

South Houston Concerned Citizens' Coalition (SHCCG)

Developed as a part of the Neighborhood Partnership Program at the City of Houston Planning & Development Department

Revitalization Strategies Plan



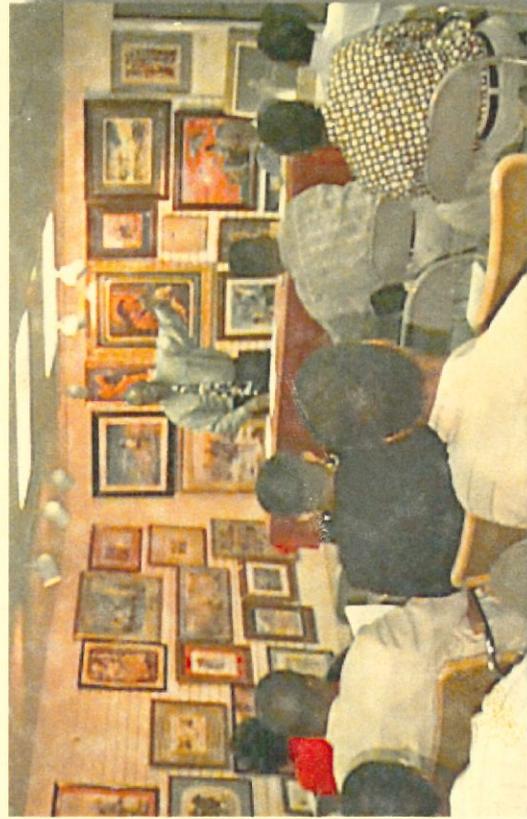
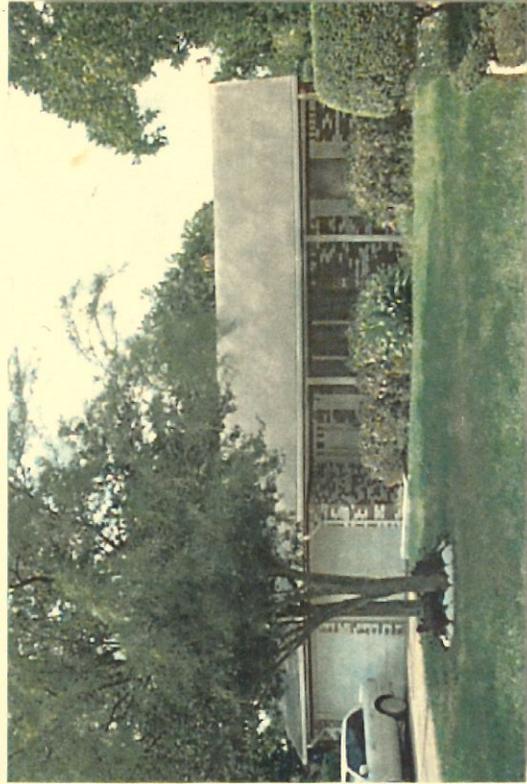
Crime and Public Safety *

Economic Development *

Education and Recreation *

Housing *

Urban Design and Beautification *



SOUTH HOUSTON CONCERNED CITIZENS' COALITION (SHCCCC)

REVITALIZATION STRATEGIES PLAN

Developed by the
South Houston Concerned Citizens' Coalition
in conjunction with the
City of Houston Planning and Development Department



June 1999

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At-Large Position 5

In Memory of Carolyn Garrett

Carolyn was an active member of the Education and Recreation Committee and was very passionate about anything she was involved in. She loved our community and wanted to see it flourish. Her vision for our neighborhood included more interaction between parents and teachers to further enhance learning opportunities, a new branch library, and a community center that would provide enrichment programs for youth and adults. She believed that resources are available but we need to ask for them to enhance our neighborhood.

South Houston Concerned Citizens' Coalition (SHCCC)

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New Faith Church

Houston Police Department (HPD)
Southwest Division

Houston Independent School District
(HISD)

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Black Expressions Art

Public Works and Engineering Dept.
Neighborhood Protection Team (NPT)

Rev. Remus Wright, Pastor
South Post Oak Baptist Church

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OVERVIEW

THE PLAN: The purpose of this plan is to develop goals and actions to serve as a guide for revitalization of the South Houston area. The community seeks to capitalize on its strengths, which include accessibility, marketable real estate, strong civic leadership, and assistance from local and federal levels in support of neighborhood driven revitalization efforts.

PARTICIPANTS: This plan is the result of a partnership between the South Houston Concerned Citizens Coalition (SHCCC) and the City's Planning and Development Department (P&D). The Coalition consists of civic clubs, homeowners associations, businesses, and institutions.

PLANNING PROCESS: In February of 1995, P&D was requested to assist the community with issues such as group homes, low-income rental housing, crime, and code enforcement. Subsequent efforts prepared community members to develop a neighborhood plan. Beginning in the fall of 1996, P&D worked with the community to build consensus to provide an organizational structure to support the planning process. A kick-off town hall meeting was held, on June 12, 1997. Five subcommittees were formed to address major issue areas: beautification and urban design, crime and public safety, economic development, education and recreation, and housing. Subcommittees identified specific concerns, developed goals and action plans, and summarized their recommendations in this plan. A second town hall meeting was held on October 30, 1997 to present goals and action plans to the community at-large.

"Join us, work with us. Help us to move into the 21st century with renewed vigor and feelings of self worth. We can and should change our neighborhood. We are astute enough to know the responsibility that we must assume to make this community the best we know it can be," Vivian Harris – President, South Houston Concerned Citizens' Coalition.

STRATEGIC PLAN: This action plan will guide the community's revitalization efforts. It includes potential funding sources, timeframes, and recommendations on:

- ✓ How to improve, enhance, and maintain the outward beauty of the community.
- ✓ How to increase the economic vitality of the community.
- ✓ How to develop a crime-free environment and to provide a safe and livable community.
- ✓ How to enhance and construct facilities for educational and recreation programs which will create a variety of learning opportunities.
- ✓ How to maintain housing standards, encourage rehabilitation of existing dwellings, and attract quality, single-family housing to the area.

WHAT'S NEXT: The next phase in the process is implementation. The community has begun to make strides toward meeting its goals (see Achievements and Future Projects). The Coalition will continue to seek volunteers and tap into community and government resources in order to move this plan forward.

ACHIEVEMENTS AND FUTURE PROJECTS

Steering Committee

Achievements

- Awarded 501c(3) status in April 1998 as the South Houston Concerned Citizens' Coalition.
- Held First Annual Spring Festival in May 1998 and second festival on May 1, 1999.

Future Projects

- Plan to pursue neighborhood matching grants and other funding sources to implement projects.

Urban Design and Beautification Subcommittee

Achievements

- Received a Keep Houston Beautiful Award in July 1998.
- Held a neighborhood clean-up in May 1998 with a second clean-up on April 24, 1999.
- Identified problem areas for weeded lots, abandoned vehicles, graffiti, and other nuisances for on-going coordination with the City's Neighborhood Protection Team (NPT) and Houston Police Department (HPD).

Future Projects

- Hold beautification contests and other programs to encourage civic clubs and neighborhood organizations to participate in community beautification activities.
- Identify major thoroughfares and commercial corridors in the area in need of adequate lighting, and contact HL&P and the City's Public Works and Engineering Department for assistance.

- Identify all Metro bus stops in need of shelters and trash receptacles and contact Metro about providing more shelters, trash cans, and routine maintenance.
- Provide additional landscaping and maintenance along major thoroughfares and commercial corridors (with emphasis on esplanades and intersections). Coordinate with appropriate city departments, schools, civic clubs, and other organizations for technical support and funding.

Crime and Public Safety

Achievements

- Coordinating with Houston Police Department (HPD) to identify problems, submitting items in writing on a monthly basis, and working to foster a partnership.
- Increased neighborhood participation in Hiram Clarke HPD storefront activities such as the Annual Community Festival held in October 1998 in conjunction with the South Houston CCC Homebuyers Fair.
- Monitoring flood control efforts and attending meetings with city and county officials.

Future Projects

- Develop a youth workshop with the Houston Police Department (HPD) Gang Task Force and encourage youth participation in the Police Athletic League Program (PAL).
- Utilize area parks to hold youth activities such as Funday in the Park.

Achievements and Future Projects

- Identify social services programs for youth to participate in.
- Identify and report graffiti-infested areas.
- Educate parents and children about youth truancy and develop an incentive program to motivate youth to remain in school.
- Contact D.A.R.E. representatives to promote drug awareness among parents and children, civic groups, churches, and area schools.
- Educate area businesses about the consequences of selling alcohol to minors in coordination with the Texas Alcohol & Beverage Commission (TABC), Houston Police Department (HPD), and the Harris County Constable.
- Inventory neighborhood streets that experience cut-through traffic and congestion in residential areas and research streets in need of traffic speed control devices.
- Ask the city to re-evaluate and prioritize traffic signal needs at selected major intersections and to mitigate congestion and synchronize signals on major thoroughfares and collector streets.
- Organize workshops on traffic and bicycle safety, with an emphasis on children's safety.
- Install flashing school zone signs at appropriate locations.
- Identify intersections that lack railroad crossing bars and communicate with the appropriate railroad officials to install crossing bars.

Economic Development Subcommittee

Achievements

- Identified existing businesses and created a database.
- Held a kick-off meeting inviting 200 area businesses to introduce the idea of forming a business organization for the area.

Future Projects

- Conduct a business and consumer needs assessment survey.
- Provide business training opportunities.
- Coordinate with available resources to enforce city ordinances and increase the attractiveness of commercial areas.
- Conduct promotional events that provide networking opportunities and foster community cooperation.
- Identify funding sources for local businesses and organize a business forum that brings businesses, lenders, and other assistance providers together.
- Develop a community profile and business brochure to market the area.

Education and Recreation Subcommittee

Achievements

- Coordinating with the city to build a multi-service center. A proposed timetable includes acquisition (Fiscal Yr. 2000), design (Fiscal Yr. 2001), and construction (Fiscal Yr. 2001). Potential sites have been discussed with city officials and the community hopes to expedite the process.
- Continued meetings with area principals.

Achievements and Future Projects

Future Projects

- Provide after-school programs including a latch key program, mentoring and tutorials, and supervised recreational activities.
- Provide a comprehensive student evaluation for school programs; also ensure that the school system allows an independent second opinion for measuring aptitude.
- Create an avenue for residents to participate in the "Friends of the Library" program and other methods to increase library usage and support.
- Create a medium for positive interaction between parents and teachers such as using the Internet to monitor student progress and community newspapers to communicate school activities.
- Improve access to regional parks by installing signs directing citizens to facilities.
- Track Parks Board programming of facilities at the proposed Taylor Stevenson Park site (11450 Alameda Road).
- Create a liaison task force between the area schools and all stakeholders in the community (i.e. business, community, and church leaders).
- Create a bulletin board and use various media to promote community events.
- Assist schools with a survey of parents and members of the community to determine what community wide services are desired at neighborhood schools.
- Set-up an area-wide Communities-in-Schools program.

Housing Subcommittee

Achievements

- Held First Annual Homebuyers Fair on October 10, 1998.
- Hosted a presentation by Local Initiatives Support Corporation (LISC) on community development corporations (CDCs).

Future Projects

- Create a database of neighborhood deed restrictions.
- Recruit civic club presidents to assemble teams that will inventory and cite property owners in violation of deed restrictions, create a database of violations, and follow up with enforcement actions.
- Identify vacant tracts of land to determine if they are platted and/or suitable for single-family development.
- Develop a market analysis and assemble a portfolio of the existing housing stock to make a presentation to quality home builders.
- Contact all civic club presidents/leaders and encourage their organizations to adopt a "Block Captain System." ♦

South Houston CCC Area Assets

The South Houston CCC area includes a mixture of established neighborhoods, developed in the mid-50's, and newer neighborhoods developed in the early 90's. It is common to find families with more than 35 years of residency in the area and those with less than one year. The area is predominantly residential in character with large tracts of vacant land available for future development.

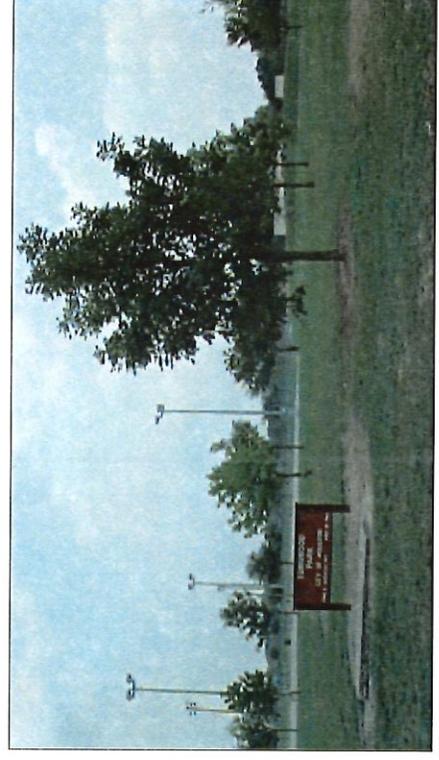
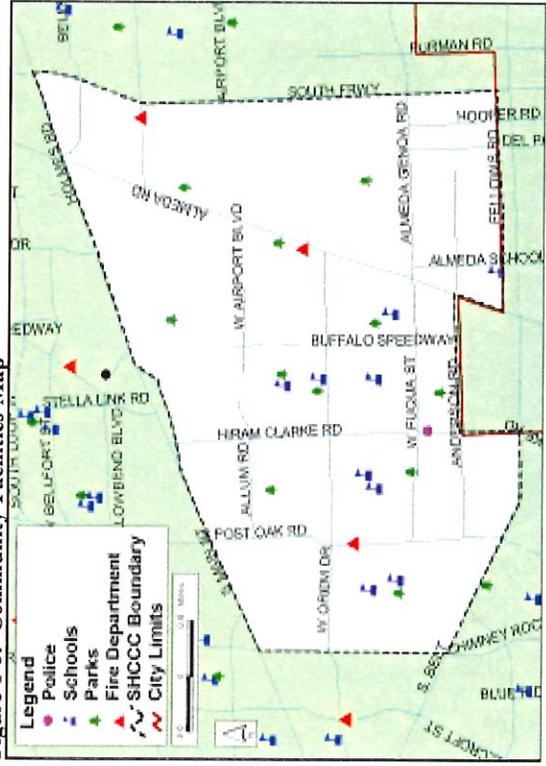
The presence of the South Freeway (S.H. 2885) and Beltway 8 makes the area easily accessible from "downtown" and the Medical Center, major employment centers in the city. Other major thoroughfares run through the vicinity, making it easy to access from other areas of the city.

The area has very active civic clubs and community organizations, neighborhoods with enforceable deed restrictions, and a coalition of neighborhood associations

and area businesses (South Houston Concerned Citizens' Coalition), formerly the Central Southwest Concerned Citizens' Coalition, that is responsible for revitalization.

The area has two fire stations with ambulance service, strategically located on the east and west side, accessible to all parts of the community. It has a library, several parks equipped with lights and swimming pools, and well-lit local streets (Figure 1-3). A Houston Police Department Community Service Center (HPD Storefront), at 14723 Hiram Clarke Road in the Southgate Shopping Center, promotes community-oriented policing and provides meeting space. The storefront is at capacity and future lease renewals are uncertain. The community and HPD are working to secure adequate space. Other public facilities include six elementary schools: Almeda, Peterson, Montgomery, Hobby, Grissom, and Windsor Village. Dowling Junior High and Madison Senior High serve area teens. The schools, through their teachers, Parents Teachers' Association (PTO) and the Houston Independent School District (HISD), are part of this revitalization process.

Figure 1-3. Community Facilities Map



Townwood Park

Background

Other Community Assets

Pyramid Community Development Corporation (CDC)

The activities of Pyramid CDC are a major asset in the South Houston CCC area. The main purpose of Pyramid CDC is economic development. To this end, Pyramid CDC acquired and converted a closed K-Mart store into a thriving business center (The Power Center) that includes: Chase Bank of Texas; a business incubator; a health care center operated by the Memorial, Hermann and the University of Texas Medical School; a school (Imani) that serves pre-kindergarten through 8th grade; the Woman Infant and Children Nutritional Program (WIC); the Federal Emergency Management Agency; a banquet hall and more. The Power Center employs more than 250 people and provides services to 9,000 individuals each month.

Pyramid Residential Community Corporation sponsors a Tax Incremental Reinvestment Zone (TIRZ) to facilitate the construction of residential housing and supporting uses through the financing of water, wastewater, drainage infrastructure and related street work. The TIRZ covers approximately 237 acres of undeveloped land located near the intersection of West Orem and South Post Oak Road. Pyramid Residential Community Corporation proposes to construct 450 single family homes, of which 80 percent of the homes will be priced from \$62,500 to \$87,000. The balance of the homes will range up to \$125,000. Additionally, the development would include 8 acres for retail use, 96 acres for community/social service uses, and 28 acres for community parks.

Holmes Road Landfill Redevelopment Project

Browning-Ferris Industries (BFI) Waste Systems of

North America, Inc. announced plans to redevelop its Holmes Road Landfill into a golf course, public park, and conservation area at a community meeting held in February 1999. Located at 1110 Holmes Road, just west of Alameda, the site has been closed since 1979. A grand opening is planned for summer or fall 2000.

BFI partnered with EnCap Golf to develop the 450-acre site into a 36-hole, public daily-fee golf course. The facility will include a full service clubhouse, a practice and training facility, and a pitch-and-putt course. A 60-acre adjoining park that will be free to the community is planned. BFI seeks community input on potential uses for the park and agreed to follow up with civic groups, possibly holding additional meetings for input. In recognition of the historical significance of the area, the proposed name for the course is the WILDCAT Golf Club at Pierce Junction, with the adjoining park to be named Pierce Junction Community Park.

The company stated that routine maintenance was conducted on the closed landfill and has worked closely with City and State agencies such as the Texas Natural Resource Conservation Commission (TNRCC). The landfill will be sealed off by four feet of compacted clay and installed with gas control systems in preparation for developing the golf course. The adjoining community park will be built on undeveloped land that is not part of the landfill.

Plans also include a First Tee program for introducing golf to underprivileged children, to be chaired by former President George Bush and supported by Tiger Woods. The development is intended to provide aesthetic and recreational amenities for the community as well as stimulate the economy.

Background

Historic Summary

Prior to the development of housing, the area was mainly industrial with concentrations along Holmes Road/ South Main and Alameda Road. In the mid-50's and early 60's, several of the subdivisions in the South Houston CCC area were platted and developed. The community became more diversified with the development of "235 homes," a federally subsidized housing project. With housing came commercial development. Strip shopping centers with thriving businesses were scattered throughout the community, along major thoroughfares.

The development of the Glen Iris subdivision in the late 1970's rejuvenated interest in the community. People expressed interest in moving to the area. Glen Iris, a subdivision with five sections, is located along West



Established subdivisions.

Orem by Alameda Road. In the early stages of its development, business was brisk with high volume home sales in three of the five sections of the subdivision. Other homebuilding activities followed the success of Glen Iris. Subdivisions with many prime, vacant lots and adequate infrastructure were common to the area. Then came the flood of "1980." Housing activities subsequently slowed and, with the recession of Houston's economy in the mid - 80's, brought residential development to a halt. Many area residents lost their jobs, as petrochemical industries closed.

Homebuilding, which had been brisk, ceased and foreclosures increased. Glen Iris and other newly platted subdivisions were hit hardest by the recession. Property values in these new subdivisions dropped, in some cases by 50 percent within a four-year span. Vacant houses soon covered Glen Iris, once the pride of the area, and other newly platted subdivisions. Vandalism became rampant.

Today, the South Houston CCC area is on the rebound. Residents have taken the lead by forming and strengthening homeowners and civic associations. Coalitions and partnerships have been formed to promote and improve the image of the area. Declining housing values have leveled off. Affordable prices have attracted families back to the vicinity.



Well-maintained homes.

Developers are buying and developing previously abandoned lots. New housing stock is up. Within eighteen months "Majestic Homes," an affordable homebuilder, completed and sold 105 homes valued between \$65,000 to \$80,000 in Glen Iris Section 5.

The opening of Beltway 8 has increased accessibility to the area, making it more attractive to potential home buyers and developers. Homes in the mid \$80,000 to \$125,000 price range are proposed and being built in

Background

subdivisions around the Beltway. "Corinthian Point," a major housing project with 450 homes, was slated for development in 1998 by Pyramid Community Development Corporation (CDC).

Past Community Concerns and Action

Community action in the South Houston CCC area intensified after the "1975" flooding that caused major damage to the area. The Army Corps of Engineers studied and analyzed the situation to manage and prevent possible recurrence. In 1976, the area flooded again and this flood was the most severe. This time, the community met with County Commissioner El Franco Lee and requested the participation of the Harris County Flood Control District in the mitigation process. A third flood occurred in 1980. The County and the Corps of Engineers are in the process of implementing a plan to expand Sims Bayou. This should hopefully alleviate future flooding problems.

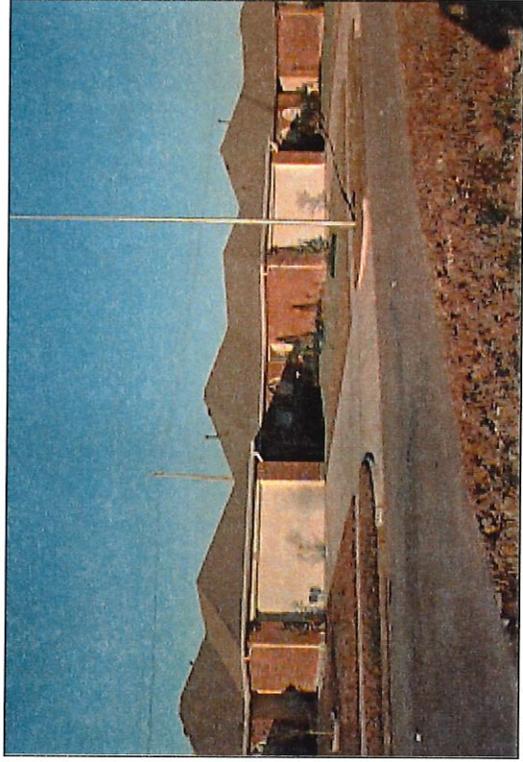
Although there was an exodus of many residents due to hardship from flooding in the late 1970s and early 1980s, the area is now in transition. Since the late 1980s, the availability of affordable housing led to a jump in the number of families. New construction and the rehabilitation of existing housing have increased.

The area's population, consisting of all races and ethnicities, is growing, especially among Hispanics. African-Americans continue to comprise the majority of the population. The number of young families with pre-school and school-aged children has risen (Community Profile section).

The increase in the number of children in the area led to a higher demand for after-school activities and more neighborhood parks. Local leaders met with the City's Parks and Recreation Department to demand improvement of existing area parks that were poorly equipped. They sought the help of council members in their efforts.

Youth truancy and gang related activities also increased as the number of school-aged children increased. Graffiti, on private fences and walls of public facilities, became a common sight in the area. The Houston Police Department (HPD) and Houston Independent School District (HISD) police were solicited for help.

The availability of affordable homes brought an increase in the number of "group homes" to the area. Group homes (also classified as personal care homes) provide assisted



Majestic Homes: 105 homes constructed in 1996-97. Part of the "Homes for Houston" Program.

Background

housing for persons like the mentally handicapped. The community asked the City's Health Department to help monitor unlicensed and poorly managed homes. They received a list of state regulated homes from the Texas Department of Human Services, the agency responsible for the oversight.

Perceived Need for Area Revitalization

The economic downturn of the 1980's caused many businesses to close. The decline of commercial activities in the area started with people moving out after the 1975 flooding. Major store chains, including grocery stores, were replaced with "mom and pop" stores that fluctuate with slight economic changes.

Today, residents are working to attract major store chains. Most people in the area drive about 5 to 10 miles for their groceries. Findings from a preliminary retail market analysis document, developed as part of this plan, indicate that potential retail sales are leaving the area and that additional retail space could be supported (Appendix J).

The South Houston Concerned Citizens' Coalition (CCC) was formed to coordinate various planning initiatives and to improve the perception of the area. One important element of this plan is its value to the coalition as a marketing tool for business locations. The coalition promotes appropriate development that would attract quality businesses to the community and increase homeownership. It opposes development that would negatively impact the area or the perception of the area. Developed subdivisions have infrastructure that offer site

opportunities for new home construction. At least one has resulted in affordable homes being built. Affordable housing that is poorly constructed or rented out constitutes a direct threat to the community's stability.

Homeowners are struggling to improve the area and their property. They want more homeowners than renters, and oppose projects comprised of single-family rental homes or are lacking quality construction. Quality affordable homes occupied by owners are desirable because they support area stability.♦

COMMUNITY PLANNING PROCESS

The "South Houston CCC Revitalization Strategies Plan," is the result of a partnership between the City of Houston Planning and Development Department and the "South Houston Concerned Citizens' Coalition" (CCC). The South Houston CCC is a community-based organization comprising of neighborhood organizations in the southern part of the city bordering Missouri City (Figure 1-1). The mission statement of the coalition is "to enhance the standard of living, while maintaining and improving property values of all within the boundaries of all participating subdivisions and community associations."

The coalition membership includes the following neighborhood associations: Alameda Manor, Briarwick Homeowners Association, Cambridge Village, Canterbury Village, Dumbarton Oaks, Glen Iris, Heathercrest/Post Oak Village, Keswick Place/Ramblewood Park, Meredith Manor, Ridgmont, Southwest Manor, Townwood, Westbrook, Wild Heather, and Windsor Village. Membership is open to local

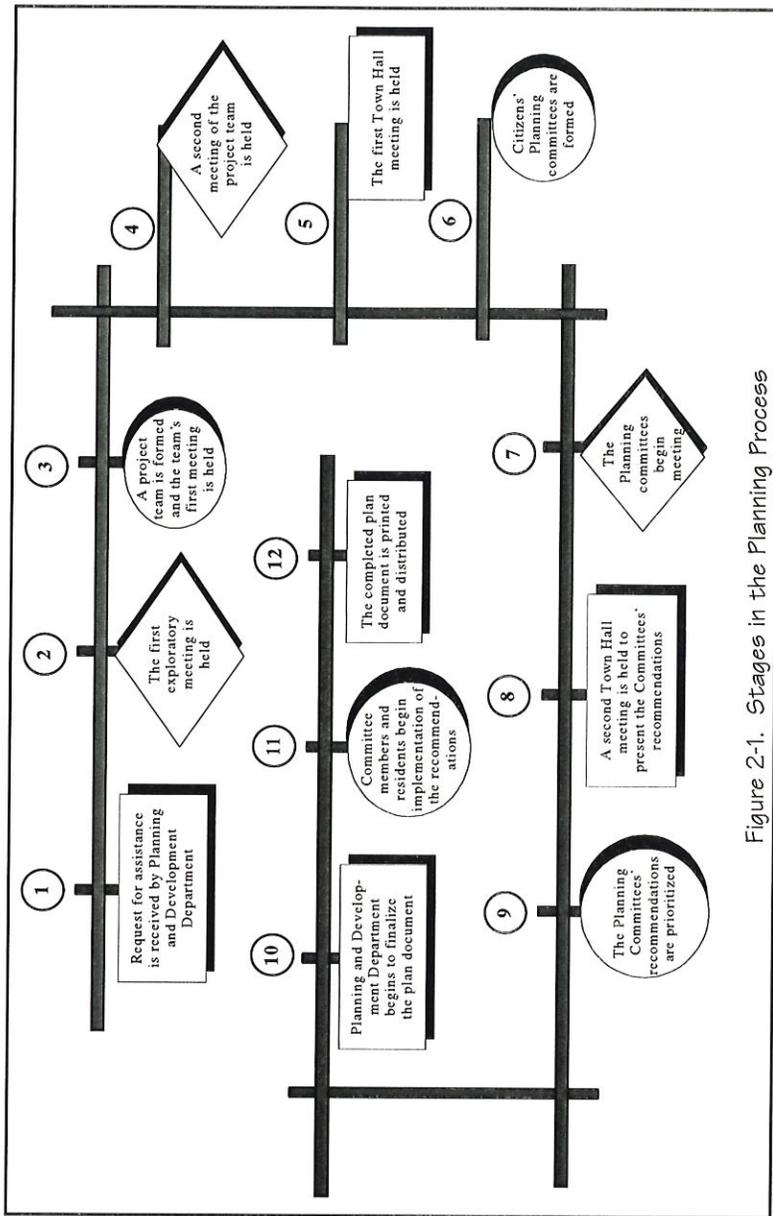


Figure 2-1. Stages in the Planning Process

area businesses as well. Heritage Homes, Inc., an affordable home developer, is a member of the coalition.

The Neighborhood Services Division of the City's Planning and Development Department became involved in what was called the "Central Southwest Area" planning initiative (Figure 2-1) in February 1995, when then Councilmembers Al Calloway and John Peavy, Jr. requested the department's assistance in resolving the proliferation of group homes

Community Planning Process

and low-income single family rental homes in Meredith Manor and Glen Iris subdivisions. To assist the communities, the Planning Department introduced the "Neighborhood Planning Partnership (NPP) Program" with the goal of formulating a master plan to revitalize the area. The coalition was very receptive of this idea.

The Neighborhood Planning Process included the following events:

March 1995 - City staff from the Planning and Development Department (P&D) toured the area to assess the condition of the neighborhoods. P&D staff met with coalition representatives and area residents to discuss "issues of concern" in the neighborhoods. Issues identified included: crime and public safety, summer youth programs, enforcement of deed restrictions, halfway homes, housing, heavy trash pick-up, stricter enforcement of neighborhood protection division (NPT) policy, better streetscapes including explanades and resurfacing.

April 1995 - P&D staff briefed Councilmember Al Calloway and State Representative Scott Hochberg about the findings from the March 1995 meeting.

May 1995 - P&D staff met with area residents and coalition members to discuss strategies for resolving the "issues" raised.

Summer 1995 - P&D staff attended several homeowners association and civic club meetings to get to know the leaders in the community and to introduce the

"Neighborhood Planning Partnership Program" concept. Meanwhile, P&D staff initiated a meeting with "Heritage Homes", developers of the controversial single family rental homes in the area. Both community leaders and elected city officials participated in the meeting to better understand the community's concerns.

Fall 1995 - P&D staff followed a step by step approach to resolve the identified community issues. The first issue addressed was the impact of Heritage Homes on the community. Heritage Homes had three housing projects in the area. Heritage's top management and P&D staff, met with community leaders, coalition members, and elected officials and decided that Heritage Homes should do more to respond to the concerns of area residents. Heritage provided better landscaping for their projects and private security on their properties. The community worked with Heritage Homes to develop a better screening process for potential tenants.

Spring 1996 - A new Councilmember (Jew Don Boney, Jr.) came into office. The coalition met and briefed the Councilmember on the issue of the construction of single family rental housing in the area and other concerns. They requested the continuous involvement of the Councilmember's office throughout the process. His office initiated a meeting with all stakeholders to better understand the situation. It was stated that single family rental housing was considered corrosive to the desired quality-of-life in the community. Community residents wanted Heritage to include in its development more parking and parks for children. At the time, Heritage tenants were parking on streets and the

Community Planning Process

children were playing in the streets. The Councilmember requested the participation of Houston Police Department (HPD) and the Parks and Recreation Department in resolving the issues.

Summer 1996 - Houston Police Department (HPD) formally joined the process. The community and HPD developed a process for increasing police presence in targeted high crime areas. The "Citizens on Patrol" program was discussed. The coalition increased efforts to improve community involvement by contacting non-participating community-based organizations. Efforts to improve public parks in the area were also increased. The coalition requested that the Parks and Recreation Department schedule major improvements in area parks.

Fall 1996 - The Councilmember convened a follow-up meeting with representatives from both HPD and Parks Department. The Parks Department was charged with the responsibility to investigate the possibility of improving the condition of existing public parks in the vicinity, and providing more neighborhood parks in underserved areas. Heritage volunteered to donate an "unrestricted reserved" tract to the Parks Department for future park use in the Glen Iris subdivision area. The coalition agreed to participate in the "Neighborhood Planning Partnership" (NPP) Program, with the goal of formulating a master plan to revitalize the general area.

January to May 1997 - Preparations for a "town hall" meeting were underway to get community-wide support for the proposed master plan for the area. The coalition solicited support from all homeowners associations,

civic clubs, schools, churches and the business community in the area. A steering committee, which includes the presidents of participating community-based organizations, was formed to guide revitalization efforts. The steering committee met on a bi-weekly basis from February to June 1997. Based on previously identified issues, five main areas of concern were targeted: Urban Design and Beautification, Crime and Public Safety, Economic Development, Education and Recreation, and Housing. The Planning Department facilitated the meetings. The steering committee defined the boundaries for the revitalization area (Figure 1-2) and its members planned and raised funds for a town hall meeting.

June 12, 1997 - First Town Hall Meeting. The planning process was formally kicked off. More than 250 people attended. Five subcommittees were created to address



New Faith Baptist Church on Fuqua hosted town hall meetings.

Community Planning Process

the major issues of concern. At the meeting, 175 people volunteered to participate in the process.

June to October, 1997 - The five subcommittees were each assigned an identified issue and worked on developing goals and action plans. People with expertise in specific subjects were consulted in formulating these goals and action plans. Smaller projects were developed and implemented simultaneously with the development of this plan (Goals and Actions Section).

October 30, 1997 - Second Town Hall Meeting. More than 150 people attended the meeting. The draft goals and action plans were presented to the community. More volunteers were encouraged to sign up. The next phase of the process is implementing the set of plans.

November 18, 1997 - P&D staff met with the steering committee and subcommittee chairs and co-chairs to formalize the project selection process as projects are developed by the subcommittees. It was recommended that the steering committee membership include chairs and co-chairs to improve communications between the two sets of community representatives.

January, 1998 - P&D staff met with the steering committee and subcommittee chairs and co-chairs to discuss organizational issues, implementation strategies, and a timeline for drafting the community plan. The steering committee agreed to include subcommittee chairs and co-chairs as active members. On an on-going basis, the steering committee continued to meet monthly, and the subcommittees met bi-weekly.

Spring 1998 - P&D staff presented a preliminary draft of the community plan to the steering committee. Several meetings were held to receive written and verbal comments on the plan.

April 1998 - The South Houston Concerned Citizens' Coalition (SHCCC) received its 501c(3) status. The coalition is comprised of civic leaders, precinct judges, area businesses, and about twenty civic clubs and homeowners associations. The service area boundaries of the coalition extend beyond the revitalization plan project area and encompass the geography marked by: Holmes/South Main to the north, FM 2234 to the south, Highway 288 to the east and Fondren to the west.



South Houston CCC Steering Committee.

Community Planning Process

Summer 1998 - P&D staff supported plan implementation efforts including preparations for the coalition's first annual Homebuyers Fair which was held in the fall.

August 11, 1998 - The coalition leadership held a meeting with the Mayor and other representatives to discuss several unresolved issues in the community. Issues included improvements to South Post Oak Road, the status and location of a proposed multi-service center, improvements to Townwood Park, and concerns about the responsiveness of neighborhood protection teams and local policing. P&D staff worked with the coalition to prepare for a townhall meeting with the Mayor and department directors to address these issues. Staff toured the area and documented specific concerns to brief the appropriate departments prior to the meeting.

Fall 1998 - A townhall meeting was held on October 22, 1998 with the Mayor and city department representatives. Representatives came prepared with responses to the issues and also answered general questions. The coalition later followed up with the Mayor's office and various departments.*

This profile presents physical and demographic data compiled for the South Houston CCC Area. The community is a mixture of established neighborhoods, developed in the mid-50's through the 70's, and newer neighborhoods developed in the early 90's.

Land Use

Certain land uses characterize the South Houston CCC area:

- ◆ Large undeveloped tracts account for 57% of total land area, double the City's 27% share (Figure 3-1).
- ◆ Of developed land uses, single-family residential uses (19%) predominate (Table 3-1).
- ◆ Land used for the area's transportation/utilities (6%) and parks/open space (4%) is one-third the City's share.

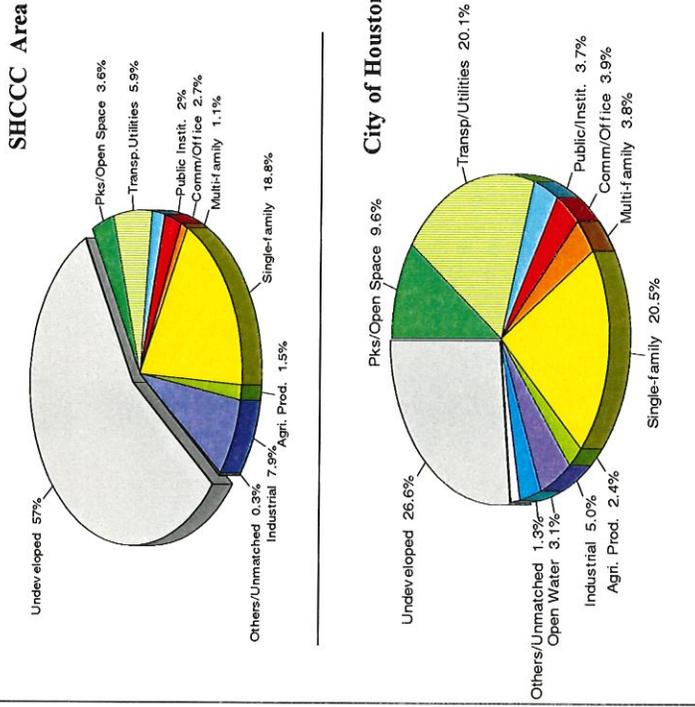
Table 3-1. Land Uses: South Houston CCC Area & City of Houston

Land Use	SHCCC Area		City of Houston	
	# of Parcels	Area (Acres)	# of Parcels	%
Single Family	10,367	2,421.23	19.0	20.5
Multi Family	21	134.90	1.1	3.8
Commercial and Office	268	342.35	2.7	3.9
Industrial	215	1,016.22	8.0	5.0
Public and Institutional	71	236.95	2.0	3.7
Transportation and Utilities	145	709.81	6.0	20.1
Parks and Open Space	89	440.66	3.6	9.6
Undeveloped	2,545	7,235.03	57.0	26.6
Agricultural Production	8	187.98	1.5	2.4
Open Water	0	0.00	0.0	3.1
Unknown	33	34.60	0.3	1.3
Total	13,762	12,759.73	100.0	100.0

*Note: The counts are based on parcel level.

Source: City of Houston, Planning & Development Department, 1992 Land Use Survey

Figure 3-1. Land Use Distribution: South Houston CCC Area & City of Houston



- ◆ Industrial uses, comprising 8% of the land, are sited along Alameda and Holmes Road/South Main (Figure 3-2).
- ◆ The area's land use distribution supports the perception that local streets may not connect and outdoors recreation venues are desired.

Figure 3-2. General Land Use : South Houston CCC Area

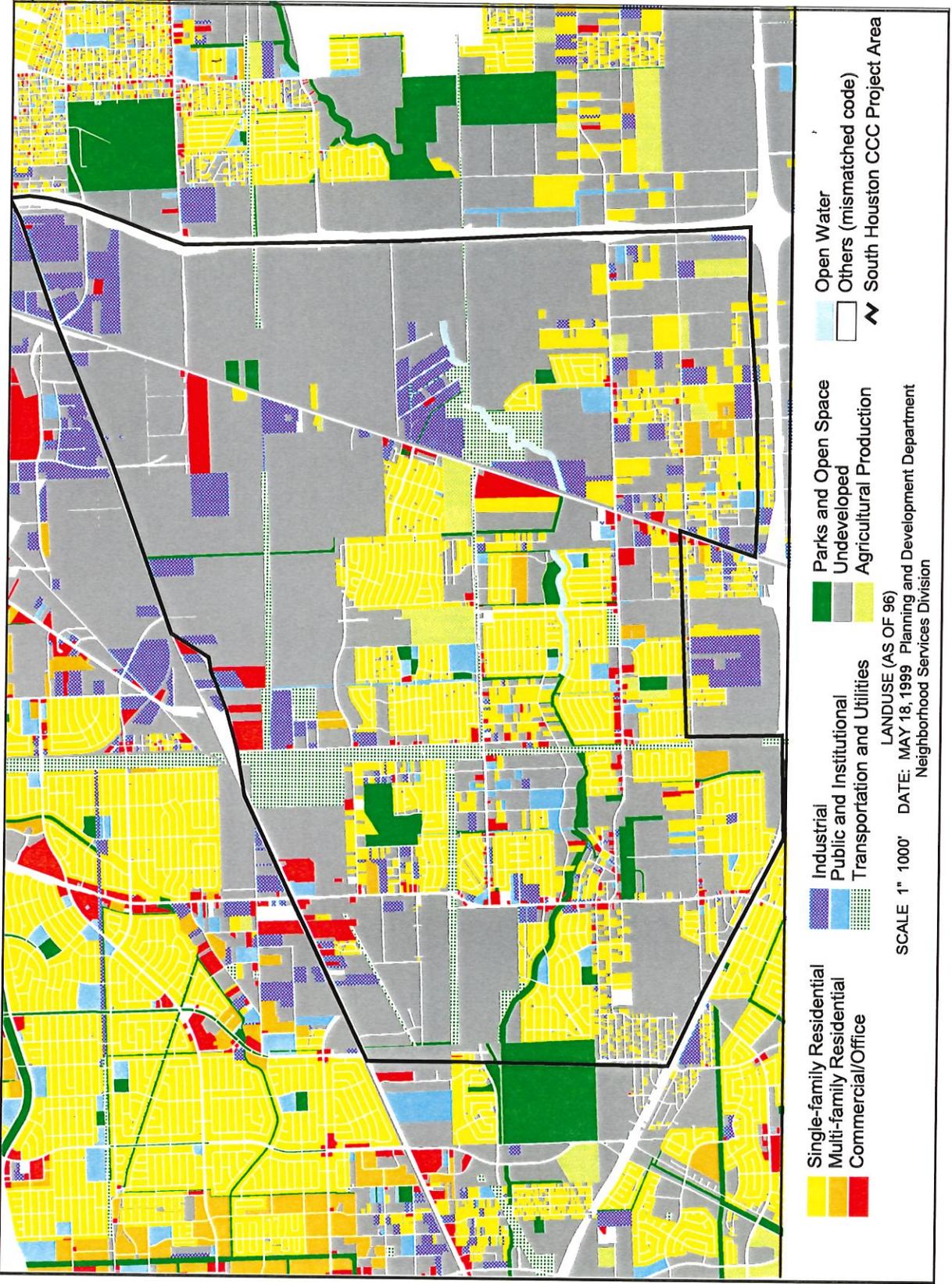
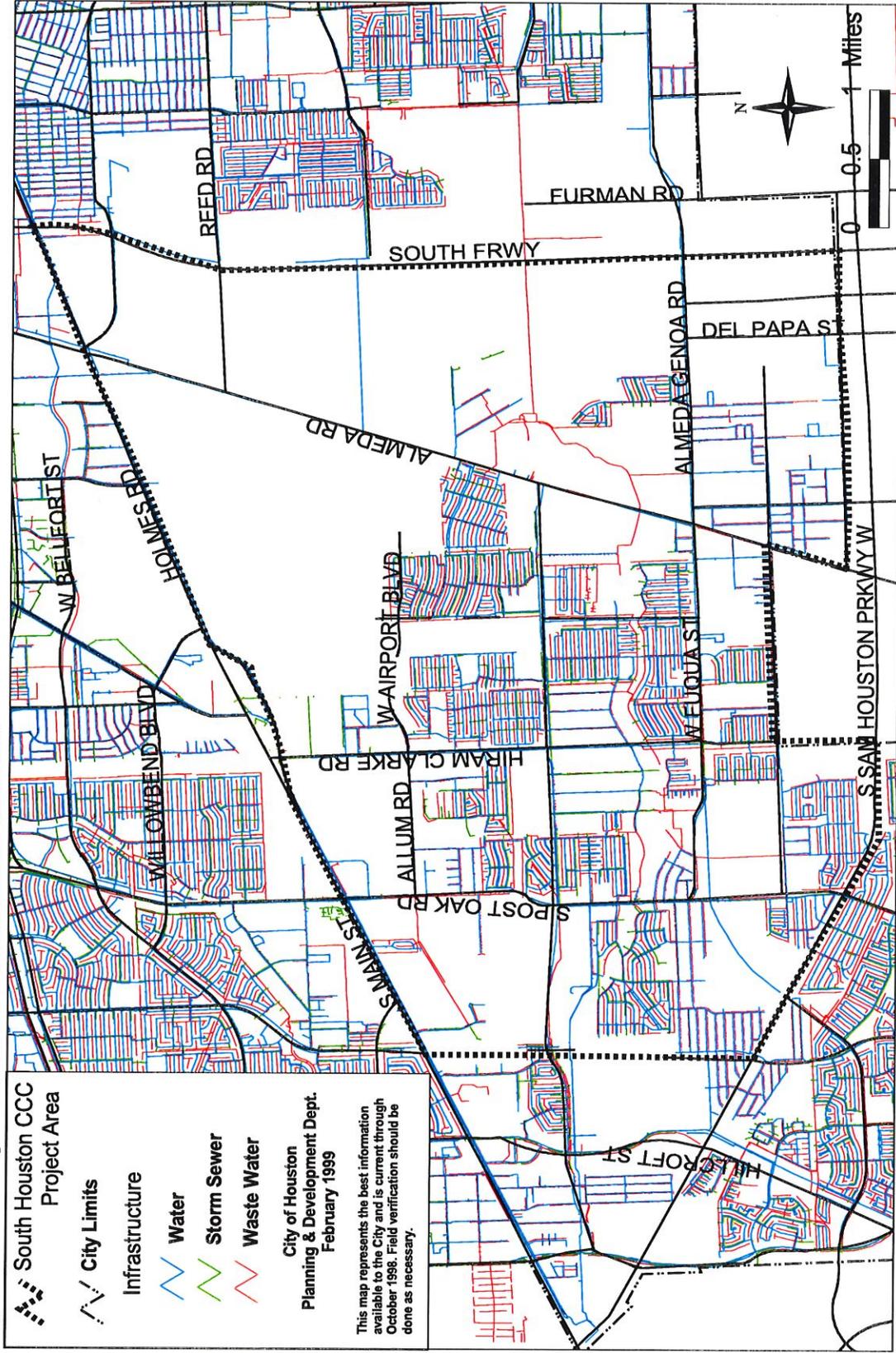


Figure 3-3. Existing Infrastructure : South Houston CCC Area



Capital Improvement Projects

Based on the Capital Improvements Program (CIP) list from the Inter-Agency Coordination Committee (IACC), about 130 infrastructure projects are scheduled for completion between 1998 and 2002. Many of the projects are street improvements listed as city right-of-way projects in the CIP (Appendix A).

There are several major street right-of way projects in the area, including a Texas Department of Transportation (TxDOT) \$36.78 million improvement project for U.S. 90 (South Main) and a \$19.57 million project on Beltway 8 and U.S. 90. Other street improvement projects ranging in the millions of dollars are scheduled along Beltway 8. Much anticipated improvements to S. Post Oak Road (S. Main to W. Orem) include \$2.5 million in street overlays. Plans, which will carry over to the next CIP plan, call for development into a six lane road with a median. For specific infrastructure projects scheduled, refer to the Capital Improvements Program summary (Appendix A).

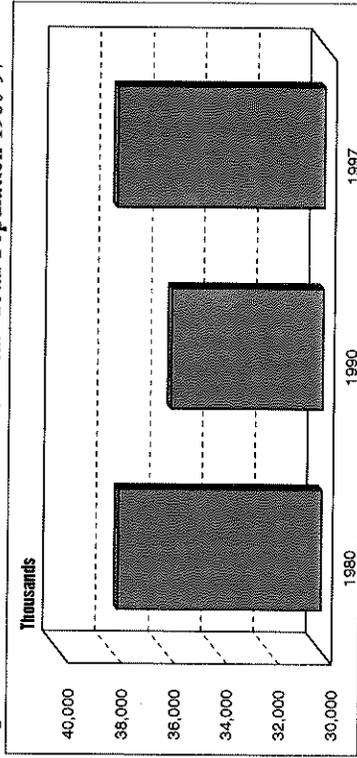
Figure 3-5 shows City of Houston CIP projects for the period between fiscal year 1998 and 2002. Harris County Flood Control projects are also shown. This map includes infrastructure projects and other capital improvements. These improvements include \$788,000 for the rehabilitation of Vinson Branch library in 1999 and \$4.1 million for a new multi-service/health center. The multi-service center is slated for completion in 2002, beginning with site acquisition scheduled for 2000.

The following demographic data have been summarized. Refer to tables detailed in the Appendix as needed.

Population

- ♦ Area's population of 38,000 residents reflects a 6% increase since 1990 (Figure 3-6).
- ♦ Population is young, with those under 18 in age comprising 34% of residents given 1997 estimates (Appendix B).

Figure 3-6. South Houston CCC Area: Total Population 1980-97



Source: U.S. Census; U.S. Dept. of Housing & Urban Development (HUD) 1997 estimates.

- ♦ African-Americans accounted for two-thirds of the 1990 population (Table 3-3).
- ♦ The fastest growing ethnic group is Hispanic, comprising 26% of area population in 1997.

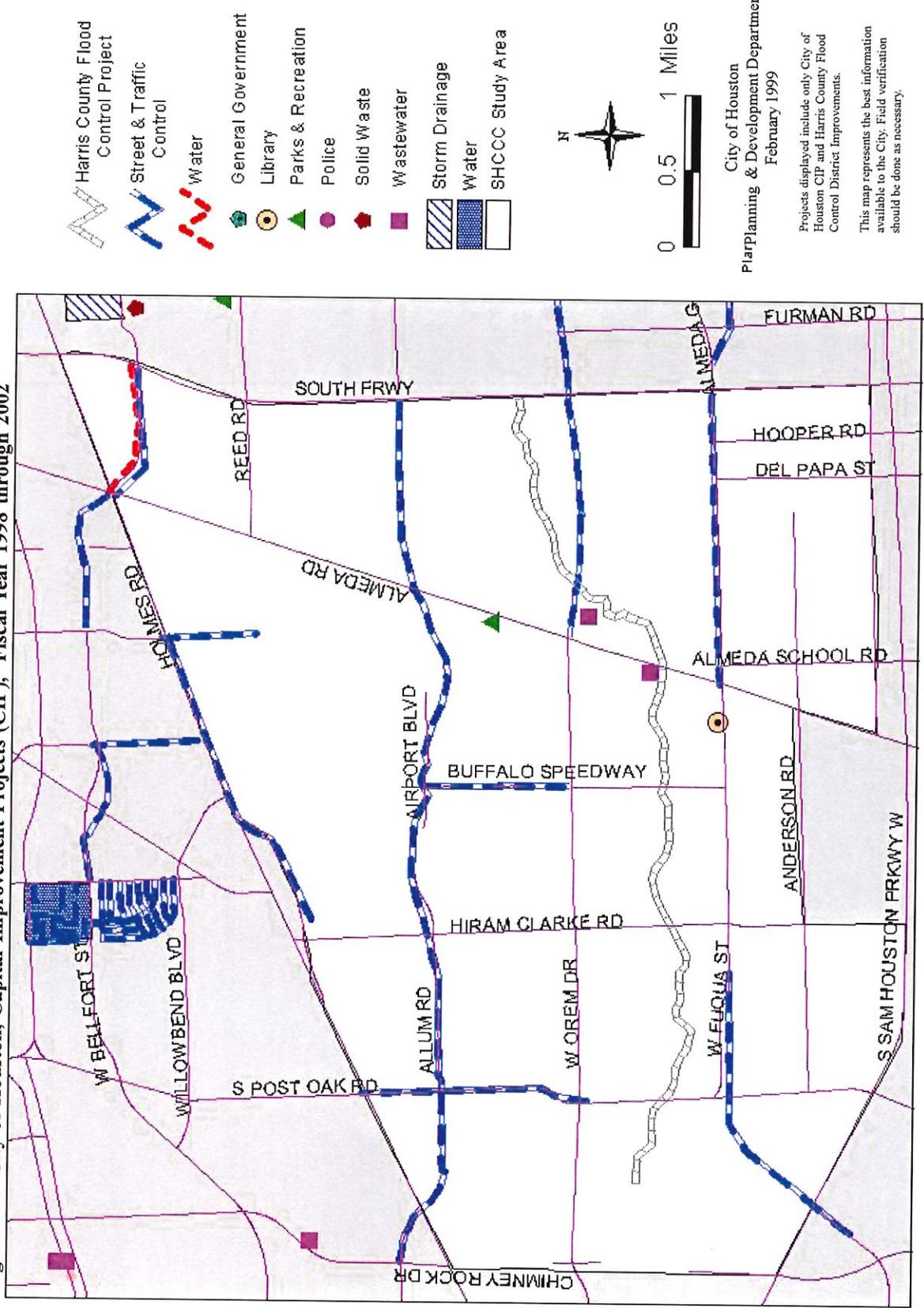
Table 3-3. Race and Ethnicity: South Houston CCC Area

	1980	1990	1997*
Hispanic Origin	18.5%	21.7%	25.9%
Not of Hispanic Origin	81.5%	78.3%	74.1%
White	22.6%	10.3%	---
Black	57.1%	66.4%	---
Am. Ind & Asian	1.3%	1.2%	---
Other	0.5%	0.3%	---

Source: U.S. Census, 1980 & 1990; U.S. Dept. of Housing & Urban Development (HUD)

*Note: HUD 1997 estimates for racial categories include persons of Hispanic origin; therefore, comparisons cannot be made with 1980 & 1990 Census figures.

Figure 3-5. City of Houston, Capital Improvement Projects (CIP), Fiscal Year 1998 through 2002



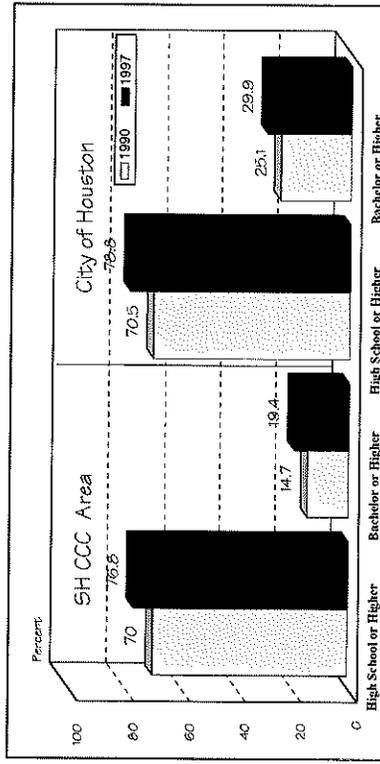
City of Houston
 Planning & Development Department
 February 1999

Projects displayed include only City of Houston CIP and Harris County Flood Control District Improvements.
 This map represents the best information available to the City. Field verification should be done as necessary.

Educational Attainment

- ◆ Educational attainment levels in the South Houston CCC Area and City of Houston have increased since 1990. About 77% of residents have high school diplomas and 19% have college degrees (Figure 3-7).
- ◆ Between 1990 and 1997, residents with college degrees increased at a rate (5%) comparable to that of the City (Appendix C).

Figure 3-7. Educational Attainment: South Houston CCC Area and City of Houston



Source: 1990 Census, U.S. Department of Housing and Urban Development (HUD); 1997 estimates.

Employment Status

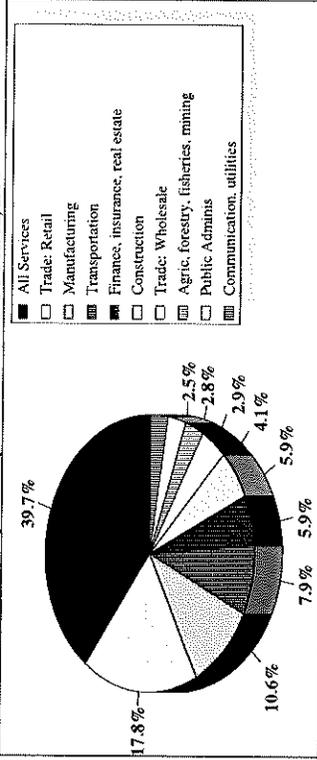
- ◆ Labor force participation stood at 70% among those aged 16 years and older in 1997 (Appendix D).
- ◆ The number of workers increased 5% from 1990 to 1997.
- ◆ Area unemployment remained about 11%.

Employment By Sector

- ◆ Service industries dominate the employment sector, representing 40% of area employment in 1997 (Figure 3-8). Service industries include restaurants, hotels and professional services like accounting and legal work.

- ◆ Employment in non-durable goods manufacturing saw the largest growth (39%); employment in durable goods manufacturing declined (28%) since 1990 (Appendix E).

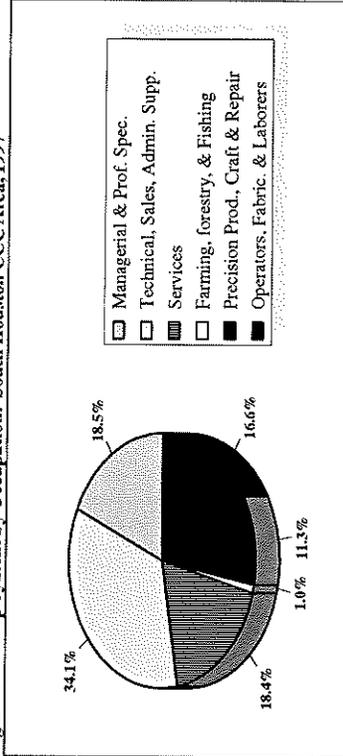
Figure 3-8. Employment by Industry: South Houston CCC Area, 1997



Source: U.S. Department of Housing and Urban Development (HUD), 1997 estimates.

- ◆ Most area workers (34%) were employed in technical, sales and administrative support positions in 1997 (Figure 3-9).
- ◆ Employment in service occupations grew 11% (Appendix E).

Figure 3-9. Employment by Occupation: South Houston CCC Area, 1997



Source: U.S. Department of Housing and Urban Development (HUD), 1997 estimates.

Household Income and Poverty

- ◆ Average (mean) household income was \$38,298 in 1997, increasing 13% since 1990 (Appendix F).
- ◆ Although it appears that incomes grew, the mean household income actually decreased 11% when adjusted for inflation; city-wide figures decreased 5% (Table 3-4).
- ◆ The area's poverty rate in 1990 was slightly less than the City's, 18.3% versus 20.7%.

Table 3-4. Adjusted Household Income: South Houston CCC Area and City of Houston (1997 Real Dollars)

	Mean HH Income	Difference from City Mean	%	Aggregate HH Income
South Houston CCC Area				
1989	\$43,020	-4490	-9.5%	\$442,808,439
1997	\$38,298	-7001	-15.5%	\$417,831,305
City of Houston				
1989	\$47,511	---	---	\$29,323,129,349
1997	\$45,289	---	---	\$30,604,106,343

1989 household income figures were adjusted to 1997 dollars, using the Houston Consumer Price Index. Sources: U.S. Census; U.S. Department of Housing and Urban Development (HUD), 1997 est.

Household Size and Type

- ◆ Household size in the community is large, averaging 3.47 persons in 1997 compared to the City's 2.65 (Table 3-5).
- ◆ Families account for 80% of area households in 1997 versus 64% for the City (Appendix G).

Table 3-5. Average Household Size 1980-1990: South Houston CCC Area and City of Houston

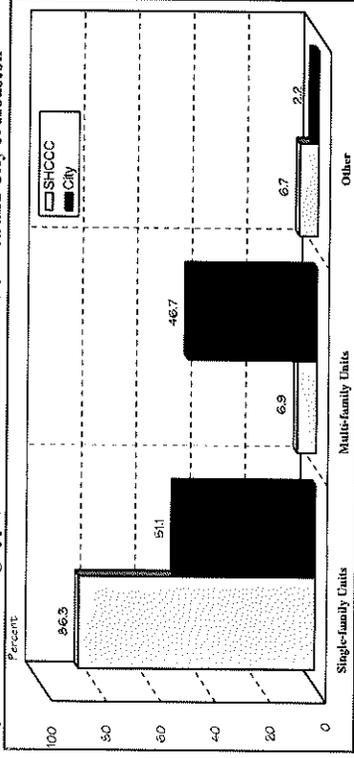
Avg. No. of Persons Per Household	South Houston CCC Area Change: 1990-97		City of Houston Change: 1990-97	
	1990	1997	1990	1997
	3.44	3.47	2.60	2.65
		0.03	1.0%	0.05
				1.7%

Source: U.S. Census, 1980 and 1990; City of Houston, Texas, Planning and Development, 1998.

Housing

- ◆ In 1990, most of the 11,840 total housing units in the area were single-family (86%). (Figure 3-10)
- ◆ Most subdivisions lie south of Allum/West Airport Road, north of Fuqua, off Post Oak and Hiram Clarke.

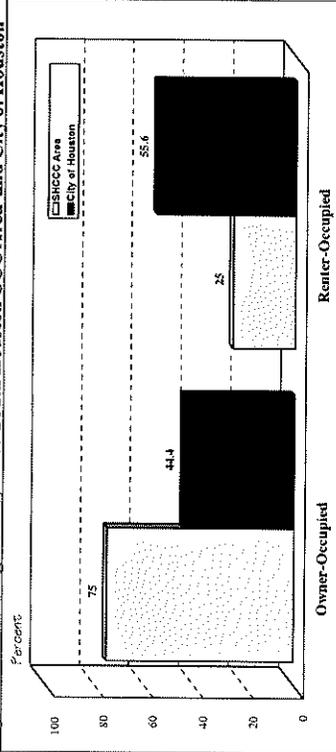
Figure 3-10. Housing Type, 1990: South Houston CCC Area and City of Houston



Source: 1990 U.S. Census

- ◆ In 1997, owners occupied 75% of the area's housing units, compared to the City's 56% share (Figure 3-11).
- ◆ Most homes (70%) were built between 1960 and 1970 (Appendix G).
- ◆ About 920 new housing units were added since 1990, an 8% increase.

Figure 3-11. Housing Tenure, 1997: South Houston CCC Area and City of Houston



Source: U.S. Department of Housing and Urban Development (HUD), 1997 estimates.

Housing Value and Rent

- ◆ Median housing value in the area was in the \$40,000 to \$49,000 range in 1990 (Appendix H).
- ◆ Between 1996 and August 1998, the sales price for 260 homes sold in the community was reported to average \$45,536, with sales ranging up to \$92,810.
- ◆ The 1990 median contract rent was in the \$300 to \$349 per month range, though current market rents are higher in the \$600 to \$650 per month range.
- ◆ Larger single-family homes rent for \$700 or more a month, according to a local realtor in late 1998.

Building Permit Data

Building permit activity (new residential and non-residential construction, and alterations and remodels) is often used to gauge a community's economic health. Recent permit activity was analyzed at the zip code level (77045, 77047, 77053, and 77085) that most closely matched project area boundaries. Values were adjusted for inflation to October 1997 dollars based on the consumer price index (CPI) for the Houston-Galveston CMSA, Consolidated Metropolitan Statistical Area.

- ◆ Single-family permitting totaled 906 units between 1992 and 1997 (Table 3-6).
- ◆ The majority (66%) of these single-family units were permitted in 1995 and 1996.
- ◆ New residential construction value totaled \$71 million, with an average construction value per unit of \$78,366.
- ◆ Residential demolitions have been minimal, with a total of 89 units demolished during this period (Appendix I).
- ◆ Four multi-family units were permitted in zip code 77053 but were south of the project area.

Table 3-6. New Residential Construction Units and Value (\$millions), 1992-97: South Houston CCC Area

Type	1992	1993	1994	1995	1996	1997	% Change 1992-97
Units							
Single Family	15	71	87	356	239	138	820.0%
Multi-family	--	--	--	4	243	138	820.0%
Total	15	71	87	356	243	138	820.0%
Value							
Single Family	\$ 1.39	\$ 6.19	\$ 8.22	\$ 25.16	\$ 18.32	\$ 11.65	738.1%
Multi-family	--	--	--	--	\$ 0.06	--	738.1%
Total	\$ 1.39	\$ 6.19	\$ 8.22	\$ 25.16	\$ 18.38	\$ 11.65	738.1%

Source: City of Houston, Public Works and Engineering Department, Building Inspections.
 Note: Multi-family includes: duplex, tri-plex, four-plex, and buildings with five or more units.
 *Values have been inflation adjusted, October 1998 dollars

- ◆ Non-residential permitting activity represents a smaller share of new construction with a total of 308 new non-residential building permits issued between 1992 and 1997 (Appendix I).
- ◆ Most permits were in the other non-residential, e.g. parking garages, storage facilities, miscellaneous uses (45%), and institutional/public (32%) categories.
- ◆ New non-residential construction value totaled \$43.1 million, with most in the institutional/public project category (47%). (Appendix I)
- ◆ Alterations and remodeling value totaled \$32.5 million (Table 3-7). Overall, the value decreased 47%, mainly attributed to commercial alterations/remodels.◆

Table 3-7. Value of Alterations/Remodels (\$millions), 1992-1997: South Houston CCC Area

Type	1992	1993	1994	1995	1996	1997	% Change 1992-97
Residential	\$ 1.00	\$ 1.02	\$ 0.96	\$ 1.23	\$ 1.32	\$ 0.92	-8.0%
Non-Residential	\$ 4.12	\$ 8.37	\$ 7.99	\$ 1.42	\$ 2.02	\$ 1.78	-56.8%
Total	\$ 5.12	\$ 9.76	\$ 8.95	\$ 2.64	\$ 3.34	\$ 2.70	-47.3%

Note: Values have been inflation adjusted, October 1997 dollars
 Source: City of Houston, Public Works and Engineering Department, Building Inspections.

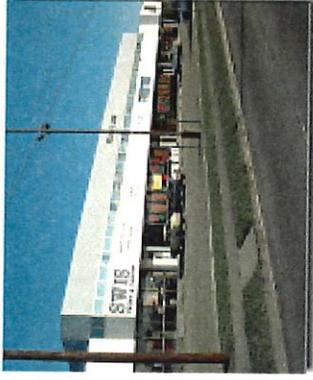
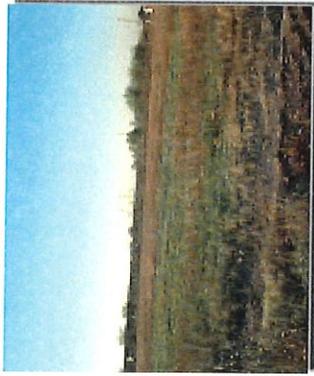
REVITALIZATION OPPORTUNITIES AND CHALLENGES IN SOUTH HOUSTON CONCERNED CITIZENS' COALITION AREA



The preceding sections identified community resources and characteristics central to the South Houston CCC area. Based on the profile developed, certain opportunities and challenges need to be addressed for revitalization efforts to be successful.

Opportunities:

- Large tracts of undeveloped land (56.7%)
- Predominantly a single-family residential community
- Mix of older and newer subdivisions evokes stability but continued growth
- New housing stock
- Adequate infrastructure (good local and major streets)
- Business corridors (W. Fuqua and S. Post Oak Rd.)
- Easy accessibility to Medical Center, Downtown, Bush Intercontinental Airport, and Hobby Airport
- Proximity to Beltway 8 and S.H. 288 South



Challenges:

- More community participation (sustaining and increasing volunteers)
- Flood control along Sims Bayou
- Development of vacant tracts
- Increasing housing stock and value
- Business recruitment and retention
- Controlling youth truancy and crime

SUBCOMMITTEES' GOALS AND ACTIONS
SOUTH HOUSTON CONCERNED CITIZENS' COALITION

The process for developing the South Houston CCC Revitalization Strategies Plan was launched community-wide through a town hall meeting. Preparations were made by the original Concerned Citizens' Coalition to draw in as many diverse stakeholders as possible into the planning process. The first town hall was a resounding success, attended by more than 250 citizens. Presenters encouraged citizen volunteers to sign up for the five subcommittees, each designated to address main issues of concern in the community:

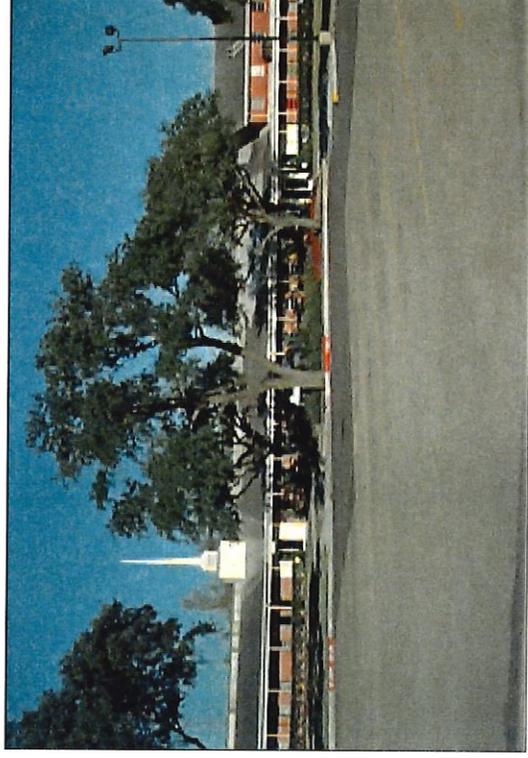
- Crime and Public Safety
- Economic Development
- Education and Recreation
- Housing
- Urban Design and Beautification

Approximately 175 citizens joined the subcommittees, although not all continued throughout the duration of the process. Additional members were recruited along the way.

The following section describes each of the subcommittee's organization, approach to work, and mission statement, accompanied by a set of goals and actions (projects) designed to fill a specific need or make an improvement in the community. The steering committee, composed of the subcommittee chairs and vice-chairs as well as the original organizers of the town hall forum, consolidated the five project tracks into a unified plan.

SOUTH HOUSTON CONCERNED CITIZENS' COALITION
STEERING COMMITTEE MEMBERS

Homer Clark	Diane Roberts
Hattie Connor, Vice Chair	Lee Roberts
Dorothy Gilbert	Michael Rowe
Patricia Govan, Secretary	Ronald Sinnette
Vivian Harris, Chair	Lester Smith
Lillie Hicks	Carylen Terry
John Martin	Melva Thornton
Carla Mayfield	Stella Trimble
Jerry Murphy	Ray Washington
Jerry Parker	Doreen Williams
Brenda Price	



South Post Oak Baptist Church provided space for subcommittee meetings.

CRIME & PUBLIC SAFETY SUBCOMMITTEE

Goals and Actions



Captain C.A. Bullock
Lenora Burns
Roland Castex
Constable Ruben Davis
Patricia Drennan
Joan Edwards
Thristle Gibson

Carolyn Goudeau
Carnell Harris
Ethel Harris
Dorothy Henson
Anne Jackson
Barbara Joseph
Tanisha Joseph

Reverend William King, III, Chair
Auturo Mendoza
Jack Mottley, Jr.
Jerry Murphy
Leon Nealy
Lee Roberts
Dorothy Roco

Mischele Rowe, Co-Chair
Jenvive Smalls
Margie Taylor
Carylen Terry
Alice Thompson
Maurice Truesdale
Doreen Williams

Contributing Staff City of Houston, Planning and Development Department

Donald Perkins, Planner

Shady Nebo, Senior Planner

Matt Thibodeaux, Assistant Director

CRIME AND PUBLIC SAFETY SUBCOMMITTEE

PROJECT SUMMARY

The Crime & Public Safety subcommittee's efforts began with an overview of the "Community Planning Process." The committee's efforts focused on three major areas: 1) crime, 2) public and traffic safety, and 3) neighborhood participation. As part of this process, the committee formulated a mission statement to enforce these areas of concern — to strategically develop a crime-free environment and to provide a safe and livable community.

The Crime and Public Safety subcommittee began the planning process by identifying areas of crime and public safety issues through a mapping exercise. This exercise was done to address immediate problems identified by the committee. Each committee member was given a map to document the problems in his/her individual subdivision. The maps, distributed by the City's Planning and Development Department, identified areas of concern such as street lighting problems, weeded lots, abandoned/dangerous buildings, and potential crime spots of drugs, loitering, gangs, and graffiti. This exercise continued throughout the planning process of developing goals and actions. The maps were returned to the Planning Department and compiled to identify a consensus of area concerns.

To explain traffic calming, Susan McMillan of the Neighborhood Traffic Calming Division, Public Works and Engineering Department, addressed the subcommittee and detailed two PW&E programs relating to neighborhood transportation: the *Neighborhood Traffic Project (NTP)* and the

Speed Hump Program. Speed hump applications were distributed among subcommittee members and returned as a collaborative effort of their civic or homeowner's association at the end of the planning process.

Over the course of four months, the subcommittee worked to formulate the goals and action plan. Meetings were scheduled every other week at the South Post Oak Baptist Church. The meetings were well attended by community residents, members of the HPD Hiram Clarke storefront, and other City and county officials such as Captain A. Bullock, Constable Ruben Davis, and Councilmember Helen Huey.

Overall, the Crime and Public Safety subcommittee formulated a goal and action plan that addressed the three major areas of concern in the community: 1) reduce criminal activities caused by youth in the community; 2) improve public safety by identifying areas of major concern and encourage traffic calming mechanisms to provide safer residential streets; and 3) address the need of the community to participate in existing HPD Hiram Clarke storefront activities.

The Committee's terms are defined as:

Short-term = 3 - 6 months

Mid-term = 6 - 12 months

Long-term = 1-2 years

On-going = continuous

Priority = High, Medium, or Low

MISSION STATEMENT:

To strategically develop a crime-free environment to provide a safe and livable community.

GOAL #1:

Increase neighborhood participation with existing HPD Hiram Clarke storefront activities.

ACTIONS:

Action 1: Educate the community about the HPD Hiram Clarke storefront.

Action 2: Publicize activities that support the storefront through community newsletters and the *Houston Chronicle*.

Action 3: Encourage volunteerism for manning storefront hot-lines.

Action 4: Encourage neighborhood civic leaders to participate or join storefront committee.

Lead: Crime & Public Safety Committee, area civic & homeowners' associations, schools, churches, and businesses

Time Frame: On-going

Resource: HPD, civic/homeowners associations, community newsletters, *Houston Chronicle* (This Week's section)

Priority: High

TERMS: City of Houston
P&D = Planning and Development Department
PW&E = Public Works and Engineering Department
NPT = Neighborhood Protection Team
HPD = Houston Police Department
HISD = Houston Independent School District

GOAL #2:

Reduce criminal activities caused by youth in the community.

ACTIONS:

Action 1: Develop a youth workshop.
Step: Coordinate with HPD Gang Task Force

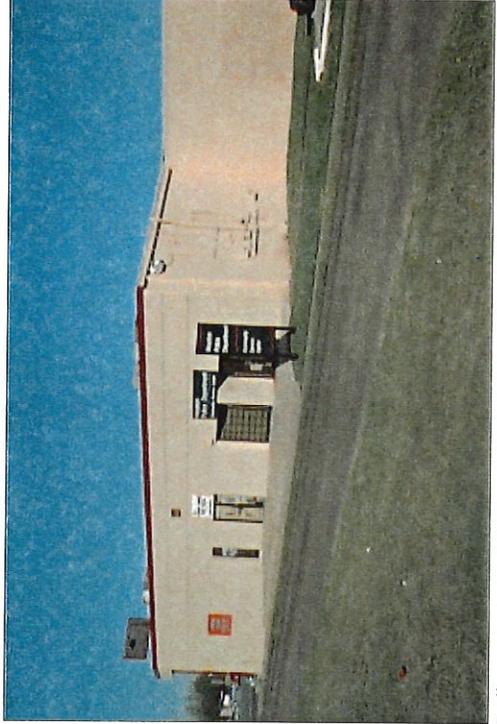
Action 2: Develop recreational activities to motivate youth in a positive way.

Action 3: Utilized area parks for youth activities (Fun-Day-in-the-Park).

Action 4: Encourage youth to participate in Police Athletic League Program (PAL).

Step: Contact parents, teachers and youth organization representatives to support and promote the program.

Action 5: Identify social services programs for youth to participate in.



Police storefront, Hiram Clarke and W. Fuqua.

Crime and Public Safety

Action 6: Identify and report graffiti infested areas in the community.

Step: Contact HPD Gang Task Force
Lead: Crime & Public Safety Subcommittee; HPD Hiram Clarke Storefront
Time Frame: On-going
Resources: HPD, Harris County Constable's Office
Priority: High

GOAL #3:

Reduce youth truancy in the neighborhood.

ACTIONS:

Action 1: Educate parents and children about youth truancy.
Step: Coordinate with school representative(s) to educate parents and children about the consequences of youth truancy.

Action 2: Develop an incentive program motivating youth to remain in school.

Step: Encourage school officials to institute a rebound recognition award for youth who are improving their truancy record.
Lead: Crime & Public Safety subcommittee, HISD, HPD, School Trustee Task Force
Timeframe: On-going
Resources: HISD, Mayor's Anti-gang Task Force (Mayor's Office), area businesses, and youth organizations
Priority: High

GOAL #4:

Reduce drug and alcohol activity in the community.

ACTIONS:

Action 1: Promote community involvement to educate parents and children about drug and alcohol activity in the community.
Step: Contact **D.A.R.E.** representative(s) in area schools.

Action 2: Promote drug awareness to civic groups, churches, and area schools.

Action 3: Educate area businesses about the consequences of selling alcohol to minors.

Step: Coordinate with the Texas Alcohol & Beverage Commission (TABAC), HPD, Harris County Constable
Lead: Crime & Public Safety Subcommittee, HPD Narcotic Division, HISD, Texas Alcohol & Beverage Commission
Time Frame: On-going
Resources: HPD, Texas Alcohol & Beverage Commission, Health & Human Services Department
Priority: High

GOAL #5:

Support efforts to discourage cut-through traffic on major thoroughfares and local streets in residential areas.

ACTIONS:

Action 1: Inventory neighborhood streets that experience cut-through traffic and congestion in residential areas.
Step: Coordinate with PW&E Department, Traffic Calming Division for pertinent information.

Action 2: Research neighborhood streets that are in need of traffic speed control devices.

Step: Fill out traffic calming application form.
Lead: PW&E Traffic Calming Division
Time Frame: On-going
Resources: PW&E Traffic Calming Division, and P&D
Priority: Medium

GOAL #6:

Reduce traffic congestion at target intersections throughout the community.

ACTIONS:

Action 1: Request City to re-evaluate and prioritize traffic signal needs at selected major intersections in the area.
Step: Coordinate with PW&E Traffic & Transportation Division.

Action 2: Encourage City to mitigate congestion and synchronize signalization on major thoroughfares and collector streets.
Step: Coordinate with PW&E Traffic & Transportation Division.

Action 3: Incorporate warning signs and flashing warning signals to warn or alert motorists of upcoming traffic signal.
Step: Coordinate with PW&E, Traffic & Transportation Division.
Lead: P&D, Crime & Public Safety Subcommittee, PW&E Traffic & Transportation Division
Time Frame: 3-6 Months
Resources: PW&E Traffic & Transportation Division
Priority: High

GOAL #7:

Educate parents/adults on safety issues that prevent injury to a child.

ACTIONS:

Action 1: Organize a workshop on traffic safety issues.
Step: Coordinate with HPD Community Services Division.
Lead: Crime & Public Safety Subcommittee, HPD, HISSD, Children Protective Services
Time Frame: On-going
Resources: HPD
Priority: Medium

GOAL #8:

Enhance bicycle safety among children in the community.

ACTIONS:

Action 1: Organize a workshop on bicycle safety.
Step: Coordinate with HPD about bicycle safety.
Step: Coordinate with HPD about the "Bicycle Rodeo."
Lead: HPD, Crime & Public Safety Subcommittee, HISSD
Resources: HPD
Priority: Medium

GOAL #9:

Improve public safety by identifying areas that are in need of street lighting

ACTIONS:

Action #1: Collaborate with the Urban Design & Beautification Subcommittee to organize a mapping exercise identifying areas that are in need of street lighting selected intersections throughout the community.
Step: Contact railroad companies that own railroad right-of-way at specified intersections without railroad crossing bars.
Lead: P&D, Crime & Public Safety Subcommittee
Time Frame: 3-6 Months
Resources: Missouri Pacific Railroad (Union Pacific Railroad)
Priority: High

GOAL #10:

Reduce flooding problems in the community.

ACTIONS:

Action 1: Educate citizens on how to dispose of debris on street curbs.

Action 2: Identify areas where flooding occurs regularly.
Step: Contact the Harris County Flood Control District to inventory flooding sites in the community.
Lead: Crime & Public Safety Subcommittee, Harris County Flood District

Time Frame: On-going
Resources: Harris County Flood Control District, Solid Waste Management Department, NPT
Priority: High

GOAL #11:

Ensure all schools have flashing school zone signs.

ACTIONS:

Action 1: Install flashing school zone signs at appropriate locations.

Step: Coordinate with HISD concerning warning signs.
Lead: Crime & Public Safety Committee, HISD, PW&E Traffic & Transportation Division
Time Frame: 3-6 Months
Resources: HISD
Priority: High

GOAL #12:

Identify particular intersections that lack railroad crossing bars.

ACTIONS:

Action 1: Communicate with appropriate railroad officials to install crossing bars at selected intersections throughout the community.

Step: Contact railroad companies that own railroad right-of-way at specified intersections without railroad crossing bars.
Lead: P&D, Crime & Public Safety Subcommittee
Time Frame: 3-6 Months
Resources: Missouri Pacific Railroad (Union Pacific Railroad)
Priority: High♦

ECONOMIC DEVELOPMENT SUBCOMMITTEE

Goals and Actions



Dula Abdu
Homer Clark, Chair
Adrian Collins
Roy Emanuel
Officer Franco, HPD
Patricia Govan
Ann Herring

Anthony Lewis
Elisa Mills
Tina Moore
A.D. Oliver, Co-Chair
Ruby Samuel
Gretchen Simon

Ronald Sinette
Bill Soloman
Kathryn Thibodeaux
Edna Williams
David Williams

Contributing Staff City of Houston, Planning and Development Department

Sue Karczewski, Senior Planner Kenya Theus, Intern Graduate Charles Vatterott, Administration Manager

ECONOMIC DEVELOPMENT SUBCOMMITTEE PROJECT SUMMARY

The Economic Development subcommittee consisted of seventeen members. After discussing the economic issues facing the community, the committee drafted a plan containing four goals and subsequent actions.

The goals of the team include:

- Enhance the quality and development of existing businesses
- Provide a mechanism to attract and retain capital in the community
- Develop strategies to attract new business interest to the community
- Establish a business organization that represents area businesses and fosters community cooperation.

A major objective is to encourage retail spending by area residents within the South Houston CCC community. More specifically, it has been determined that without an increase in the availability of retail services, the area will be unsuccessful in retaining and fostering wealth within the community. A prime example of how the needs of the community are not being met with existing supply is the fact that area residents travel outside of the South Houston CCC community to obtain quality common household items, such as groceries. In light of asset-based economic development and team dynamics, the group has chosen the goals stated above to encourage successful growth of new and existing businesses.

Team members will collect primary data through a survey to conduct a needs assessment and create a comprehensive database of businesses. The information collected will be critical to achieving definitive success in implementing the committee's goals.

The Committee's terms are defined as:

Short-term = 3 - 6 months
Mid-term = 6 - 12 months
Long-term = 1-2 years
On-going = continuous
Priority = High, Medium, or Low

MISSION STATEMENT:

To increase the economic vitality of the South Houston CCC community by creating a climate that enhances the quality and development of businesses, attracts and retains capital, and fosters community cooperation.

GOAL #1:

Enhance the quality and development of existing businesses.

ACTIONS:

Action 1: Identify existing businesses and create a database.

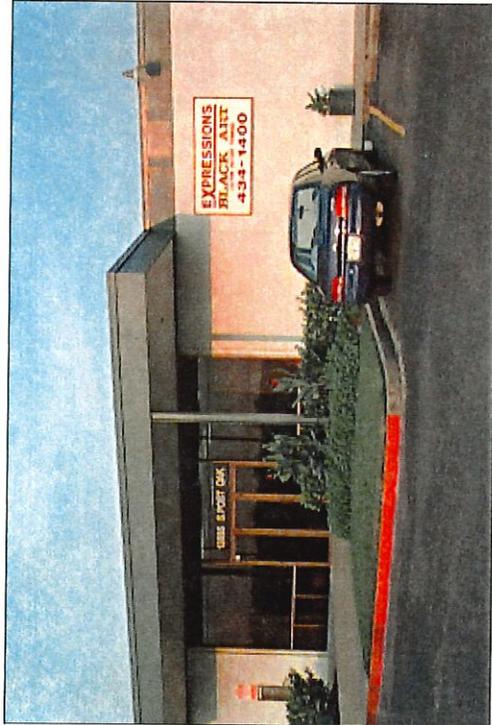
Lead: Economic Development Subcommittee (*Ronald Sinnette*)

Time Frame: Short-term

Resources: Rainbow C. Services, Harris County Business Extension Bureau, State Comptroller's Office, P&D, and Economic Development Subcommittee

Funding Sources: Not Applicable

Priority: High



Expressions Black Art, located at 13855 S. Post Oak - a local civic minded business.

Action 2: Conduct a business and consumer needs assessment survey.

Lead: P&D, Economic Development Subcommittee (*Homer Clark*)

Time Frame: Mid-Term

Resources: Area youth, Economic Development Subcommittee, civic clubs, P&D, churches

Funding Sources: To be determined

Priority: High

Action 3: Provide business training opportunities.

Lead: Economic Development Subcommittee (*Tina Moore*)

Time Frame: Long-Term

Resources: Small Business Administration (SBA), SCORE, Small Business Development Corporation, Houston Community College, General Store, City of Houston services, "One-Stop Shop," investors, lenders (banks), churches (possible pro-bono work from attorneys, accountants, and etc.)

Funding Sources: Grants

Priority: Low

Action 4: Coordinate with available resources to enforce city ordinances and increase the attractiveness of commercial areas.

Lead: Economic Development Subcommittee, other South Houston CCC committees

Time Frame: Mid-Long Term

Resources: Civic clubs, HPD, Neighborhoods to Standard (NTS), NPT, PW&E/Building Inspection Division (ordinances reinforcement)

Funding Sources: Not Applicable

Priority: Medium

TERMS: City of Houston
P&D = Planning and Development Department
PW&E = Public Works and Engineering Department
NPT = Neighborhood Protection Team
HPD = Houston Police Department

Action 5: Conduct promotional events that provide networking opportunities and foster community cooperation.

Lead: Economic Development Subcommittee

Time Frame: Short-Mid Term

Resources: Civic clubs, businesses, churches, South Houston CCC

Funding Sources: To be determined

Priority: Medium

GOAL #2

Provide a mechanism to attract and retain capital in the community.

ACTIONS:

Action 1: Identify funding sources for local businesses.

Lead: Economic Development Subcommittee (*Tina Moore*)

Time Frame: Mid Term

Resources: Small Business Administration (SBA), SCORE, General Store, lenders, foundations

Funding Sources: Not Applicable

Priority: Medium

Action 2: Organize a business forum that brings businesses, lenders, and other assistance providers together.

Lead: Economic Development Subcommittee

Time Frame: Mid-Term

Resources: Lenders (banks), Small Businesses Administration (SBA), area businesses, SCORE, Small Business Development Corporation, Houston Community College, General Store, City of Houston services, "One-Stop Shop," investors, churches (possible pro-bono work from attorneys, accountants, etc.)

Funding Sources: Grants

Priority: Medium

GOAL #3:

Develop strategies to attract new business interests to the community.

ACTIONS:

Action 1: Develop a community profile and business brochure that markets the area and encourages desirable development.

Lead: Economic Development Subcommittee and P&D

Time Frame: Mid-Long Term

Resources: P&D, Community Development Block Grants, South Houston CCC, area businesses, lenders

Funding Sources: Donations, grants and loans

Priority: High

Action 2: Conduct a market analysis to determine gaps in goods and services.

Lead: Economic Development Subcommittee, P&D

Time Frame: Mid Term

Resources: Universities, P&D, Real Estate: Multiple Listing Service (MLS), HISD, Chambers of Commerce

Funding Sources: To be determined

Priority: High

GOAL #4

Establish a business organization that represents area businesses and fosters community cooperation.

ACTIONS:

Action 1: Conduct a series of meetings to discuss the feasibility of aligning with an existing group or developing a new organization that serves area businesses.

Lead: Economic Development Subcommittee (*Ann Herring*)

Time Frame: Long-Term

Resources: South Houston CCC, Greater Houston Partnership, area businesses, civic clubs

Funding Sources: Donations, grants and loans

Priority: Medium

Action 2: Develop leadership roles and formulate an organizational structure.

Lead: Economic Development Subcommittee

Time Frame: Long-Term

Resources: South Houston CCC, Greater Houston Partnership, area businesses, civic clubs, attorneys

Funding Sources: Donations, grants and loans

Priority: Medium♦



Homer Clark, Chair of the SHCCC Economic Development subcommittee, speaks to an audience at a special kick-off meeting. (August 27, 1998) Guest Speaker: Roy D. Malonson, Chairman, Texas Association of African American Chambers of Commerce.

EDUCATION AND RECREATION SUBCOMMITTEE

Goals and Actions



Bertha Allen	Pat Govan	Bettye King	Linda Scurlock
Wanda Allen	Debbie Haley	Gertie King	Barbara Shavis
Julie Bell	Dorothy Henry	Suzette Lartigur	Jennive Smalls
Jo Blair	Bertha Holloway	Autry McMorris	Stella Trimble
Dr. Lawrence Brown	Karen Holloway	Diane Milburn	M. Truesdale
Hazel Chandler	Florence Jackson	Hortense Murphy	Frank Watson, Jr., Chair
Edna Deauvearo	Muchiri Jackson	Rosie Redd	Willie Wells
Victoria Essien, Co-Chair	Bessie Johnson	Shawn Rushing	Mae Young
Bettye Felder	Anna Goode Jones	Clara Russell	
Carolyn Garrett	Errol Jones	Jessie Robinett	
Dorothy Gilbert	Lionel J. Keys	Mike Rowe	

Contributing Staff City of Houston, Planning and Development Department

Gigi Chan, Administration Manager Mike Dominguez, Planner Chris Fisher, Senior Planner

EDUCATION AND RECREATION SUBCOMMITTEE

PROJECT SUMMARY

The twin issues of education and recreation are important in the South Houston CCC area, as evidenced by 60 community members who signed up as committee volunteers at the first town hall meeting on June 12, 1997. Of the 60 citizens, about one-third ended up participating in the Education and Recreation subcommittee. Another 20 members joined the subcommittee meetings in progress. In all, 41 citizens participated in preparing goals and actions for educational and recreational issues. Group membership consisted of educators and representatives from South Houston CCC area schools, with parents, church representatives, business people, and residents accounting for the rest. A core group of 15 to 20 members attended meetings regularly.

The Education and Recreation subcommittee first met on June 26, 1997, at where attendees assigned responsibilities to group members. Frank Watson, Jr., was selected as the subcommittee chair. Victoria Essien was chosen as the vice chair. Members elected to hold meetings bi-weekly beginning July 10, 1997, and established ground rules for discussion and goals setting. City staff helped facilitate subcommittee meetings, which continued through October 1997.

The subcommittee first formulated a mission statement to guide the development of goals and actions. Three major areas of concern common to all members were identified: Education, Multi-Purpose Center and Recreation, and

Parental Involvement. Goals and actions were then drafted for each issue and presented for community review at the second town hall meeting held on October 30, 1997. The Steering Committee then reviewed the goals, selected proposed actions, and assigned project priority and responsibilities to effect those actions.

The subcommittee chose to address the following as high priority concerns:

- after-school and extracurricular programs
- coordination or liaison between parents and educators
- community facilities
- parental involvement

The Education and Recreation subcommittee designed community projects that would work on filling these needs. The actions produced by the group would offer the South Houston CCC area many additional opportunities and services that support educational and recreational interests. The actions called for a community center, regional park, neighborhood school survey needs assessment, Communities-in-School (C.I.S.) program, liaison task force between churches and community, after-school programs for youth, and a bulletin board for community events. Subcommittee members volunteered to staff proposed projects.

MISSION STATEMENT:

To enhance and construct facilities for educational and recreational programs which will create a variety of learning opportunities for children and adults in the South Houston CCC community.

GOAL #1:

Establish an after-school program for the community.

ACTIONS:

Action 1: Provide the community with a latch key program for students whose parents are away when they return home from school.

1.1 Identify any existing latch key programs and identify their strengths and weaknesses to help create a similar program for the South Houston CCC area.

1.2 Make the entire community aware that a latch key program has been established for them.

Leads: Ms. Diane Milburn runs a not for profit organization that is very active in organizing the after-school program for the community. She is finding facilities that can be used and will brief the committee on her efforts.

Time Frame: On-going

Resources: HISD and City of Houston Library, State Government
Funding Sources: State, HISD, City of Houston Library and non profit volunteer.

Action 2: Provide supervised recreational activities for community children after school.

2.1 Make greater use of area parks especially Fuqua Park and ask for the status of pending parks.

2.2 Post at strategic locations (area churches, schools and local-owned businesses) a list of area parks and equipment available.

2.3 Encourage more of the area's schools to participate in the SPARK (School-Park) program. SPARK is a partnership between the City of Houston and HISD whereby the city provides playground equipment to be used at HISD sites for area residents.

Leads: Committee Members, P&D, City of Houston Parks Department and HISD

Time Frame: 6 months

Resources: HISD and City of Houston

Funding Sources: HISD, City of Houston and grants

Action 3: Provide mentoring and tutorials for children that will help with homework and provide adult leadership.

3.1 Find out the kind of after-school program provided by area schools.

3.2 Solicit partnership and sponsorship from community businesses to adopt area schools.

Leads: Committee members, Area schools, Churches, Volunteer and Kiddy Corner

Time Frame: To be determined

Resources: Businesses in the area and the City in general, H.I.S.D

Funding Sources: N/A

GOAL #2:

Provide a comprehensive student evaluation for school programs.

ACTIONS:

Action 1: Ensure that the school system allows an independent second opinion evaluation of students by psychologists for aptitude.

1.1 Establish an alternative avenue of examining students for placement purposes.

Leads: Houston Resource Reading and Learning Center
Time Frame: To be determined
Resources: HISD and Community volunteer
Funding Sources: N/A

GOAL #3:

Increase involvement in existing library support group.

ACTIONS:

Action 1: Create an avenue for community residents to participate in the “Friends of Library” program.

1.1 Establish methods of encouraging area children to use the area library more often.

1.2 Encourage the students to join the library.

Leads: Friends of the Library
Time Frame: On-going
Resources: Committee member, City of Houston Library
Funding Sources: N/A

GOAL #4:

Create a medium for positive interaction between parents and educators (teachers).

ACTIONS:

Action 1: Provide an Internet communication to monitor student progress.

1.1 Provide Internet communication venue for the residents.

1.2 Provide other communication medium such as community newspapers.

Leads: Committee members (Committee Chairperson)
Time Frame: On-going
Resources: HISD
Funding Sources: N/A

Action 2: Use community newspaper to communicate school activities.

Leads: Committee members, Mike Rowe, Ms. Andrews
Time Frame: On-going
Resources: Community newspaper (Mr. Rowe)
Funding Sources: N/A

Action 3: Create a medium for homework accountability.

3.1 Create a homework agreement between parents and teachers whereby teachers will notify parents of non-completion of homework or truancy.

Leads: Committee members, Bettye Felder, Autry McMorris
Time Frame: On-going
Resources: HISD, and area school teachers
Funding Sources: N/A



Dowling Junior High School.

MULTI-PURPOSE CENTER AND RECREATION

GOAL #1:

Acquire a multi-purpose center to provide the following:

- Health Services
- After-school Educational Programs including tutoring for all area citizens
- Recreational Facilities and Programs
- Social Service Providers
- Meeting Room Facilities

ACTIONS:

Action 1: Request(ed) that the City of Houston build a new multi-purpose center for the community.

1.1 Track the community's request for a multi-purpose center (approximately \$4.1 million in cost) on the City's already approved for construction list.

Leads: Council-Member District D, Committee member and City of Houston Parks and Recreation Department
Time Frame: As per City Capital Improvement Plan.
Resources: City Council, P&D, Parks Department
Funding Sources: City of Houston

1.2 Prepare and distribute a directory of available meeting room facilities in the South Houston CCC area to serve interim multi-service needs.

GOAL #2:

Improve access to regional parks in the area.

ACTIONS:

Action 1: Install more visible signs directing citizens to area park facilities (Cambridge Village Park, Nitida and Allum Rd.)

Action 2: Track Parks Board programming of facilities at proposed Taylor Stevenson park (11450 Alameda Road).

PARENTAL INVOLVEMENT

GOAL# 1:

Increase parental involvement in the education and social well-being

ACTIONS:

Action 1: Create a liaison task force between the area schools and all stakeholders in the community (*i.e., business, community and church leaders*).

1.1 Appoint liaison between area churches and community.
Lead: Carolyn Garrett, Barbara Shaver
Timeframe: Fall 1997

Action 2: Create a bulletin board that would inform people of all church, school and social events occurring in the community to get everyone involved.

2.1 Create an Internet site as a community bulletin board serving the South Houston CCC area.

2.2 Advertise events, via business sponsorship, in community newspaper.
Lead: Frank Watson, Jr.
Timeframe: Fall 1997

Action 3: Increase attendance at community events and meetings.

3.1 Post community event flyers at local grocery stores, libraries, and churches.

Lead: South Houston CCC Steering Committee
Timeframe: On-going

GOAL #2:

Increased utilization of the technology available in the community's schools.

ACTIONS:

Action 1: Request and assist the school system to develop a survey that would give parents and members of the community the opportunity to express what services they want neighborhood schools to offer to everyone.

1.1 Contact other schools for interest and coordination in survey development and support.

Lead: Anna Goode Jones, Hortense Murphy and Frank Watson, Jr.

Timeframe: Six months

GOAL #3:

Establish a Communities-In-Schools (CIS) Program to service all the schools of the South Houston CCC area instead of a select few.

ACTIONS:

Action 1: Set-up area-wide CIS Program, modeled after Madison High School's program.

Action 2: Liaison with South Houston CCC schools and PTA/PTOs to inform community about what is occurring in schools in the South District.

2.1 Increase funding for PTAs and PTOs.

Lead: Julie Bell, Florence Jackson and Mae Young.

Timeframe: Three to six months.

Action 3: Develop specific strategies to attract parents to school functions.

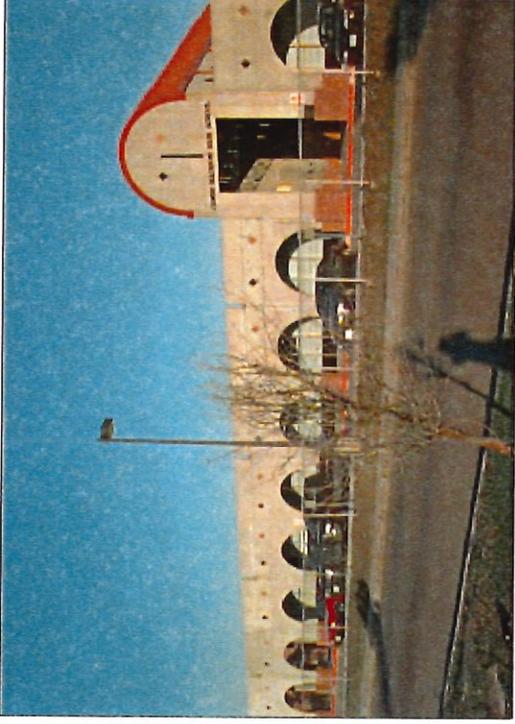
Lead: Julie Bell, Florence Jackson and Mae Young

Timeframe: On-going

Action 4: Research existing school programs that have been effective in drawing parental participation.

Lead: South Houston CCC Steering Committee

Timeframe: On-going



James Madison High School

HOUSING SUBCOMMITTEE

Goals and Actions



Shirley Carhee	Pat Govan	Alice Marshall	Jessie Robnett
Hattie Connor	Calvin Harris	Curtis McDonald	Clara Richardson
Leon Foster	Vivian Harris	Stella Moses	Horace Sherman
C.W. Gibbs, Chair	Lillie Hicks	Dianne Palulis	Mary White
Vickie Gibbs	Anthony Lewis	Brenda Price, Co-Chair	Officer R.L. White, HPD
Thristle Gibson	Veronica Martinez	Debra Robinson	

Contributing Staff City of Houston, Planning and Development Department

Matthew Dease, Principal Planner Stanley Ikpo, Senior Planner Amanda Timm, Planner

HOUSING SUBCOMMITTEE PROJECT SUMMARY

The South Houston CCC Housing subcommittee first met on June 26, 1997. Twenty-three persons participated in the planning process. Out of the twenty-three participants, five core members attended meetings on a regular basis.

Initially, the subcommittee discussed various issues concerning the South Houston CCC area. The issues considered to be high priority included:

- Deed Restrictions
- Absentee Landlords
- Revitalize Existing Housing Stock
- Investigate Forming a Community Development Corporation (CDC)
- Inventory Vacant Land
- Attract Quality Home Builders
- Present a Housing Fair to the Neighborhood
- Bring Up the Neighborhood

Based on the most important issues, the subcommittee formulated a mission statement and developed goals and objectives. While creating goals and objectives, the subcommittee realized it needed education on CDC and housing issues. In response to that need, the subcommittee invited various speakers to present information on mortgage financing, housing construction, and on how to form a CDC. The subcommittee also invited experts in the field of

property appraisal and the real estate market to discuss real estate trends in the target area.

The subcommittee initially formulated eight goals. One of the goals, which pertained to increasing the involvement of community organizations and residents, was referred to the South Houston CCC steering committee.

As of 1998, the subcommittee has completed two goals. They completed Goal #3 *investigate the components of a CDC*. The first housing fair for the community was held in the October 1998 (Goal # 5).

The Housing subcommittee is committed to revitalizing the South Houston CCC area by improving existing housing stock and attracting quality, new housing development.

The Committee's terms are defined as:

Short-term = 3 - 6 months

Mid-term = 6 - 12 months

Long-term = 1-2 years

On-going = continuous

Priority = High, Medium, or Low

MISSION STATEMENT:

The South Houston (CCC) Housing subcommittee strives to revitalize our neighborhoods by maintaining housing standards, encouraging rehabilitation of existing residential dwellings and attracting new, quality single-family housing to the area.

GOAL #1:

Within 90 to 120 days, investigate and inventory area neighborhoods' deed restrictions to determine if those restrictions have lapsed, need to be modified, or created.

ACTIONS:

Action 1: Create a database for neighborhood deed restrictions and keep hard copy of deed restrictions on file.

Start: February 1998

Timeframe: Short-Term

Priority: High

Resources: Housing Subcommittee, area civic club presidents, South Houston CCC, Steering committee and residents

GOAL #2:

Identify all property owners in violation of South Houston CCC neighborhoods' deed restrictions and utilize J.P. Court to prosecute violators on an on-going basis. Increase utilization of the technology available in the community's schools.

ACTIONS:

Action 1: Recruit civic club presidents to assemble a team to inventory and cite property owners in violation of neighborhood deed restrictions.

Start: February 1998

Timeframe: On-going

Priority: High

Resources: Housing Subcommittee, civic club presidents, South Houston CCC, and residents

Action 2: Create a database on property owners that violate neighborhood deed restrictions in the South Houston CCC target area.

Start: April 1998

Timeframe: On-going

Priority: High

Resources: Housing subcommittee, civic club presidents, South Houston CCC and residents

Action 3: Each civic club president will notify property owners in violation of deed restriction and/or the mortgage companies of those property owners and after due process, prosecute the violators.

Start: March 1998

Timeframe: On-going

Priority: High

Resources: Housing subcommittee, civic club presidents, South Houston CCC, residents and Houston Legal Department

GOAL #3:

Investigate the components of a Community Development Corporation (CDC) within two months.

ACTIONS:

Action 1: Attend the Neighborhood Connections Conference on September 6, 1997. Attend the CDC workshop provided at the conference.

Action 2: Arrange for Local Initiatives Support Corporation (LISC) to give a presentation on CDCs to the Housing subcommittee within 2 months.

Start: September 6, 1997 and October 2, 1997

Timeframe: Completed

Priority: Medium

Resources: Local Initiatives Support Corporation (LISC); P&D

GOAL #4:

Within 24 months, identify vacant tracts of land in South Houston CCC area and determine if they are platted.

ACTIONS:

Action 1: Divide the target area into sectors and focus on vacant land closest to single family housing first and progress outward.

Action 2: Identify vacant tracts not close to single family homes that are suitable for single family development.

Start: September 1998

Timeframe: Long-term

Priority: Medium

Resources: Housing subcommittee, P&D, Harris County Tax Appraisal District (HCAD), Realtors

GOAL #5:

In mid-February 1998, organize a housing fair to provide housing opportunities to the South Houston CCC community.

ACTIONS:

Action 1: Create a housing fair committee to organize the housing fair.

Action 2: Seek out organizations that will assist in developing a housing fair.

Start: October 1997

Timeframe: Short-term

Priority: High

Resources: Housing Subcommittee, Steering Committee, P&D, Windsor Village United Methodist Church and other churches

GOAL #6:

Within 24 months, the housing subcommittee will be in a position to solicit quality home builders.

ACTIONS:

Action 1: Develop a market analysis that will include the following variables: (1) demographics, (2) land cost, and (3) infrastructure of the South Houston CCC neighborhood.

Start: March 1998

Timeframe: Short-term

Priority: Medium

Resources: Housing Subcommittee, Steering Committee, P&D

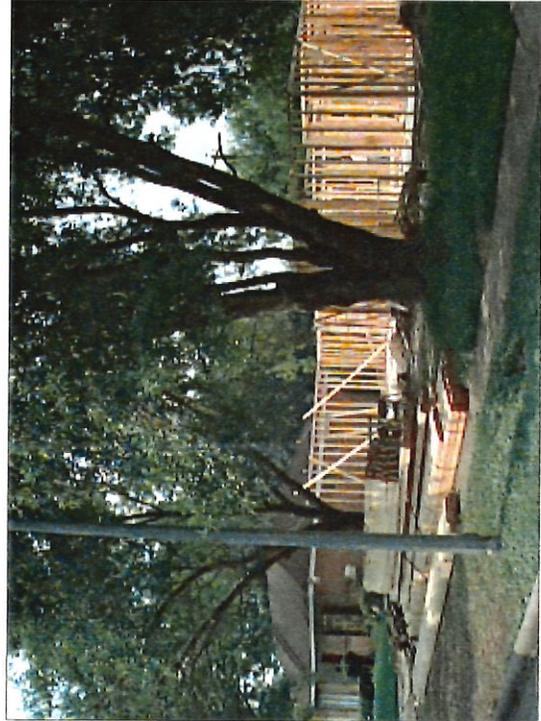
Action 2: Assemble a portfolio of existing housing stock in the South Houston CCC neighborhood.

Start: March 1998

Timeframe: Short-term

Priority: Medium

Resources: Housing Subcommittee



New home construction is occurring.

GOAL #7:

Increase the involvement of community organizations and residents in the monitoring, policing, and maintenance of neighborhoods by adopting a program similar to the "Block Captain System."

ACTIONS:

Action 1: Contact all civic club presidents/leaders and suggest that their organization adopt a Block Captain System.

Start: October 1997

Timeframe: On-going

Priority: High

Resources: South Houston CCC, Steering Committee, residents ♦

URBAN DESIGN AND BEAUTIFICATION SUBCOMMITTEE

Goals and Actions



Dorothy Bailey
Velia S. Garcia
Tavern Johnson
R.E. Lewis
Chuck Linkley

Eugene Mars
John Martin, Chair
Carla J. Mayfield, Co-Chair
Lou Nolbert
Warren E. Nolbert

Diane Roberts
Lester C. Smith
Melva Thornton
Jennifer Wylie
Linda Woodard

Contributing Staff

City of Houston, Planning and Development Department
Cecilia Bolognesi, Senior Planner
Hector Rodriguez, Senior Planner

URBAN DESIGN AND BEAUTIFICATION SUBCOMMITTEE

PROJECT SUMMARY

The Urban Design and Beautification Subcommittee's mission is to permanently improve, enhance, and maintain the outward beauty of the South Houston Concerned Citizens' Coalition CCC community. To accomplish this goal, the members of the subcommittee began identifying their concerns and finding solutions for these problems.

Some of the issues concerning the Urban Design and Beautification Subcommittee included: the absence of lighting along major thoroughfares; the need for more landscaping throughout the community; the need to provide regular maintenance to the esplanades; the need to identify and report weeded lots, abandoned vehicles, and the growing graffiti problems.

These issues were categorized into three goals, issues that relate to neighborhood clean-up, issues that required assistance from the City's Parks and Recreation Department and Trees for Houston, and issues that the City's Neighborhood Protection Team regulate. After formulating goals and action plans, the members were eager to work.

The Subcommittee's first action is to hold a neighborhood clean-up twice annually. With the collaboration of civic clubs and neighborhood organizations, the committee will partner with Clean Houston and the Neighborhood

Protection Team (NPT) to organize and have neighborhood clean-ups on a regular basis. Two clean-ups have been held so far.

The Subcommittee completed an exercise taking base maps of the entire South Houston CCC area and identified problem sites. These sites were classified as weeded lots, vacant lots with trash, properties with abandoned vehicles, esplanades with insufficient lighting, areas needing landscape and maintenance, and locations for new bus shelters.

On October 30, 1997, a town hall meeting was held by the South Houston CCC community. The Urban Design and Beautification Subcommittee presented their goals and action plans along with their on-going pursuit to revitalize the community.

The Committee's terms are defined as:

Short-term = 3 - 6 months

Mid-term = 6 - 12 months

Long-term = 1-2 years

On-going = continuous

Priority = High, Medium, or Low

MISSION STATEMENT:

The mission of the *Urban Design and Beautification Subcommittee* is to permanently improve, enhance, and maintain the outward beauty of our community.

GOAL # 1:

Enhance the aesthetic quality and livability of all major thoroughfares, commercial corridors, and public areas in the South Houston CCC community.

ACTIONS:

Action 1: Organize a neighborhood clean-up twice annually.

Time Frame: Bi-annual

Start: Kick-off in September, 1997

Priority: High

Resources: Parks and Recreation Department; City Council and the Mayor; Citizens Assistance Program; Clean Houston; P&D

Funding Sources: Local businesses, civic clubs

Action 2: Encourage other civic clubs and neighborhood organizations to help in beautification activities.

Time Frame: On-going

Priority: High

Resources: Churches, schools

Action 3: Identify problem areas on maps and present them to the Neighborhood Protection Team. Problems include: trash in vacant lots; trash in ditches; abandoned vehicles; graffiti.

Time Frame: On-going

Priority: High

Resources: Local businesses, civic clubs, P&D, NPT

Action 4: Identify major thoroughfares and commercial corridors in the South Houston CCC area in need of adequate lighting, and contact HL&P for guidance.

Time Frame: On-going

Priority: High

Resources: HL&P, civic clubs, PW&E, and P&D

Action 5: Identify all Metro bus stops in need of shelters and trash receptacles. Inform Metro about providing more shelters, trash cans and regular maintenance on trash pick-up.

Time Frame: On-going

Priority: High

Resources: PW&E, Metro, P&D

Action 6: Advertise beautification efforts to generate support from the community.

Time Frame: On-going

Priority: High

Resources: P&D

Action 7: Report vacant weeded lots to Neighborhood Protection Team (NPT).

Time Frame: On-going

Priority: High

Resources: Civic clubs, P&D, NPT

TERMS: City of Houston

P&D = Planning and Development Department

PW&E = Public Works and Engineering Department

NPT = Neighborhood Protection Team

HPD = Houston Police Department

GOAL #2:

Improve the *landscape* of all public areas in the South Houston CCC community.

ACTIONS:

Action 1: Provide additional landscaping along major thoroughfares and commercial corridors (emphasis on esplanades and intersections.)

Time Frame: Long-term

Priority: High

Resources: Parks and Recreation Department, P&D, Trees for Houston, The Parks People

Action 2: Provide regular landscape maintenance to all esplanades in the South Houston CCC area.

Time Frame: Long-term, on-going

Resources: Parks and Recreation Department, civic clubs, P&D, local school projects

Priority: High

Funding Sources: Matching grant



Tree planting in action.

GOAL # 3:

Eliminate all violations, regulated by HPD, that are present in the South Houston CCC community. Example: parking on sidewalks, abandoned vehicles in R.O.W., etc.

ACTIONS:

Action 1: Create a database of all violations, including the location, and report it to HPD.

Time Frame: On-going

Priority: High

Resources: HPD, P&D

Funding Sources: HPD♦



Beautification of neighborhood esplanade.

APPENDIX A

Capital Improvements Program (CIP) projects are reviewed by the Intergovernmental Agency Coordination Committee (IACC). Each project is assigned an IACC number for tracking purposes.

The IACC is a collaboration of the City of Houston (COH) Public Works and Engineering Department, Greater Houston Wastewater Program, City of Houston Aviation Department, Metropolitan Transit Authority, Texas Department of Transportation (TXDOT), Harris County Engineer, Harris County Flood Control District (HCFCD), and Northwind Houston L.P. The IACC works together to coordinate infrastructure and other capital improvement projects in the Houston area.

The following pages present the planned improvements for a five-year period (1998-2002) in the South Houston CCC area. The list includes ONLY infrastructure improvements.

Listed below are some references that may be helpful in deciphering the improvements outlined in the following pages.

Types of Improvements

Brick Paving
 City Bikeway
 City Road
 City Road - ROW (Right of Way)
 City Roads Neighborhoods to Standard (NTS)
 City Roads SB
 City Storm Drain

City Water
 Flood Control
 Greater Houston Wastewater Program (GHWP)
 Harris County Improvements
 Metro
 Speed Hump Program
 TXDOT (Texas Department of Transportation)
 Traffic Diversion
 Unserved Areas

Project Type
 BT = Bike Trail
 D = Storm Drainage
 PS = Pumping Station
 RF = Overflow Relief
 S = Sanitary Sewer
 TD = Traffic Diversion
 WF = Wet Weather Facilities
 TBD = To Be Determined

BW = Bikeway
 O = Street Overlay
 R = Street Improvement
 RH = Rehabilitation
 SH = Speed Hump Program
 W = City Water

Construction Start & Construction Finish
 In Year/Month format
 Example: 1998/09 means September 1998

Project Description - City Roads (including NTS, Right of Way, SB) Road: Boundary roads (Example: Scott: Southmore to I-45 means the section of Scott Street between Southmore and I-45.)

Appendix A. Capital Improvement Projects (Infrastructure) by Department: South Houston CCC Area

IACC No.	Department	CIP No.	Project Type	Project Description	Key Map & Grid	Cost \$million	Project Manager*
1 1602.43	CITY ROAD		O	GALLAGHER: W. FUGUATO DEAD END	571 Q		TOMROLEN
2 1603.76	CITY ROAD		O	NELSON: W. FUGUATO TRAFALGAR	571 Q		TOMROLEN
3 1604.91	CITY ROAD		O	TIFFANY: S. POST OAK TO DEAD END	571 Q		TOMROLEN
4 1605.16	CITY ROAD		O	WATERLOO: ANDERSON TOW FUGUA	572 T		TOMROLEN
5 1621.33	CITY ROAD-NTS		O	LOTUS: SOUTH POST OAK TO DEAD END	571 L		DANSALINAS
6 1621.34	CITY ROAD-NTS		O	PLAYER: OREMTOSIMS BROOK	571 M		DANSALINAS
7 1621.35	CITY ROAD-NTS		O	STANDOLIFF: OREMTO DEAD END NORTH	571 M		DANSALINAS
8 1621.36	CITY ROAD-NTS		O	WESTFIELD: ROCKWELL T OOHARA	571 T		DANSALINAS
9 1621.37	CITY ROAD-NTS		O	RETHA: S CHAMBRAY TO DICKSONWAY	571 T		DANSALINAS
10 1621.38	CITY ROAD-NTS		O	DICKSONWAY: WESTFIELD TO ROCKWELL	571 T		DANSALINAS
11 1621.39	CITY ROAD-NTS		O	ROBERSON: ROCKWELL TO WESTFIELD	571 T		DANSALINAS
12 1621.4	CITY ROAD-NTS		O	KEATS: ROCKWELL T OOHARA	571 T		DANSALINAS
13 1621.41	CITY ROAD-NTS		O	S CHAMBRAY: CHARATO KEATS	571 T		DANSALINAS
14 1621.42	CITY ROAD-NTS		O	WEST BEND: ROCKWELL T O DEAD END	571 T		DANSALINAS
15 1620.4	CITY ROAD-NTS	N- 1067	O	SUNSHADOW: D.E. NORTH TO D/E SOUTH	572 K		REDMRSNY
16 1620.36	CITY ROAD-NTS	N- 1067	O	ALMEDA PLAZA (N): ALMEDA TO SUNSHADOW	572 K.L		REDMRSNY
17 1620.37	CITY ROAD-NTS	N- 1067	O	ALMEDA PLAZA (S): SUNSHADOW T O ALMEDA	572 K.L		REDMRSNY
18 1620.38	CITY ROAD-NTS	N- 1067	O	DRAGONWICK: WUTHERING HEIGHTS TO SUNSHADOW	572 K.L		REDMRSNY
19 1620.41	CITY ROAD-NTS	N- 1067	O	TIDEWATER: ALMEDA TO SUNSHADOW	572 K.L		REDMRSNY
20 1620.42	CITY ROAD-NTS	N- 1067	O	WUTHERING HEIGHTS: SUNSHADOW T O DRAGONWICK	572 K.L		REDMRSNY
21 1620.39	CITY ROAD-NTS	N- 1067	O	ROCKY SPRINGS: EBBTIDE T O D/E NORTH	572 L		REDMRSNY
22 1605.61	CITY ROAD-ROW		O	BUXLEY: W. OREMTO DEAD END NORTH	571 M		DANSALINAS
23 1605.62	CITY ROAD-ROW		O	BUXLEY: W. OREMTOSIMS BROOK	571 M		DANSALINAS
24 1605.77	CITY ROAD-ROW		O	PLAYER: TRAIL LAKE T O W OREM	571 M		DANSALINAS
25 1604.34	CITY ROAD-ROW		O	ROCKWELL: BRENT T O GRAPEVINE	571 N.S		DANSALINAS
26 1601.05	CITY ROAD-ROW		O	CARADINE: BROOKLAWN T O GRAPEVINE	571 P.T		DANSALINAS
27 1605.83	CITY ROAD-ROW		O	TRAFALGAR: POST OAK TO DEAD END EAST	571 Q		DANSALINAS
28 1602.55	CITY ROAD-ROW		O	GRAPEVINE: S. POST OAK TO ROCKWELL	571 Q.P.N		DANSALINAS
29 1600.85	CITY ROAD-ROW		O	BROOKFIELD: S. POST OAK TO ROCKWELL	571 Q.P		DANSALINAS
30 1603.36	CITY ROAD-ROW		O	LOVALINDA: CARADINE T O ROCKWELL	571 S.T		DANSALINAS

*Note: For further information on these projects, contact project manager through the City's general directory at (713)247-1000.

Appendix A. Capital Improvement Projects (Infrastructure) by Department: South Houston CCC Area

Project ID	Project Description	City Road-Row	Project Type	Project Name	Project Location	Project Number	S.T.	Project Value	Project Name
31	1603.89	CITY ROAD-ROW	O	OBAN: CARADINET O ROCKWELL	571	S.T		DANSALINAS	
32	1600.77	CITY ROAD-ROW	O	BRENT: CARADINET O ROCKWELL	571	T		DANSALINAS	
33	1600.86	CITY ROAD-ROW	O	BROOKLAWN: CARADINET O ROCKWELL	571	T		DANSALINAS	
34	1601.57	CITY ROAD-ROW	O	DX: BROOKLAWN O BRENT	571	T		DANSALINAS	
35	1603.37	CITY ROAD-ROW	O	LOWA VISTA: CARADINET O ROCKWELL	571	T		DANSALINAS	
36	1604.32	CITY ROAD-ROW	O	ROCKBY: CARADINET O ROCKWELL	571	T		DANSALINAS	
37	1604.82	CITY ROAD-ROW	O	TADLOCK: CARADINET O ROCKWELL	571	T		DANSALINAS	
38	1605.32	CITY ROAD-ROW	O	WHITTON: CARRADINET O ROCKWELL	571	T		DANSALINAS	
39	1613.01	CITY ROAD-ROW	O	S CHURMER: CANTERWELL O MLAN	572	U		DANSALINAS	
40	1613.02	CITY ROAD-ROW	O	THIS TLE: DEL PAPA T O CANTERWELL	572	U		DANSALINAS	
41	1613.03	CITY ROAD-ROW	O	ELISE: S CHURMER T O ANDERSON E	572	U		DANSALINAS	
42	1613.04	CITY ROAD-ROW	O	MILAN: S CHURMER T O ANDERSON E	572	U		DANSALINAS	
43	1613.05	CITY ROAD-ROW	O	VANMETER: DEL PAPA T O CANTERWELL	572	U		DANSALINAS	
44	1613.06	CITY ROAD-ROW	O	JANBAR: HOOPER T O CANTERWELL	572	V		DANSALINAS	
45	1601.76	CITY ROAD-ROW	O	ELAINE: ALMEDA-GENOAT O DEAD END NORTH	573	S		DANSALINAS	
46	1613.12	CITY ROAD-ROW	O	LEWBRIGGS: ALMEDA-GENOAT O DEAD ENDS.	573	S		DANSALINAS	
47	41	CITY ROAD-SB	R	WILLLOWBEND: S. MAINT O HOLMES IMP T O 4 LN C&G STM	532	WX	1,165	PARKE REID	
48	124	CITY ROAD-SB	R	BUFFALO S PDWY: W. BELL FORT T O HOLMES RD. IMP T O 4 LN C&G STM	532	X	2,800	HERBERT LUM	
49	85	CITY ROAD-SB	R	HOLMES RD.: S. MAINT O KIRBY IMP T O 4 LN C&G STM	532	X.Y	6,300	PARKE REID	
50	88	CITY ROAD-SB	R	KIRBY: REED T O HOLMES IMP T O 4 LN C&G STM	532	Y	2,329	PARKE REID	
51	77	CITY ROAD-SB	R	BELL FORT: ALMEDA T O SOUTH FREEWAY (S.H. 288) IMP T O 4 LN C&G STM	533	W	2,052	REID MRS NY	
52	136	CITY ROAD-SB	R	S. POST OAK: S. SOUTH MAINT O WEST OREM STM	571	G.L	2,50	PARKE REID	
53	146.3	CITY ROAD-SB	R	CHIMNEY POCK: BELTWAY 8 T O INDIAN LAKES DRIVE	571	S		HERBERT LUM	
54	31	CITY ROAD-SB	R	W. FUGUA: CAMPDEN HILL T O 1500'S. OF SOUTH BELT. IMP T O 4 LN C&G STM	571	V.X.T.U	6,200	LUIS GARCOA	
55	69	CITY ROAD-SB	R	REED: ALMEDA T O HOLMES ROAD IMP T O 4 LN C&G STM	572	C	0,600	HERBERT LUM	
56	121	CITY ROAD-SB	R	BUFFALO SPEEDWAY: W. OREM T O W. AIRPORT IMP T O 4 LN C&G STM	572	F	2,650	HERBERT LUM	
57	36.2	CITY ROAD-SB	R	WEST OREM HIRAM T O ALMEDA	572	J.K.L	2,706	TBD	
58	35	CITY ROAD-SB	R	ALMEDA GENOA: ALMEDA T O S. H. 288. IMP T O 4 LN C&G STM	572	U-V	4,50	PARKE REID	
59	29	CITY ROAD-SB	R	REED RD.: ALMEDA ROAD T O S. H. 288. IMP T O 4 LN C&G STM	573	A	3,100	PARKE REID	
60	1500	CITY WATER	W	BELL FORT 16" 288 T O HOLMES RD	533	W		HAMLET HOVSEPIAN	
61	1273.12	CITY WATER	W	ALLUM S. POST OAK T O HIRAM CLARKE	571	G.H	2,100	WALTER HARRIS	
62	1273.32	CITY WATER	W	NITIDA: ALLUM T O BROOKSTON	571	H	2,100	WALTER HARRIS	
63	1273.35	CITY WATER	W	PLAYER: ALLUM T O POINSETTA	571	H	2,100	WALTER HARRIS	

Appendix A. Capital Improvement Projects (Infrastructure) by Department: South Houston CCC Area

Project ID	Project Name	Category	Code	Priority	Phase	Location	Contractor	Start Date	End Date	Duration	Notes
64	1273.36	CITY WATER	S-0531-02	W		POINSETTA: WEST DEAD END TO PLAYER	WALTER HARRIS			2.100	
65	1266.1	CITY WATER	S-0531-15	W		LOTUS: ABIDE TO S POST OAK DR	MOHAMMAD SABCEVARI				
66	1266.2	CITY WATER	S-0531-15	W		ABIDE LOTUS TO 150 NORTH & S OUTH	MOHAMMAD SABCEVARI				
67	1266.3	CITY WATER	S-0531-15	W		PLAYER: 150' NORTH OF TIDE WATER TO LOTUS	MOHAMMAD SABCEVARI				
68	2193.01	CITY WATER	S-0521-C9	W		BELTWAY 824": NORTH ROW TO SOUTHWAY	HAMLET HOVSEPIAN			0.141	
69	2170	CITY WATER	S-0521-CF	W		W. FUGUA: 24/16" CAMPDEN HILL TO BAZEL BROOK	HAMLET HOVSEPIAN				
70	2172.99	CITY WATER	S-0700-MA-2	W		WEST FUGUAS: POST OAK TO CAMPDEN HILL	GWEN JONES			1.276	
71	1263	CITY WATER	S-0531-12-2	W		ANAGNOST: ALMEDA GENOA TO E. ANDERSON	BENBANSAL			3.100	
72	1263.12	CITY WATER	S-0531-12-2	W		E. ANDERSON: ANAGNOST TO HOOPER	BENBANSAL			3.100	
73	1263.16	CITY WATER	S-0531-12-2	W		HOOPER: E. ANDERSON TO FELLOWS	BENBANSAL			3.100	
74	1263.11	CITY WATER	S-0531-12-2	W		CARIBE: WOODS TO 1900' EAST DEAD END	BENBANSAL			3.100	
75	1263.13	CITY WATER	S-0531-12-2	W		FELLOWS: HOOPER TO WOODS	BENBANSAL			3.100	
76	1263.21	CITY WATER	S-0531-12-2	W		WOODS: FELLOWS TO CARIBE	BENBANSAL			3.100	
77	170.69	CITY WATER	S-0521-CH	W		ALMEDA GENOA: 16" W.L.S.H. 288 TO 680' E. OF S.H. 288 (N-0493)	HAMLET HOVSEPIAN				
78	1443	FLOOD CONTROL	C100-00-00	D		HARAMI LARK TO US CROQUET - CELLULAR CONCEARTH CHANNEL	TREVINO			7.000	
79	1447.01	FLOOD CONTROL	C647-01-00	D		S. POST OAK DETN SITE - PHASE I EXCAV	HOOPER			2.000	
80	1441	FLOOD CONTROL	C100-00-00	D		SH 288 TO UPRR - CELLULAR CONCEARTH CHANNEL	TREVINO			7.000	
81	1442	FLOOD CONTROL	C100-00-00	D		UPRR TO HIRAVI LARK - CELLULAR CONCEARTH CHANNEL	TREVINO			7.000	
82	1444	FLOOD CONTROL	C500-01-00	D		BLUE RIDGE DETN SITE - PHASE I EXCAVATION	HOOPER			0.900	
83	1448.8	GHP RELIEF	R-1222-25-3	RF		ENOCH RELIEF SEWERS	STEVE COREY			.24	
84	1448.9	GHP RELIEF	R-1222-27-3	RF		MAGNET RELIEF	STEVE COREY			.36	
85	352	GHP OP	R-0305-01-3	RF		W BENDS O. MAIN PLAZA SEWERS	ROBERT BAKER			4.5	
86	563.11	GHP OP	R-0015-44-3	RF		ALMEDA RD. GEOTECH. STABILIZATION	MACBAKRI			2.350	
87	730.06	GHP RELIEF	R-1222-31-3	PS		AMBROSE LIFT STATION IMPROVEMENTS	B.T. WILLIAMS			0.500	
88	1450.8	GHP RELIEF	R-1222-06-3	RF		ALMEDA SIMS WWTP LIFT STATIONS	B.T. WILLIAMS			9.6	
89	1450.85	GHP RELIEF	R-1222-07-3	WFPS		ALMEDA SIMS WET WEATHER CLARIFIER AND LIFT STATION	B.T. WILLIAMS			7.6	
90	1449.85	GHP RELIEF	R-1225-26-3	RF		ROBIN RELIEF	B.T. WILLIAMS			0.399	
91	1449.5	GHP RELIEF	R-1222-11-3	REPS		CHIS WICK STREET RELIEF	B.T. WILLIAMS			1.3	
92	1413	HARRIS COUNTY		R		AIRPORT BOULEVARD: ML. KING TO CULLEN	STEVE KO			3.500	
93	8002	METRO	G017	R		HOLMES: ALMEDA TO KIRBY (PHASE 3)	CHUCK ROGERS			3.893	
94	884	METRO	G036	R		FANNIN: HOLMES TO REED (PHASE 1)	MKE MCCOY			2.300	
95	9018	NTS	N-1067-01-3	O		ALMEDA PLAZA	REID MRS NY			0.732	
96	16702.04	SPEED HUMP PROG.		SH		GRAPEVINE: CHIMMY ROCK TO CROQUET (5 HUMPS)	D. POWELL			C	

Appendix A. Capital Improvement Projects (Infrastructure) by Department: South Houston CCC Area

Project ID	Project Description	Category	Location	Phase	Start Year	End Year	Estimate	Priority	Notes	Staff	Other
97	6701.56	SPEED HUMP PROG.	SH	HEAT HERBROOK : CANDLES HADE TO LOCKWAY (5 HUMPS)	571	QR	C		D. POWELL		
98	6705.31	SPEED HUMP PROG.	SH	BUXLEY : OAKS IDE LANE TO WEST FUGUA	571	V			D. POWELL		
99	6700.24	SPEED HUMP PROG.	SH	INGOMAR WAY : POST OAK TO CAMPDEN HILL (9 HUMPS)	571	Y	E		D. POWELL		
100	6701.43	SPEED HUMP PROG.	SH	REGENCY : WHITE HEATHER TO GLENWYCK (4 HUMPS)	572	E	C		D. POWELL		
101	6703.71	SPEED HUMP PROG.	SH	GOULBURN : BROOKFIELD TO QUENTON	572	N	E		D. POWELL		
102	7018	TRAFFIC DIVERSION	TD	SUNS HADOW AT DRAGONWICK	572	K			D. POWELL		
103	7011	TRAFFIC DIVERSION	TD	ROOKY SPRINGS AT TIDEWATER	572	L			D. POWELL		
104	7012	TRAFFIC DIVERSION	TD	ROOKY SPRINGS AT TRAIL LAKE	572	L			D. POWELL		
105	7013	TRAFFIC DIVERSION	TD	ROOKY SPRINGS AT DRAGONWICK	572	L			D. POWELL		
106	7014	TRAFFIC DIVERSION	TD	MANDALAY AT DRAGONWICK	572	L			D. POWELL		
107	7015	TRAFFIC DIVERSION	TD	MANDALAY AT MONTICELLO	572	L			D. POWELL		
108	7016	TRAFFIC DIVERSION	TD	ROOKY SPRINGS AT MONTICELLO	572	L			D. POWELL		
109	7017	TRAFFIC DIVERSION	TD	MANDALAY AT TIDEWATER	572	L			D. POWELL		
110	7019	TRAFFIC DIVERSION	TD	MONTICELLO AT ALMEDARD	572	L			D. POWELL		
111	1024	TXDOT	R	FM521: AT ALMEDARD TO HOLMES RD.	532	Z	1798		LARRY HECKATHORN		
112	1202	TXDOT	R	US 90A: AT E OF S POST OAK BLVD TO W OF S POST OAK	571	C.G	0.560		DELVIN DENNIS		
113	1204	TXDOT	R	US 90A: AT FORT BEND CL TO W OF HIRAM CLARKE RD.	571	DEF.G	36.781		GUS NOWAK		
114	1001.27	TXDOT	R	AIRPORT : CHIMNEY ROCK TO HIRAM CLARKE	571	F.G.H	7.019		JAVIER ZAMORA		
115	1001.28	TXDOT	R	BELTWAY 8 : E OF HILL CROFT TO E OF CHIMNEY ROCK	571	S.T	3.378		ELVIA CARDINAL		
116	1002	TXDOT	R	BELTWAY 8 : AT 0.50 M E OF US 90A TO 0.42 M W OF FM521 (6.099)	571	S.T.Y.Z	19.578		DELVIN DENNIS		
117	1001.22	TXDOT	R	BELTWAY 8 : W OF WAIRPORT TO E OF KIRBY	571	S.T.Y.Z	1.000		ELVIA CARDINAL		
118	1001.23	TXDOT	R	BELTWAY 8 : W OF WAIRPORT TO E OF KIRBY	571	S.T.Y.Z	1.500		ELVIA CARDINAL		
119	1001.24	TXDOT	R	BELTWAY 8 : W OF AIRPORT TO E OF KIRBY	571	S.T.Y.Z	1.500		ELVIA CARDINAL		
120	1001.29	TXDOT	R	BELTWAY 8 : E OF CHIMNEY ROCK TO E OF WFUGUA	571	S.T.Y.Z	1.500		ELVIA CARDINAL		
121	1001.3	TXDOT	R	BELTWAY 8 : E OF WFUGUA TO E OF S POST OAK	571	T	4.168		ELVIA CARDINAL		
122	1001.31	TXDOT	R	BELTWAY 8 : E OF S POST OAK TO E OF HIRAM CLARKE	571	Y.T	3.981		ELVIA CARDINAL		
123	1143	TXDOT	R	SH 122: N OF BW8 TO FORT BEND CL	571	Y.Z	3.261		DENNIS WARREN		
124	1001.37	TXDOT	R	AIRPORT : HIRAM CLARKE TO FM521	571		0.613		JIM DARDEN		
125	1026	TXDOT	R	FM521: AT S IMS BAYOU	572	E.F.G	4.826		JAVIER ZAMORA		
126	1025	TXDOT	R	FM521: AT N OF FOXS HIRE RD TO S OF RILEY RD.	572	Q	0.444		MAUREEN WAKELAND		
127	1149	TXDOT	R	SH 288 - US 59 TO BRAZORIA CL (6.623)	572	X	10.367		LARRY HECKATHORN		
128	1125	TXDOT	R	MH: IN HOUSTON ON AIRPORT BLVD FR. FM521 TO SH 288	573	A.E.J.N	3.908		JOHNNIE POLASEK		
129	1150	TXDOT	R	SH 288: AT S IMS BAYOU	573	E	2.778		TODD CORBIN		
					573		0.918		MAUREEN WAKELAND		

Appendix A. Capital Improvement Projects (Infrastructure) by Department: South Houston CCC Area

190 7232	UNSERVED AREAS	R-1309-05-3	S&W	POST OAK PLACE (WATER & SEWER)	571	L	ALLEN GRUNWALD
131 7228	UNSERVED AREAS	R-1309-01-3	S	NEDDERHUT (SEWER)	571	VZ	ALLEN GRUNWALD
132 7201	UNSERVED AREAS		S&W	ALMEDA WOODS (WATER)	572	Z.W	SABCEVARI

APPENDIX B

Table 1. POPULATION AND HOUSEHOLDS: South Houston CCC Area: 1980, 1990 and 1997 (Estimates)

	South Houston CCC Area							
	1980		1990		1997		Change: 1990-97	
	#	%	#	%	#	%	#	%
Total Population	37,753	100.0%	35,802	100.0%	37,891	100.0%	2,089	5.8%
Male	18,766	49.7%	17,231	48.1%	18,325	48.4%	1,094	6.3%
Female	18,973	50.3%	18,571	51.9%	19,566	51.6%	995	5.4%
By Ethnicity and Race*								
Hispanic Origin	6,981	18.5%	7,778	21.7%	9,828	25.9%	2,050	26.4%
Not of Hispanic Origin	30,772	81.5%	28,024	78.3%	28,063	74.1%	39	0.1%
White	8,534	22.6%	3,693	10.3%	7,546	19.9%	n/a	n/a
Black	21,547	57.1%	23,781	66.4%	24,574	64.9%	n/a	n/a
American Indian & Asian	484	1.3%	438	1.2%	672	1.8%	n/a	n/a
Other	207	0.5%	112	0.3%	5,099	13.5%	n/a	n/a
Age Groups								
Under 5	4,014	10.6%	2,843	7.9%	2,907	7.7%	64	2.3%
5 to 17	10,917	28.9%	9,403	26.3%	10,093	26.6%	690	7.3%
18 to 64	21,800	57.7%	21,967	61.4%	22,947	60.6%	980	4.5%
65 & Over	1,008	2.7%	1,597	4.5%	1,944	5.1%	347	21.7%
Total Households	10,728	100.0%	10,014	100.0%	10,910	100.0%	896	8.9%
Family Households	9,329	87.0%	8,363	83.5%	8,672	79.5%	309	3.7%

Table 2. POPULATION AND HOUSEHOLDS: City of Houston: 1980, 1990 and 1997 (Estimates)

	City of Houston							
	1980		1990		1997		Change: 1990-97	
	#	%	#	%	#	%	#	%
Total Population	1,595,138	100.0%	1,630,553	100.0%	1,788,066	100.0%	157,513	9.7%
Male	792,214	49.7%	809,048	49.6%	888,380	49.7%	79,332	9.8%
Female	802,924	50.3%	821,505	50.4%	899,686	50.3%	78,181	9.5%
By Ethnicity and Race*								
Hispanic Origin	281,331	17.6%	450,483	27.6%	580,978	32.5%	130,495	29.0%
Not of Hispanic Origin	1,313,807	82.4%	1,180,070	72.4%	1,207,088	67.5%	27,018	2.3%
White	834,061	52.3%	662,642	40.6%	961,090	53.8%	n/a	n/a
Black	436,392	27.4%	447,144	27.4%	474,956	26.6%	n/a	n/a
American Indian & Asian	34,259	2.1%	66,981	4.1%	97,745	5.5%	n/a	n/a
Other	9,095	0.6%	3,303	0.2%	284,275	14.2%	n/a	n/a
Age Groups								
Under 5	126,331	7.9%	135,907	8.3%	144,307	8.1%	8,400	6.2%
5 to 17	325,924	20.4%	299,987	18.4%	352,568	19.7%	52,581	17.5%
18 to 64	1,039,157	64.8%	1,059,582	65.0%	1,147,662	64.2%	88,080	8.3%
65 & Over	109,726	6.9%	135,077	8.3%	143,529	8.0%	8,452	6.3%
Total Households	602,696	100.0%	617,316	100.0%	675,602	100.0%	58,286	9.4%
Family Households	392,543	65.1%	387,909	62.8%	428,923	63.5%	41,014	10.6%

Source: U.S. Census, 1980 & 1990 and U.S. Department of Housing and Urban Development (HUD) estimates for 1997.
 *Note: 1) In 1980 the Census Bureau asked about "Spanish Origin." In 1990, the Bureau asked about "Hispanic Origin." 2) HUD 1997 estimates for White, Black, American Indian/Asian, and Other races also include persons counted within Hispanic Origin, therefore, comparisons cannot be made between 1980 and 1990 Census figures and 1997 estimates. 3) The sums of different categories may not equal, due to rounding.

APPENDIX C

Table 1. EDUCATIONAL ATTAINMENT, 1990: South Houston CCC Area (Persons aged 25 years and over)

	Total persons, Age 25 & over	Less than 9th grade	9th to 12th no diploma	High school graduate	College Less than Bach. degree	College degree or higher	High school graduate or higher	Bachelor's degree or higher
		no diploma	no diploma	graduate	Bach. degree	or higher	or higher	or higher
South Houston CCC	19,280 100.0%	2,228 11.6%	3,554 18.4%	5,129 26.6%	5,540 28.7%	2,829 14.7%	13,498 70.0%	2,829 14.7%
City of Houston	1,005,516 100.0%	142,843 14.2%	154,021 15.3%	221,046 22.0%	235,286 23.4%	252,320 25.1%	708,652 70.5%	252,320 25.1%

Table 2. EDUCATIONAL ATTAINMENT, 1997: South Houston CCC Area (Persons aged 25 years and over)

	Total persons, Age 25 & over	Less than 9th grade	9th to 12th no diploma	High school graduate	College Less than Bach. degree	College degree or higher	High school graduate or higher	Bachelor's degree or higher
		no diploma	no diploma	graduate	Bach. degree	or higher	or higher	or higher
South Houston CCC	21,112 100.0%	2,083 9.9%	2,813 13.3%	6,366 30.2%	5,752 27.2%	4,098 19.4%	16,216 76.8%	4,098 19.4%
City of Houston	1,106,746 100.0%	116,619 10.5%	117,665 10.6%	279,586 25.3%	262,256 23.7%	330,620 29.9%	872,462 78.8%	330,620 29.9%

Source: U.S. Census, 1980 & 1990 and U.S. Department of Housing and Urban Development (HUD) 1997 estimates.

Table 1. EMPLOYMENT STATUS, South Houston CCC Area: 1980, 1990 & 1997 (Estimates)
(Persons aged 25 years and over)

	South Houston CCC					
	1980	Change: 1980-1990 #	1990 %	1997 #	Change: 1990-97 #	1997 %
Total						
In Armed Forces	18					
In Civilian Labor Force	42	+24	133.3%	38	-4	-9.5%
Employed	18,468	-2,701	-14.6%	16,527	+760	4.8%
Unemployed	615	+1,411	229.4%	2,064	+38	1.9%
Unemployment Rate	3.2%			11.1%		
Not in Labor Force	5,258	+2,016	38.3%	7,969	+695	9.6%
Male						
In Armed Forces	18					
In Civilian Labor Force	42	+24	133.3%	n/a	n/a	n/a
Employed	10,184	-2,199	-21.6%	n/a	n/a	n/a
Unemployed	310	+750	241.9%	n/a	n/a	n/a
Unemployment Rate	3.0%			n/a	n/a	n/a
Not in Labor Force	1,302	+1,293	99.3%	n/a	n/a	n/a
Female						
In Armed Forces	0	0	0.0%	n/a	n/a	n/a
In Civilian Labor Force	8,284	-502	-6.1%	n/a	n/a	n/a
Employed	305	+661	216.7%	n/a	n/a	n/a
Unemployment Rate	3.6%			n/a	n/a	n/a
Not in Labor Force	3,956	+723	18.3%	n/a	n/a	n/a

Table 2. EMPLOYMENT STATUS, City of Houston: 1980, 1990 & 1997 (Estimates)
(Persons aged 25 years and over)

	City of Houston					
	1980	Change: 1980-1990 #	1990 %	1997 #	Change: 1990-97 #	1997 %
Total						
In Armed Forces	865					
In Civilian Labor Force	1,115	+250	28.9%	1,151	+36	3.2%
Employed	827,110	-38,590	-4.7%	863,671	+75,151	9.5%
Unemployed	31,060	+39,309	126.6%	71,216	+847	1.2%
Unemployment Rate	3.6%			7.6%		
Not in Labor Force	340,381	+39,742	11.7%	409,905	+29,782	7.8%
Male						
In Armed Forces	775					
In Civilian Labor Force	1,017	+242	31.2%	n/a	n/a	n/a
Employed	480,262	-40,576	-8.4%	n/a	n/a	n/a
Unemployed	17,101	+20,622	120.6%	n/a	n/a	n/a
Unemployment Rate	3.4%			n/a	n/a	n/a
Not in Labor Force	91,603	+38,439	41.9%	n/a	n/a	n/a
Female						
In Armed Forces	90					
In Civilian Labor Force	98	+8	8.9%	n/a	n/a	n/a
Employed	346,848	+1,986	0.6%	n/a	n/a	n/a
Unemployed	13,959	+18,667	133.9%	n/a	n/a	n/a
Unemployment Rate	3.9%			n/a	n/a	n/a
Not in Labor Force	248,578	+1,303	0.5%	n/a	n/a	n/a

Source: U.S. Census, 1980 & 1990 and U.S. Department of Housing and Urban Development (HUD) estimates for 1997.

APPENDIX E

Table 1. EMPLOYMENT BY INDUSTRY: South Houston CCC Area: 1980, 1990 and 1997 (Estimates)

	South Houston CCC		City of Houston		1990-97 Change					
	1990	%	1997	%	1990	%	So. Hous. %	City %		
Total Employed Persons, 16 Years & Over	15,766	100.0%	16,527	100.0%	788,520	100.0%	863,671	100.0%	4.8%	9.5%
Agriculture, Forestry, Fisheries, & Mining	468	3.0%	472	2.9%	32,281	4.1%	31,949	3.7%	0.9%	-1.0%
Construction	880	5.6%	968	5.9%	60,626	7.7%	67,127	7.8%	10.0%	10.7%
Manufacturing Nondurable Goods	726	4.6%	1,012	6.1%	40,767	5.2%	54,416	6.3%	39.4%	33.5%
Manufacturing Durable Goods	1,033	6.6%	748	4.5%	51,656	6.6%	42,822	5.0%	-27.6%	-17.1%
Transportation	1,337	8.5%	1,298	7.9%	37,958	4.8%	41,358	4.8%	-2.9%	9.0%
Communications & Public Utilities	451	2.9%	409	2.5%	20,782	2.6%	20,842	2.4%	-9.3%	0.3%
Trade: Wholesale	607	3.9%	674	4.1%	46,727	5.9%	50,861	5.9%	11.0%	8.8%
Trade: Retail	2,784	17.7%	2,949	17.8%	137,812	17.5%	148,598	17.2%	5.9%	7.8%
Finance, Insurance, & Real Estate	940	6.0%	975	5.9%	60,008	7.6%	66,066	7.6%	3.7%	10.1%
Services: Business & Repair	1,155	7.3%	1,326	8.0%	56,536	7.2%	66,266	7.7%	14.8%	17.2%
Services: Personal, Entertainment, & Recreation	845	5.4%	872	5.3%	41,304	5.2%	43,798	5.1%	3.2%	6.0%
Services: Health	2,041	12.9%	2,203	13.3%	63,817	8.1%	73,182	8.5%	7.9%	14.7%
Services: Educational	1,418	9.0%	1,415	8.6%	57,596	7.3%	63,554	7.4%	-0.2%	10.3%
Services: Other Professional & Related	615	3.9%	741	4.5%	58,430	7.4%	68,555	7.9%	20.5%	17.3%
Public Administration	466	3.0%	465	2.8%	22,220	2.8%	24,277	2.8%	-0.2%	9.3%

Table 2. EMPLOYMENT BY OCCUPATION: South Houston CCC Area: 1980, 1990 and 1997 (Estimates)

	South Houston CCC		City of Houston		1990-97 Change					
	1990	%	1997	%	1990	%	So. Hous. %	City %		
Total employed persons, 16 years & over	15,767	100.0%	16,527	100.0%	788,520	100.0%	863,671	100.0%	4.8%	9.5%
Managerial & Professional Specialty	2,883	18.3%	3,064	18.5%	219,273	27.8%	248,227	28.7%	6.3%	13.2%
Executive, Administrative, & Managerial	1,078	6.8%	1,132	6.8%	102,314	13.0%	113,814	13.2%	5.0%	11.2%
Professional Specialty	1,805	11.4%	1,932	11.7%	116,959	14.8%	134,413	15.6%	7.0%	14.9%
Technical, Sales, & Administrative Support	5,499	34.9%	5,636	34.1%	258,721	32.8%	282,701	32.7%	2.5%	9.3%
Technicians & Related Support	711	4.5%	740	4.5%	33,880	4.3%	38,889	4.5%	4.1%	14.8%
Sales	1,588	10.1%	1,666	10.1%	98,980	12.6%	107,867	12.5%	4.9%	9.0%
Administrative Support	3,200	20.3%	3,230	19.5%	125,861	16.0%	135,944	15.7%	0.9%	8.0%
Services	2,753	17.5%	3,045	18.4%	116,436	14.8%	129,924	15.0%	10.6%	11.6%
Private Household	206	1.3%	204	1.2%	8,441	1.1%	8,494	1.0%	-1.0%	0.6%
Protective	304	1.9%	322	1.9%	13,062	1.7%	15,000	1.7%	5.9%	14.8%
Service, Except Private Household & Protective	2,243	14.2%	2,519	15.2%	94,933	12.0%	106,429	12.3%	12.3%	12.1%
Farming, Forestry, & Fishing	152	1.0%	171	1.0%	8,552	1.1%	9,119	1.1%	12.5%	6.6%
Precision Production, Craft, & Repair	1,774	11.3%	1,868	11.3%	82,024	10.4%	87,557	10.1%	5.3%	6.7%
Operators, Fabricators, & Laborers	2,706	17.2%	2,743	16.6%	103,514	13.1%	106,144	12.3%	1.4%	2.5%
Machine Operators, Assemblers, Inspectors	905	5.7%	863	5.2%	36,004	4.6%	36,257	4.2%	-4.6%	0.7%
Transportation, Material Handlers, etc.	1,084	6.9%	1,106	6.7%	31,682	4.0%	33,024	3.8%	2.0%	4.2%
Handlers, Eqpt. Cleaners, Helpers, & Laborer	717	4.5%	774	4.7%	35,828	4.5%	36,863	4.3%	7.9%	2.9%

Sources: U.S. Census, 1990 and U.S. Department of Housing and Urban Development (HUD) estimates for 1997.

Table 1. Housing Type and Age, 1990: South Houston CCC Area and City of Houston

	South Houston CCC		City of Houston	
	#	%	#	%
UNITS IN STRUCTURE				
Total	11,841	100.0%	726,938	100.0%
Single Family	10,224	86.3%	371,595	51.1%
Multi-Family	822	6.9%	339,267	46.7%
Other	795	6.7%	16,076	2.2%
YEAR STRUCTURE BUILT				
Sum of Units	11,839	100.0%	726,402	100.0%
1989 or later	21	0.2%	5,116	0.7%
1985 to 1988	376	3.2%	18,557	2.6%
1980 to 1984	1,241	10.5%	100,301	13.8%
1970 to 1979	3,809	32.2%	224,986	31.0%
1960 to 1969	4,420	37.3%	155,073	21.3%
1950 to 1959	1,754	14.8%	121,012	16.7%
1940 to 1949	156	1.3%	57,523	7.9%
1939 or Earlier	62	0.5%	43,834	6.0%

Source: 1990 Census

Note: The sums of different categories may not equal due to rounding or sampling error.

Table 2. Household Type, 1990 & 1997 (Estimates): South Houston CCC Area and City of Houston

Household Type	South Houston CCC		City of Houston		Change: 1990-1997 #	Change: 1990-1997 %
	1990	1997	1990	1997		
Total Households	10,014	10,510	617,316	675,602	+58,286	9.4%
Family Households	8,363	8,672	367,593	426,923	+41,014	10.6%
Married couple	5,669	n/a	269,527	n/a	n/a	n/a
Male householder	507	n/a	28,540	n/a	n/a	n/a
Female householder	2,451	n/a	90,042	n/a	n/a	n/a
Non-family Households	1,651	2,228	229,407	246,679	+17,272	7.5%
Not Living Alone	265	n/a	38,291	n/a	n/a	n/a
Living Alone	1,428	n/a	191,116	n/a	n/a	n/a

Source: 1990 Census and U.S. Department of Housing and Urban Development (HUD), 1997 estimates.

Table 3. Housing Occupancy and Tenure, 1990 & 1997 (Estimates): South Houston CCC Area and City of Houston

	South Houston CCC		City of Houston	
	1990 #	1997 %	1990 #	1997 %
Total Housing Units	11,840	100.0%	726,938	100.0%
OCCUPANCY AND TENURE				
By Occupancy				
Total Vacant Units	1,491	12.6%	109,622	15.1%
Total Occupied Units	10,350	87.4%	617,316	84.9%
By Tenure				
Owner-Occupied Units	7,817	75.5%	275,373	44.6%
Renter-Occupied Units	2,533	24.5%	341,943	55.4%

Source: 1990 Census and U.S. Department of Housing and Urban (HUD), 1997 estimates

APPENDIX H

Table 1. Housing Value, 1990: South Houston CCC Area and City of Houston (Specified Owner-occupied housing units)

Total Specified Units	South Houston CCC		City of Houston	
	#	%	#	%
Less than \$15,000	98	1.4%	6,412	2.7%
\$15,000 -19,999	130	1.9%	5,569	2.3%
\$20,000 -24,999	306	4.4%	8,795	3.7%
\$25,000 -29,999	591	8.5%	12,274	5.1%
\$30,000 -34,999	894	12.8%	16,091	6.7%
\$35,000 -39,999	1069	15.4%	17,679	7.4%
\$40,000 -44,999	1005	14.4%	16,578	6.9%
\$45,000 -49,999	850	12.2%	15,238	6.3%
\$50,000 -59,999	995	14.3%	26,661	11.1%
\$60,000 -74,999	729	10.5%	33,782	14.1%
\$75,000 -99,999	228	3.3%	31,079	12.9%
\$100,000 -124,999	39	0.6%	14,633	6.1%
\$125,000 -149,999	7	0.1%	9,470	3.9%
\$150,000 -174,999	5	0.1%	6,254	2.6%
\$175,000 -199,999	5	0.1%	4,414	1.8%
\$200,000 -249,999	4	0.1%	5,139	2.1%
\$250,000 -299,999	4	0.1%	3,162	1.3%
\$300,000 -399,999	1	0.0%	2,822	1.2%
\$400,000 -499,999	0	0.0%	1,324	0.6%
\$500,000 or more	1	0.0%	2,675	1.1%
Median Housing Value	n/a		\$58,000	

Source: 1990 Census

Table 2. Contract Rent, 1990: South Houston CCC Area and City of Houston (Specified Renter-occupied housing units)

Total Specified Units	South Houston CCC		City of Houston	
	#	%	#	%
Less than \$100	155	6.3%	6,580	1.9%
\$100 -149	62	2.5%	7,147	2.1%
\$150 -199	96	3.9%	16,642	4.9%
\$200 -249	208	8.5%	46,319	13.7%
\$250 -299	259	10.6%	57,394	17.0%
\$300 -349	418	17.1%	54,662	16.2%
\$350 -399	517	21.1%	46,469	13.7%
\$400 -449	348	14.2%	30,035	8.9%
\$450 -499	170	6.9%	20,453	6.0%
\$500 -549	50	2.0%	13,401	4.0%
\$550 -599	8	0.3%	8,601	2.5%
\$600 -649	4	0.2%	5,677	1.7%
\$650 -699	2	0.1%	4,061	1.2%
\$700 -749	5	0.2%	2,665	0.8%
\$750 -999	1	0.0%	5,624	1.7%
\$1,000 or more	1	0.0%	4,359	1.3%
No cash rent	145	5.9%	8,103	2.4%
Median Monthly Contract Rent	n/a		\$328	

Source: 1990 Census

Note: The Census Bureau reported the median values for the city, but insufficient data is available to calculate the exact median values for small areas. The underlined numbers indicate the range within which the median value falls.

APPENDIX I

Table 1. South Houston CCC Area: New Non-Residential Buildings Permitted, 1992-1997

Type	1992	1993	1994	1995	1996	1997	% Change 1992-97
Office	3	0	1	2	1	3	---
Commercial	6	3	13	8	17	6	---
Industrial	0	0	2	0	2	2	---
Institutional/Public	25	21	15	12	13	12	-52.0%
Other Non-Residential	15	11	10	36	26	41	173.3%
Total	49	35	41	59	59	65	32.7%

Source: City of Houston, Public Works and Engineering Department, Building Inspections Division.

Table 2. South Houston CCC Area: Value of New Non-Residential Construction (\$ Millions), 1992-1997

Type	1992	1993	1994	1995	1996	1997	% Change 1992-97
Office	\$0.02	\$0.00	\$0.01	\$0.24	\$0.03	\$0.24	1374.1%
Commercial	\$0.42	\$0.12	\$1.43	\$1.17	\$2.32	\$1.14	173.2%
Industrial	\$0.00	\$0.00	\$0.19	\$0.00	\$0.44	\$0.31	---
Institutional/Public	\$3.14	\$1.94	\$6.96	\$4.88	\$1.21	\$2.27	-27.7%
Other Non-Residential	\$2.27	\$0.41	\$0.36	\$2.09	\$5.27	\$4.19	84.8%
Total	\$5.84	\$2.48	\$8.95	\$8.38	\$9.27	\$8.16	39.6%

Source: City of Houston, Public Works and Engineering Department, Building Inspections Division.

*Values have been inflation adjusted, October 1997 dollars based on the CPI for the Houston-Galveston CMSA

Table 3. South Houston CCC Area: Residential Demolitions (Units), 1992-1997

Type	1992	1993	1994	1995	1996	1997	% Change 1992-97
Single-Family	15	27	13	10	13	11	-26.7%
Multi-Family	---	---	---	---	---	---	---
Total	15	27	13	10	13	11	-26.7%

Source: City of Houston, Public Works and Engineering Department, Building Inspections Division.

Purpose of Study

The Houston economy is presently strong, resulting in increased consumer demand in the housing and retail sectors. Industry experts predict that job and household growth will continue to fuel commercial markets in the short term. However, growth does not always occur evenly across cities or regions. The retail market in the South Houston CCC area contrasts with the City as a whole.

The following analysis substantiates the claim that the community's dollars are being spent outside the area even though additional retail services could be supported inside South Houston. Preliminary findings show that an additional 1,139,315 square feet of retail space could be supported, including 62,179 square feet for food stores.

This preliminary market analysis looks at the demand for neighborhood retail space (typically 65,000 square feet in gross leasable area and serving a market area ranging from 1 1/2 to 3 miles). A trade area population can range from 2,500 to 40,000 people within a 6-minute drive. The Urban Land Institute's (ULI) "Dollars and Sense of Shopping Centers" was used as a guide to determine the type of retail categories usually found in neighborhood centers. These centers provide for daily living needs such as food, drugs, and hardware supplies.

The focus of this market analysis is to evaluate the need for neighborhood level retail services because of their importance in providing for basic goods and services. During the planning process residents made the argument that

the area lacks sufficient retail, especially a major chain grocery store, which forces many to drive 5 to 10 miles outside the area for groceries.

Retail sales activity, in inflation adjusted dollars, declined 6 percent from 1990 to 1996. In contrast, the City of Houston experienced an 18 percent increase in sales during the same period (Table 1). In 1996, the South Houston area captured only a 0.5 percent share of city-wide retail sales.

Despite the overall decline in retail sales, four categories experienced an increase between 1990 and 1996: Apparel & Accessories (54.0%), Miscellaneous Sales (95%, e.g. bookstores, sporting goods stores, and other businesses not included in major categories), Home Furnishings (30%), and Eating & Drinking Places (17%).

Table 1 shows the overall trend in total sales from 1990 to 1996. In inflation adjusted dollars, retail sales in the area peaked in 1991 (\$145 million), declined after 1992, and stabilized in recent years. Meanwhile the number of retail outlets in the area increased 10 percent between 1990 and 1996 from 380 to 418.

Household Income Patterns

Approximately 31,622 households in 1997 made up the five zip code area used in this analysis (Table 2). The zip codes include 77045, 77047, 77053, and 77085 which encompass the South Houston CCC area and zip code 77035, just north of the project area. The average (mean)

Table 1
South Houston CCC Area Sales Activity, 1990 and 1996
 (\$Millions: 1996 Real Dollars)

Retail Categories	1990	1996	Net Change	% Change
Bld. Materials	---	\$3,645	---	---
Food Stores	\$61,738	\$43,831	(\$17,907)	-29.0%
Automotive*	---	\$9,973	---	---
Apparel & Accessories	\$0,731	\$4,678	\$3,947	539.9%
Home Furnishings	\$0,278	\$0,361	\$0,083	29.9%
Eating & Drinking Places	\$12,895	\$15,082	\$2,187	17.0%
Drug Stores*	---	\$2,355	---	---
Miscellaneous	\$18,818	\$36,642	\$17,824	94.7%
Undisclosed Sales	\$45,553	\$14,442	(\$31,111)	-68.3%
Area Total	\$140,013	\$131,010	(\$9,003)	-6.4%
City of Houston	\$21,883,010	\$25,741,815	\$3,858,805	17.6%

Source: Texas State Comptroller's Office and 1992 Economic Census. Figures apply to zip codes 77045, 77047, 77053, and 77085.
 *Automotive (includes sales from auto parts, gasoline, and service stations) and Drug Store sales figures are based on the 1992 Economic Census
 **Note: Undisclosed retail sales represent expenditures occurring in four or less outlets within a zip code.

household income was \$37,629 in 1997, and when combined, totals \$1.2 billion in aggregate purchasing power. Zip code based household figures shown here may differ from those in the Community Profile section which are based on census tract geographies.

For clarity in assessing aggregate demand, particularly for food stores, zip code 77035 was included in the retail market analysis because it borders the South Main corridor. Trends in existing food store sales suggest a portion of those households shop in the area, evident by strong sales at the Fiesta Supermarket located at the intersection of South Main and South Post Oak Road. For example, the estimated 66,924 square feet of existing food store retail within the area (the bulk of which is the Fiesta Supermarket) yielded \$655 in sales per square foot. This figure is higher

than the national median for food stores which is \$347 per square foot according to the Urban Land Institute. Part of this demand can be attributed to shoppers in zip code 77035.

Retail Sales Leakage

The South Houston CCC area experienced a \$269 million retail sales leakage in 1996, based on selected retail categories (Table 2). A leakage refers to actual retail sales in an area falling short of what total purchasing power could support. The leakage would be larger if all retail trade categories were included. For this study we looked at retail categories that typify neighborhood centers. Sales leakages in seven categories are shown in Table 2, with one of the most significant being a \$50 million gap in the food store category.

1997 Estimated(1) Total Households	1997 Avg.(2) HH Income	1997 Aggregate(3) Income	Net Supportable Sq. Footage(3)	Capture Rate(2%)
31,622	\$37,629	\$1,189,904,238		
Retail Categories	Sales Leakage	Net Supportable Sq. Footage(3)	Capture Rate(2%)	
Food Stores	(\$50,162,334)	62,179	80%	
Eating & Drinking Places	(\$64,613,434)	80,627	20%	
Apparel & Accessories	(\$48,921,162)	66,411	20%	
Home Furnishings (furniture & accessories)	(\$15,095,853)	24,576	20%	
Automotive (auto parts, gasoline/service stations) (3)	(\$49,488,162)	129,236	40%	
Drug Stores(3)	(\$22,606,012)	49,106	40%	
Miscellaneous	(\$17,653,238)	32,085	20%	
Total	(\$268,540,195)	1,139,315	N/A	

Note: (1) U.S. Census Bureau-1997 projected HH's assumes a 1% per year growth rate between 1990-97. Covers Zip Codes 77035, 77045, 77047, 77053, and 77085.
 (2) Derived by dividing total income by total households. Figures are in 1996 dollars.
 (3) Net supportable square footages also accounts for unspecified square footages not included in selected categories

Household Expenditure Patterns

The other side of the retail analysis focuses on measuring aggregate household demand for retail products. The analysis looked at expenditure patterns based on average household income, and used average expenditures from the U.S. Bureau of Labor Statistics, 1995 Consumer Expenditure Survey. The area's potential demand was then compared to the actual 1996 retail sales in the selected categories to determine any sales leakage.

Support for New Retail

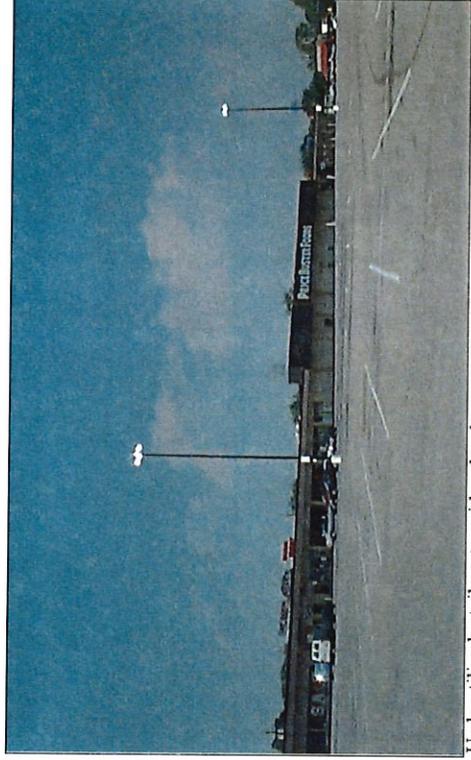
Based on neighborhood center retail categories, we estimated support for an additional 1,139,315 square feet of retail space overall. This includes support for approximately 62,179 square feet for food stores and 49,106 square feet for drug stores (Table 2). About 130,000 square feet of new retail space has been planned within the South Post Oak Tax Increment Reinvestment Zone (TIRZ) that received City Council approval in December 1997. This proposed retail space was not taken into account in the existing supply figure therefore, it should be included within the new supportable footage estimate of 1,139,315 square feet. Also, the TIRZ will develop 450 homes in the area during a seven-year period which would accommodate about 1,300 residents. This future demand was not included in the preliminary analysis; however, it should be noted that this will further document the need for more retail development.

Retail sales were measured based on zip codes 77045, 77047, 77053, and 77085 which approximates the South Houston CCC area. Using the Baca Landata 1995 tax parcel

information, we estimated the existing "competitive" retail supply. Competitive properties were selected based on either name recognition or size. Net supportable square footage was determined by taking sales leakages, applying typical Urban Land Institute sales per square foot figures, and deducting existing supply (Table 3).

Capture rates were applied based on certain assumptions about the area's potential market share for new retail. The net supportable square footage figures reflect these rates. Higher capture rates were applied to food stores (80%), automotive sales (40%, e.g. gasoline and auto parts), and drug stores (40%) since households would be more likely to purchase those items close to home. Other categories were given 20 percent capture rates.

Capture rates were used to balance the difference in data sets between household figures which included zip code 77035 and retail sales figures for the four zip codes in the project area.



Underutilized retail center with redevelopment potential.

Table 3
South Houston CCC Area Preliminary Retail Market Analysis

Retail Categories	1997 Estimated		1997 Avg.		1997 Aggregate		Estimated Supply Sq. Footage(5)	Median Sales Per Sq. Ft. (6)	Supportable Sq. Footage	Net Supportable Sq. Footage	Capture Rate %
	Total Households (1)	HH Income(2)	Total Sales Potential	HH Income(2)	Income	Income					
	31,622	\$37,629	\$93,993,000	\$37,629	\$43,830,666	\$1,189,904,238	66,924	\$346.79	144,648	62,179	80%
Food Stores	\$2,972		\$66,121,667		\$1,508,233		7,110	\$157.50	410,244	80,627	20%
Eating & Drinking Places	\$1,695		\$53,599,290		\$4,678,128		5,400	\$144.97	337,457	66,411	20%
Apparel & Accessories											
Home Furnishings											
(furniture & accessories)	\$479		\$15,132,000		\$36,147			\$122.85	122,880	24,576	20%
Automotive (auto parts, gasoline/service stations) (4)	\$1,880		\$59,461,000		\$9,972,838		25,615	\$141.92	348,705	129,236	40%
Drug Stores(4)	\$789		\$24,961,333		\$2,355,321			\$184.14	122,765	49,106	40%
Miscellaneous(7)	\$1,717		\$54,294,974		\$56,641,736			\$110.04	160,426	32,085	20%
Total	\$9,907		\$313,268,290		\$62,381,333		507,810		1,647,125	1,139,315	N/A

Notes: (1) U.S. Census Bureau--1997 projected HH's assumes a 1% per year growth rate between 1990-97. Covers Zip Codes (77045, 77047, 77053, 77085, and 77035)
 (2) U.S. Census Bureau (Derived by dividing total income by total households)
 (3) 1995 Bureau of Labor Statistics Consumer Expenditure Survey (\$30-39,999 Income Range)
 (4) State Comptroller's Office and 1992 Census Retail Trade Estimated Sales Totals for (Automotive category--Gasoline/Service Stations, and Drug Stores
 (5) Baza Landan 1995 Tax parcel information and P&D field survey
 (6) ULI Dollars & Cents of Shopping Centers, 1993(Neighborhood Centers Median Sales/Sq. Ft.)
 (7) Miscellaneous Retail includes: reading materials, tobacco products, entertainment including cinemas, film & related products, hobbies, sporting goods, gift stores, stationary, etc.

* Estimated supply figures include and net supportable square footage figures deduct, unspecified square footage not included in selected categories (e.g., Strip Ctrs., Nighb. Ctrs., & Multi-Occupancy Retail).

Since households from zip code 77035 account for some existing retail sales, such as food stores, they were included in estimated demand. Using conservative capture rates should offset the fact that in some retail categories, zip code 77035 would be a secondary market.

Conclusion

The South Houston area experienced substantial retail sales leakages in several important categories. Based on this preliminary retail market analysis, the area could support an additional 1,139,315 square feet of neighborhood

level retail space in the categories of food stores, drug stores, automotive products, and restaurants. These retail categories can be found in neighborhood retail centers which are typically 65,000 square feet and are often anchored by a grocery store. A neighborhood retail center would provide for the basic needs of the community which are going unserved and forcing households to shop outside the area.

Currently, neighborhood retail centers with a grocery anchor are a favored niche market for real estate companies

Preliminary Retail Market Study

(Houston Business Journal; February 27-March 5, 1998). Around the City a number of existing neighborhood centers have been redeveloped, including Braesgate located at Fondren and South Braeswood which will be anchored by an Albertson's grocery store (Houston Chronicle; March 25, 1997). Neighborhood centers are important for retailing because they provide necessary goods for communities and if well-merchandised, they should be viable businesses for the long-term.

Recently, Weingarten Realty announced plans for a \$3 to 5 million renovation of Southgate Center, W. Fuqua and Hiram Clarke (pictured on page 6-17). The center will include a Foodarama Supermarket and a freestanding Eckerd Drugstore.

In conclusion, this preliminary retail market analysis, which focused on neighborhood level retail services within a one to three mile radius, showed that the area could support additional retail space typical of a neighborhood retail center. As the area further develops and residential density increases, especially with the location of Beltway 8, further demand would be generated for retail services. ♦

STAFF ACKNOWLEDGEMENTS

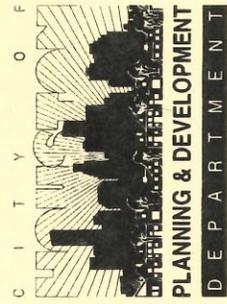
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Developed as part of the Neighborhood Partnership Program at the
City of Houston Planning and Development Department