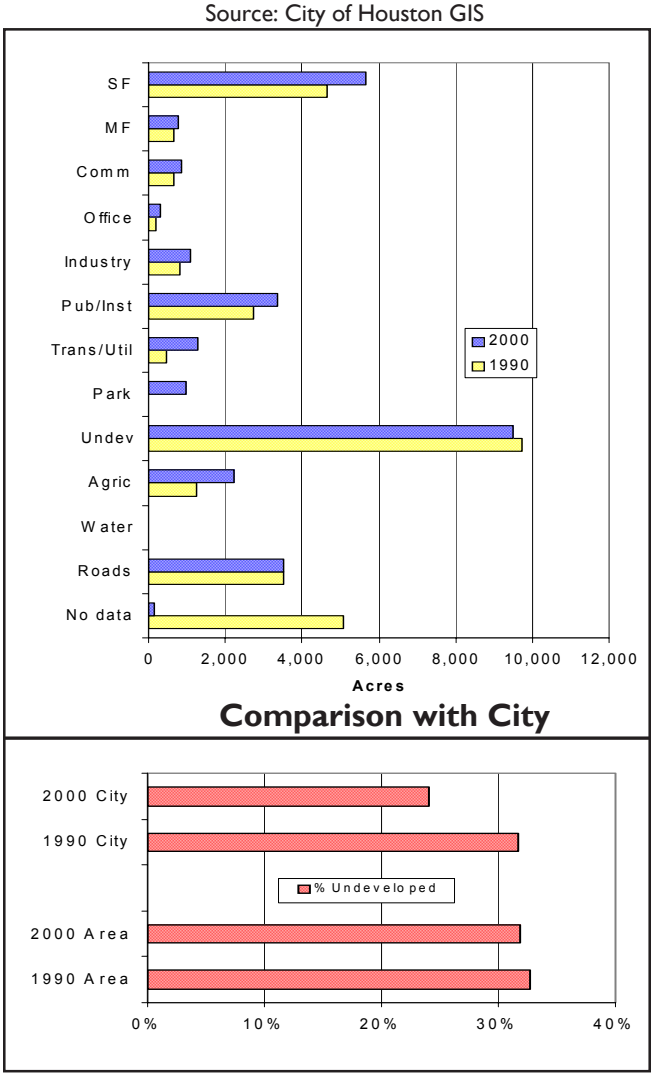
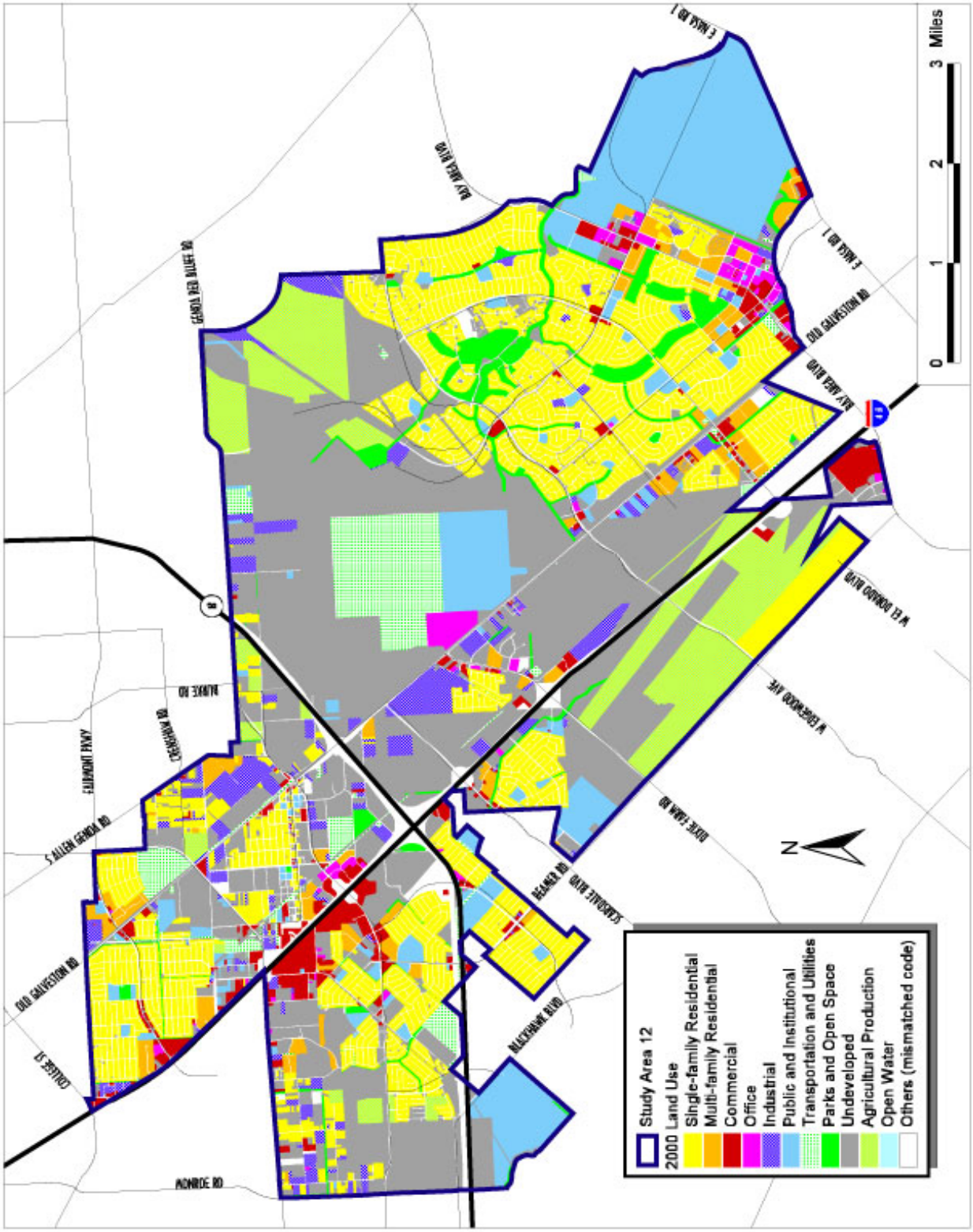


Table 5.12.7. Acreage by Land-Use Category

Note: Many land parcels were coded incorrectly in 1990, so percentage changes often appear unusually large.

Source: City of Houston GIS

	Study Area 12			City of Houston		
	1990	2000	% change	1990	2000	% change
Single-Family (SF)	4,648.0	5,674.5	22.1%	75,587.9	79,800.7	5.6%
Multi-Family (MF)	657.9	790.1	20.1%	12,256.3	14,648.2	19.5%
Commercial (Com)	683.5	866.8	26.8%	12,281.1	15,386.2	25.3%
Office	178.7	299.6	67.7%	4,031.2	4,811.9	19.4%
Industrial	825.8	1,113.5	34.8%	21,361.8	25,762.2	20.6%
Public/Institutional	2,732.0	3,374.0	23.5%	13,341.7	20,061.5	50.4%
Trans/Utilities	450.6	1,282.9	184.7%	3,601.2	11,665.9	223.9%
Parks/Open Space	24.1	988.3	4,003.9%	1,460.2	32,089.7	2,097.6%
Undeveloped	9,731.9	9,479.6	-2.6%	120,734.2	91,366.6	-24.3%
Agricultural	1,246.4	2,245.6	80.2%	5,751.2	10,017.4	74.2%
Open Water	0.0	0.0	0.0%	1,226.7	13,905.4	1,033.6%
Roads	3,534.3	3,534.3	0.0%	56,559.1	56,559.1	0.0%
No Data	5,094.1	158.2	-96.9%	52,355.0	4,472.8	-91.5%



Map 5.12.2. Land Use 2000

Source Data: Harris County Appraisal District (HCAD)

more than 1% and coincide with commercial concentrations.

Industrial uses make up 4.2% of the study area, increasing by nearly 35% from 835 acres in 1990. Industrial uses interspersed with vacant land tend to predominate along Old Galveston Road. Substantial growth took place north of Beltway 8 between Old Galveston Rd. and I-45 (Gulf Freeway), on Genoa Red Bluff, and south of Beltway 8, along I-45 (Gulf Freeway).

Public Institutional uses make up 12.8% of the area. The airport and NASA are the leading users, followed by San Jacinto College and Memorial Hospital SE. Institutional uses have expanded by 23.5% in the last decade with several new schools and the expansion of San Jacinto College and Memorial Hospital.

Transportation and Utilities make up 4.9% of the land, increasing from about 450 acres in 1990 to approximately 1,300 acres in 2000. The largest user is Ellington Field, a general aviation airport currently shared by commercial airplanes, NASA and the National Guard. The largest increase of land for these uses took place at the airport, in formerly vacant land.

Parks and Open Space make up 3.8% of the land uses of the study area. Parks and open spaces increased substantially in the 1990s. Some of this growth took place on vacant land in the Clear Lake area as it developed, but mismatched information in the 1990 map account for a large portion of the change.

Vacant and Undeveloped land uses compose 32% of the land in Study Area 12, a figure that has remained largely unchanged since 1990. However, with 17% of the total shifting from the "No Data" category in 1990 into other categories, it is possible that this lack of change understates the amount of development that took place. In 2000, large tracks of vacant land are located around Ellington Field and to the east of I-45.

Agricultural uses make up 7.5% of the total land uses for the study area. Reclassification accounts for much of the growth in this use between 1990 and 2000.

Roads make up 12% of the total land area in Study Area 12.

Table 5.12.8.
2000 Demographics by Super Neighborhood

	Super Neighborhood			Study Area 12 Total
	Edgebrook Area #79	Ellington/South Belt #80	Clear Lake #81	
Total Population	**19,770**	**35,198**	**57,117**	**112,085**
White	29.6%	46.0%	70.7%	**55.7%**
Black	10.1%	12.2%	4.9%	**8.1%**
Hispanic	55.4%	32.8%	10.2%	**25.3%**
Asian**	3.7%	7.5%	11.9%	**9.1%**
Other	1.2%	1.6%	2.2%	**1.9%**
Educational Attainment				
Persons 25 years and over	**11,104**	**22,354**	**37,259**	**70,717**
No High School Diploma	33.1%	19.8%	5.8%	**19.5%**
High School Diploma & higher	66.9%	80.2%	94.2%	**80.5%**
Household Income				
Total Households	**6,729**	**13,222**	**22,619**	**42,571**
Below $25,000	28.6%	21.0%	14.1%	**21.3%**
Above $25,000	71.4%	79.0%	85.9%	**78.7%**
Labor Force				
Persons 16 and over	**8,891**	**19,731**	**31,328**	**59,950**
Employed	93.4%	94.2%	96.1%	**94.5%**
Unemployed	6.6%	5.8%	3.9%	**5.5%**
Housing				
Total Occupied Units	**6,735**	**13,115**	**22,442**	**42,292**
Owner Occupied	48.3%	53.2%	63.5%	**55.0%**
Renter Occupied	51.7%	46.8%	36.5%	**45.0%**

Source: U.S. Census Bureau, 2000
Compiled by CITY of HOUSTON, Planning and Development Dept.
*Note: * Data at this level is not available for 1990 based on Super Neighborhood boundaries.*
*** Asian includes American Indian & Alaska Native, Native Hawaiian and Other Pacific Islander*

Study Area 13

Super Neighborhoods:

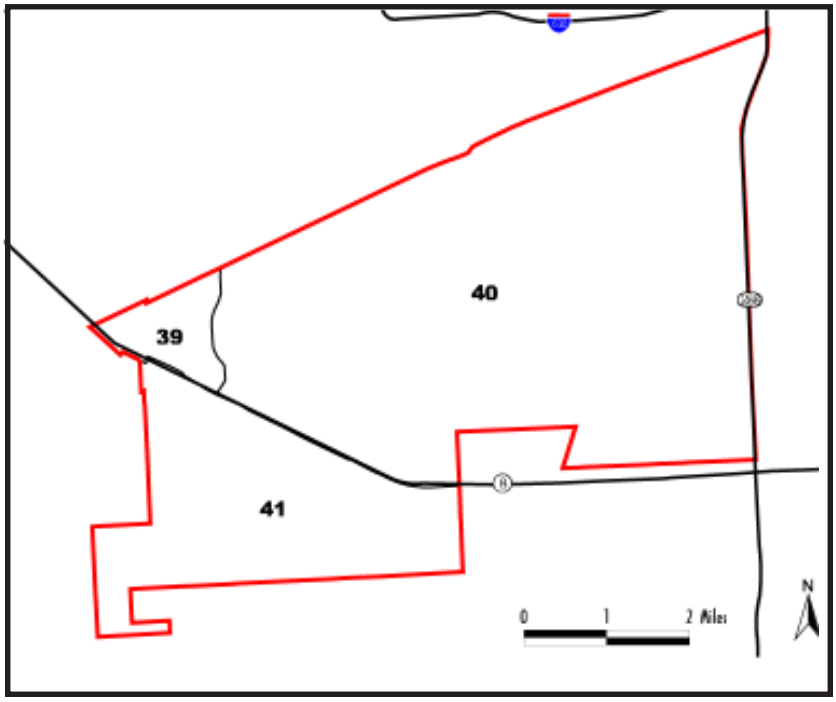
39 - Fondren Gardens
40 - Central Southwest
41 - Fort Bend Houston

Characteristics

- *Total Population: 76,916*
- *17.5% population change 1990 to 2000*
- *Population Density: 3.7 persons per acre*
- *Persons Per Household: 3.41*
- *Total Area: 20,811 acres (32.51 sq miles)*
- *Houston City Council Districts: C & D*
- *Independent School Districts: Houston & Fort Bend*
- *6 Police Beats including bordering beats*
- *< 2% (average) of properties in long-term tax liens (homesteads not included)*

Location within City

Super Neighborhoods in Study Area



Study Area 13 Super Neighborhood Characteristics

Fondren Gardens is a corner of southwest Houston initially developed as an opportunity for Houstonians to work in the city and live in the country. Its large lots were sold to individuals who built modest homes at various times over the decades. Once isolated on the edge of Harris County, accessible only by South Main and what was a narrow Fondren Road, it is now bordered by the South Belt and accessible by West Orem Boulevard as well. Further development and redevelopment of this community is a likely outcome of this improved accessibility.

Central Southwest, located south of South Main and west of Highway 288, the South Freeway, contains a collection of subdivisions separated by undeveloped land. The northern part of the area includes an oilfield, old land fills, and many heavy industries located close to Holmes Road. To the south, there are pleasant 1950s neighborhoods such as Cambridge Village, Brentwood, Windsor Village, Almeda Plaza and Pamela Heights. The area is bisected by Sims Bayou which has repeatedly caused flooding in some of the immediately adjacent residential areas. Mega churches serving metropolitan-wide congregations are a recent phenomenon in the area.

Fort Bend/Houston is a collection of middle class subdivisions developed in the 1960s and 1970s in northeastern Fort Bend County. Beginning in the 1970s, the area has attracted middle class African-American families. Most of the housing in the area is single-family. New home construction has recently resumed in the southeastern part.

- **Young population is diversifying ethnically**

  The population of Study Area 13 increased by 17.5%, slightly above that of the City. Ethnic trends towards diversification were also similar to those of the City. Blacks remained the majority in the area (61.9%) but the Hispanic population increased to account for over 30% of the population.

  The large school age population is growing, though less than the city-wide figure. In 2000 it made up 25.9% of the population.

- **Families attracted by housing affordability**

  With its large school age population it shouldn't be surprising that this Study Area has the highest number of persons per household in the City. Although education levels are below those of the City, the proportion of the population in upper income categories has increased substantially. Fondren Gardens however, has lagged significantly behind in terms of income; median income in this Super Neighborhood for 2000 was only $26,197, well below the City median.

  Home ownership levels increased from 1990 levels and remained much higher than the city-wide figure. This high ownership level was aided by the fact that all the Super Neighborhoods in the Study Area had median home values substantially below the citywide median of $79,300. Notable new- residential construction took place in the Fort Bend Houston Super Neighborhood.

- ***Central Southwest*** *has the largest share of population in Study Area 13*

Population by Super Neighborhood

- *Fondren Gardens had the largest percent change in population 21.4% from 1990 to 2000.*

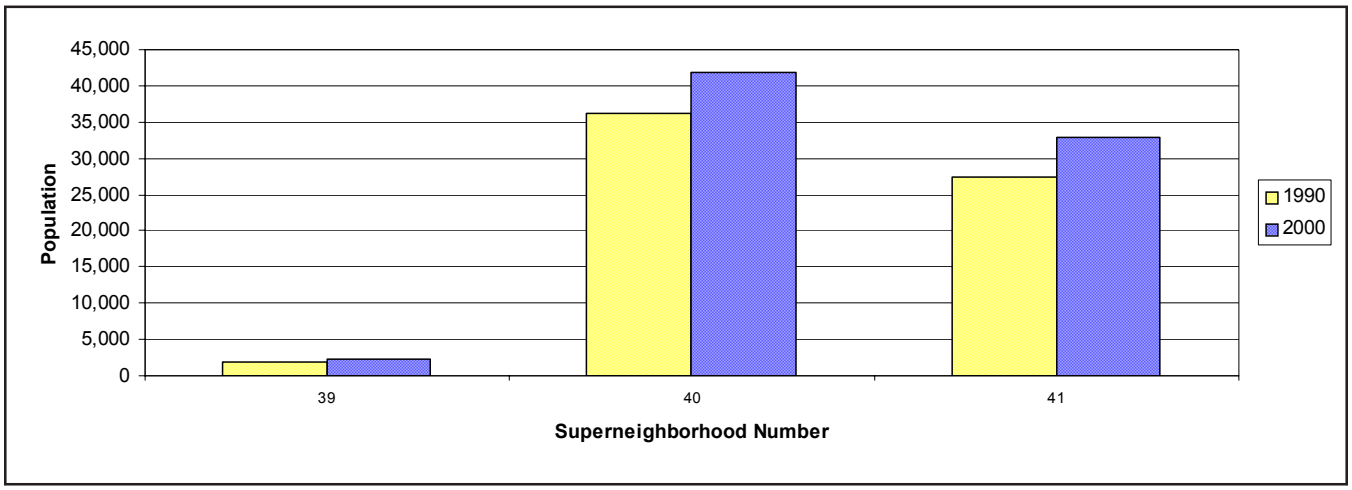
Table 5.13.0.
Population Change by Super Neighborhood (SN)

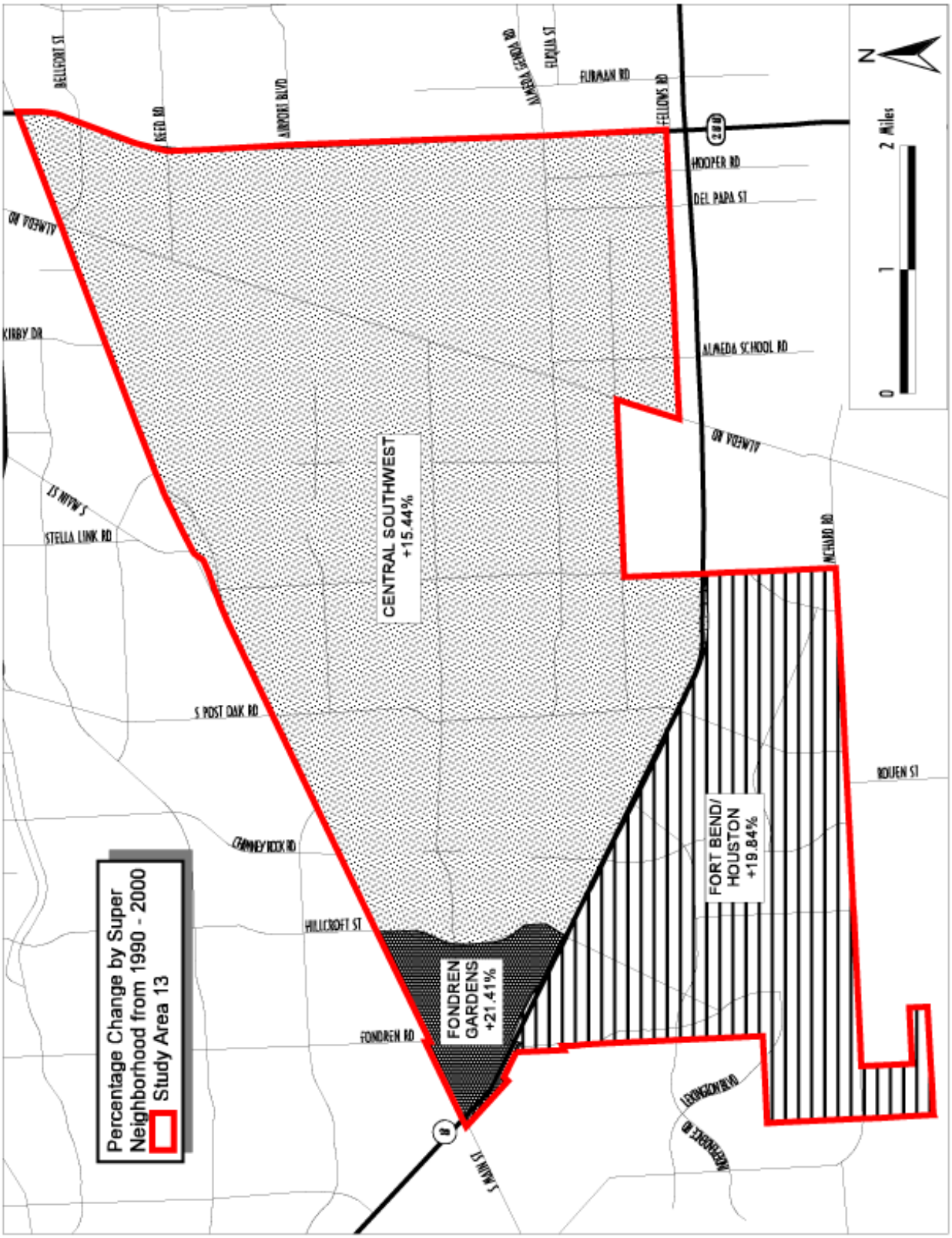
Source: US Census Bureau

Super Neighborhood Name	SN#	1990	2000	# change	% change
Fondren Gardens	39	1,836	2,229	393	21.4%
Central Southwest	40	36,227	41,820	5,593	15.4%
Fort Bend/Houston	41	27,425	32,867	5,442	19.8%
TOTAL		65,488	76,916	11,428	17.5%

Figure 5.13.0.
Study Area 13 Population Change

Source: US Census Bureau





Map 5.13.1. Population Change by Super Neighborhood 1990-2000

Source Data: U. S. Census Bureau 1990-2000

Study Area 13 Demographics

Race and Ethnicity

- *Blacks remain the ethnic majority in Study Area 13*
- *Following City-wide Trends, the Hispanic population exhibited strong growth*
- *White and Asian populations decreased significantly*

Table 5.13.1.
Population by Race/Ethnicity

Source: US Census Bureau

	Study Area 13		
	1990	2000	% change
White	6,667	3,965	-40.5%
Black	44,928	47,583	5.9%
Hispanic	12,651	23,950	89.3%
Asian	1,096	864	-21.2%
Other	146	554	279.5%
TOTAL	65,488	76,916	17.5%

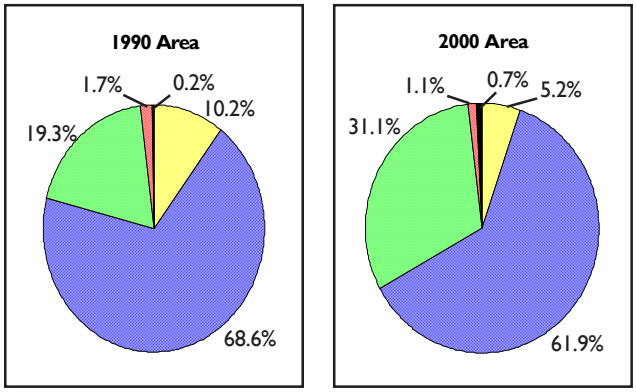
	City of Houston		
	1990	2000	% change
White	720,534	601,851	-16.5%
Black	455,297	487,851	7.2%
Hispanic	455,947	730,865	60.3%
Asian	70,145	106,620	52.0%
Other	3,361	26,444	686.8%
TOTAL	1,705,284	1,953,631	14.6%

Note: "Other" category is not directly comparable, as in 2000, it included persons of "two or more races," a category which did not exist in 1990.

Figure 5.13.1.
Population by Race/Ethnicity

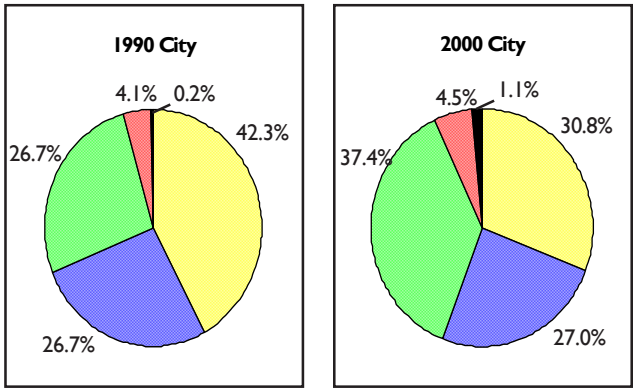
Source: US Census Bureau

Study Area 13--percent of total



Legend as shown above in Table 5.13.1

City of Houston--percent of total



Legend as shown above in Table 5.13.1

Gender and Age

- *Larger school-age population (5-17), much more than the City average.*
- *Very low proportion of seniors, but a large growth in their numbers*
- *Majority of females (52.3%), more than City's 50.1%*

Table 5.13.2.
Population by Gender and Age

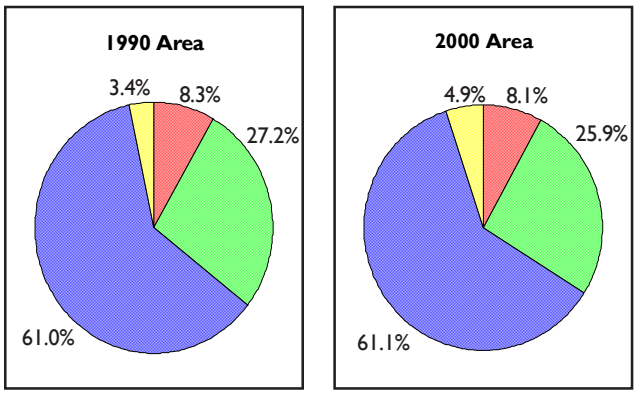
Source: US Census Bureau

	Study Area 13			City of Houston		
	1990	2000	% change	1990	2000	% change
Age 0-4	5,464	6,235	14.1%	142,168	160,797	13.1%
Age 5-17	17,837	19,910	11.6%	313,825	375,861	19.8%
Age 18-64	39,959	46,972	17.6%	1,108,100	1,252,908	13.1%
Age 65+	2,228	3,799	70.5%	141,191	164,065	16.2%
MALE	31,570	36,694	16.2%	846,113	975,551	15.3%
FEMALE	33,918	40,222	18.6%	859,171	978,080	13.8%
TOTAL	65,488	76,916	17.5%	1,705,284	1,953,631	14.6%

Figure 5.13.2.
Population by Gender and Age

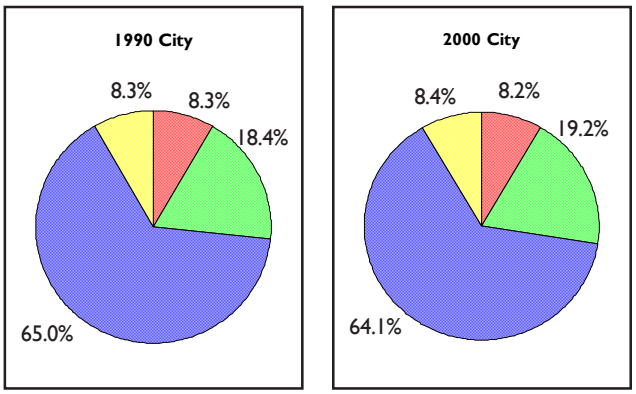
Source: US Census Bureau

Study Area 13--percent of total



Legend as shown above in Table 5.13.2

City of Houston--percent of total



Legend as shown above in Table 5.13.2

Educational Attainment

- *25% of the Study Area population 25 years or older had a high school diploma*
- *The number of persons with college degrees increased by 53.1%, but is still below City average*

Table 5.13.3.
Population 25 and Over by Educational Attainment

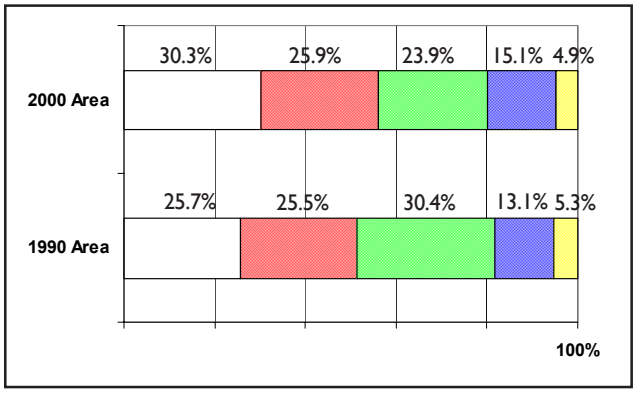
Source: US Census Bureau

	Study Area 13			City of Houston		
	1990	2000	% change	1990	2000	% change
No Diploma	8,991	12,981	44.4%	263,458	355,445	34.9%
High School	8,936	11,101	24.2%	224,181	245,299	9.4%
Some College	10,651	10,256	-3.7%	265,983	228,985	-13.9%
Bachelor's	4,570	6,464	41.4%	191,128	255,173	33.5%
Grad/Prof.	1,862	2,080	11.7%	92,288	116,252	26.0%
TOTAL	35,010	42,882	22.5%	1,037,037	1,201,154	15.8%

Figure 5.13.3.
Population 25 and Over by Educational Attainment

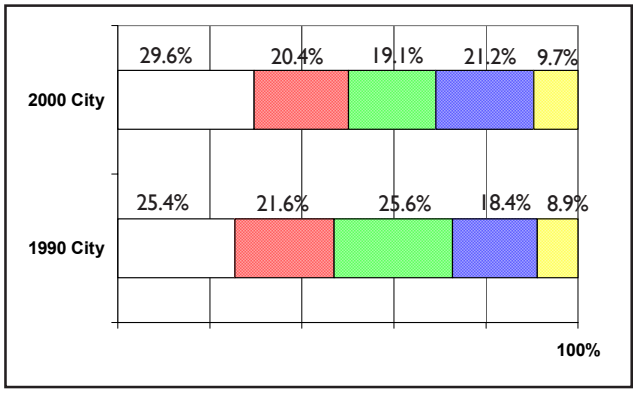
Source: US Census Bureau

Study Area 13--percent of total



Legend as shown above in Table 5.13.3

City of Houston--percent of total



Legend as shown above in Table 5.13.3

Housing and Households

- *Total housing units increased*
- *Very high proportion of owner occupied units compared to the City*
- *Low vacancy rate compared to City*

- *2000 Total Units* *23,364*
  Single-family *22,398*
  Multi-family *966*
  Other *0*

Table 5.13.4. Household Characteristics

Source: US Census Bureau

	Study Area 13			City of Houston		
	1990	2000	% change	1990	2000	% change
HOUSEHOLDS	18,856	22,472	19.2%	638,705	717,945	12.4%
persons per HH	3.40	3.41	0.2%	2.60	2.67	2.7%

Table 5.13.5. Housing Units by Tenure

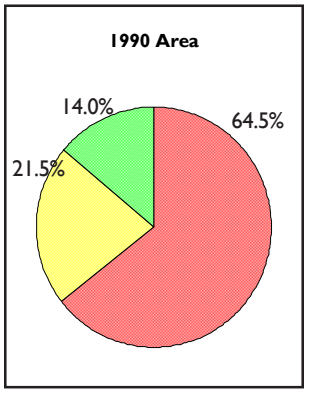
Source: US Census Bureau

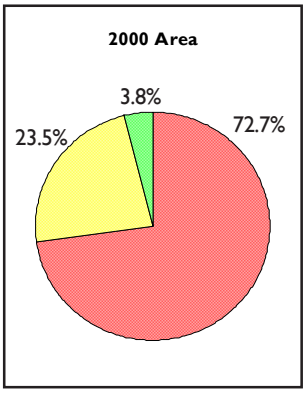
	Study Area 13			City of Houston		
	1990	2000	% change	1990	2000	% change
Occupied	18,856	22,472	19.2%	638,705	717,945	12.4%
Owner	14,142	16,993	20.2%	293,355	328,741	12.1%
Renter	4,714	5,479	16.2%	345,350	389,204	12.7%
Vacant	3,070	892	-70.9%	112,928	64,064	-43.3%
TOTAL UNITS	21,926	23,364	6.6%	751,633	782,009	4.0%

Table 5.13.4. Housing Units by Tenure

Source: US Census Bureau

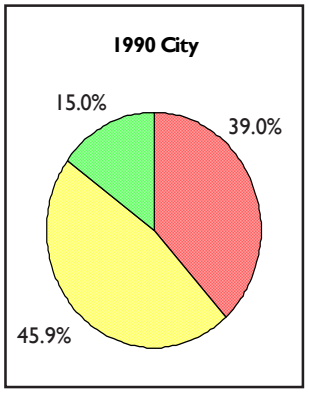
Study Area 13--percent of total

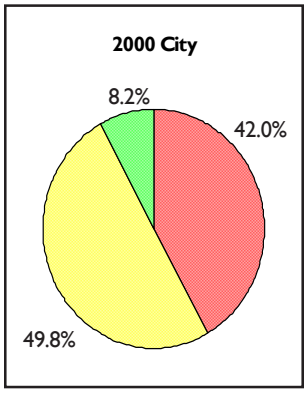




Legend as shown above in Table 5.13.5

City of Houston--percent of total





Legend as shown above in Table 5.13.5

Household Income

- *Median income ($41,002) is above the City average of ($36,616)*
- *Fourth-lowest percentage of households with income under $15,000*
- *Fairly even income distribution*

Table 5.13.6.
Households by Household Income

Source: US Census Bureau

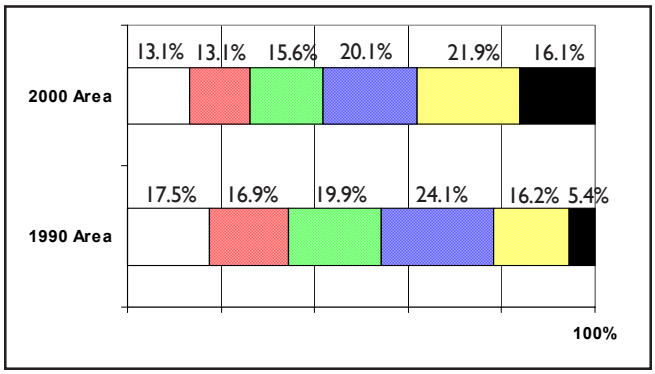
	Study Area 13			City of Houston		
	1990	2000	% change	1990	2000	% change
< $15K	3,324	2,962	-10.9%	175,900	132,457	-24.7%
$15K—$25K	3,215	2,966	-7.7%	125,425	105,887	-15.6%
$25K—$35K	3,776	3,516	-6.9%	101,625	104,792	3.1%
$35K—$50K	4,589	4,530	-1.3%	99,947	117,451	17.5%
$50K—$75K	3,078	4,953	60.9%	82,150	116,362	41.6%
>$75K	1,033	3,645	252.8%	64,395	141,948	120.4%
TOTAL	19,014	22,572	18.7%	649,442	718,897	10.7%

Note: The total number of households shown in this table is based on sample data.

Figure 5.13.5.
Households by Household Income

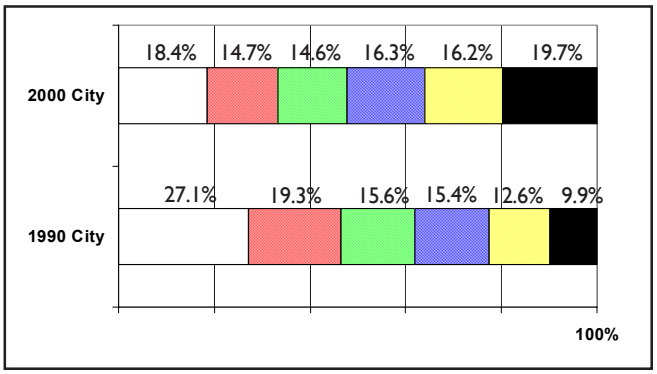
Source: US Census Bureau

Study Area 13--percent of total



Legend as shown above in Table 5.13.6

City of Houston--percent of total



Legend as shown above in Table 5.13.6

Study Area 13 Land Use Patterns

- *40.6% of study area is Undeveloped/ Vacant*
- *9.3% of all Vacant/ Undeveloped land in City of Houston*

Study Area 13 covers 20,811 acres of land.

Residential uses cover about 23% of the land. Single-family uses cover 22% of the land and in the last decade have more than doubled. Single-family uses intensify toward the southwest and in Fort Bend County. In the last five years new single-family subdivisions were developed in the area; multi-family uses did not increase.

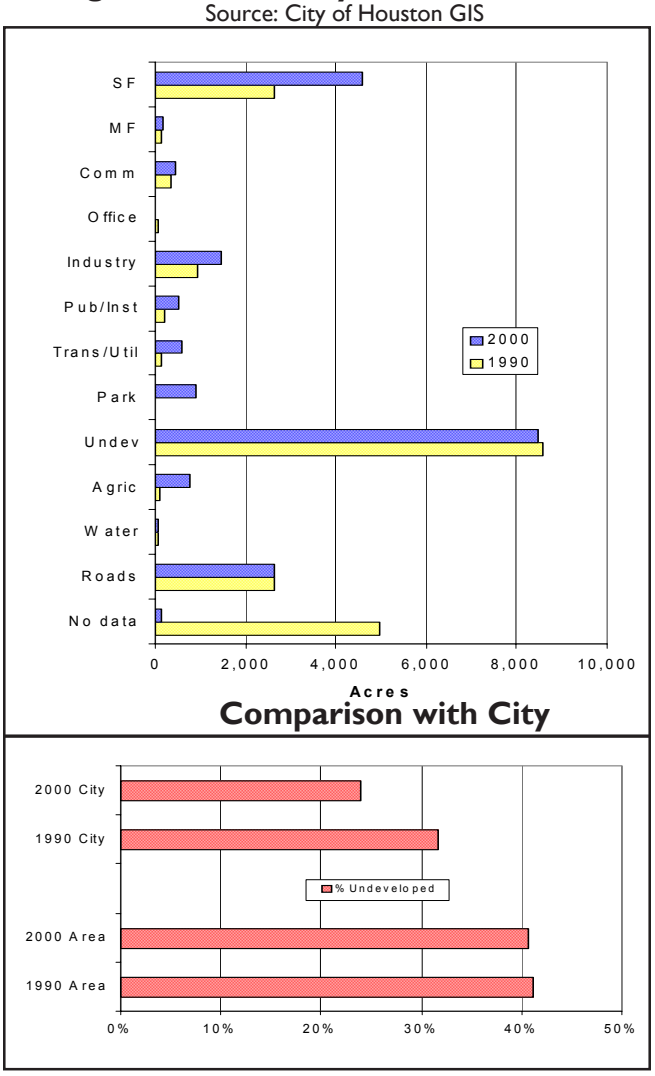
Commercial and Office uses comprise 2.4% of the land use in this study area, appearing primarily along South Main Street and in other major thoroughfares, such as Almeda-Genoa and S. Post Oak.

Industrial land uses have increased from 925 acres of land in 1990 to more than 1,450 acres in 2000. Pockets of this use are located along Almeda Road, South Main Street and McHard Road in Fort Bend County and increased along Almeda Road and Fondren Road.

Public and Institutional land uses take up 2.5% of the land. In 1990 they covered only 209 acres in comparison to 523 acres in 2000. However, much of the increase

Figure 5.13.6. Study Area 13 Land Use

Source: City of Houston GIS



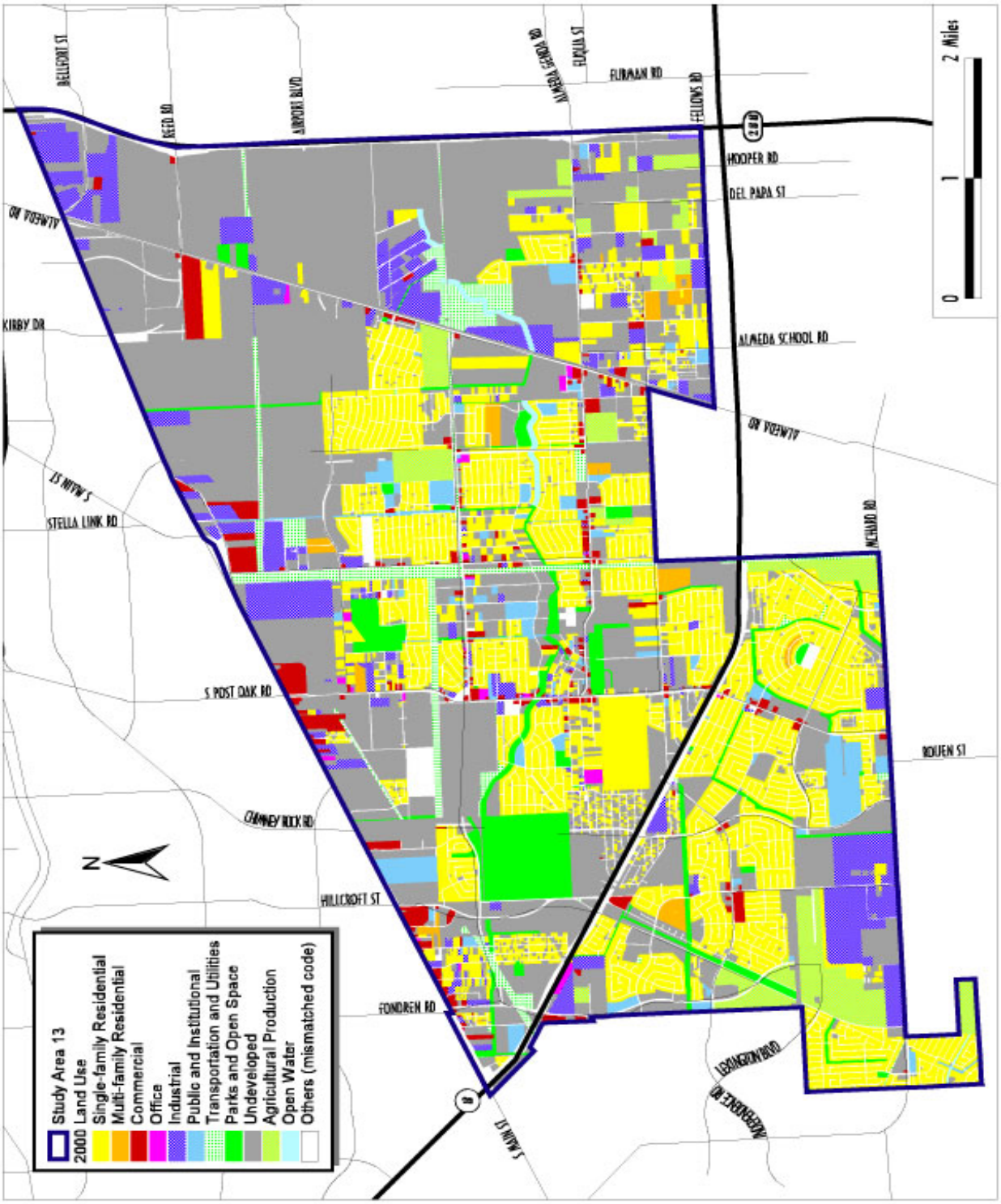
Source: City of Houston GIS

Table 5.13.7. Acreage by Land-Use Category

Note: Many land parcels were coded incorrectly in 1990, so percentage changes often appear unusually large.

	Study Area 13			City of Houston		
	1990	2000	% change	1990	2000	% change
Single-Family (SF)	2,622.2	4,581.2	74.7%	75,587.9	79,800.7	5.6%
Multi-Family (MF)	138.9	173.1	24.7%	12,256.3	14,648.2	19.5%
Commercial (Com)	344.9	455.9	32.2%	12,281.1	15,386.2	25.3%
Office	53.9	51.7	-4.1%	4,031.2	4,811.9	19.4%
Industrial	925.2	1,453.4	57.1%	21,361.8	25,762.2	20.6%
Public/Institutional	209.5	523.4	149.8%	13,341.7	20,061.5	50.4%
Trans/Utilities	149.2	573.5	284.4%	3,601.2	11,665.9	223.9%
Parks/Open Space	0.0	915.7	—	1,460.2	32,089.7	2,097.6%
Undeveloped	8,566.3	8,457.1	-1.3%	120,734.2	91,366.6	-24.3%
Agricultural	113.9	764.3	571.0%	5,751.2	10,017.4	74.2%
Open Water	74.6	74.6	0.0%	1,226.7	13,905.4	1,033.6%
Roads	2,641.9	2,641.9	0.0%	56,559.1	56,559.1	0.0%
No Data	4,970.8	145.2	-97.1%	52,355.0	4,472.8	-91.5%

Study Area 13 Land Use Patterns



Map 5.13.2. Land Use 2000

Source Data: Harris County Appraisal District (HCAD)

comes from the fact the 1990 database failed to take into account parcels in Fort Bend County that were accounted for in 2000. New institutional land uses appeared around or close to new residential parcels. Several churches and church related uses expanded and the City built a new public library on W. Fuqua Road.

Transportation/utilities occupy 2.8% of the land. Most of these uses consist of Reliant power substations and the Missouri-Pacific rail lines. New water and waste-water infrastructure, such as lift and pumping stations were built in the area by the City of Houston.

Parks and Open Spaces take about 4.4% of the land in Study Area 13. This use was not categorized in the 1990 database; however, several parks have been created since then on vacant land. For example, Cambridge Park to the east of South Post Oak Road, and Townwood Park along the Sims Bayou and to the east of Buffalo Speed-way.

Agricultural uses represent 760 acres or 3.7% of the study area. These uses are located primarily in the south, in Fort Bend County, and also on parcels between Almeda-Genoa Road and Fellows Road.

Vacant and Undeveloped land is almost 41% (8,457 acres) of the study area. Large parcels are located along SH 288, Almeda Road and South Main Street.

Roads occupy almost 13% of the land area.

Table 5.13.8.
2000 Demographics by Super Neighborhood

	Super Neighborhood			
	Fondren Gardens #39	Central Southwest #40	Fort Bend/Houston #41	Study Area 13 Total
Total Population	**2,229**	**41,820**	**32,867**	**76,916**
White	12.2%	6.1%	3.5%	**5.2%**
Black	22.5%	56.4%	71.5%	**61.9%**
Hispanic	62.9%	35.8%	23.0%	**31.1%**
Asian	1.1%	1.1%	1.1%	**1.1%**
Other	1.3%	0.6%	0.9%	**0.7%**
Educational Attainment				
Persons 25 years and over	**1,003**	**23,772**	**18,107**	**42,882**
No High School Diploma	60.0%	34.0%	23.7%	**39.2%**
High School Diploma & higher	40.0%	66.0%	76.3%	**60.8%**
Household Income				
Total Households	**577**	**12,336**	**9,659**	**22,572**
Below $25,000	46.3%	29.3%	21.2%	**32.3%**
Above $25,000	53.7%	70.7%	78.8%	**67.7%**
Labor Force				
Persons 16 and over	**940**	**18,661**	**16,132**	**35,733**
Employed	79.4%	91.2%	92.3%	**91.4%**
Unemployed	20.6%	8.8%	7.7%	**8.6%**
Housing				
Total Occupied Units	**646**	**12,231**	**9,595**	**22,472**
Owner Occupied	38.2%	75.2%	78.7%	**64.0%**
Renter Occupied	61.8%	24.8%	21.3%	**36.0%**

Source: U.S. Census Bureau, 2000
Compiled by CITY of HOUSTON, Planning and Development Dept.
*Note: * Data at this level is not available for 1990 based on Super Neighborhood boundaries.*
*** Asian includes American Indian & Alaska Native, Native Hawaiian and Other Pacific Islander*

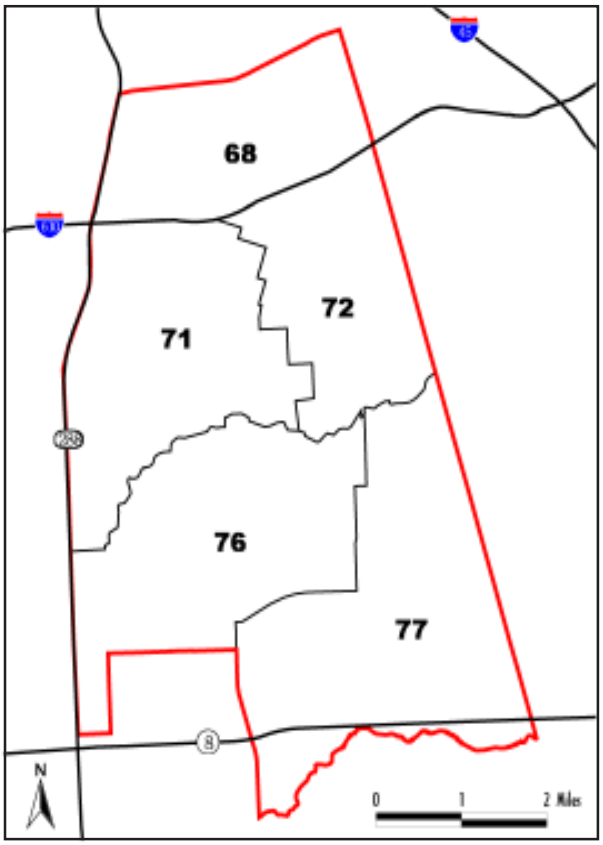
Super Neighborhoods:

68 - OST / South Union
71 - Sunnyside
72 - South Park
76 - South Acres / Crestmont
77 - Minnetex

Characteristics

- *Total Population: 80,903*
- *Population Density: 4.2 persons per acre*
- *Persons Per Household: 2.91*
- *Total Area: 19,318 acres (30.18 sq miles)*
- *Houston City Council Districts: D & E*
- *Houston Independent School District*
- *5 Police Beats including bordering beats*
- *7% (average) of properties in long-term tax liens (homesteads not included)*

Superneighborhoods in Study Area



Location within City

Study Area 14 Descriptions

OST/South Union neighborhoods are in south central Houston inside Loop 610. Most of the homes in this community were built just after World War II and many have since been converted to commercial use, especially along Martin Luther King Boulevard. Other areas, such as LaSalette Place, remain deed restricted and well maintained. New home contruction is occurring in various locations throughout the area. Recently, commercial development has revived along Old Spanish Trail, and the Shrine of the Black Madonna church has purchased and redeveloped a number of deteriorated properties near its sanctuary.

Sunnyside is the oldest African American community in south central Houston. It was originally developed to provide homes outside the city, but close enough for residents to commute. It has endured a number of detrimental land uses, including a major land fill which dominates the center of the community, a now-closed garbage incinerator next to the land fill, and a number of salvage yards. Recently, new developments have revived parts of the community, especially along Cullen Blvd.

South Park is a series of tract-home subdivisions developed along South Park Boulevard during the 1950s. The oldest subdivision consists of small frame homes on streets named for World War II battles that the original home buyers, many of whom were returning veterans, knew from personal experience. Throughout the area, many small and well-maintained homes remain, however, they are often adjacent to deteriorating properties or vacant lots. Many homes adjacent to Martin Luther King Boulevard, have been converted to various commercial uses.

South Acres/Crestmont Park is a suburban area of south central Houston across the Sims Bayou from Sunnyside. Most of the housing in the community is post-war single family in typical suburban street patterns, although there are some large apartment complexes on the eastern edge. Many homes adjacent to Sims Bayou have been flooded several times, and the Kennedy Heights neighborhood has a problem with toxic waste. The community is bordered by undeveloped land to the south, east and west, and was relatively inaccessible until the opening of the South Freeway in the early 1980s and the South Belt in 1990s.

Minnetex is an isolated, semi-rural area in south central Houston which experienced very little development. The recent opening of the South Belt through the southern edge of this community raises the possibility of new development. The scattered homes, small large-lot subdivisions, and occasional industrial facility are surrounded by acres of raw land which now has quick access via Beltway 8 to the rest of the metropolitan area. The only impediments to new growth now are the lack of water and sewer lines and possibly noise pollution because of the community's location in an approach path of Hobby Airport.

Study Area 14 Overview

- **Population loss is an ongoing trend**

  Population loss has been ongoing in the study area since 1980, though the rate of decrease has slowed significantly from –25% to –1.2%. Blacks continue to make up over 85% of the population, however, the Hispanic population nearly doubled while White, Black and Asian populations decreased. The proportion of persons 65 and older was high and continues to grow.

- **Below average study area population population change -1.2% from 1990 to 2000**

  Minnetex had the largest (14.6%) decline in population from 1990 to 2000. South Park has the largest share of population (27.5%) in Study Area 14

- **Stable homeownership**

  Homeownership in the area is relatively high and the number of owner occupied units remained unchanged over the study period. The vacancy rate dropped by almost half, possibly due to the loss of nearly 1,000 residential units and an increase in renter occupied units. Inspite of the population loss, the number of households in the area increased 5%. This might be explained by the corresponding decrease in persons per household.

- **Opportunities exist in large undeveloped areas to the south**

  Over 1/3 of the study area is undeveloped, primarily south of Sims Bayou. Development activity here has been limited by the need for costly infrastructure improvements. Vacant and undeveloped lots in older, declining neighborhoods in the northern sections provide opportunities for infill housing. In recent years, some small multi-family developments were constructed north of 610. The study area's proximity to the Medical Center make these opportunities attractive, however, public intervention may be necessary to stimulate any new investment.

- **Economic conditions continue to decline**

  - ✓ *Between 1990 and 2000, the number of persons with no high school diploma increased significantly (112.5%) and the number of persons with some college fell.*
  - ✓ *Working age population decreased significantly*
  - ✓ *Incomes in this area remained low, but have increased slightly since 1990.*
  - ✓ *Growing elderly and school aged populations*
  - ✓ *High female to male ratio*
  - ✓ *Loss of 1,000 residential units*

Population by Super Neighborhood

- *One of the few Study Areas to see an overall decline in population.*
- *Super Neighborhoods 71 and 72 show a slight decline while 77 showing substantial decline in popula tion in terms of percentage..*

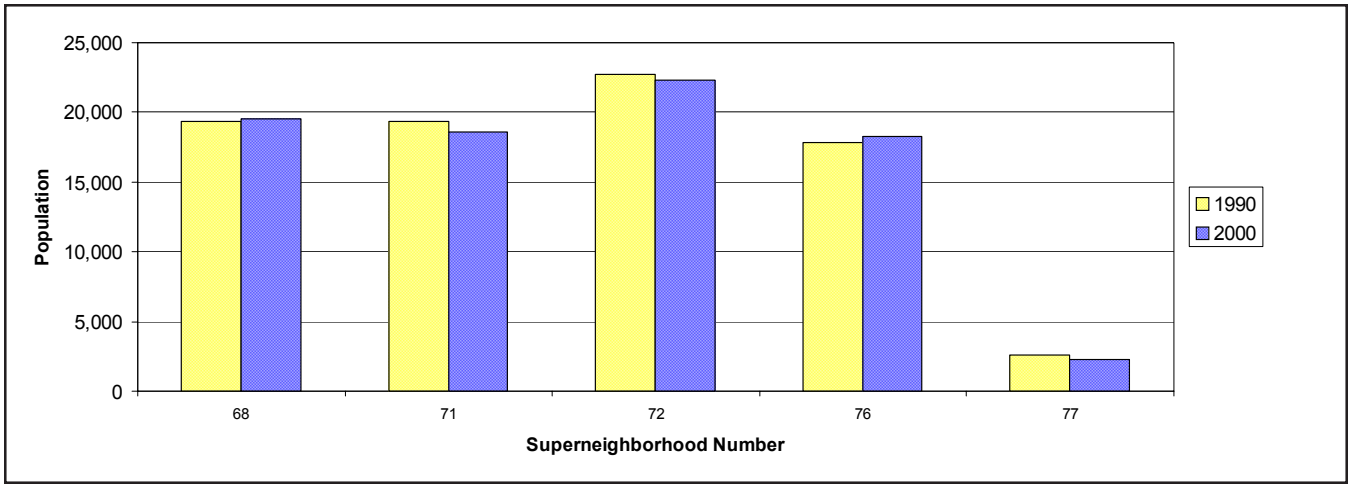
Table 5.14.0.
Population Change by Superneighborhood (SN)

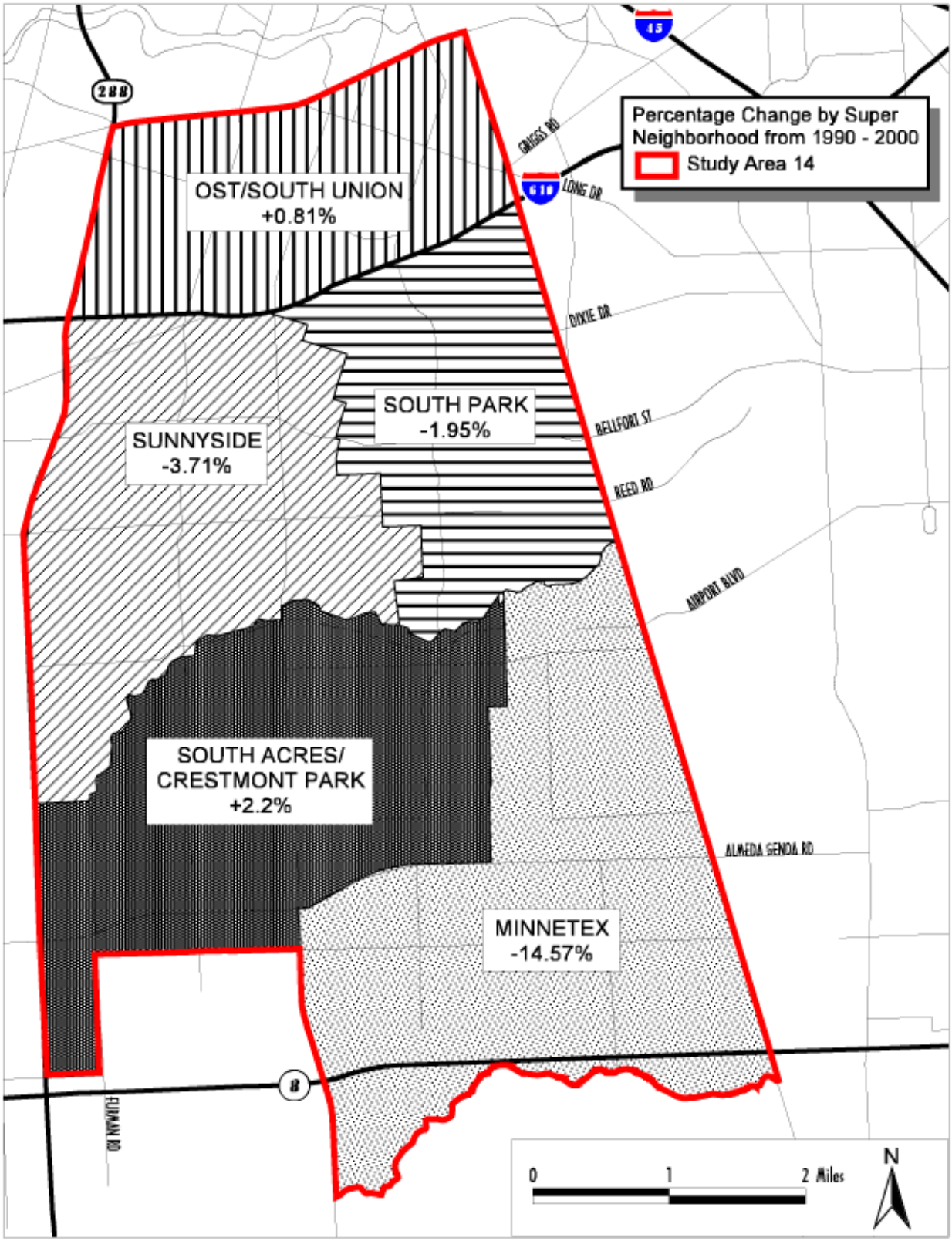
Source: US Census Bureau

Superneighborhood Name	SN#	1990	2000	# change	% change
OST/South Union	68	19,366	19,523	157	0.8%
Sunnyside	71	19,347	18,629	-718	-3.7%
South Park	72	22,724	22,282	-442	-1.9%
South Acres/Crestmont	76	17,832	18,224	392	2.2%
Minnetex	77	2,628	2,245	-383	-14.6%
TOTAL		81,897	80,903	-994	-1.2%

Figure 5.14.0.
Study Area 14 Population Change

Source: US Census Bureau





Map 5.14.1. Population Change by Super Neighborhood 1990-2000

Source Data: U. S. Census Bureau 1990-2000

Race and Ethnicity

- *Tendency toward stagnation*
- *Negative overall growth*
- *Whites leaving at double the citywide rate*
- *Asians also showed a decline contrary to citywide gain*
- *Black majority - 86.7% of the Study Area population*

Table 5.14.1.
Population by Race/Ethnicity

Source: US Census Bureau

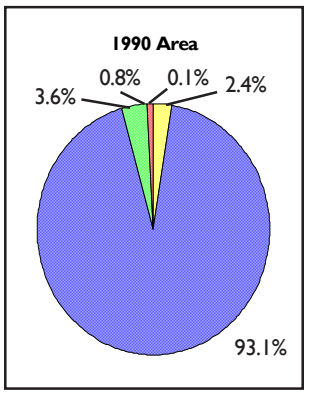
	Study Area 14			City of Houston		
	1990	2000	% change	1990	2000	% change
White	2,002	1,411	-29.5%	720,534	601,851	-16.5%
Black	76,248	70,157	-8.0%	455,297	487,851	7.2%
Hispanic	2,963	8,242	178.2%	455,947	730,865	60.3%
Asian	630	583	-7.5%	70,145	106,620	52.0%
Other	54	510	844.4%	3,361	26,444	686.8%
TOTAL	81,897	80,903	-1.2%	1,705,284	1,953,631	14.6%

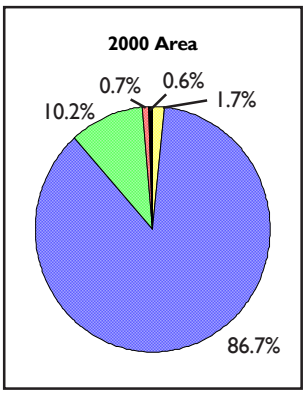
Note: "Other" category is not directly comparable, as in 2000, it included persons of "two or more races," a category which did not exist in 1990.

Figure 5.14.1.
Population by Race/Ethnicity

Source: US Census Bureau

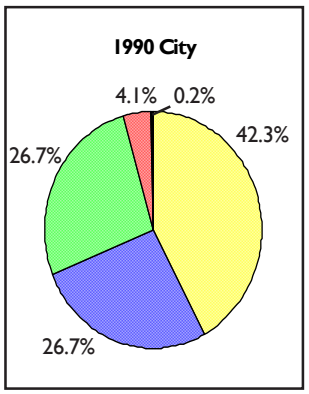
Study Area 14--percent of total

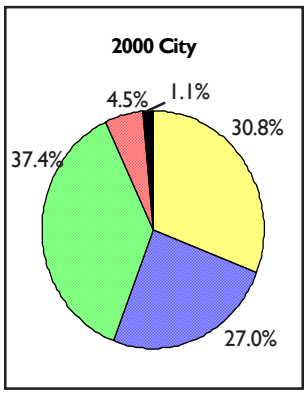




Legend as shown above in Table 5.14.1

City of Houston--percent of total





Legend as shown above in Table 5.14.1

Gender and Age

- *Decline in population mainly due to working age adults leaving the study area.*
- *Growth in number of seniors almost double the City's percentage increase.*
- *Number of males decreased by 3.1% compared to City's 15.3% increase.*
- *Proportion of females (54.3%) high compared to City as a whole (50.1%)*

Table 5.14.2.
Population by Gender and Age

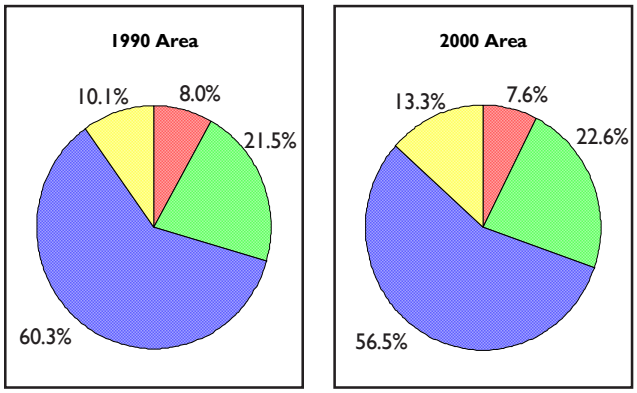
Source: US Census Bureau

	Study Area 14			City of Houston		
	1990	2000	% change	1990	2000	% change
Age 0-4	6,585	6,177	-6.2%	142,168	160,797	13.1%
Age 5-17	17,643	18,302	3.7%	313,825	375,861	19.8%
Age 18-64	49,373	45,687	-7.5%	1,108,100	1,252,908	13.1%
Age 65+	8,296	10,737	29.4%	141,191	164,065	16.2%
MALE	38,153	36,956	-3.1%	846,113	975,551	15.3%
FEMALE	43,744	43,947	0.5%	859,171	978,080	13.8%
TOTAL	81,897	80,903	-1.2%	1,705,284	1,953,631	14.6%

Figure 5.14.2.
Population by Gender and Age

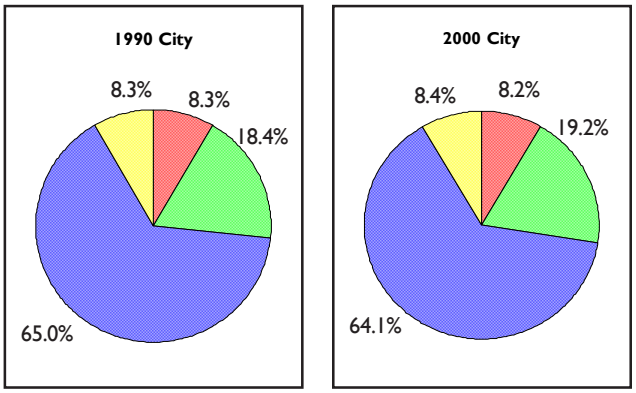
Source: US Census Bureau

Study Area 14--percent of total



Legend as shown above in Table 5.14.2

City of Houston--percent of total



Legend as shown above in Table 5.14.2

Educational Attainment

- *Large increase in number and proportion of persons 25+ with no high school diploma*
- *Study Area with the highest percentage of persons 25+ with high school diploma in 2000.*

Table 5.14.3.
Population 25 and Over by Educational Attainment

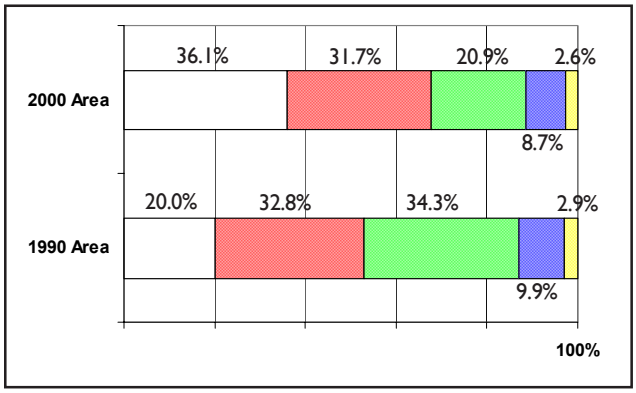
Source: US Census Bureau

	Study Area 14			City of Houston		
	1990	2000	% change	1990	2000	% change
No Diploma	8,298	17,632	112.5%	263,458	355,445	34.9%
High School	13,607	15,503	13.9%	224,181	245,299	9.4%
Some College	14,201	10,198	-28.2%	265,983	228,985	-13.9%
Bachelor's	4,118	4,240	3.0%	191,128	255,173	33.5%
Grad/Prof.	1,210	1,294	7.0%	92,288	116,252	26.0%
TOTAL	41,434	48,867	17.9%	1,037,037	1,201,154	15.8%

Figure 5.14.3.
Population 25 and Over by Educational Attainment

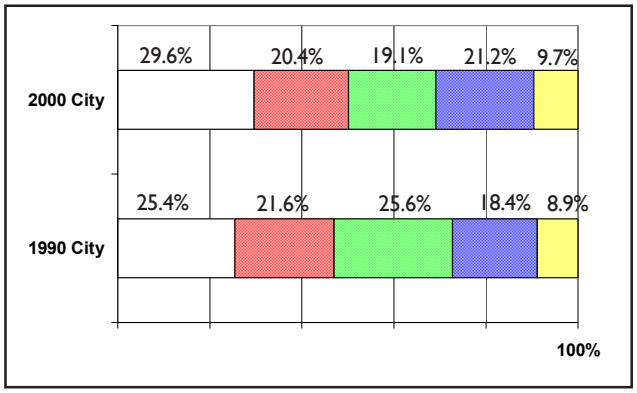
Source: US Census Bureau

Study Area 14--percent of total



Legend as shown above in Table 5.14.3

City of Houston--percent of total



Legend as shown above in Table 5.14.3

Housing and Households

- *Total housing units decreased*
- *Decreasing household size allowed number of households to increase despite decrease in population.*
- *Decline in vacancy rate higher than the City..*

2000 Total Units	*30,245*
Single-family	*26,556*
Multi-family	*3,654*
Other	*34*

Table 5.14.4. Household Characteristics

Source: US Census Bureau

	Study Area 14			City of Houston		
	1990	2000	% change	1990	2000	% change
HOUSEHOLDS	26,393	27,652	4.8%	638,705	717,945	12.4%
persons per HH	3.10	2.91	-6.3%	2.60	2.67	2.7%

Table 5.14.5. Housing Units by Tenure

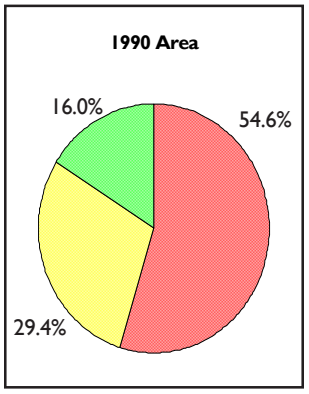
Source: US Census Bureau

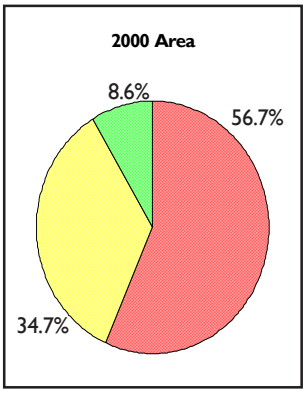
	Study Area 14			City of Houston		
	1990	2000	% change	1990	2000	% change
Occupied	26,393	27,652	4.8%	638,705	717,945	12.4%
Owner	17,155	17,148	0.0%	293,355	328,741	12.1%
Renter	9,238	10,504	13.7%	345,350	389,204	12.7%
Vacant	5,027	2,593	-48.4%	112,928	64,064	-43.3%
TOTAL UNITS	31,420	30,245	-3.7%	751,633	782,009	4.0%

Figure 5.14.4. Housing Units by Tenure

Source: US Census Bureau

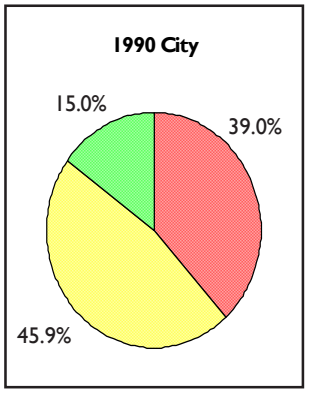
Study Area 14--percent of total

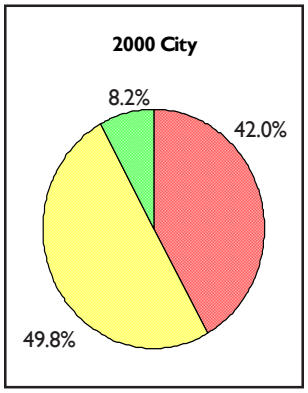




Legend as shown above in Table 5.14.5

City of Houston--percent of total





Legend as shown above in Table 5.14.5

Household Income

- *Lowest average median income ($24,505)*
- *Lowest percentage of households with income over $75,000*
- *Second-highest percentage of households with income under $15,000*
- *Middle income categories match City averages*

Table 5.14.6.
Households by Household Income

Source: US Census Bureau

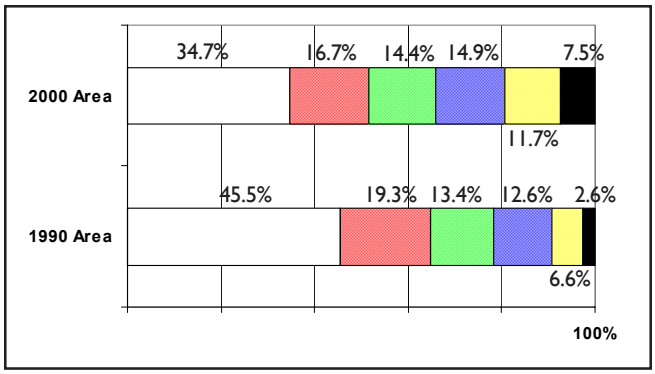
	Study Area 14			City of Houston		
	1990	2000	% change	1990	2000	% change
< $15K	12,068	9,612	-20.3%	175,900	132,457	-24.7%
$15K—$25K	5,132	4,625	-9.9%	125,425	105,887	-15.6%
$25K—$35K	3,558	3,986	12.0%	101,625	104,792	3.1%
$35K—$50K	3,341	4,125	23.5%	99,947	117,451	17.5%
$50K—$75K	1,748	3,246	85.7%	82,150	116,362	41.6%
>$75K	683	2,072	203.5%	64,395	141,948	120.4%
TOTAL	26,529	27,666	4.3%	649,442	718,897	10.7%

Note: The total number of households shown in this table is based on sample data.

Figure 5.14.5.
Households by Household Income

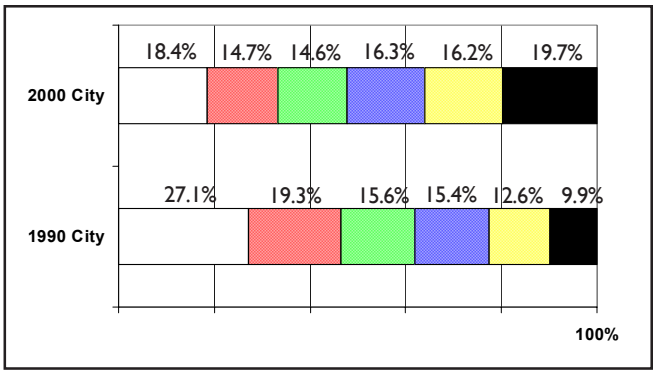
Source: US Census Bureau

Study Area 14--percent of total



Legend as shown above in Table 5.14.6

City of Houston--percent of total



Legend as shown above in Table 5.14.6

Existing Land Use Patterns

- *32.6% of study area is Undeveloped/ Vacant*

Study Area 14 covers 19,318 acres and is located in the southern part of the city; extending from SH 288 east towards I-45 and stretching from Loop 610 to Beltway 8.

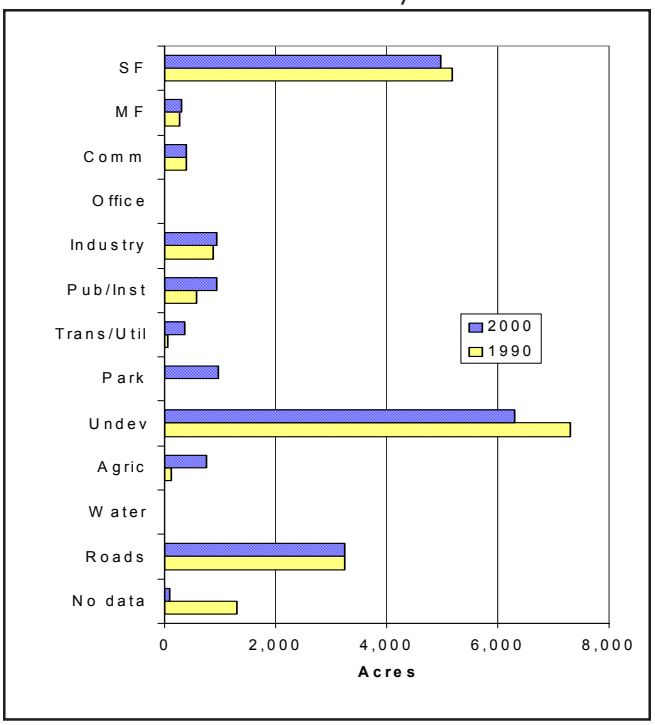
Single-family uses make up about 20% of the land and tend to concentrate in old subdivisions to the north of Loop 610 and in the central portion of the area. South of Sims Bayou single-family uses diminish, new development has occurred and lot size increased.

Multi-family uses cover 3.7% of the land, having increased by approximately 12% since 1990 and are scattered throughout the area.

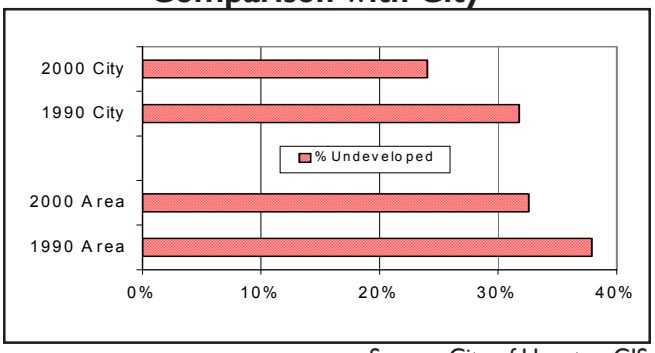
Commercial and office uses make up slightly more than 5% of the area, but office space is only 24 acres decreasing from 26 acres in 1990. Some office space exists along Old Spanish Trail. Commercial uses are found along Cullen Blvd, Griggs Rd., Martin Luther King Blvd between Bellfort Rd. and Loop 610, Reed Rd. and Old Spanish Trail. New development tended to locate mainly along Cullen Blvd.

Figure 5.14.6 Study Area 14 Land Use

Source: City of Houston GIS



Comparison with City

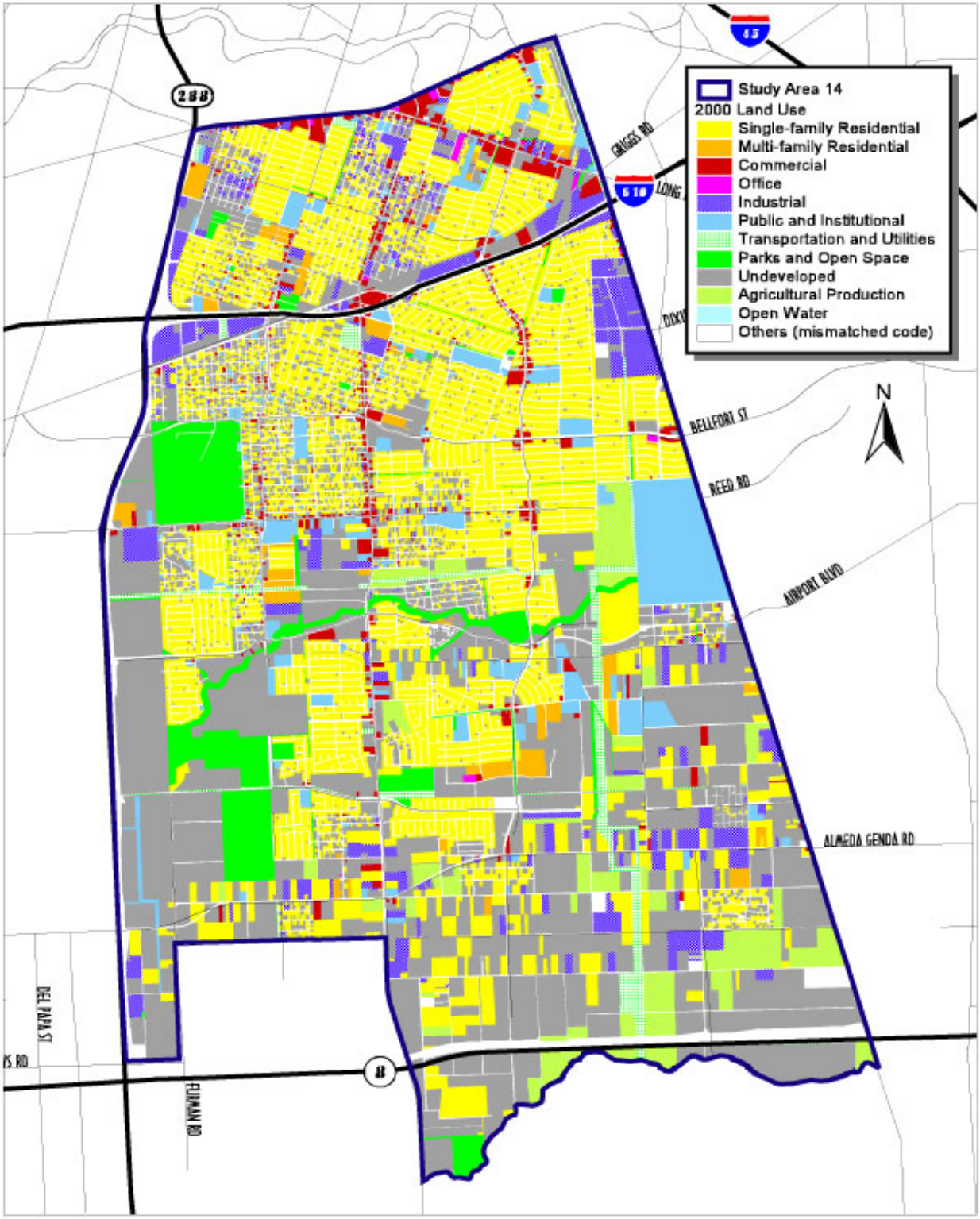


Source: City of Houston GIS

Table 5.14.7. Acreage by Land-Use Category

Note: Many land parcels were coded incorrectly in 1990, so percentage changes often appear unusually large.

	Study Area 14			City of Houston		
	1990	2000	% change	1990	2000	% change
Single-Family (SF)	5,173.1	4,976.7	-3.8%	75,587.9	79,800.7	5.6%
Multi-Family (MF)	273.9	307.6	12.3%	12,256.3	14,648.2	19.5%
Commercial (Com)	382.6	400.8	4.8%	12,281.1	15,386.2	25.3%
Office	26.0	23.7	-8.6%	4,031.2	4,811.9	19.4%
Industrial	865.7	943.5	9.0%	21,361.8	25,762.2	20.6%
Public/Institutional	582.0	934.6	60.6%	13,341.7	20,061.5	50.4%
Trans/Utilities	46.9	374.5	699.1%	3,601.2	11,665.9	223.9%
Parks/Open Space	0.0	967.0	0.0%	1,460.2	32,089.7	2097.6%
Undeveloped	7,307.9	6,299.7	-13.8%	120,734.2	91,366.6	-24.3%
Agricultural	117.8	757.7	543.4%	5,751.2	10,017.4	74.2%
Open Water	0.0	0.0	0.0%	1,226.7	13,905.4	1033.6%
Roads	3,230.4	3,230.4	0.0%	56,559.1	56,559.1	0.0%
No Data	1,311.8	101.6	-92.3%	52,355.0	4,472.8	-91.5%



Map 5.14.2. Land Use 2000

Source Data: Harris County Appraisal District (HCAD)

Study Area 14 Land Use

Industrial uses 944 acres, make-up nearly 6.5% of the study area. These uses tend to concentrate along the Loop and Mykawa Road. Pockets of industrial land are also located north of the Loop and along Almeda Genoa. Industrial areas increased in the last decade by 9 percent. New development included warehouses and manufacturing located along Holmes Rd., Mykawa, Almeda Genoa and Cullen Blvd.

Public and Institutional uses comprise about 935 acres of land. A large parcel east of Mykawa, which used to be a correctional facility, has been converted into Law Park. New churches and church related uses are being built throughout the area.

Transportation and utilities account for 2.9% of the land. In the decade of 1990 the City built a sewage lift station and a wastewater treatment plant on West Fuqua.

Parks and Open Space covers 8.1% of the study area. Law and Sunnyside are the largest parks. The first is located between Bellfort in the north and Reed in the south, while the second is located at Mykawa Rd. and the Sims Bayou. A linear park is found along Sims Bayou.

Agricultural land covers 2.5% of the study area. Many parcels in the south are used for pastures and ranch related activities, and contribute to the Study Area's rural character.

Vacant land is 32.6% of the total study area with 6,230 acres of land located mostly south of Sims Bayou. There was a 6% decrease in undeveloped land from 1990.

Roads and right of ways make up 16.7% of the total land area, which is slightly above the citywide figure of 14.9%. Loop 610 and Beltway 8 are the two largest arteries in this study area; both travel east to west as do Airport Blvd. and Bellfort St., which are smaller thoroughfares. Mykawa Rd., and Cullen Blvd. are major north–south thoroughfares.

Table 5.14.8.
2000 Demographics by Super Neighborhood

	Super Neighborhood					Study Area 14 Total
	OST South Union #68	Sunnyside #71	South Park #72	South Acres Crestmont Park #76	Minnetex #77	
Total Population	**19,523**	**18,629**	**22,282**	**18,224**	**2,245**	**80,903**
White	1.6%	0.6%	1.4%	1.3%	18.9%	**1.7%**
Black	84.1%	93.4%	81.4%	94.6%	42.9%	**86.7%**
Hispanic	13.0%	3.8%	16.2%	3.3%	35.2%	**10.2%**
Asian**	0.7%	1.5%	0.4%	0.2%	1.9%	**0.7%**
Other	0.6%	0.7%	0.6%	0.6%	1.1%	**0.6%**
Educational Attainment						
Persons 25 years and over	**11,817**	**11,155**	**13,761**	**10,889**	**1,246**	**48,867**
No High School Diploma	37.7%	37.5%	39.8%	27.7%	40.4%	**36.6%**
High School Diploma & higher	62.3%	62.5%	60.2%	72.3%	59.6%	**63.4%**
Household Income						
Total Households	**7,031**	**6,722**	**7,115**	**6,092**	**706**	**27,666**
Below $25,000	57.5%	59.3%	46.1%	42.6%	47.2%	**50.5%**
Above $25,000	42.5%	40.7%	53.9%	57.4%	52.8%	**49.5%**
Labor Force						
Persons 16 and over	**7,438**	**6,415**	**8,749**	**7,205**	**916**	**30,722**
Employed	85.9%	82.4%	86.2%	90.3%	90.1%	**87.0%**
Unemployed	14.1%	17.6%	13.8%	9.7%	9.9%	**13.0%**
Housing						
Total Occupied Units	**7,036**	**6,839**	**6,915**	**6,112**	**751**	**27,653**
Owner Occupied	53.4%	53.7%	74.7%	68.0%	52.2%	**60.4%**
Renter Occupied	46.6%	46.2%	25.3%	32.0%	47.8%	**39.6%**

Source: U.S. Census Bureau, 2000
Compiled by CITY of HOUSTON, Planning and Development Dept.
*Note: * Data at this level is not available for 1990 based on Super Neighborhood boundaries.*
*** Asian includes American Indian & Alaska Native, Native Hawaiian and Other Pacific Islander*

Study Area 15

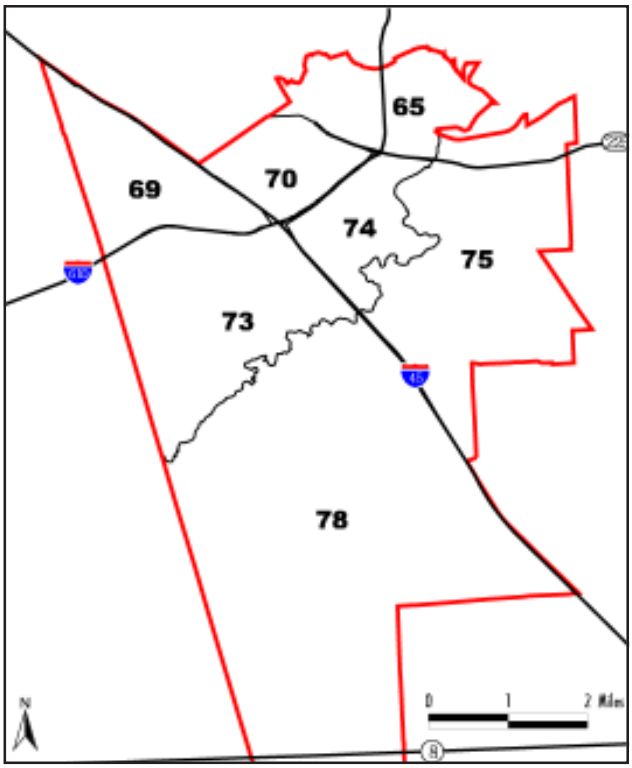
Super Neighborhoods:

65 - Harrisburg / Manchester
69 - Gulfgate / Pine Valley
70 - Pecan Park
73 - Golfcrest / Reveille
74 - Park Place
75 - Meadowbrook / Allendale
78 - Greater Hobby Area

Characteristics

- *Total Population: 135,986*
- *Population Density: 5.7 persons per acre*
- *Persons Per Household: 3.33*
- *Total Area: 23,645 acres (37.50 sq miles)*
- *Houston City Council Districts: E & I*
- *Independent School Districts: Houston & Pasadena*
- *13 Police Beats including bordering beats*
- *2% (average) of properties in long-term tax liens (homesteads not included)*

Superneighborhoods in Study Area



Location within City

Study Area 15 Super Neighborhood Descriptions

Harrisburg/Manchester has a history which predates Houston. Harrisburg was a community located at the confluence of Brays Bayou and Buffalo Bayou before the Texas Revolution. It was burned by Santa Anna's army. Houston, established upstream later the same year, quickly overtook and eclipsed the devastated community. Manchester lies to the east of Harrisburg, near the confluence of Sims Bayou and the Ship Channel. Its modest homes are surrounded by Channel industries. Harrisburg residential areas have largely disappeared, and its commercial district has not experienced the revival that the rise of the area's Hispanic community has brought to other East End shopping districts.

Gulfgate/Riverview is a collection of neighborhoods inside Loop 610 south of the Gulf Freeway. It is crisscrossed by older highways, such as Telephone Road and the Old Spanish Trail/Wayside combination. These highways, along with a major rail line and Brays Bayou, divide the area into a number of discrete neighborhoods. The largest of these, Pine Valley, Freeway, and Riverview consist of single family homes surrounded by light industrial buildings and warehouses. Gulfgate, one of Houston's first malls, has been redeveloped as part of a tax increment reinvestment zone to revitalize what had been a failing retail district.

Pecan Park is a pre-World War II single-family residential community located just south of Harrisburg. Its close proximity to the Port of Houston made it a popular location for workers in the Channel industries. Commercial development is located on the edges of the neighborhood along the freeways. A large apartment complex in the south, originally built for adults only, is now the home of hundreds of families with school-age children. The influx of young families have prompted the construction of two new schools for the community.

Golfcrest/Reveille is a section of southeast Houston located outside Loop 610 between Mykawa and the Gulf Freeway. Subdivisions within this community include Overbrook, Bayou Oaks, Santa Rosa, Greenway, Lum Terrace, Golfcrest, Kings Court, Tropicana Village and Oakland Plaza. Many small industrial facilities are located near Long Drive in the western part of the community. The original Golfcrest Country Club site was redeveloped with a stadium for Houston ISD, public housing and a City park. Most of the homes in the area date from the suburban development after World War II. Many of the more expensive homes were built on heavily wooded sites adjacent to Sims Bayou.

Park Place was an independent municipality before 1927 when it voluntarily consolidated with the City of Houston. At that time, Broadway and Park Place Boulevards were lined with large homes. Most of these were replaced with apartments and small businesses after deed restrictions in the area lapsed, although some areas in the wooded setting adjacent to Sims Bayou are still deed restricted. In recent years, several aging apartment complexes have been converted into condominiums. Industrial development occupies the northeastern corner close to the Houston Ship Channel.

Meadowbrook/Allendale is located on Houston's southeast edge bounded by the cities of Pasadena and South Houston, and the Ship Channel. The northern part of the community is home to several major chemical plants. The southern corner, which was once an oilfield, is now an industrial area. Several wooded neighborhoods with single-family homes are nestled in between. The newest addition to the area, Meadowcreek Village, contains the largest homes in the community.

The Greater Hobby Area takes its name from Hobby Airport, located at the center of this part of southeast Houston. A rail line at the western edge of the community provides access for a number of large industrial facilities. Sims Bayou, along the northern boundary, attracted development of single-family homes in the Garden Villas subdivision before World War II and in the Glenbrook Valley subdivision during the 1950s. East Haven and Skyscraper Shadows, located to the east and south of the airport, respectively, still have many empty lots and a variety of housing styles.

Study Area 15 Overview

Study Area 15

- **Major shifts in race/ethnicity**

  The population of Study Area 15 showed a significant gain of 20% and most new residents were Hispanic or Asian. The White population decreased by nearly half and Blacks decreased as well.
  The school age population is very high and the proportion of working age people is lower than the City. This trend has continued since 1980.

- **Housing conditions are declining**

  Increases in population here were absorbed into existing housing stock contributing to a significant decrease in the vacancy rate. In addition a large number of housing units were demolished. Persons per household increased significantly to 3.33% suggesting that overcrowding might be a problem in the future. The ratio of owner occupied units remained above the city-wide ratio. Some residential construction occurred in the southern portion of the study area and very few multi family units were constructed.

- **Industrial uses are concentrated here and continue to increase**

  The Houston Ship Channel makes up a portion of the study area's northern boundary. Other areas of industrial concentration include the vicinity of Hobby Airport, and the northwest corner between I45 and Mykawa. About 120 industrial sites were permitted during the study period. Also, a substantial part of the land use here is transportation oriented including Hobby Airport, two major highways, rail corridors, and the Ship Channel.

- **Economic conditions here are a concern**

  - Half of the population 25 and over did not have a high school diploma
  - Income remained lower than city-wide ($50,000 and over)
  - Low proportion of working age people

- **Park Place** had the largest (27.5%) percent change in population from 1990 to 2000

- **Greater Hobby** area had the largest share of population during 1990 and 2000.

Population by Super Neighborhood

- *Population growth occurred in all SuperNeighborhoods except in Harrisburg/Manchester.*

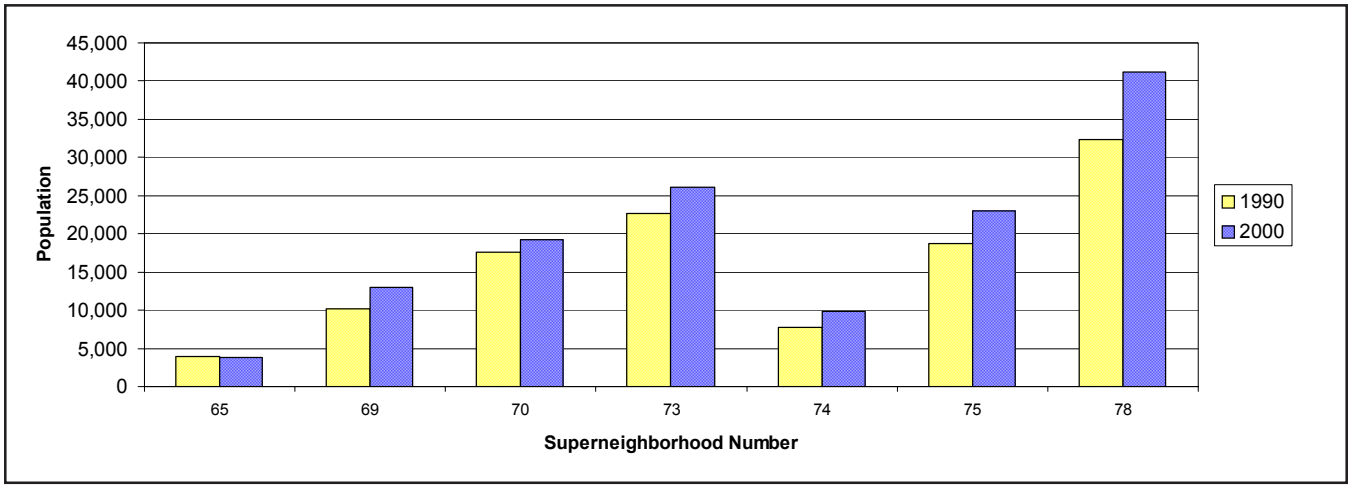
Table 5.15.0.
Population Change by Superneighborhood (SN)

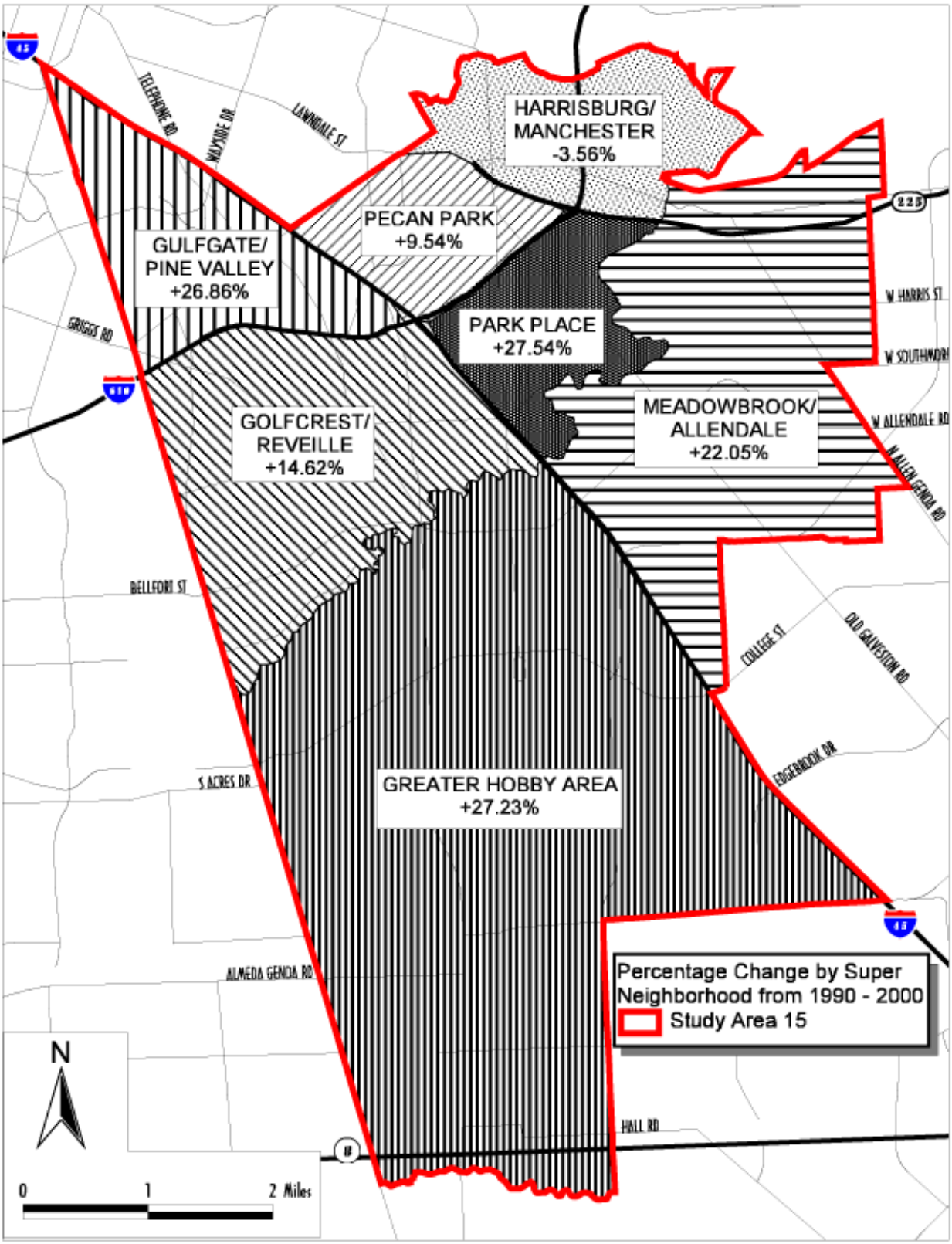
Source: US Census Bureau

Superneighborhood Name	SN#	1990	2000	# change	% change
Harrisburg/Manchester	65	3,907	3,768	-139	-3.6%
Gulfgate/Pine Valley	69	10,173	12,905	2,732	26.9%
Pecan Park	70	17,555	19,230	1,675	9.5%
Golfcrest/Reveille	73	22,731	26,054	3,323	14.6%
Park Place	74	7,764	9,902	2,138	27.5%
Meadowbrook/Allendale	75	18,787	22,929	4,142	22.0%
Greater Hobby Area	78	32,380	41,198	8,818	27.2%
TOTAL		113,297	135,986	22,689	20.0%

Figure 5.15.0.
Study Area 15 Population Change

Source: US Census Bureau





Map 5.15.1. Population Change by Super Neighborhood 1990-2000

Source Data: U. S. Census Bureau 1990-2000

Race and Ethnicity

- *White population decreased by almost half between 1990 and 2000*
- *Black population decreased in lesser proportion.*
- *Majority of growth occurred in the Hispanic population which accounted for nearly 70% of the population*

Table 5.15.1.
Population by Race/Ethnicity

Source: US Census Bureau

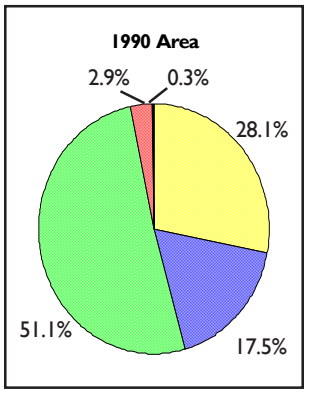
	Study Area 15			City of Houston		
	1990	2000	% change	1990	2000	% change
White	31,876	17,933	-43.7%	720,534	601,851	-16.5%
Black	19,882	17,903	-10.0%	455,297	487,851	7.2%
Hispanic	57,906	94,819	63.7%	455,947	730,865	60.3%
Asian	3,309	4,443	34.3%	70,145	106,620	52.0%
Other	324	888	174.1%	3,361	26,444	686.8%
TOTAL	113,297	135,986	20.0%	1,705,284	1,953,631	14.6%

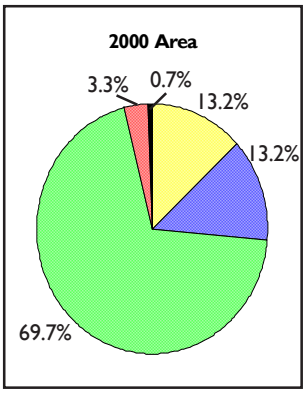
Note: "Other" category is not directly comparable, as in 2000, it included persons of "two or more races," a category which did not exist in 1990.

Figure 5.15.1.
Population by Race/Ethnicity

Source: US Census Bureau

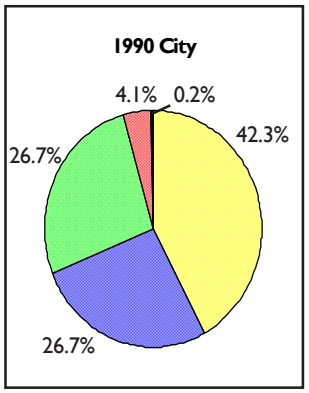
Study Area 15--percent of total

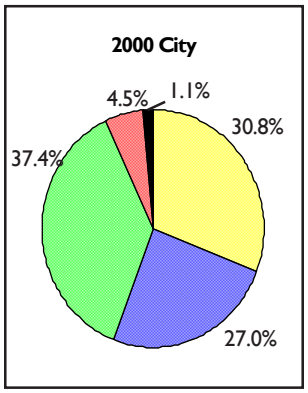




Legend as shown above in Table 5.15.1

City of Houston--percent of total





Legend as shown above in Table 5.15.1

Gender and Age

- *Large young population*
- *Decline in Elderly population*
- *Smaller proportion of working age people compared to Citywide*
- *More males than females*

Table 5.15.2.
Population by Gender and Age

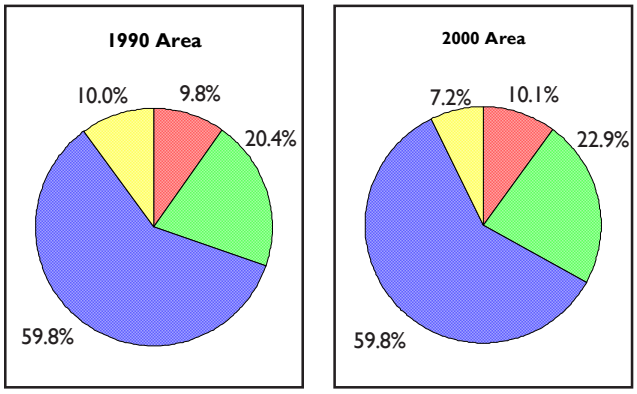
Source: US Census Bureau

	Study Area 15			City of Houston		
	1990	2000	% change	1990	2000	% change
Age 0-4	11,056	13,776	24.6%	142,168	160,797	13.1%
Age 5-17	23,158	31,082	34.2%	313,825	375,861	19.8%
Age 18-64	67,764	81,329	20.0%	1,108,100	1,252,908	13.1%
Age 65+	11,319	9,799	-13.4%	141,191	164,065	16.2%
MALE	56,763	69,420	22.3%	846,113	975,551	15.3%
FEMALE	56,534	66,566	17.7%	859,171	978,080	13.8%
TOTAL	113,297	135,986	20.0%	1,705,284	1,953,631	14.6%

Figure 5.15.2.
Population by Gender and Age

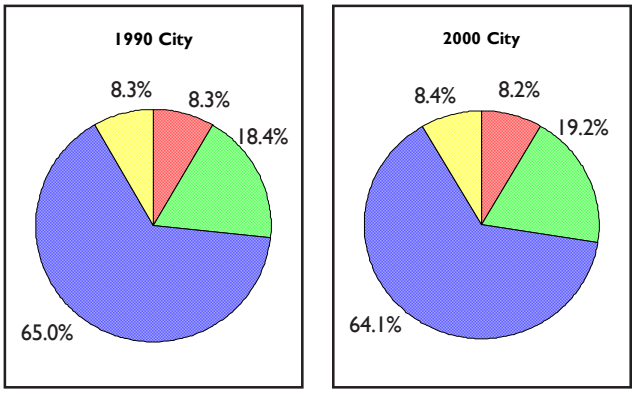
Source: US Census Bureau

Study Area 15--percent of total



Legend as shown above in Table 5.15.2

City of Houston--percent of total



Legend as shown above in Table 5.15.2

Educational Attainment

- *About 50% of persons 25 and older have no High School diploma*
- *Very low proportion of persons with and graduate/professional degrees*

Table 5.15.3.
Population 25 and Over by Educational Attainment

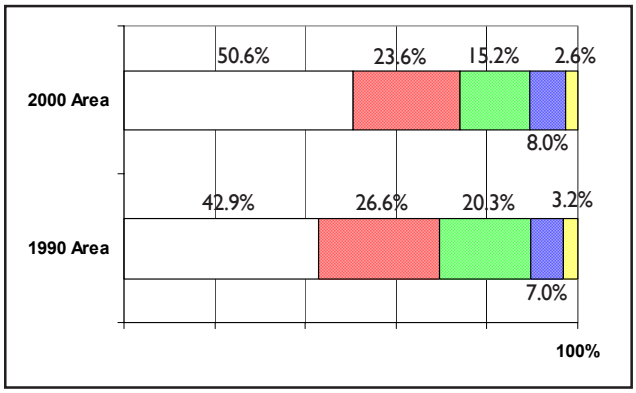
Source: US Census Bureau

	Study Area 15			City of Houston		
	1990	2000	% change	1990	2000	% change
No Diploma	28,158	37,195	32.1%	263,458	355,445	34.9%
High School	17,463	17,320	-0.8%	224,181	245,299	9.4%
Some College	13,344	11,165	-16.3%	265,983	228,985	-13.9%
Bachelor's	4,608	5,890	27.8%	191,128	255,173	33.5%
Grad/Prof	2,114	1,906	-9.8%	92,288	116,252	26.0%
TOTAL	65,687	73,477	11.9%	1,037,037	1,201,154	15.8%

Figure 5.15.3.
Population 25 and Over by Educational Attainment

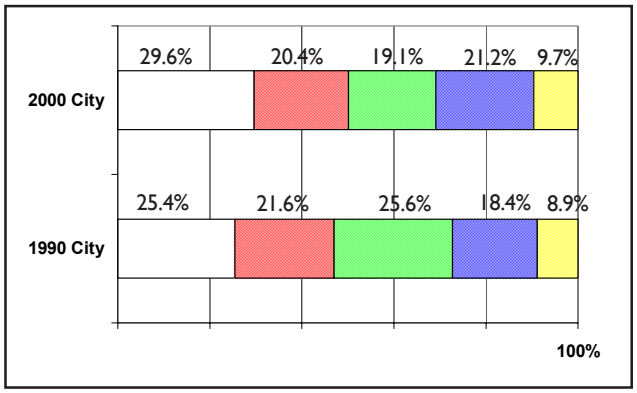
Source: US Census Bureau

Study Area 15--percent of total



Legend as shown above in Table 5.15.3

City of Houston--percent of total



Legend as shown above in Table 5.15.3

Housing and Households

- *Home ownership higher than the City*
- *High number of persons per household*
- *Substantial decrease in number of vacant units*
- *Decline in total housing units*

- *2000 Total Units* *43,082*
  Single-family *25,773*
  Multi-family *17,286*
  Other *23*

Table 5.15.4. Household Characteristics

Source: US Census Bureau

	Study Area 15			City of Houston		
	1990	2000	% change	1990	2000	% change
HOUSEHOLDS	38,071	40,609	6.7%	638,705	717,945	12.4%
persons per HH	2.90	3.33	14.7%	2.60	2.67	2.7%

Table 5.15.5. Housing Units by Tenure

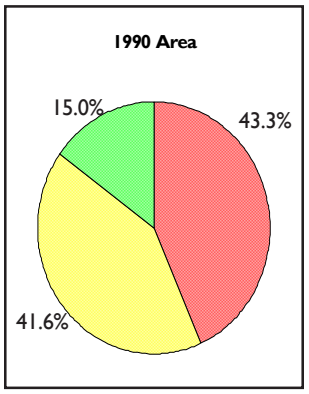
Source: US Census Bureau

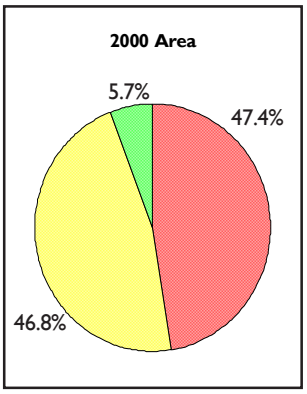
	Study Area 15			City of Houston		
	1990	2000	% change	1990	2000	% change
Occupied	38,071	40,609	6.7%	638,705	717,945	12.4%
Owner	19,416	20,441	5.3%	293,355	328,741	12.1%
Renter	18,655	20,168	8.1%	345,350	389,204	12.7%
Vacant	6,719	2,473	-63.2%	112,928	64,064	-43.3%
TOTAL UNITS	44,790	43,082	-3.8%	751,633	782,009	4.0%

Figure 5.15.4. Housing Units by Tenure

Source: US Census Bureau

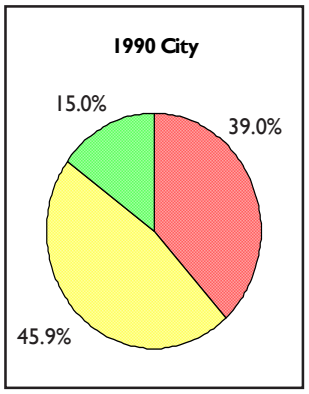
Study Area 15--percent of total

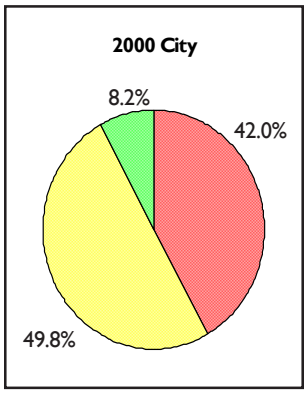




Legend as shown above in Table 5.15.5

City of Houston--percent of total





Legend as shown above in Table 5.15.5

Household Income

- *Fourth-lowest average median income ($31,306)*
- *Fourth-lowest percentage of households with income over $75,000*
- *Income over $50,000 lower than City average*
- *Experienced moderated growth in income*
- *Unemployment in Super Neighborhood ranged from 14.9% to 8.3 %*

Table 5.15.6.
Households by Household Income

Source: US Census Bureau

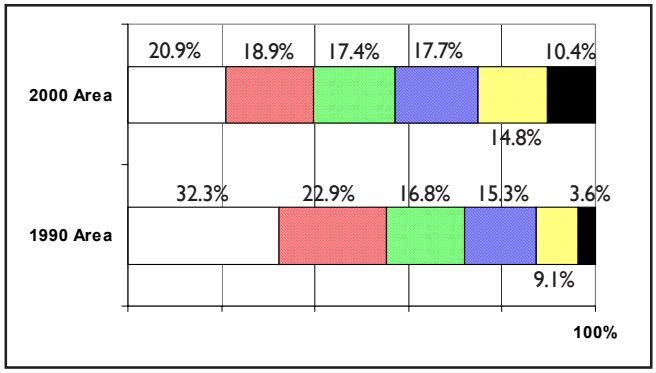
	Study Area 15			City of Houston		
	1990	2000	% change	1990	2000	% change
< $15K	12,408	8,478	-31.7%	175,900	132,457	-24.7%
$15K—$25K	8,773	7,695	-12.3%	125,425	105,887	-15.6%
$25K—$35K	6,447	7,057	9.5%	101,625	104,792	3.1%
$35K—$50K	5,874	7,177	22.2%	99,947	117,451	17.5%
$50K—$75K	3,493	5,999	71.7%	82,150	116,362	41.6%
>$75K	1,393	4,220	203.0%	64,395	141,948	120.4%
TOTAL	38,388	40,627	5.8%	649,442	718,897	10.7%

Note: The total number of households shown in this table is based on sample data.

Figure 5.15.5.
Households by Household Income

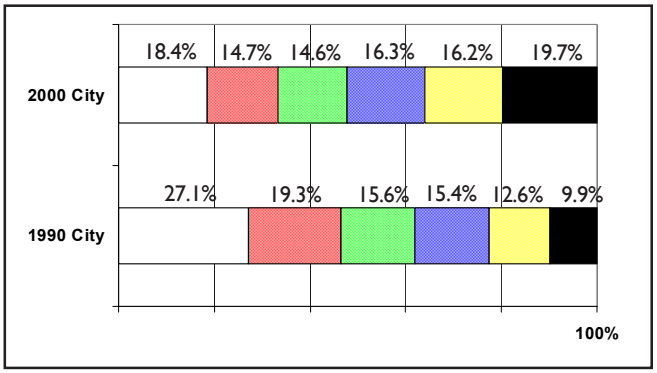
Source: US Census Bureau

Study Area 15--percent of total



Legend as shown above in Table 5.15.6

City of Houston--percent of total



Legend as shown above in Table 5.15.6

Study Area 15 Demographics

- *Includes Hobby Airport*
- *Study Area 15 makes up 6.2% of City land area but:*
  17.1% of all Transportation/ Utility land
  12.1% of all Industrial land

Study Area 15 comprises 23,645 acres of land and is located in the southeastern part of the City. It roughly follows the I-45 corridor south from downtown. Largely residential, it also includes parts of the Port of Houston and Hobby Airport as well.

Single-Family residential uses are slightly more than 23% and are spread mainly north of Airport Road. Some of the oldest subdivisions in the area are located to the east of I-45 (Gulf Freeway), for example Pecan Park and Park Place. Other newer subdivisions are located south of Hobby Airport, including Houston Skyscraper Shadows. In the last decade new residential construction has taken place mainly south of the airport.

Multi-Family residential uses take-up 2.7% of the land and are located along Broadway, but pockets are also located at the vicinity of the intersection of Loop 610 and I-45 (Gulf Freeway), near Airport Rd. and Gulfgate and south of Edgebrook Dr. Few multi-family units were built in the last decade.

Figure 5.15.6. Study Area 15 Land Use

Source: City of Houston GIS

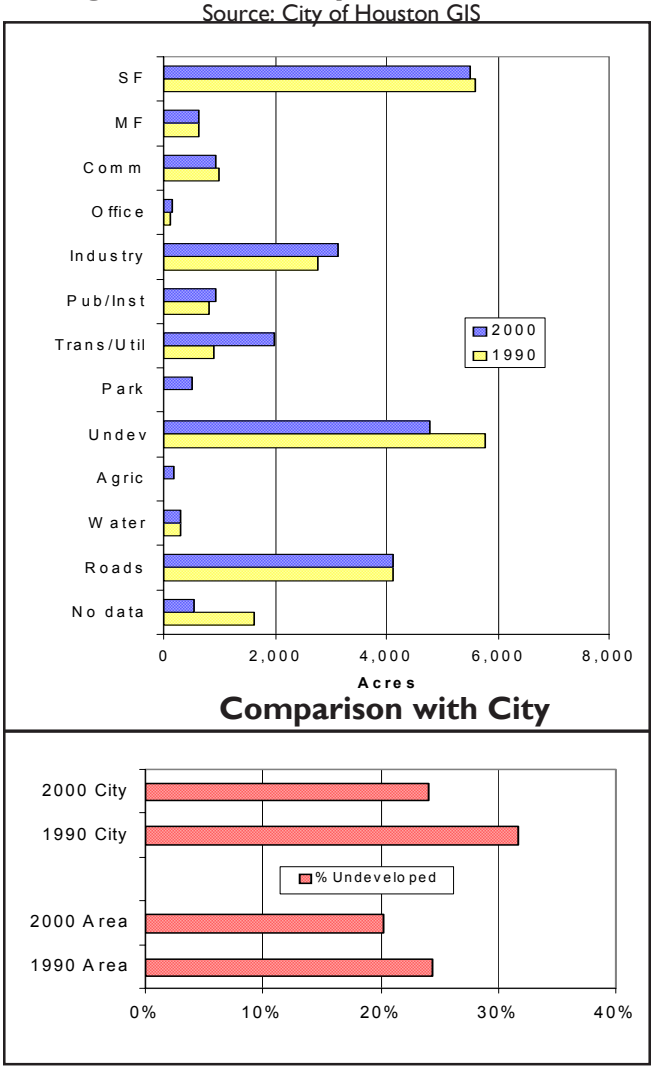
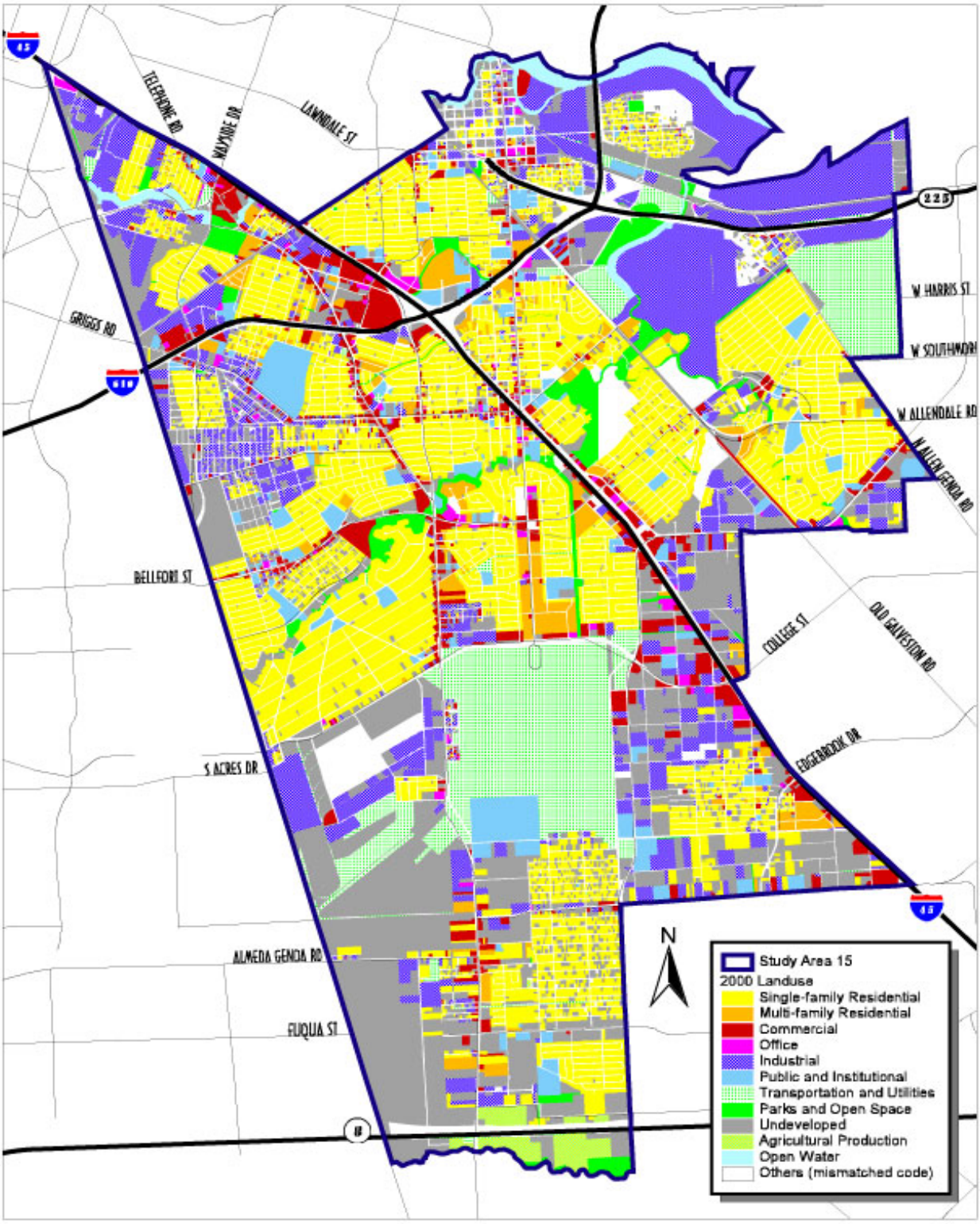


Table 5.15.7. Acreage by Land-Use Category

Note: Many land parcels were coded incorrectly in 1990, so percentage changes often appear unusually large.

Source: City of Houston GIS

	Study Area 15			City of Houston		
	1990	2000	% change	1990	2000	% change
Single-Family (SF)	5,585.9	5,491.6	-1.7%	75,587.9	79,800.7	5.6%
Multi-Family (MF)	618.7	636.9	2.9%	12,256.3	14,648.2	19.5%
Commercial (Com)	984.9	937.1	-4.9%	12,281.1	15,386.2	25.3%
Office	129.7	138.5	6.7%	4,031.2	4,811.9	19.4%
Industrial	2,779.8	3,123.5	12.4%	21,361.8	25,762.2	20.6%
Public/Institutional	826.4	918.8	11.2%	13,341.7	20,061.5	50.4%
Trans/Utilities	890.0	1,999.8	124.7%	3,601.2	11,665.9	223.9%
Parks/Open Space	3.5	514.4	14,606.5%	1,460.2	32,089.7	2,097.6%
Undeveloped	5,776.3	4,772.0	-17.4%	120,734.2	91,366.6	-24.3%
Agricultural	22.8	165.9	627.3%	5,751.2	10,017.4	74.2%
Open Water	307.6	307.6	0.0%	1,226.7	13,905.4	1,033.6%
Roads	4,108.7	4,108.7	0.0%	56,559.1	56,559.1	0.0%
No Data	1,610.2	529.9	-67.1%	52,355.0	4,472.8	-91.5%



Map 5.15.2. Land Use 2000

Source Data: Harris County Appraisal District (HCAD)

Study Area 15 Land Use

Commercial and Office uses make up 4.6% of the total area. These uses are primarily spread along I-45 and Telephone Rd.

Industrial uses are concentrated heavily in this area: 13.2% is industrial in comparison with 6.5% for the City as a whole. Major users of this type of land are the oil and gas industry with petrochemical plants and oil refineries served by the ship channel. Other areas of Industrial uses concentrate also near Hobby Airport, and the northwest corner between I 45 and Mykawa. Since 1990, industrial uses have increased by more than 12 percent, including manufacturing and warehouses. 120 industrial buildings were permitted by the City of Houston.

Public and Institutional uses make up almost 4% of the study area. One of the largest sites is Burnett Stadium located south of the Loop on Long Dr. The Port of Houston and Ship Channel are located in the northeastern portion of the study area.

Transportation and Utilities cover 8.5% of the land, most of it taken by Hobby Airport. It is currently undergoing an expansion program and in the last decade several improvements were added including a taxiway, field lighting, buildings and drainage.

Parks and Open Space occupies about 514 acres or 2.2% of the land. Linear parks are found in some portions along Sims Bayou, with Reveille Park between Reveille, Broadway and Sims bayou. Other distinctive open space is Glenbrook Park Golf Course, also along the Sims Bayou east of I-45 (Gulf Freeway).

Vacant or undeveloped land represents about 20% of the land in this study area**.** Large parcels of undeveloped land are located along Mykawa and to the west of Hobby Airport. South and east of the airport, vacant lots tend to be smaller and are interspersed with other uses. Since 1990, vacant land has decreased by about 17%.

Open water occupies 1.3% of the land. The most relevant waterways in the study area are Sims Bayou and the Ship Channel in the northeast.

Agricultural uses cover 166 acres and are found in the southern boundary along Clear Creek and usually support cattle pastures and ranch activity.

Roads and right of ways occupy 17.4% of the land, including freeways such as Loop 610, I 45 (Gulf Freeway), Beltway 8 and SH 225 in the east. The Gulf Freeway connects Houston with Galveston in the Gulf of Mexico.

Table 5.15.8.
2000 Demographics by Super Neighborhood

	Super Neighborhood			
	Harrisburg Manchester #65	Gulfgate Pine Valley 69	Pecan Park #70	Golfcrest Reveille #73
Total Population	**3,768**	**12,905**	**19,230**	**26,054**
White	5.2%	8.6%	5.4%	10.6%
Black	6.4%	2.6%	2.6%	20.9%
Hispanic	88.0%	87.4%	90.1%	66.8%
Asian**	0.2%	1.0%	1.6%	1.0%
Other	0.2%	0.4%	0.4%	0.7%
Educational Attainment				
Persons 25 years and over	**2,030**	**6,489**	**9,668**	**14,365**
No High School Diploma	68.2%	65.4%	65.6%	49.6%
High School Diploma & higher	31.8%	34.6%	34.4%	50.4%
Household Income				
Total Households	**1,008**	**3,418**	**5,087**	**7,568**
Below $25,000	46.1%	42.8%	48.0%	41.5%
Above $25,000	53.9%	57.2%	52.0%	58.5%
Labor Force				
Persons 16 and over	**1,276**	**5,052**	**6,953**	**9,813**
Employed	85.1%	86.9%	89.8%	88.2%
Unemployed	14.9%	13.1%	10.2%	11.8%
Housing				
Total Occupied Units	**993**	**3,415**	**5,086**	**7,581**
Owner Occupied	52.9%	51.2%	41.7%	59.7%
Renter Occupied	47.1%	48.8%	58.3%	40.3%

	Super Neighborhood			
	Park Place #74	Meadowbrook Allendale #75	Greater Hobby Area #78	Study Area 15 Total
Total Population	**9,902**	**22,929**	**41,198**	**135,986**
White	11.3%	21.1%	16.7%	**13.2%**
Black	3.3%	2.7%	25.4%	**13.2%**
Hispanic	74.0%	74.5%	51.2%	**69.7%**
Asian**	10.8%	1.2%	5.8%	**3.3%**
Other	0.7%	0.6%	0.9%	**0.7%**
Educational Attainment				
Persons 25 years and over	**5,160**	**12,613**	**23,153**	**73,477**
No High School Diploma	55.7%	49.1%	39.0%	**56.1%**
High School Diploma & higher	44.3%	50.9%	61.0%	**43.9%**
Household Income				
Total Households	**2,944**	**6,714**	**13,887**	**40,627**
Below $25,000	41.3%	34.7%	36.9%	**41.6%**
Above $25,000	58.7%	65.3%	63.1%	**58.4%**
Labor Force				
Persons 16 and over	**4,145**	**8,939**	**18,603**	**54,781**
Employed	89.0%	90.8%	91.7%	**88.8%**
Unemployed	11.0%	9.2%	8.3%	**11.2%**
Housing				
Total Occupied Units	**2,958**	**6,700**	**13,876**	**40,609**
Owner Occupied	37.4%	62.7%	44.8%	**50.0%**
Renter Occupied	62.6%	37.3%	55.2%	**50.0%**

Source: U.S. Census Bureau, 2000
Compiled by CITY of HOUSTON, Planning and Development Dept.
*Note: * Data at this level is not available for 1990 based on Super Neighborhood boundaries.*
*** Asian includes American Indian & Alaska Native, Native Hawaiian and Other Pacific Islander*

Chapter 6

Appendix

Appendix A: Data Explanations and Limitations

The following provides a discussion of data collection, manipulation, and limitations.

Demographics

Population count. The Bureau of the Census collects information in two ways. For general population characteristics such as race, age and household type the Bureau does a "complete count," meaning every household responds directly (Summary File 1). Fore more detailed information such as educational attainment, income, poverty and housing condition the Bureau conducts a "sample count," asking only one in six households to respond directly (Summary File 3). These samples are then extrapolated to provide estimates of the data based on total population. In some cases, the total population figures reported herein are based on Census Summary File 1, which was collected by "complete count."

Enumeration of Hispanics. The Bureau of the Census views Hispanic as a national origin and not as a race; therefore, Hispanics can be any race. This made it difficult to analyze Hispanic data at the County, City and Study Area level. For the purpose of this report, Hispanics were extracted from each race and placed into a separate Hispanic race category. In these instances all races, Whites, Blacks, Asians, Others and Hispanics, equal 100 percent of the total population.

Enumeration of American Indian and Alaska Native. The Bureau of the Census most often places American Indians in a category entitled "Asian, Pacific Islander and American Indian." However, in instances of very general data, such as general population and age, American Indians are provided a separate category. Because the American Indian and Alaska Native population in Houston is smaller than the Census margin of error, even in these instances, this report includes them in the larger "Asian" category.

Enumeration of Others. The Bureau of the Census created a category known as "Other" so as to allow for freedom of self identification and to provide a section for the rest of the population who did not feel that they belong to the White, Black, Asian, race categories. In 1990, the total "Other" population in Houston was 3,303 (0.20 percent), but in 2000 this number declined to 2,614 (0.13 percent).

Enumeration of "Two or More Races" Category. The Two or more race category represents all respondents who reported more than one race (Not a category in 1990). In 2000, the "Two or More Races" category showed 23,830 persons in Houston.

Housing Units. Percentages shown in Study Area profiles (Housing Pie charts) include owner-occupied, renter-occupied and vacant units.

Group Quarters in Study Area 11. Study Area 11's population characteristics are somewhat unique due to the abundance of group quarters such as missions, homeless shelters and the Harris County jail. All data for this area is distorted accordingly. Study Area 11 has a total population of 19,458. The number of households and the number of persons per household also reflect the group quarters situation. In addition, only 22 % of the Study Area 11 comprises of households, as opposed to 40 to 50 % in other study areas. The ratio of males to females is unusually high because of the number of males in the Harris County jail. In 2000, this study area reported substantially more males in number with 73.4% males and 26.6% females.

Income. 1990 Median household, Family, Per capita Incomes and Median Housing Values have been adjusted to inflation.

Limitations: Demo 2000

1. "Asian" includes American Indian & Alaska Native, Native Hawaiian and other Pacific Islander categories.
2. "Other" category is not directly comparable, as in Census 2000, it included persons of "Two or more races", a category which did not exist in 1990.
3. All 1990 Census data are compiled to the 2000 City boundary; the Study Areas are aggregates of Super neighborhoods.
4. Population and Household totals released in Summary File 3 (SF 3) are slightly higher than the complete count (SF 1) households.

Appendix A: Data Explanations and Limitations

Land Use

This section describes limitations of using HCAD (Harris County Appraisal District) data, and City of Houston Planning and Development Department's building permit data for analysis of change in land use between 1990 and 2000. There are a number of caveats that must be considered when examining this data. Some of these are boundary issues, incomplete land use classification and the overall methodology used for calculation. Because of these issues, certain assumptions have been made for consistency, ease of data use and accuracy. These limitations are described in detail in the following paragraphs.

1. 1990-2000 Boundary Issue

Throughout this book, the "City of Houston" refers to the City limits, as they existed at the time of the 2000 Census. All statistics, (for the City, Study Areas, and Super Neighborhoods), for 1990 refer to characteristics *in 1990* of the area *within the 2000 City limit boundary.* Thus, in this report, the "1990 population" indicated is greater than the official 1990 Census total, as the total 1990 population presented in this report includes the population of areas such as Kingwood, which were annexed after 1990. Thus, with the geographic boundary for comparison being the same between 1990 and 2000, the population changes that are presented in this report represent a 'real increase or decrease in population', and cannot be attributed to the population that the City gained due to annexation.

2. Apportionment into Super Neighborhood Totals

The City of Houston reports statistics and performs some governmental functions on the basis of "Super Neighborhoods". The City has a total of 88 distinct Super Neighborhoods. The boundaries of these Super Neighborhoods do not necessarily coincide with the boundaries of US Census Bureau's "Block-group". When block-groups straddle the boundaries of two or more Super Neighborhoods, it is necessary to apportion the population of these Census-defined areas into the City-defined Super Neighborhoods. This has been done by assuming the characteristics being examined (for example, percentage of people with a college degree) are constant within the block-group, and allocating the population content of that block-group to its constituent Super Neighborhoods, based on the relative population of the Super Neighborhoods, and the land-use patterns within the block-group.

Example:

3. Legend

Vacant: includes vacant and undeveloped land; *N/A*: data on use classification is not available from HCAD for these parcels; *SF*: single-family housing; *MF*: (Multi-family) two, three and more multi-family housing units including apartments and condominiums; *COM*: commercial land including hotels and motels, parking garages, repair and retail; *OFF*: office buildings; *IND:* industrial uses including warehouses and manufacturing facilities; *PI:* Public and institutional uses including churches, hospitals, schools, libraries, jails, and transitional houses; *TU*: Transportation and utilities including terminals and infrastructure except roads; *POS*: Parks and open space; *AGR*: agricultural land including land in ranching and pastures; *RD*: roads; *Water:* open water including rivers and lakes.

HCAD

- **Accuracy of Data**

The City of Houston, not having zoning, obtains land-use data from the property tax records, administered by the Harris County Appraisal District (HCAD). HCAD creates property valuations for use by taxing authorities; and the information available on non-taxable properties (such as schools, churches, and government-owned parcels like parks) is limited. Sometimes land-use codes are incorrect. For example, Memorial Park was classified as "Institutional," not "Park," and portions of Lake Houston were identified as "Agricultural," not "Open Water." Although many of these discrepancies have been corrected as they have been noticed, many still remain. Therefore, all data presented in this report reflect greater accuracy for parcels in "Single-family Residential", "Multi-family", " Commercial", "Office", and "Industrial" land use categories as compared to any of the other land use categories.

- **Roads (Non-Parcels)**

Roads do not exist as measurable parcels of land in HCAD data. Although HCAD uses a "Transportation" category, this applies only to *structures* such as bus/train stations.

Public rights-of-way for roads have been calculated based on the HCAD data for parcels. The acreage devoted to roads in a certain region can only be calculated by subtracting the total acreage of all HCAD-identified parcels in the region from the area enclosed in the region's boundaries.

- **Changes over Time**

The City receives updates to HCAD records every few months. Each time this occurs, a new parcel-description file is generated, along with its accompanying data tables. Due to the tremendous size of these files (over 800,000 parcels in the City), at present it is not possible to retain previous versions of the database. The only historical land-use information is a record for each current parcel of what its previous land-use codes were. The problem with this is that when a parcel of land is subdivided, its reference number may change as new numbers are created for the new parcels. Thus it is not always possible to link, for example, the houses in a new subdivision with the agricultural production that took place there before the land was subdivided. Often the previous land-use code is lost, resulting in a large number of 1990 parcels coded "No Data." Roads are also a problem due to the means of obtaining their area (see above). As the parcel map continuously changes, it is not currently possible to track the growth in right-of-way area over time, as the roads do not exist in directly measurable form.

4. City Land Area

Because the area surrounding the ship channel is not assigned to a Super Neighborhood, this area, totaling 15,535 acres or approximately 24 square miles is not included in these figures. This accounts for the difference in the totals stated in this report, which provide a total of 594.6 square miles, which is in contrast to the figure of 618.8 square miles, which is often published.

5. Building Permit Data

The City of Houston Planning & Development Department is responsible for issuing building permits for new construction, alterations as well as demolitions. The information presented in this report includes permit data between 1992 and 2000, and is limited only to permits for new construction and demolition.

In order to sort permit data by Study Areas, records with street addresses were located on a map through an electronic geo-coding process. This geo-coding was performed based on a database of streets that is updated periodically. However, due to errors in this database, and/ or due to incomplete information, several records were not geo-coded. Therefore, permit information for Study Areas presented in this report may include errors, as the number of permits is actually lower than the number of permits that were issued.

The margin of error for permits for new construction is 5%. Geo-coding of new construction permits from 1992-2000 resulted in 5% of total records that could not be located on a map with the street address provided. Of 34,862 permits issued, 1,747 were unmatched.

The margin of error for permits for demolitions 9%. Geo-coding of demolition permits from 1992-2000 resulted in 9% of total records with no matches. Of 12,849 permits, 1197 were unmatched.

Appendix B: Study Area & Super Neighborhoods

Study Area 1

SN #	SN Name
42	Airport Area
43	Kingwood Area
44	Lake Houston

Study Area 2

SN #	SN Name
1	Willowbrook
2	Greater Greenspoint
5	Greater Inwood
6	Acres Homes
7	Hidden Valley
12	Oak Forest/Garden Oaks

Study Area 3

SN #	SN Name
13	Independence Heights
14	Lazy Brook/Timber Grove
15	Greater Heights
22	Memorial Park/Washington Avenue
45	Northside Northline
51	Nearnorthside

Study Area 4

SN #	SN Name
46	Eastex/Jensen Area
47	East Little York/Homestead
48	Trinity/Houston Gardens
49	East Housston
50	Settegast
53	El Dorado/Oates Prairie
54	Hunterwood
58	Northshore

Study Area 5

SN #	SN Name
52	Kashmere Area
55	Greater Fifth Ward
56	Denver Harbor/Port Houston
57	Pleasantville Area
59	Clinton Park/Fidelity
63	Second Ward
64	Eastwood Lawndale
67	Greater Third Ward
82	Mgnolia Park
83	Macgregor
88	Lawndale/Wayside

Study Area 6

SN #	SN Name
3	Carverdale
4	Fairbanks Northwest Crossing
8	Westbranch
9	Addicks Park Ten
10	Spring Branch West
11	Langwood
84	Spring Shadows
85	Spring Branch Center
86	Spring Branch East

Study Area 7

SN #	SN Name
16	Memorial
17	Eldridge/West Oaks
18	Briaforest Area
19	Westchase
20	Woodlake/Briarmeadow
21	Greater Uptown

Appendix B: Study Area & Super Neighborhoods

Study Area 8

SN #	SN Name
25	Alief
26	Sharpstown
27	Gulfton
29	Westwood

Study Area 9

SN #	SN Name
30	Braeburn
31	Meyerland Area
32	Braeswood Place
36	Greater Fondren S.W.
37	Westbury
38	Willow Meadows/ Willowbend Area

Study Area 10

SN #	SN Name
23	Afton Oaks/ River Oaks Area
24	Montrose
28	University Place
33	Medical Center Area
34	Astrodome Area
35	South Main Area
66	Binz
87	Greenway/ Upper Kirby Area

Study Area 11

SN #	SN Name
60	Fourth Ward
61	Downtown
62	Midtown

Study Area 12

SN #	SN Name
79	Edgebrook Area
80	Ellington/South Belt
81	Clear Lake

Study Area 13

SN #	SN Name
39	Fondren Gardens
40	Central Southwest
41	Fort Bend/Houston

Study Area 14

SN #	SN Name
68	OST South Union
71	Sunnyside
72	South Park
76	South Acres/Crestmont Park
77	Minnetex

Study Area 15

SN #	SN Name
65	Harrisburg/Manchester
69	Gulfgate/Pine Valley
70	Pecan Park
73	Golfcrest/Treveille
74	Park Place
75	Meadowbrook/Allendale
78	Greater Hobby Area

Table 6.1

Total Population by Race/Ethnicity
Study Area Comparison: 1990 and 2000

Study Area	Total Population				Non Hispanic White			Non Hispanic Black			Hispanic			Non Hispanic Asian			Non Hispanic Other	
	1990	2000	Chge	% Chg	1990	2000	% Chg	1990	2000	% Chg	1990	2000	% Chg	1990	2000	% Chg	1990	2000*
1	51,984	62,653	10,695	20.5%	46,344	52,970	14.3%	1,544	1,967	27.4%	3,076	5,369	74.5%	984	1,650	67.7%	36	697
2	139,774	155,167	15,186	11.0%	62,995	39,346	-37.5%	47,471	56,984	20.0%	25,914	53,986	108.3%	3,173	3,186	0.4%	221	1,665
3	159,011	169,198	10,198	6.4%	51,693	42,617	-17.6%	23,945	18,252	-23.8%	81,458	105,470	29.5%	1,378	1,664	20.8%	537	1,195
4	119,491	125,297	5,806	4.9%	19,902	11,649	-41.5%	69,443	63,296	-8.9%	29,294	48,884	66.9%	616	674	9.4%	236	794
5	151,203	152,864	1,100	1.1%	10,645	8,258	-22.4%	61,765	54,937	-11.1%	76,774	86,920	13.2%	1,603	1,776	10.8%	416	973
6	113,652	138,536	24,846	21.9%	60,509	47,664	-21.2%	9,795	9,912	1.2%	36,597	71,694	95.9%	6,527	7,630	16.9%	224	1,636
7	193,011	230,118	37,089	19.2%	145,932	145,461	-0.3%	9,829	20,760	111.2%	27,858	38,874	39.5%	9,160	19,325	111.0%	232	5,698
8	187,442	240,831	52,774	28.5%	75,459	38,513	-49.0%	35,737	52,913	48.1%	51,331	108,268	110.9%	24,457	36,050	47.4%	458	5,087
9	132,698	156,376	24,694	17.8%	73,553	58,100	-21.0%	33,179	47,296	42.5%	18,363	38,005	107.0%	7,413	10,370	39.9%	190	2,605
10	86,555	97,243	10,690	12.3%	60,563	64,752	6.9%	8,783	10,121	15.2%	13,282	12,754	-4.0%	3,804	7,725	103.1%	123	1,891
11	13,099	19,458	6,361	48.5%	3,204	6,781	111.6%	6,074	6,670	9.8%	3,538	5,295	49.7%	230	535	132.6%	53	177
12	96,682	112,085	15,441	15.9%	69,190	62,431	-9.8%	6,674	9,100	36.4%	14,942	28,335	89.6%	5,765	10,145	76.0%	111	2,074
13	65,488	76,916	11,428	17.5%	6,667	3,965	-40.5%	44,928	47,583	5.9%	12,651	23,950	89.3%	1,096	864	-21.2%	146	554
14	81,897	80,903	(1,003)	-1.2%	2,002	1,411	-29.5%	76,248	70,157	-8.0%	2,963	8,242	178.2%	630	583	-7.5%	54	510
15	113,297	135,986	22,689	20.0%	31,876	17,933	-43.7%	19,882	17,903	-10.0%	57,906	94,819	63.7%	3,309	4,443	34.3%	324	888
CITY TOTAL	1,705,284	1,953,631		14.6%	720,534	601,851	-16.5%	455,297	487,851	7.2%	455,947	730,865	60.3%	70,145	106,620	52.0%	3,361	26,444

Source: U.S Census Bureau, 1990 and 2000

Compiled by City of Houston Planning and Development Department

** Census 2000 includes "Two or More Races" Category in Non-Hispanic Other category: Comparison is not possible*

N/A = Not Applicable because 1990 data does not include Two or More Races Category.

---The data in this table has been estimated using the smallest Census geography (Census Block).

---All 1990 numbers in this table reflect 1990 Census figures using 1990 City boundaries, plus the areas annexed between 1990 and 2000 (totaling the official year 2000 City limits).

---While calculating Super Neighborhood totals, if a Census Block (smallest Census geography) is split by a Super Neighborhood boundary or the City limit line, the 1990 and 2000 Census data was apportioned (appropriately divided between adjacent Super Neighborhoods).

Table 6.2

Households by Study Area: 1990 & 2000

Study Area	Total Housholds		
	1990*	2000	% Chg
1	13,849	21,600	56.0%
2	55,851	56,635	1.4%
3	47,880	58,701	22.6%
4	35,272	37,936	7.6%
5	49,319	48,385	-1.9%
6	39,152	47,023	20.1%
7	95,349	112,803	18.3%
8	75,477	81,879	8.5%
9	56,637	61,883	9.3%
10	45,033	53,774	19.4%
11	3,153	4,301	36.4%
12	38,413	42,292	10.1%
13	18,856	22,472	19.2%
14	26,393	27,652	4.8%
15	38,071	40,609	6.7%
CITY TOTAL	638,705	717,945	12.4%

Table 6.3

No High School Diploma
By Study Area: 1990 & 2000

Study Area	No High School Diploma	
	1990*	2000
1	9.1%	7.6%
2	19.0%	29.9%
3	48.9%	45.6%
4	35.2%	45.7%
5	52.2%	53.2%
6	29.2%	36.1%
7	8.5%	7.4%
8	19.7%	35.7%
9	13.0%	19.2%
10	11.4%	7.4%
11	43.4%	30.7%
12	12.9%	14.5%
13	25.7%	30.3%
14	20.1%	36.1%
15	42.8%	50.6%
CITY TOTAL	25.4%	29.6%

Source: U.S Census Bureau, 1990 and 2000
Compiled by City of Houston Planning and Development Department
*Note: * 1990 data is based on 2000 City boundaries*

Table 6.4

Average Median Household Income by Study Area: 2000

Study Area	Median Household Income	
	2000	Rank
1	$76,948	1
7	$57,742	2
12	$56,753	3
10	$56,156	4
9	$44,658	5
13	$41,002	6
11	$38,493	7
6	$37,987	8
2	$34,702	9
3	$34,146	10
8	$31,634	11
15	$31,305	12
4	$26,994	13
5	$26,157	14
14	$24,505	15
CITY MEDIAN	$36,616	

Table 6.5

Housing Occupancy by Study Area: 2000

Study Area	Owner Occupancy	
	%	Rank
1	77.9%	1
13	72.7%	2
4	57.1%	3
14	56.7%	4
12	54.8%	5
15	47.4%	6
3	45.7%	7
9	42.6%	8
2	40.6%	9
6	38.7%	10
5	37.8%	11
7	35.2%	12
10	28.6%	13
8	26.7%	14
11	11.2%	15
CITY TOTAL	45.8%	

Source: U.S Census Bureau, 1990 and 2000
Compiled by City of Houston Planning and Development Department

Table 6.6

Educational Attainment: Persons 25 Years and Over
Study Area Comparison: 1990 and 2000

Study	Persons 25 years and Over			No Diploma			High School Diploma			Some College			Bachelor's			Graduate/Professional		
Area	1990	2000	% Chg	1990	2000	% Chg	1990	2000	% Chg	1990	2000	% Chg	1990	2000	% Chg	1990	2000	% Chg
1	30,458	39,753	30.5%	2,785	3,036	9.0%	5,935	6,892	16.1%	8,751	9,319	6.5%	8,794	15,140	72.2%	4,137	5,365	29.7%
2	81,093	90,302	11.4%	15,376	26,970	75.4%	22,664	25,217	11.3%	25,929	20,054	-22.7%	13,012	13,674	5.1%	3,772	4,386	16.3%
3	101,714	104,116	2.4%	49,776	47,497	-4.6%	22,211	22,121	-0.4%	17,101	14,822	-13.3%	8,535	13,655	60.0%	3,832	6,021	57.1%
4	61,828	70,581	14.2%	21,786	32,229	47.9%	18,621	20,889	12.2%	16,945	11,420	-32.6%	3,703	4,666	26.0%	1,182	1,377	16.5%
5	88,661	89,011	0.4%	46,257	47,386	2.4%	20,251	19,197	-5.2%	14,319	11,320	-20.9%	5,031	6,908	37.3%	3,288	4,200	27.7%
6	67,249	82,610	22.8%	19,613	29,860	52.2%	17,749	18,406	3.7%	17,175	16,076	-6.4%	9,755	13,752	41.0%	2,934	4,515	53.9%
7	138,815	164,725	18.7%	11,744	12,212	4.0%	17,651	19,761	12.0%	38,993	36,102	-7.4%	47,358	67,516	42.6%	22,967	29,134	26.9%
8	103,455	138,653	34.0%	20,354	49,536	143.4%	20,370	27,872	36.8%	29,806	26,742	-10.3%	24,105	25,427	5.5%	8,744	9,076	3.8%
9	87,744	99,719	13.6%	11,405	19,104	67.5%	16,308	17,044	4.5%	23,150	20,421	-11.8%	22,283	27,088	21.6%	14,250	16,062	12.7%
10	63,605	71,939	13.1%	7,261	5,324	-26.7%	6,788	5,862	-13.6%	14,850	12,278	-17.3%	19,461	27,713	42.4%	15,050	20,761	38.0%
11	8,889	13,803	55.3%	3,857	4,231	9.7%	1,837	3,794	106.5%	2,390	2,788	16.6%	564	1,881	233.7%	294	1,109	277.6%
12	61,395	70,717	15.2%	7,920	10,253	29.4%	13,751	14,320	4.1%	18,216	16,023	-12.0%	14,987	21,157	41.2%	6,520	8,965	37.5%
13	35,010	42,882	22.5%	9,005	12,981	44.1%	8,950	11,101	24.0%	10,668	10,256	-3.9%	4,577	6,464	41.2%	1,865	2,080	11.5%
14	41,434	48,867	17.9%	8,313	17,632	112.1%	13,630	15,503	13.7%	14,225	10,198	-28.3%	4,125	4,240	2.8%	1,212	1,294	6.8%
15	65,687	73,477	11.9%	28,133	37,195	32.2%	17,448	17,320	-0.7%	13,332	11,165	-16.3%	4,604	5,890	27.9%	2,112	1,906	-9.7%
CITY TOTAL	1,037,037	1,201,154	15.8%	263,583	355,445	34.9%	224,162	245,299	9.4%	265,851	228,985	-13.9%	190,895	255,173	33.7%	92,157	116,252	26.1%

Source: U.S Census Bureau, 1990 and 2000

Compiled by City of Houston Planning and Development Department

Table 6.7

Household Income
Study Areas Comparison: 1990 and 2000

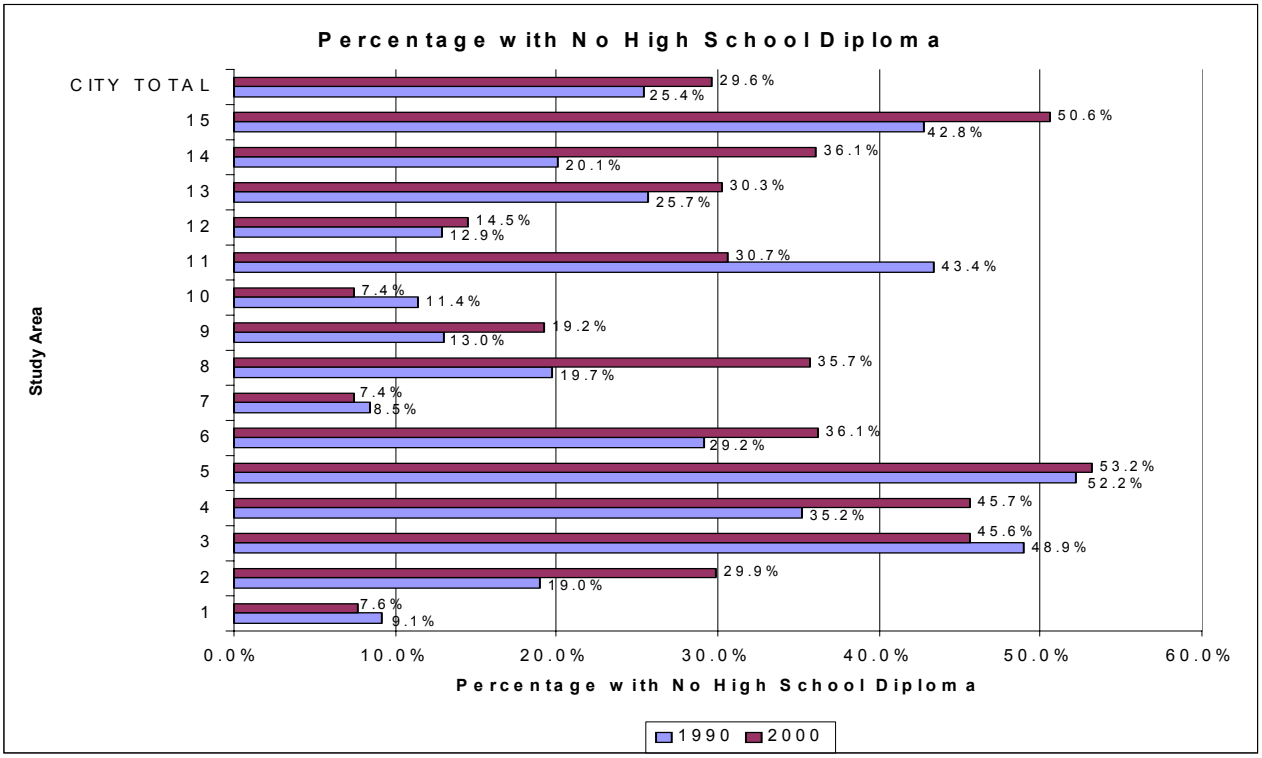
Study Area	Less than $25,000		$25,000 to $49,999		$50,000 to $74,000		$75,000 and Over	
	1990	2000	1990	2000	1990	2000	1990	2000
1	18.2%	11.5%	25.4%	18.5%	26.1%	21.1%	30.4%	49.0%
2	48.6%	37.2%	32.8%	32.3%	13.1%	16.0%	5.5%	14.4%
3	59.4%	38.9%	28.3%	31.0%	8.1%	15.5%	4.3%	14.5%
4	59.9%	46.9%	29.1%	31.0%	8.6%	14.0%	2.4%	8.1%
5	71.5%	53.5%	21.3%	27.5%	5.1%	10.6%	2.1%	8.4%
6	43.5%	31.7%	35.0%	34.3%	13.8%	17.7%	7.7%	16.3%
7	30.3%	19.7%	32.3%	29.9%	16.0%	18.5%	21.4%	31.8%
8	49.3%	40.0%	33.9%	35.6%	11.1%	13.8%	5.7%	10.5%
9	39.8%	30.3%	28.9%	30.0%	16.5%	15.8%	14.7%	24.0%
10	41.2%	24.4%	30.3%	27.4%	11.4%	16.2%	17.2%	32.1%
11	67.3%	37.7%	24.4%	24.4%	5.0%	15.0%	3.4%	22.8%
12	28.5%	18.6%	36.5%	30.2%	22.2%	21.8%	12.7%	29.5%
13	34.4%	26.2%	44.0%	35.7%	16.2%	21.9%	5.4%	16.1%
14	64.8%	51.4%	26.0%	29.3%	6.6%	11.7%	2.6%	7.5%
15	55.2%	39.8%	32.1%	35.1%	9.1%	14.8%	3.6%	10.4%
CITY TOTAL	**46.4%**	**33.1%**	**31.0%**	**30.9%**	**12.6%**	**16.2%**	**9.9%**	**19.7%**

Source: U.S Census Bureau, 1990 and 2000

Compiled by City of Houston Planning and Development Department

Educational Attainment: Persons 25 years and over

Figure 6.1



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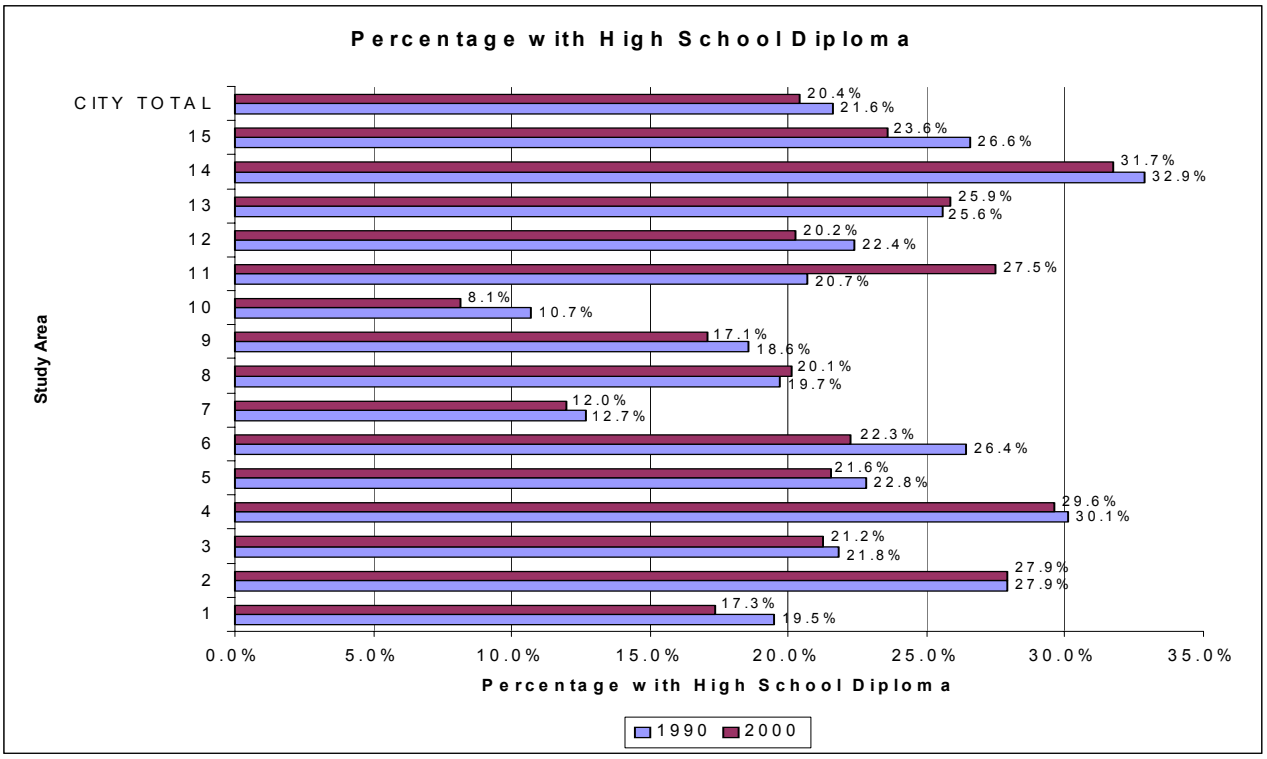
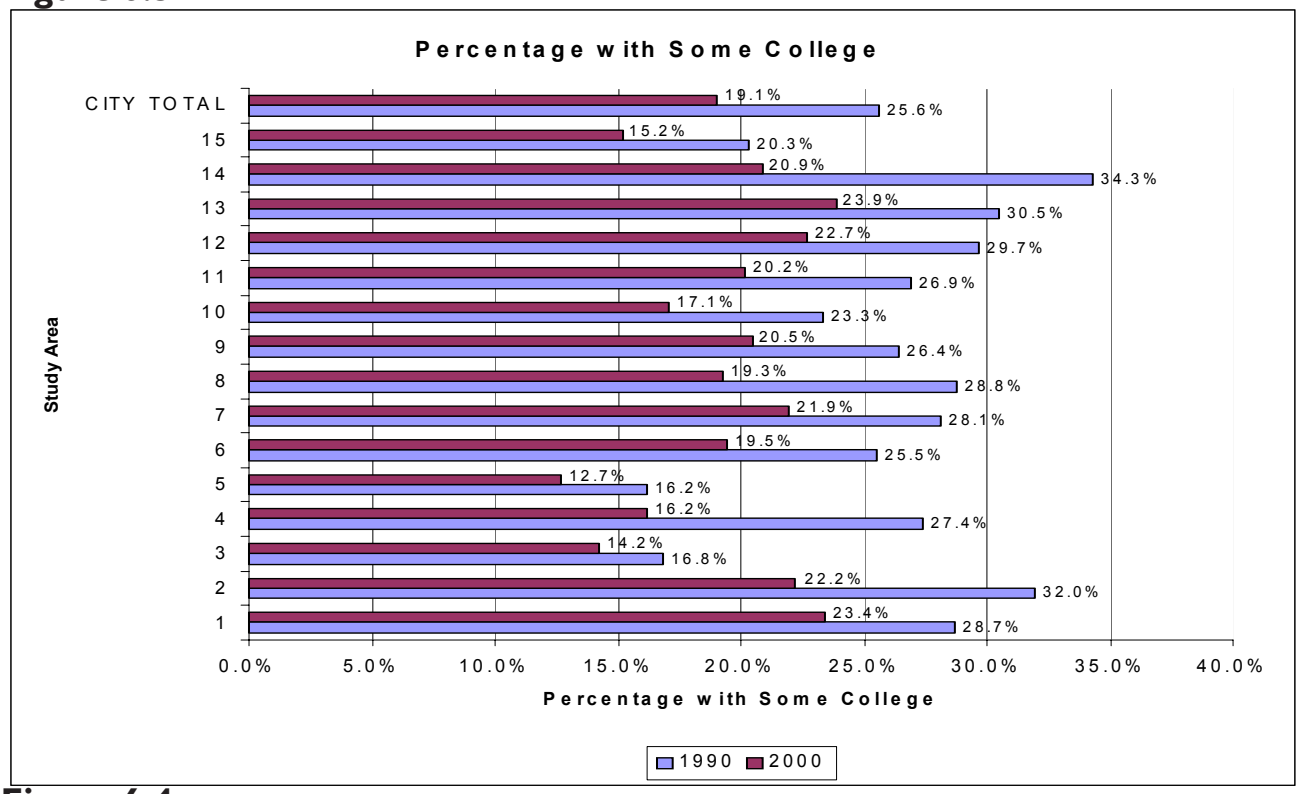


Educational Attainment: Persons 25 years and over

Figure 6.3



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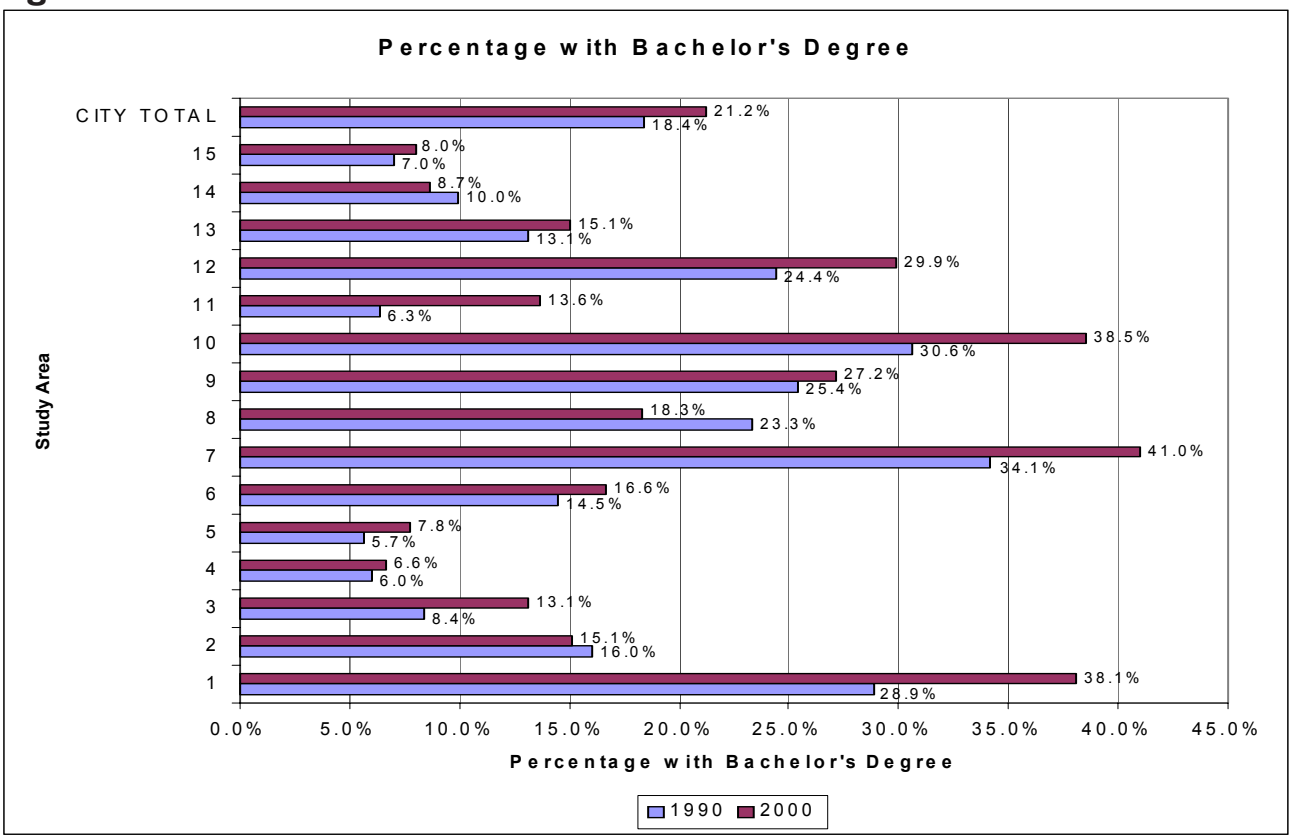
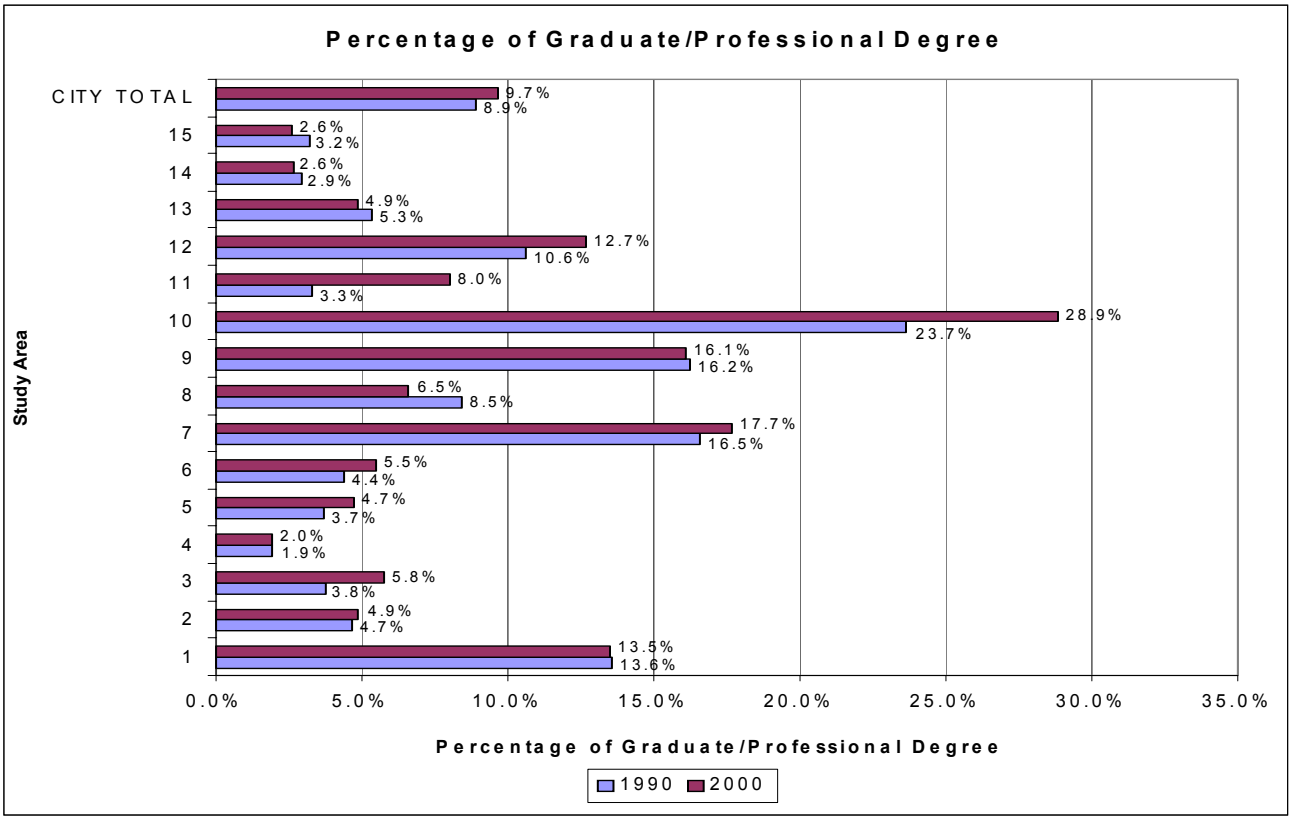


Educational Attainment: Persons 25 years and over

Figure 6.5



Household Income

Figure 6.6

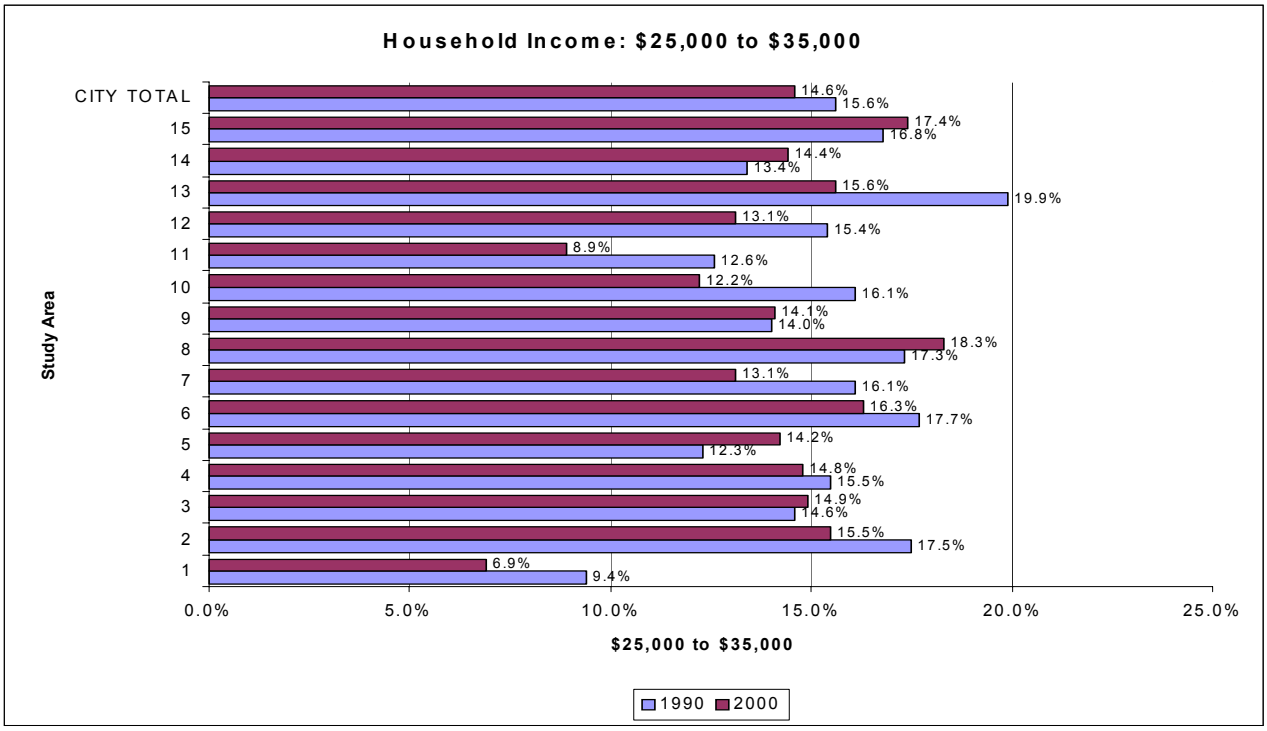
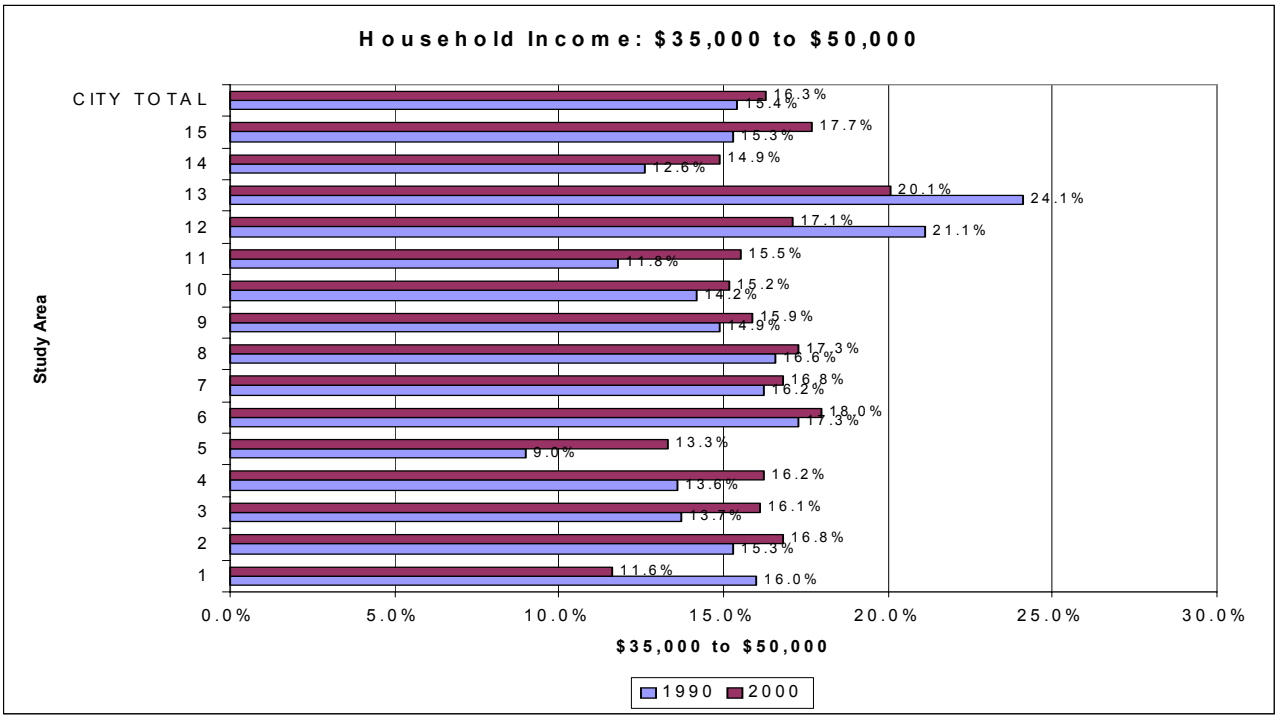


Figure 6.7



Household Income

Figure 6.8

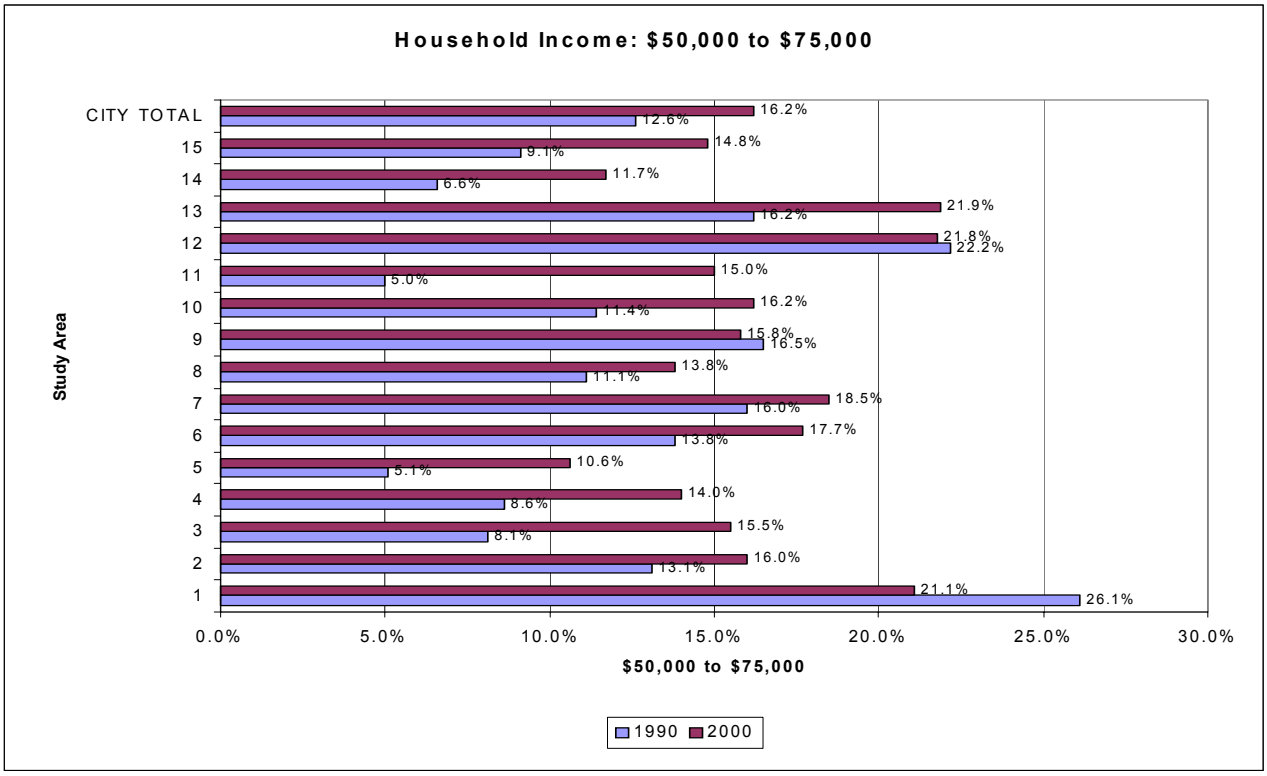
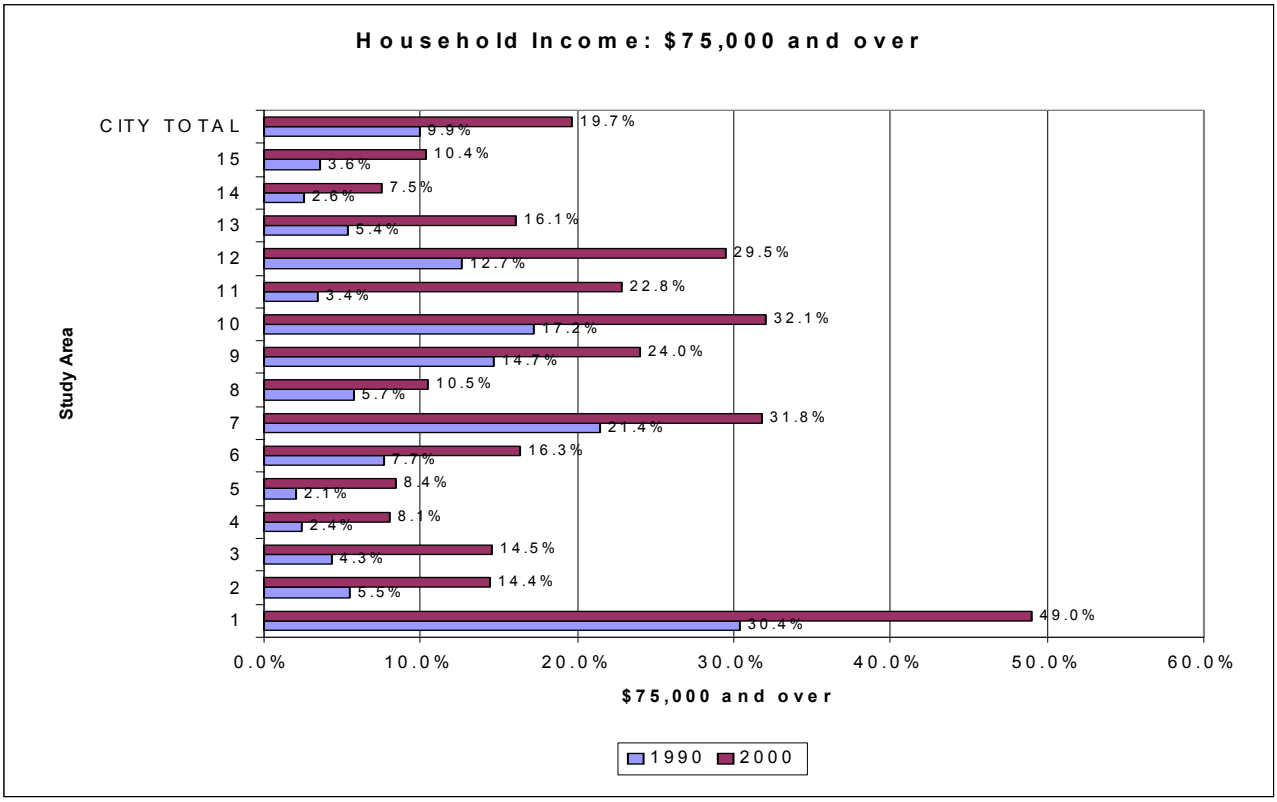


Figure 6.9



Appendix D: Land Use Categories

In order to identify and analyze the overall picture of land use in the city of Houston, twelve general land use categories were developed following the 1992 & 2000 Land Use Inventory. These categories capture the general use of a property rather than specific uses and/or characteristics. The following is a list and description of each of the ten categories:

Single-Family Residential. The Single-family Residential category consists of detached structures primarily used as residences for one or two families. Residential one-family, duplexes, and individual mobile homes on single-family lots are included in this category.

Multi-Family Residential. This category consists of structures that are primarily attached or share lot lines and are used as residences for three or more families. These include condominiums, apartments, mobile home parks, nursing homes, and boarding & rooming houses.

Commercial. The Commercial category is made up of land or structures whose primary use is the provision of retail goods and services and/or is oriented to commerce. Hotels/motels, restaurants, department stores, supermarkets, shopping centers, car washes, parking garages, theaters, bars/lounges, day care centers, and others are included in this category.

Office. Properties or structures whose uses are primarily service oriented make up the office category. These include business and medical offices, banks, savings & loans, etc.

Industrial. Properties or structures which are primarily used for light and/or heavy industry are included in this category. These include: storage facilities, warehouses, manufacturing plants, junkyards, etc.

Public & Institutional. This category includes all properties used as public or quasi-public facilities, whether publicly or privately owned. It is also comprised of properties or structures which are primarily used for organizations and foundations. These include churches, schools, hospitals, libraries and correctional facilities.

Transportation & Utilities. All structures and properties which are primarily used for transportation and/or utilities purposes are included in this category as well as public rights-of-way. Streets, highways, rail/bus/air terminals, electric generating plants, pipeline storage and telephone equipment buildings are a few examples.

Parks & Open Space. This category includes all publicly and/or privately owned land used as parks, open space, and/or environmental corridors. These include: dedicated park land owned by the city, county, state, or federal government; subdivision parks, corporate parks, clubhouses, golf courses, wetlands, flood control areas, drainage easements, conservation easements, bodies of water and others.

Undeveloped. All land that has not been developed for any particular use is included in this category, excluding agriculture use and easements.

Agricultural. Land which is primarily used for agriculture, horticulture, and forestry. Associated dwellings and auxiliary buildings are also categorized as agriculture productions.

Open Water. All areas encompassed by lakes, rivers and bayous.

Roads. All land that is utilized as right-of-way for streets and highways.

Appendix E: Bibliography

U.S. Department of Commerce, *Bureau of the Census, 1990 & 2000*

City Trendlines, A Quarterly Overview of Economic Trends in Houston, *City of Houston, Planning and Development Dept.*

Texas State Data Center, *Texas A&M University.*

Center for Public Policy Priorities: *The CPPP is a 501(c)(3) non-profit, non-partisan policy research organization in Austin.*

Harris County Appraisal District, *Land Use data by types.*

Houston-Galveston Area Council

Building permits data, *City of Houston, Planning and Development Dept.*

Appendix F: Glossary

Acreage. An area of land in acres; 640 acres = 1 square mile, 1 acre = 43,560 square feet.

Annexation. To incorporate territory into an existing city increasing or changing existing city boundaries.

Central Business District (CBD). The area of the city where most commercial and office activity take place. It is commonly known as "downtown." The general boundaries of the Houston CBD are IH-45 on the west, Pierce Elevated on the south, US 59 on the east and Buffalo Bayou on the north.

PMSA. Primary Metropolitan Statistical Area. Houston PMSA contains 6 counties: Harris, Fort Bend, Montgomery, Chambers, Liberty, and Waller.

CMSA. Consolidated Metropolitan Statistical Area. Houston CMSA contains 8 counties: Harris, Fort Bend, Brazoria, Montgomery, Liberty, Galveston, Waller, and Chambers.

Commercial strip center. Groups of six to twelve shops with parking in front. Commercial strip centers are usually located along major thoroughfares.

Contract rent. Contract rent is the monthly agreed to, or contracted for, regardless of any furnishings, utilities, or services that may be included.

Corridor. Characterizes the linear from of land uses which are generally located along major thoroughfares.

Deed restrictions. Private land use controls included in the title of property. These controls restrict the use of a property and are enforced by a small group of homeowners, usually civic associations. These covenants are also referred to as restrictive covenants.

Demography. Study of the vital statistics of human populations, such as size, composition, growth, density and distribution.

Environmental corridor. Green space and open spaces, such as bayous, that occur in linear form.

Ethnic origin. People of Hispanic origin were identified by a question that asked for self-identification of persons' origin or descent. People of Hispanic origin, in particular, were those who indicated that their origin was Mexican, Puerto Rican, Cuban, Central or South American, or some other Hispanic origin. It should be noted that people of Hispanic origin may be of any race.

Extraterritorial Jurisdiction (ETJ). Unincorporated areas extending five miles beyond the city limits. The City of Houston has certain planning controls in the ETJ and has the right to prevent incorporations or annexations by other municipalities. Areas in the ETJ may be annexed if a plan for providing city services is developed.

Family. A family consists of a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption.

Goal. A broad statement of what should exist in a community or what the community wants to achieve in the future, usually determined through citizen involvement.

Group quarters. All persons not living in households are classified by the Bureau of the Census as living in group quarters.

Household. A household includes all the persons who occupy a housing unit. In general terms: A household is a domestic establishment including the members of a family and others who live under the same roof.

Household Income. Includes the income of the householder and all other persons 15 years old and over in the household, whether related to the householder or not.

Housing unit. A housing unit is a house, an apartment, a mobile home or trailer, a group of rooms, or a single room, occupied as a separate living quarters or, if vacant, intended for occupancy as a separate living quarters. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements.

Infill. Development of vacant lots within heavily developed areas.

Appendix F: Glossary

Land use. Describes the primary activity occurring on a piece of property.

Leapfrog development. Sporadic non-contiguous development.

Median Household Income. Median income is the amount which divides the income distribution into two equal groups, half having incomes above the median, half having incomes below the median. The medians for people are based on people 15 years old and over with income.

Node. Major activity center which is heavily developed and contains a variety of intensive land uses (commercial/retail, industrial office and/or multi-family residential). Major employment and service centers which attract a large number of people.

Occupied Housing Units. A housing unit is classified if it is the usual place of residence of the person or group of persons living in it at the time of enumeration, or if the occupants are only temporarily absent; that is away on vacation or business.

Origin. The ancestry, nationality group, lineage, or country in which the person or person's parents or ancestors were born before their arrival in the United States.

Owner Occupied Units. A housing unit is owner occupied if the owner or co-owner lives in the unit even if it is mortgaged or not fully paid for.

Persons per household. This is the measure of the average number of persons occupying a single housing unit in a specified area. Also termed as "Average Household Size".

Personal income. The aggregate of wages and salaries, other labor income, proprietor's income, rental income, dividends, personal interest income, transfer payments, and personal contributions for social insurance.

Per Capita Income. Per capita is the average income computed for every man, woman, and child in a particular group. The Census Bureau derived per capita income by dividing the total income of a particular group by the total population I that group.

Poverty Definition. The Census Bureau uses a set of money income thresholds that vary by family size and composition to detect who is poor. If a family's total income is less than that family's threshold, then that family, and every individual in it, is considered poor. The official poverty definition counts money income before taxes and excludes capital gains and noncash benefits (such as public housing, Medicaid, and food stamps).

Plat. A map representing the subdivision of land into lots, blocks, streets, and divisions and dedications.

PMSA. Primary Metropolitan Statistical Area. Each PMSA has one or more central counties containing the area's main population concentration: an urbanized area with at least 50,000 inhabitants. A PMSA normally includes outlying counties which have close economic and social relationships, with the central counties. The Houston PMSA contains the following counties: Harris, Fort Bend, Brazoria, Montgomery, and Liberty.

Race. A group of people united or classified together on basis of common history, nationality or geographical distribution. Note: the concept of race as used by the Census Bureau reflects self-identification by respondents; it does not denote any clear cut scientific definition of biological stock.

Related Children. Related children in a family include own children and all other children under 18 years old in the household who are related to the householder by birth, marriage, or adoption.

Renter Occupied Units. All occupied housing units which are not owner occupied, whether they are rented for cah rent or occupied without payment of cash rent, are classified as renter occupied.

Right-of-way (ROW). The right to pass over another's property. In planning it usually refers to the land purchased by or dedicated to the public for traffic purposes. This includes the land required for traffic lanes plus shoulders on both sides of roads-including highways, railroads, bikeways and hiking trails.

Rounding. Percentages are rounded to the nearest tenth of a percent; therefore, the percentages in a distribution do not always add to exactly 100.0 percent.

Study Area. Geographically defined areas developed to collect and analyze information for planning purposes. The City of Houston was divided into fifteen planning sections or areas for study purposes.

Subdivision. The governmental process by which a tract of land is split into two or more parcels.

Super Neighborhood. The cornerstone of Mayor Lee P. Brown's neighborhood oriented is government is problem solving on a manageable scale, which led to the creation of super neighborhoods – geographic framework of 88 neighborhoods. The geographic boundaries of each super neighborhood use major physical features (bayous, freeways, etc.) to group together smaller contiguous communities that share common physical characteristics, identity or infrastructure.

Tenure. The condition of ownership of a housing unit: owner occupied or renter occupied.

Thoroughfare. A public street designed for fast, heavy traffic and intended to serve as a traffic artery of considerable length and continuity throughout the community and so designated on the Major Thoroughfare Plan.

Transportation corridors. Heavily traveled passages including their access roads. For example, public highways and their service roads.

Urban form. The composite pattern of development on the landscape of a community, which includes: land use, traffic circulation and open space.

Urban sprawl. Gradual spread of urban dwellings, businesses, and industry to relatively undeveloped land near a city.

Vacant Housing Units. A housing unit is vacant if no one is living in it at the time of enumeration, unless its occupants are absent temporarily.