

HARRIS COUNTY

PRECINCT ONE

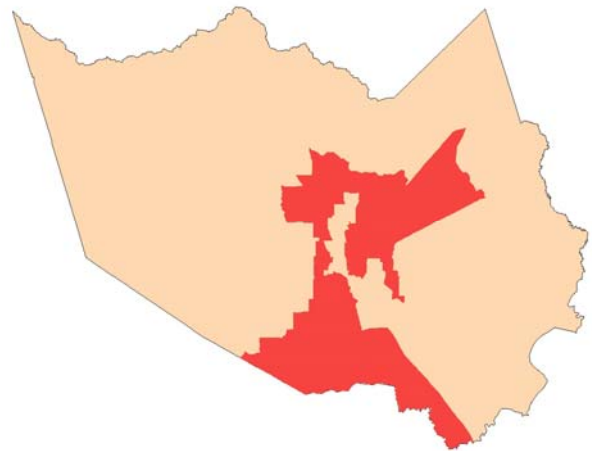
PRECINCT OVERVIEW

Precinct One covers most of the southern and central areas of Harris County. The Precinct One service area is defined as those communities lying outside the cities of Houston, Pasadena, and Baytown. [1] Precinct One is the most urban of the four precincts. Only 19 percent of Precinct One residents live within the HUD service area.

Precinct One is by far the smallest of the four precincts, both in terms of area (310 sq. miles) and population (770,010), yet is the only precinct with a population density greater than 2,000 (2,484 people/sq. mile). However, those residents who live in the service area of Precinct One have a population density of only 1,417 people per square mile.

Throughout all of Harris County, only 46 percent of residents are low-to-moderate income and 15 percent of Harris County residents are below the poverty level. 22 percent of Precinct One residents are living in poverty. In total, half (50 percent) of the Precinct One service area residents earn a low-to-moderate income. [2]

People with lower incomes tend to rent rather than own their home, and this is demonstrated by the fact that 71 percent of the housing units in the service area are owner-occupied, while 53 percent in the entire precinct are owner-occupied. The average for all Harris County residents is somewhere in the middle, with 59 percent of residents living in owner-occupied units.



Map of Precinct One

PRECINCT ONE FACTS*

<i>Population, 2000</i>	770,010
<i>Percent White, 2000</i>	23%
<i>Percent Black, 2000</i>	42%
<i>Percent Hispanic/Latino, 2000</i>	31%
<i>Percent Asian, 2000</i>	3%
<i>Median Household Income, 2000</i>	\$34,533
<i>Percent Below Poverty, 2000</i>	22%
<i>Percent of Population Under 19 Years</i>	31%
<i>Percent of Population 20 to 64 Years</i>	60%
<i>Total Housing Units, 2000</i>	297,592
<i>Percent Owner-Occupied, 2000</i>	53%

1. The Harris County Community and Economic Development Department (HCCEDD) receives funds for community development from the federal Department of Housing and Urban Development (HUD). The cities of Houston, Pasadena, and Baytown receive their own entitlement funding directly from HUD, meaning that HCCEDD does not provide community development services in those areas. Thus, they are "Not in the Service Area" of HCCEDD.

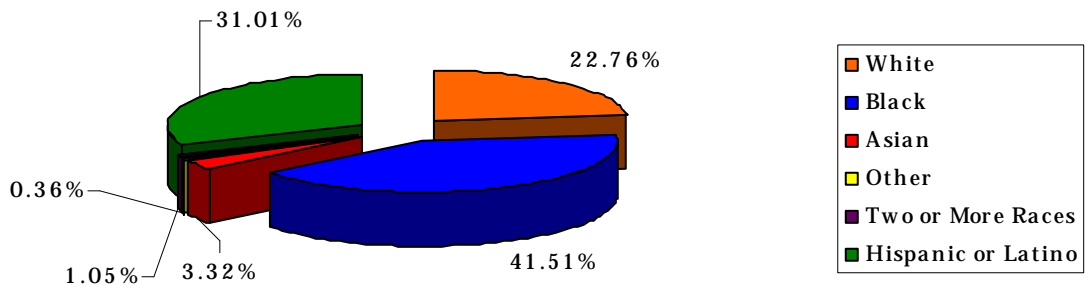
2. HUD provides Low/Moderate Income data and defines a low-to-moderate income resident as earning less than 80% of the median income for the area.

***Note:** All data in this profile is from the 2000 U.S. Census (except for Low/Moderate Income, see footnote 3). Total Population, Population in Housing Units, and Race/Ethnicity statistics were derived from the Summary File 1, which presents counts and information collected from all people and housing units. All other statistical categories are from the Summary File 3, which presents detailed population and housing data collected from a 1-in-6 sample and weighted to represent the total population.

RACE/ETHNICITY

Over half (51.56 percent) of the Black population in Harris County resides within Precinct One. No other precinct contains more than 50 percent of the county's population of a single racial/ethnic group. Although the majority of people in Precinct One are Black or (41.51 percent), only 20.28 percent of residents living in the Precinct One HUD service area are Black. There is a similar percentage for whites. The total white population in Precinct One is approximately 23 percent (22.76 percent), whereas the Precinct One HUD service area is 34.22 percent white.

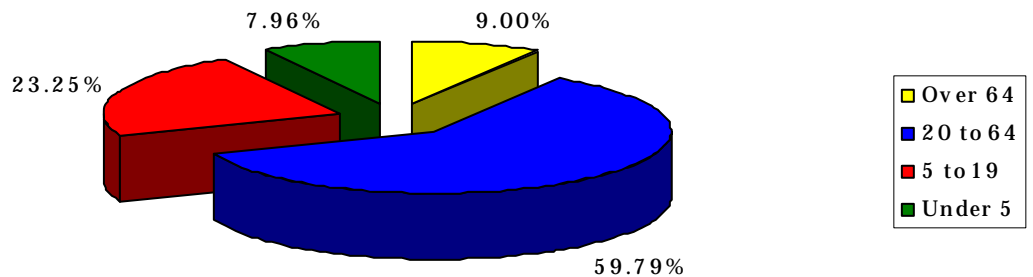
**Percent of Persons per Race/Ethnicity
Total Precinct, 2000**



AGE

Population age does not vary between the whole Precinct One, the Precinct One HUD service area, and Harris County. Approximately three-fifths of residents are working age, while a quarter are school-age children. Precinct One HUD service area residents are slightly more likely to be school-age children (26.72 percent) relative to the whole precinct (23.25 percent). This is understood in conjunction with the earlier statistic that Precinct One HUD service area households are larger than the precinct as a whole.

**Percent of Persons per Age Group
Total Precinct, 2000**



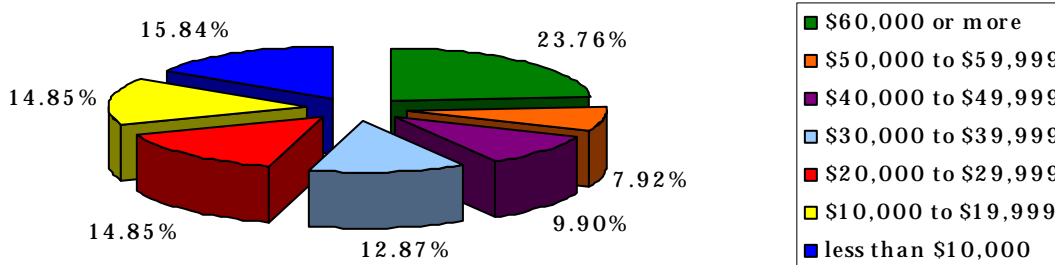
HOUSEHOLD INCOME

As stated in the Overview, household income within the Precinct One HUD service area is greater than the whole precinct. Only a third (32.95 percent) of households in the HUD service area earn less than \$30,000

per year. At the same time, almost half (45.34 percent) of households in the entire precinct take home less than \$30,000 per year. Harris County has the same percentage of households earning less than \$30,000

per year (34.17 percent) as the Precinct One HUD service area. This indicates that households in Precinct One earn relatively less money than households in Harris County.

**Percent of Households per Income Level
Total Precinct, 2000**



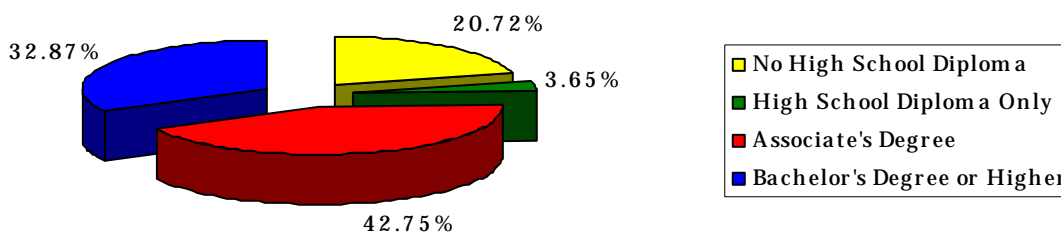
EDUCATION

Interestingly, the Precinct One HUD service area and the precinct as a whole have approximately the same percentage of residents with at least a high school education (67.25 percent and 67.13 percent, respectively). Upon closer inspection,

however, of the Precinct One residents living within the HUD service area, more residents have a high school diploma (46.40 percent) and fewer residents have a bachelor's degree (15.98 percent), relative to the whole pre-

precinct (42.75 percent high school; 20.72 percent bachelor's degree). The latter could be explained by the high number of young professionals in the medical center and university areas of Houston.

**Percent of Persons per Education Level
Total Precinct, 2000**



Precinct 1

HUD-Defined Target Areas

The U.S. Department of Housing & Urban Development (HUD) has defined certain census tracts in Harris County Precinct One as low-income communities (51 percent or greater low-income population). These communities are eligible for HUD entitlement grant funding.

Aldine

Clear Creek

Granada

Greenbranch-Gatewood

Greensbrook

Greenwood-Heights

Little York/Airline

Northington-Kenwood

Riverwood

Sherwood Place

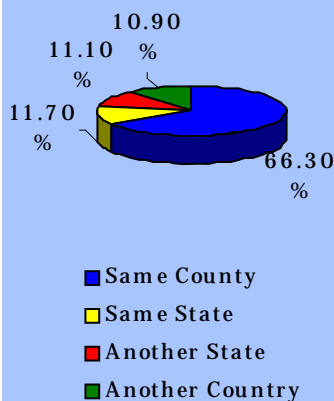
Verde Forest

Woodsdale

Movement Within Harris County

Geographic mobility is an indicator of population change through movement both within and from outside of the county. Analysis of 1990 Census data showed that of those persons who had moved, 67 percent moved from another house in the same county, 13.5 percent from another county within the state, 13.2 percent from another state and 6 percent from abroad. According to the 2000 Census, 47.8 percent of people living in Harris County were living in the same house as five years earlier. Among those who moved, 66 percent had moved during the previous five years from another house in the same county, 11.7 percent from elsewhere in Texas, 11.1 percent from another state, and 10.9 percent from abroad. Most significant of the 2000 Census figures is the indication of more persons moving to Harris County from abroad. Specifically, 2000 numbers show a 115 percent increase in the number of persons relocating from abroad and a 0.2 percent decrease in the number of persons relocating to Harris County from elsewhere in Texas.

2000 Movement Within Harris County, Residence 5 Years Ago
 Source: 2000 U.S. Census



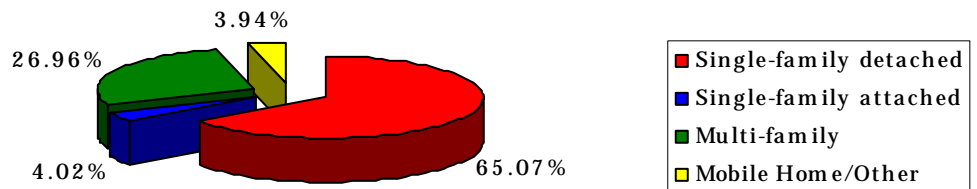
HOUSING TYPE

Approximately two-thirds of residents of both Precinct One and Harris County live in single-family detached housing (65.07 percent and 63.49 percent, respectively). The re-

maining third, for both Precinct One and Harris County, is mainly multi-family housing (26.96 percent and 29.15 percent, respectively). Resi-

dents of the Precinct One HUD service area, or suburban, part of Precinct One however, mainly inhabit single-family detached homes (73.76 percent).

Percent of Persons per Housing Type
Total Precinct, 2000



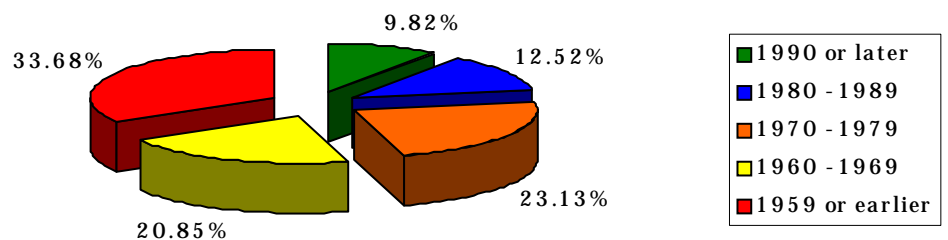
YEAR HOUSING BUILT

Harris County appears to have experienced a population boom in the 1970s, as 28 percent of all houses were built during that decade. In the HUD service area of Precinct One, 38.56 percent of houses were built

in the 1970s, indicating that there was a significant suburban influx during that decade. While more than half (54.53 percent) the housing in Precinct One was constructed prior to 1970, only a quarter (26.53

percent) of the HUD service area housing was built before 1970. Harris County lies in between these two extremes, with a third (34.19 percent) of the housing being constructed prior to 1970.

Percent of Houses per Year Built
Total Precinct, 2000



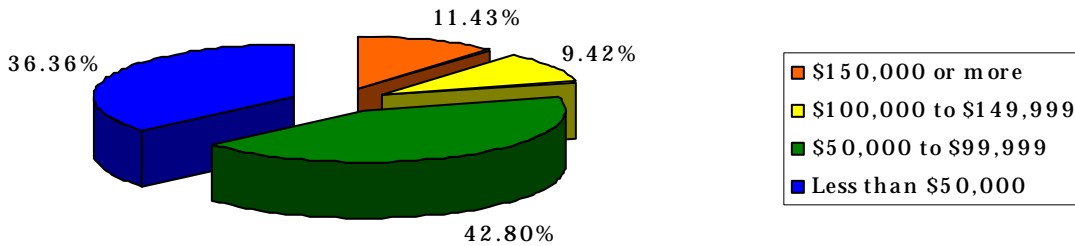
OWNER-OCCUPIED HOUSE VALUE

Most of the owner-occupied homes (79.16 percent) in Precinct One are valued below \$100,000. This is also the case for homes in the Precinct One HUD service area (81.79 percent). However, throughout Harris

County there are relatively more homes valued at a higher rate. In Harris County, only 61.86 percent of homes are valued at less than \$100,000. Fully one-fifth (20.03 percent) of homes in Harris County are

valued at \$150,000 or more. Yet only one-tenth (11.43 percent) of homes in Precinct One, and nearly one-twentieth (4.99 percent) of homes in the HUD service area, are valued at \$150,000 or more.

**Percent of Owner-Occupied Houses per House Value Level
Total Precinct, 2000**



Housing in Harris County

In 2000, Harris County was the third-largest county in the United States in housing, with an estimated 1,298,130 housing units. Between 1990 and 2000, housing in Harris County is up from a 1990 total of 1,173,808. Between 1990 and 2000, total housing grew by 10.6 percent, increasing by an estimated total of 124,322 units. Between 1990 and 2000 population growth occurred at a slightly higher rate of 20.7 percent than housing growth, indicating a slight increase in the number of persons living in each housing unit. Household growth also grew faster than housing growth between 1990 and 2000 indicating that not only are more persons living in each housing unit but there are also more households per housing unit.

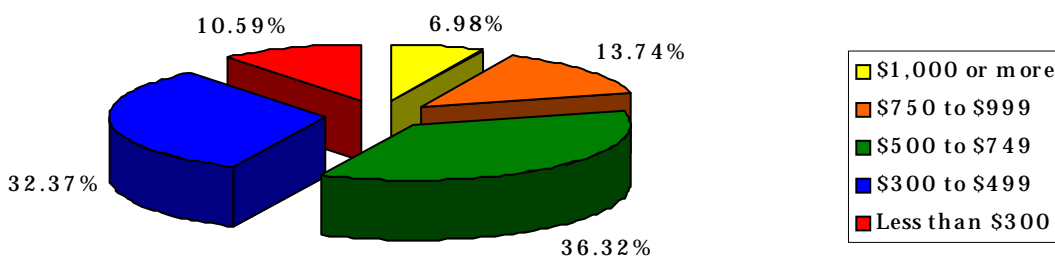
RENTER-OCCUPIED GROSS RENT

Both within all of Precinct One (36.32 percent) and in the Precinct 1 HUD service area (38.34 percent), most people pay a gross rent between \$500 and \$749. Similarly, throughout all of

Harris County, almost half (43.77 percent) of those residents who rent their homes pay a gross rent in the range of \$500 to \$749. Very few residents in Precinct One and Harris County pay over

\$1,000 for their gross rent (6.98 percent and 8.45 percent, respectively). Approximately 11 percent (10.59 percent) of Precinct One residents pay less than \$300 in gross rent.

**Percent of Renter-Occupied Dwellings per Gross Rent Level
Total Precinct, 2000**



Housing construction in Harris County has been dynamic over the last 20 years. Permitting activity plummeted in 1985 after an enormous housing development boom, and began to slowly grow again through 2000. Population growth coupled with a strong economy in the late 1990s caused a strong upsurge in the construction of new housing in Harris County by 2000. Between 1995 and 1998, 86,997 residential building permits were issued. Between 1999 and 2001, Harris County issued 55,677 residential building permits.

EMPLOYMENT INDUSTRY

HARRIS COUNTY

Community & Economic
Development Department

Planning & Development
Services

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Houston, TX 77054

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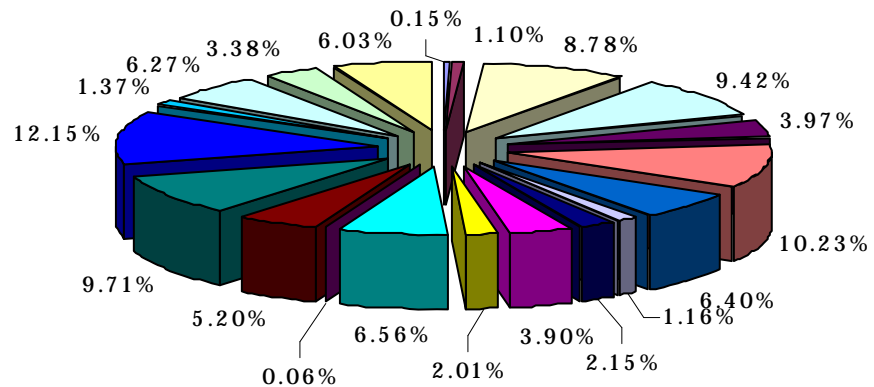


There are three major universities (Rice, University of Houston, Texas Southern University) and one major Medical Center located within the confines of Precinct One.

This explains the relatively high number of workers in the education and health care fields in Precinct One (9.71 percent and 12.15 percent, respectively), than in Harris County as a whole (8.24 percent and 8.79 percent, respectively).

There are relatively fewer manufacturing jobs in Precinct One (9.42 percent) than in Harris County (11.75 percent). Other than these distinctions, the employment patterns of Precinct One follow those of Harris County.

**Percent of Persons per Employment Industry
Total Precinct, 2000**



■ Agriculture/Forestry/Hunting	■ Mining
■ Construction	■ Manufacturing
■ Wholesale Trade	■ Retail Trade
■ Transportation/Warehousing	■ Utilities
■ Information	■ Finance/Insurance
■ Real Estate	■ Professional/Scientific/Technical
■ Management of Companies	■ Administrative/Support
■ Education	■ Health Care/Social Assistance
■ Arts/Entertainment/Recreation	■ Accommodation/Food Services
■ Public Administration	■ Other Services