

HARRIS COUNTY

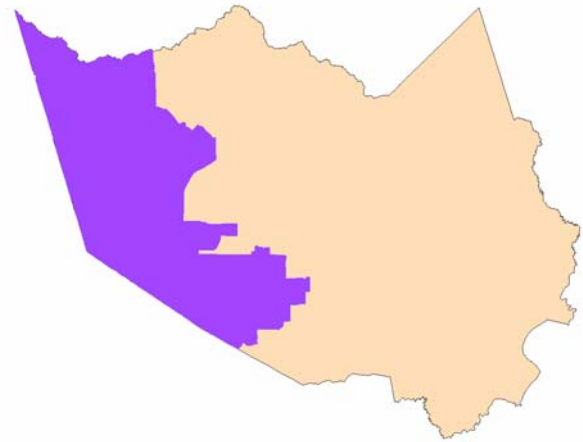
PRECINCT THREE

PRECINCT OVERVIEW

Precinct Three covers the western part of Harris County. The Precinct Three HUD service area is defined as those communities lying outside the cities of Houston, Pasadena, and Baytown. [1] Only a third (35 percent) of Precinct Three residents live within the Precinct HUD service area. However, 75 percent of the land in Precinct Three lies in the service area, meaning service area residents enjoy a population density (919 people/square mile) well below the precinct as a whole (1,954 people/square mile). Overall, Precinct Three covers 467 sq. miles, second only to Precinct Four in geographic size.

Although 15 percent of Harris County residents are living in poverty, only 11 percent of Precinct Three residents are living in poverty. In addition, only 23 percent of the Precinct Three HUD service area residents earn a low-to-moderate income and 39 percent of all residents in Precinct Three earn a low-to-moderate income. [2] Forty-six percent of all Harris County residents earn a low-to-moderate income.

The median household income for Precinct Three residents is well above the county-wide median household income (\$63,547 and \$42,598, respectively). The median household income for only those residents residing in the Precinct Three HUD service area is almost double the Harris County median (\$80,489). Precinct Three has relatively fewer owner-occupied housing units than all of Harris County (49 percent and 59 percent, respectively).



Map of Precinct Three

PRECINCT THREE FACTS*

<i>Population, 2000</i>	912,461
<i>Percent White, 2000</i>	50%
<i>Percent Black, 2000</i>	14%
<i>Percent Hispanic/Latino, 2000</i>	25%
<i>Percent Asian, 2000</i>	9%
<i>Median Household Income, 2000</i>	\$63,547
<i>Percent Below Poverty</i>	11%
<i>Percent of Population Under 19 Years</i>	30%
<i>Percent of Population 20 to 64 Years</i>	63%
<i>Total Housing Units, 2000</i>	380,962
<i>Percent Owner-Occupied, 2000</i>	49%

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

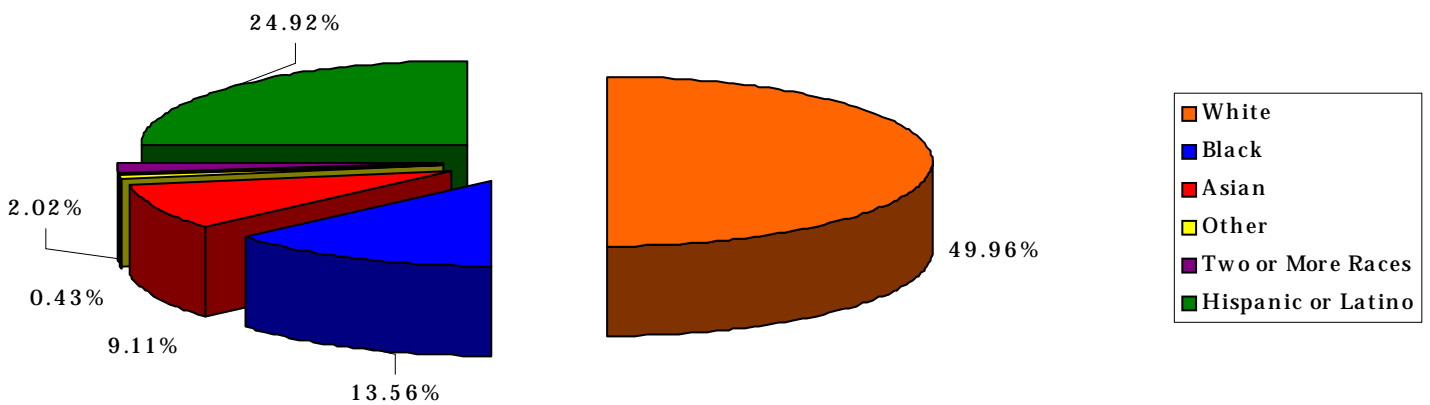
While half of Precinct Three residents are White (49.69 percent), two-thirds (66.57 percent) of residents in the Precinct Three HUD service area are White. Similarly,

while 24.92 percent of all Precinct Three residents are Hispanic or Latino, only 17.12 percent of Precinct Three HUD service area residents are Hispanic or Latino. Most of the

Asian population in the Houston area lives in Precinct Three. More than 9 percent of Precinct Three residents are Asian, whereas only 5.08 percent of all

Harris County residents are Asian. At the same time, 2.02 percent of Precinct Three residents identify themselves as being two or more races.

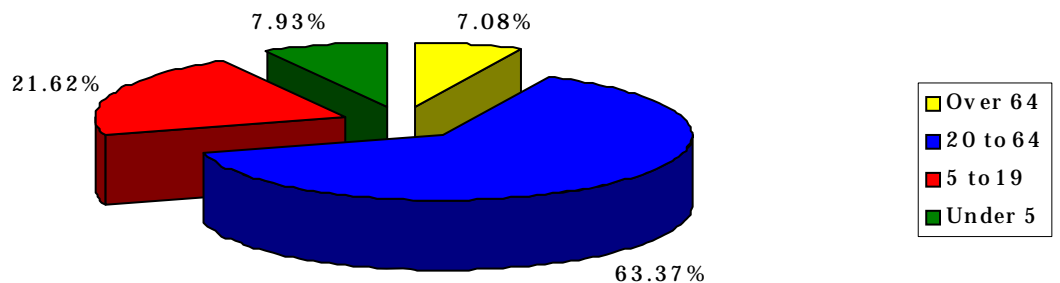
**Percent of Persons per Race/Ethnicity
Total Precinct, 2000**



AGE

Population age does not vary over Precinct Three, the Precinct Three HUD service area, and Harris County. Approximately three-fifths of residents are working age, while a quarter are school-age children. Precinct Three residents are slightly more likely to be working age (63.37 percent), relative to all of Harris County (60.69 percent).

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



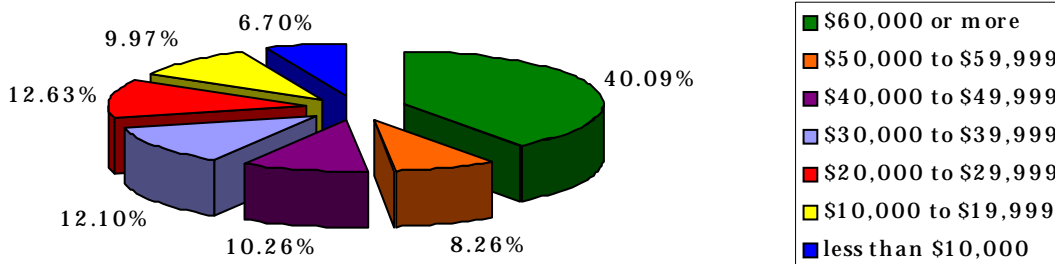
HOUSEHOLD INCOME

As stated in the Overview, the median household income in the Precinct Three HUD service area is greater than the whole precinct. Only 15.95 percent of households in the HUD service area earn less

than \$30,000 per year. At the same time, 29.29 percent of households in the entire precinct take home less than \$30,000 per year. Harris County has 34.17 percent of households earning less than

\$30,000 per year. This indicates that households in Precinct Three earn relatively more money than households in the county.

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



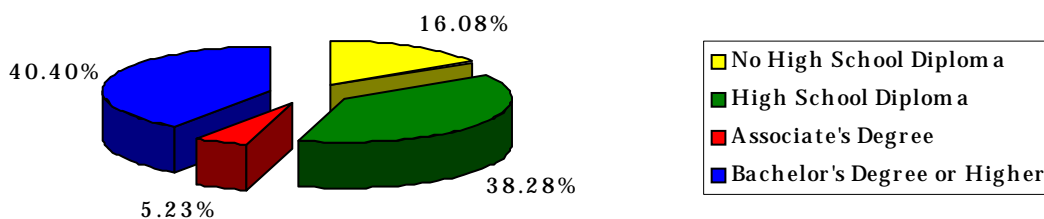
EDUCATION

There is a minor, but not insignificant, disparity in education for residents of the Precinct Three HUD service area versus all residents of Precinct Three. Only 9.87 percent of HUD service area residents never received a high school diploma, whereas 16.08 per-

cent of all Precinct Three residents never graduated from high school. Both these numbers, however, are below that of all Harris County residents (25.37 percent). At the same time, many residents in all areas of Precinct Three have earned a Bachelor's degree

or higher. More than forty percent of all Precinct Three residents and 41.21 percent of HUD service area residents earned a Bachelor's degree or higher; throughout Harris County only a quarter (26.94 percent) of residents have earned a Bachelor's degree or higher.

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



Precinct 3 HUD-Defined Target Areas

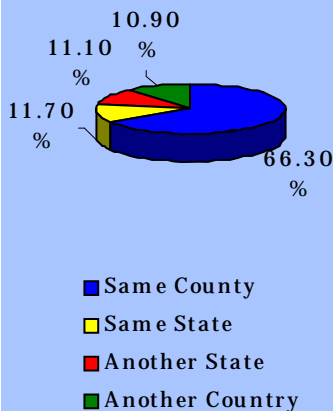
The U.S. Department of Housing & Urban Development (HUD) has defined certain census tracts in Harris County Precinct Three as low-income communities (51 percent or greater low-income population). These communities are eligible for HUD entitlement grant funding.

Ranch Country

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 past 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: US Census, 2000



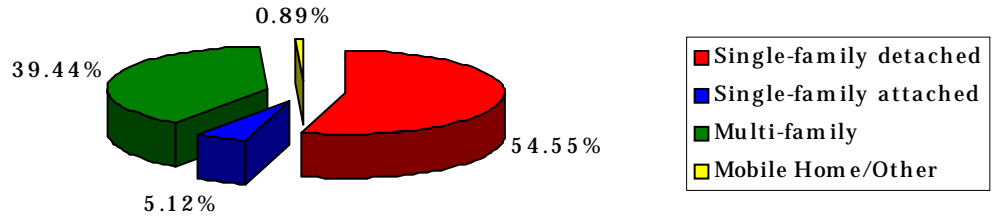
HOUSING TYPE

While approximately two-thirds of residents in Harris County live in single-family detached housing (63.48 percent), only half of Precinct Three residents live in this type of housing (54.55 per-

cent). At the same time, two-fifths of Precinct Three residents live in multi-family housing (39.44 percent), but only 29.15 percent of Harris County residents live in multi-family housing.

While 3.50 percent of Harris County residents live in mobile homes, less than 1 percent of Precinct Three residents live in mobile homes.

Percent of Persons per Housing Type
Total Precinct, 2000



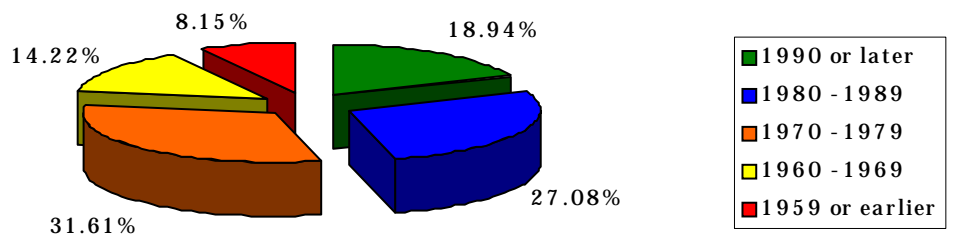
YEAR HOUSING BUILT

Harris County appears to have experienced a population boom in the 1970s, as 27.35 percent of all houses were built during that decade. Precinct Three received much of this

population, with 31.61 percent of houses built in the 1970s. Growth spread to the Precinct Three HUD service area in the 1980s, with 35.30 percent of housing in the Precinct Three HUD service area constructed in

the 1980s. Only 8.15 percent of Precinct Three homes were built prior to 1960, indicating that the western half of the county is relatively new suburbia.

Percent of Houses per Year Built
Total Precinct, 2000



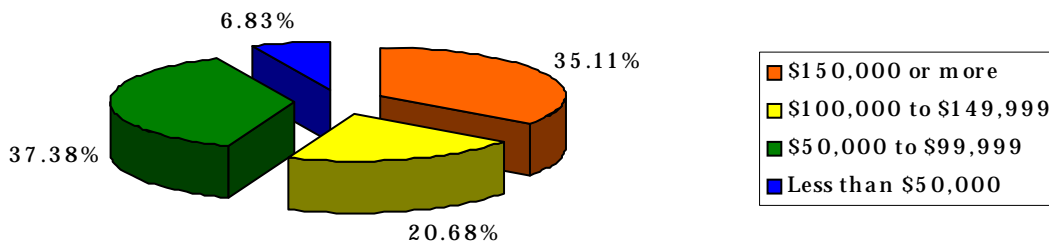
OWNER-OCCUPIED HOUSE VALUE

Most of the owner-occupied homes (55.80 percent) in Precinct Three are valued above \$100,000. This is also the case for homes in the Precinct Three HUD service area (57.22 percent).

However, throughout Harris County there are relatively more homes valued at a lower rate. In Harris County, only 38.14 percent of homes are valued at more than \$100,000. While less

than one-tenth of Precinct Three homes are valued below \$50,000 (6.83 percent), one in five homes throughout Harris County are valued below \$50,000 (19.34 percent).

**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

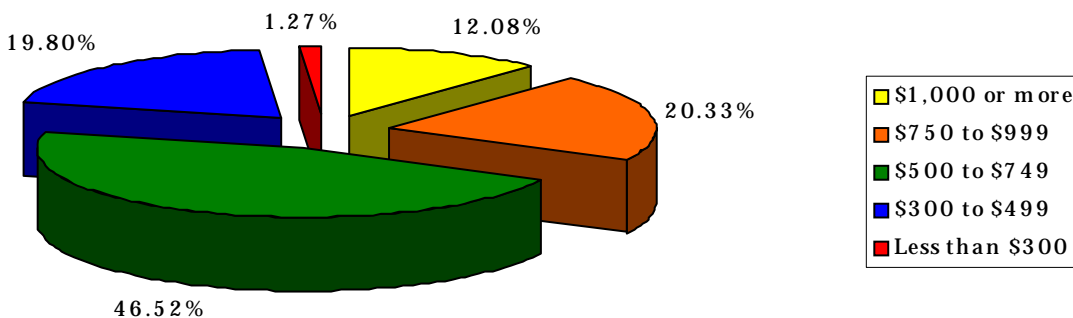
Both within all of Precinct Three (46.52 percent) and in the Precinct Three HUD service area (40.61 percent), most people pay a gross rent between \$500 and \$749.

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. More resi-

dents in Precinct Three pay over \$1,000 for their gross rent (12.08 percent) than in any other Precinct. In Harris County as a whole, only 8.45 percent of residents

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.

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



EMPLOYMENT INDUSTRY

HARRIS COUNTY

Community & Economic
Development Department

Planning & Development
Services

8410 Lantern Point Dr.
Houston, TX 77054

Phone: 713-578-2000

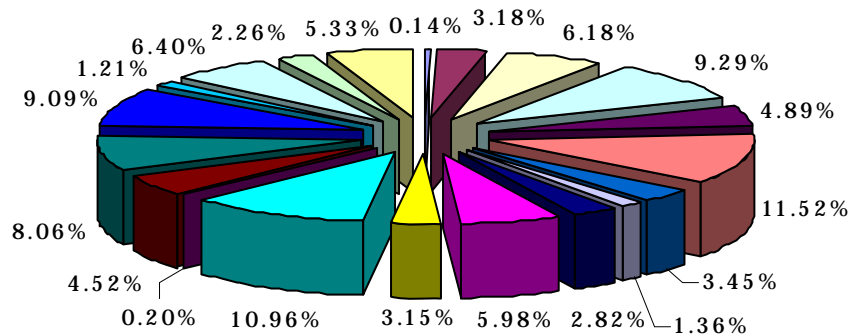


Precinct Three covers the western end of Harris County, roughly from Highway 59 in the southwest to Highway 290 in the northwest. This entire region is generally recognized as me-

dium to affluent suburban, explaining why there are relatively more professional, scientific and technical workers in Precinct Three (10.96 percent), than in Harris County as a whole

(7.79 percent). There are relatively fewer construction and manufacturing jobs in Precinct Three (6.18 percent and 9.29 percent, respectively) than in Harris County as a whole (8.74 percent and

**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