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**Shell Center for  
Sustainability**



# HOUSTON **COMMUNITY SUSTAINABILITY** The Quality of Life Atlas

LESTER KING, PHD.



RICE









**Houston Community Sustainability:**

**The Quality of Life Atlas**

by

Lester King, PhD, AICP, LEED

March 2014

**Shell Center for Sustainability  
Rice University  
Houston, TX  
[shellcenter.rice.edu](http://shellcenter.rice.edu)**

## **THE SHELL CENTER FOR SUSTAINABILITY, RICE UNIVERSITY**

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Any opinions, findings, conclusions, or recommendations expressed in this publication are those of the author and do not necessarily reflect the views of the organizations or agencies that provided support for the project.

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Front cover illustration:

The cover features 27 elementary school kids walking home from school on a beaten path without a sidewalk. Some of them are pulling wheeled bags, so on rainy days, their bags and shoes will probably become muddied. These students have to cross a gas station, avoiding incoming and outgoing cars. Programs such as ‘Safe Routes to School’, help to ensure that routes leading to and from school have kids in mind if they have to navigate dangerous and inhospitable land uses. Somethings as simple as adding sidewalks, goes a long way in keeping our kids safe.

In the background is the beautiful skyline of downtown Houston where students may eventually find lucrative jobs. At the very least an Associate’s degree may be the required threshold for entry into white collar jobs to be found in downtown Houston , such as clerical staff. Therefore 18 of those kids pictured on the front cover will not hold white collar jobs such as to be found in downtown Houston (Pg 13). Of these 18 kids not working in downtown Houston, six of them will be in poverty (Pg. 25).

Of the 27 students in the prior photograph, only 1 will take public transportation to work (Pg. 93), although according to local survey results 12 of them would prefer public transit. Assuming all except

the six students in poverty make the median household income in Houston and spend the expected 17% of their incomes on private car ownership (Pg. 35), the remaining 21 kids will spend an aggregate of \$151, 207 each year for transportation to and from the workplace. Over the length of their work life (44 years), that is a total of \$6,653,123 going to owning and maintaining private autos. Houstonians drive an average of 17,534 miles per household each year, so over their work life these 21 students will drive in aggregate 16,201,416 miles (Pg. 89). This is the equivalent 10,441,200 gallons of gasoline consumed, or 216,216 barrels of oil, and 4,444 metric tons of carbon dioxide released to the atmosphere. We have not even included the cost of maintaining the roadways for these kids over their working life, or the cost of maintaining the parking lots and roads they will use. Maintaining and financing private autos in Houston is a heavy burden that will be placed on the shoulders of these kids.

A few of the things we can do to help our kids achieve a better quality of life include the following. Ensuring that there are sidewalks along strategic routes for at least ½ mile from each school. Ensure they graduate from school and understand the integral necessity of pursuing tertiary level degrees or training programs. Actively pursue investment for more efficient mass transportation options in Houston to curb the dependency on private automobiles.

We hope you find this report useful to better understand our city and the people who live here.

*Lester O. King, PhD*





## Acknowledgements

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## Executive Summary

In order for citizens, analysts and elected officials to successfully pursue the sustainable development of the City of Houston, a robust set of indicators are needed to identify those issues that are integral to sustainable development and measure progress toward managing those issues. Sustainable development indicators, by definition, are distinct from traditional performance metrics in that they are value laden with sustainability principles and themes and a growing sustainability knowledge base.

Sustainability principles and themes include: ensuring balance among the pillars of sustainability (social, economic and environmental awareness); comprehensiveness; reliability and validity, timeliness and sensitivity. The interconnectedness of the various systems of city development is also an important principle of sustainability.

Super Neighborhoods in Houston are administrative areas similar in composition to what would more universally be referred to as communities. These communities are composed of several neighborhoods, called subdivisions in Houston (Subdivisions in Houston are exclusively composed of houses, with very few exceptions). The Super Neighborhood is an excellent model in Houston for planning purposes, since they capture housing, services, transportation and other local land uses in one area. Therefore analysis of sustainable development at the Super Neighborhood level is representative of the types of social, economic and environmental patterns throughout various communities in Houston. Analyzing the city at this level, brings the effects and impacts closer to the residents and captures the dynamics of community development. Breaking the issues into a community by community analysis creates more opportunities for empowerment of residents who require resources to aid in the articulation of their needs.

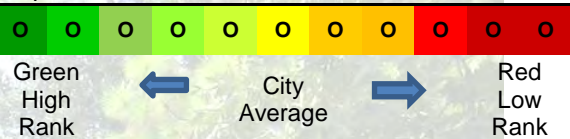
Indicator measures used in this study were analyzed to determine whether there were correlation patterns of significance. Significant correlations between indicators were identified as groups and referenced in the report. These groups represent social, economic and environmental interrelations among the Super Neighborhoods in Houston. The groups can be described as representing related processes and phenomena of sustainable development and as such are a reliable way to identify the 'Big Trends' in Houston. Super Neighborhoods were ranked according to these groups as a useful measure of performance on how Super Neighborhoods compare to the 'Big Trends' in the city. These rankings are presented in the conclusion of the report.

The study is primarily intended to assist citizens, staff analysts, and decision makers to address the question, ***'How are Houston Super Neighborhoods developing with regards to sustainability?'***

Other titles in this series on sustainable development indicators published by the Shell Center for Sustainability:

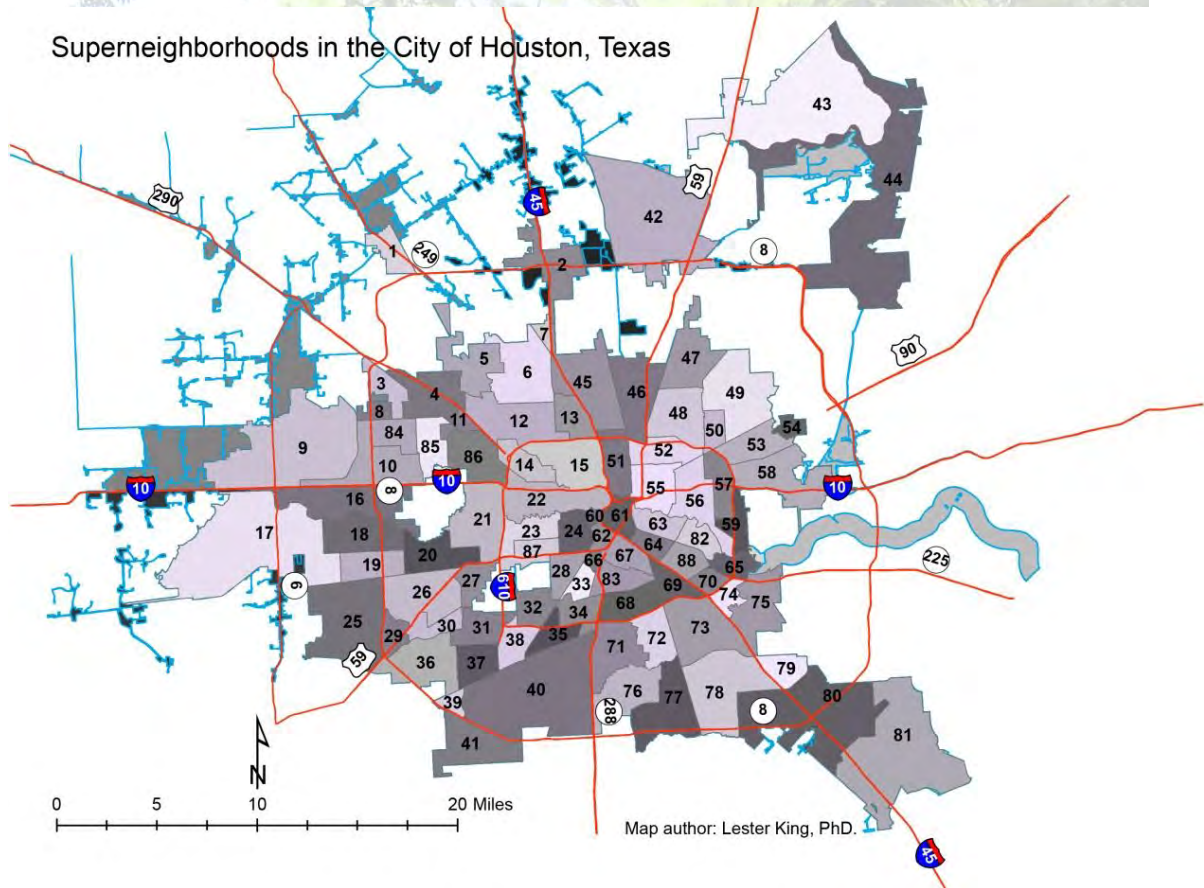
- Sustainable Development of Houston Districts: The Health of the City (King, 2013)
- Houston Sustainability Indicators: A Comprehensive Development Review for Citizens, Analysts and Decision Makers (King, 2012).
- Measuring City Sustainability: Project Houston (Blackburn, 2010).

**Table 1: Super Neighborhoods Ranking:** Table shows the top 5, bottom 5 and average performing Super Neighborhoods. Green to red indicates High rank to Low rank in sustainability. The Min score is either High rank or Low rank in sustainability based on the indicator. Example is Min score for 'Poverty' is High rank in sustainability vs Min 'Voting' score is Low rank in sustainability.

Measure	Super Neighborhood Performance														
	Min	Average	Max	Super Neighborhood ID #s (Check Pg.xi for names)											
<b>Social Development</b>				<b>Super Neighborhood ID #s (Check Pg.xi for names)</b>											
PopGrowth	%	-5	1	32	77	52	51	48	82	30	17	81	2	40	43
Graduate Degrees	%	0.3	8	32	56	50	46	45	70	12	23	32	87	34	28
Voting	%	0.1	7	24	41	9	29	27	1	67	76	28	83	31	57
Poverty	%	4	23	48	23	43	16	28	87	34	50	52	67	55	29
Ave Spending on Health	\$	1,551	3,496	9,621	29	2	27	55	52	83	44	43	28	16	23
HousingCost > 30%Income	%	13	30	44	27	39	14	53	31	62	2	77	41	25	54
Pop 1/4 mile to Parks	%	0	41	100	54	1	42	78	77	47	88	22	33	9	60
Pop in Food Deserts	%	0	36	100	87	62	34	32	79	33	54	43	39	77	50
<b>Economic Development</b>				<b>Super Neighborhood ID #s (Check Pg.xi for names)</b>											
Unemployment	%	1	10.0	26	66	23	39	28	34	40	71	50	76	77	53
Primary Jobs	%	2	19	55	60	7	50	18	39	10	66	34	3	8	33
Median Household Income	\$	18,386	42,355	106,079	67	55	77	13	52	34	44	16	43	23	28
Housing 1/4 mile to Jobs*	%	0	26	100	6	40	59	56	49	15	87	60	33	62	66
Poor Streets	%	2	20	57	59	39	77	54	47	51	8	41	18	84	60
Pop 1/4 mile to Bus Stops	%	0	68	100	54	44	43	9	79	72	83	27	60	62	24
Vehicle Miles Traveled	#	11,689	17,974	26,661	66	62	33	28	60	13	53	42	54	43	44
Pop using Transit	%	0	5	19	54	42	53	39	7	56	52	61	50	34	67
<b>Environmental Development</b>				<b>Super Neighborhood ID #s (Check Pg.xi for names)</b>											
** Air - AQI - Ozone	#	72	78	81	50	48	49	53	78	34	20	31	26	27	30
Water-Household (ac ft/y)	#	154	1,953	7,205	8	39	54	53	57	29	81	17	26	21	25
Flooding-Pop in FloodZone	%	0	20	86	64	62	66	35	68	80	32	52	9	30	31
Land: High Intensity**	%	0	23	67	44	54	9	43	76	67	87	34	62	27	61
Land Use Mix (index)	#	523	1,854	9,222	61	44	66	39	2	49	17	42	57	9	41
Land - Commercial	%	0	6	30	8	54	60	41	44	79	29	27	87	1	7
Land - MultiFamily	%	0	6	30	8	41	59	50	74	10	60	19	29	20	27
Land - SingleFamily	%	0	23	51	60	35	41	34	1	75	37	23	12	18	31

\*Forty-one neighborhoods had 0 housing units in business centers \*\*\*Unclear whether the high percentages on this indicator are good or bad trend towards sustainability.

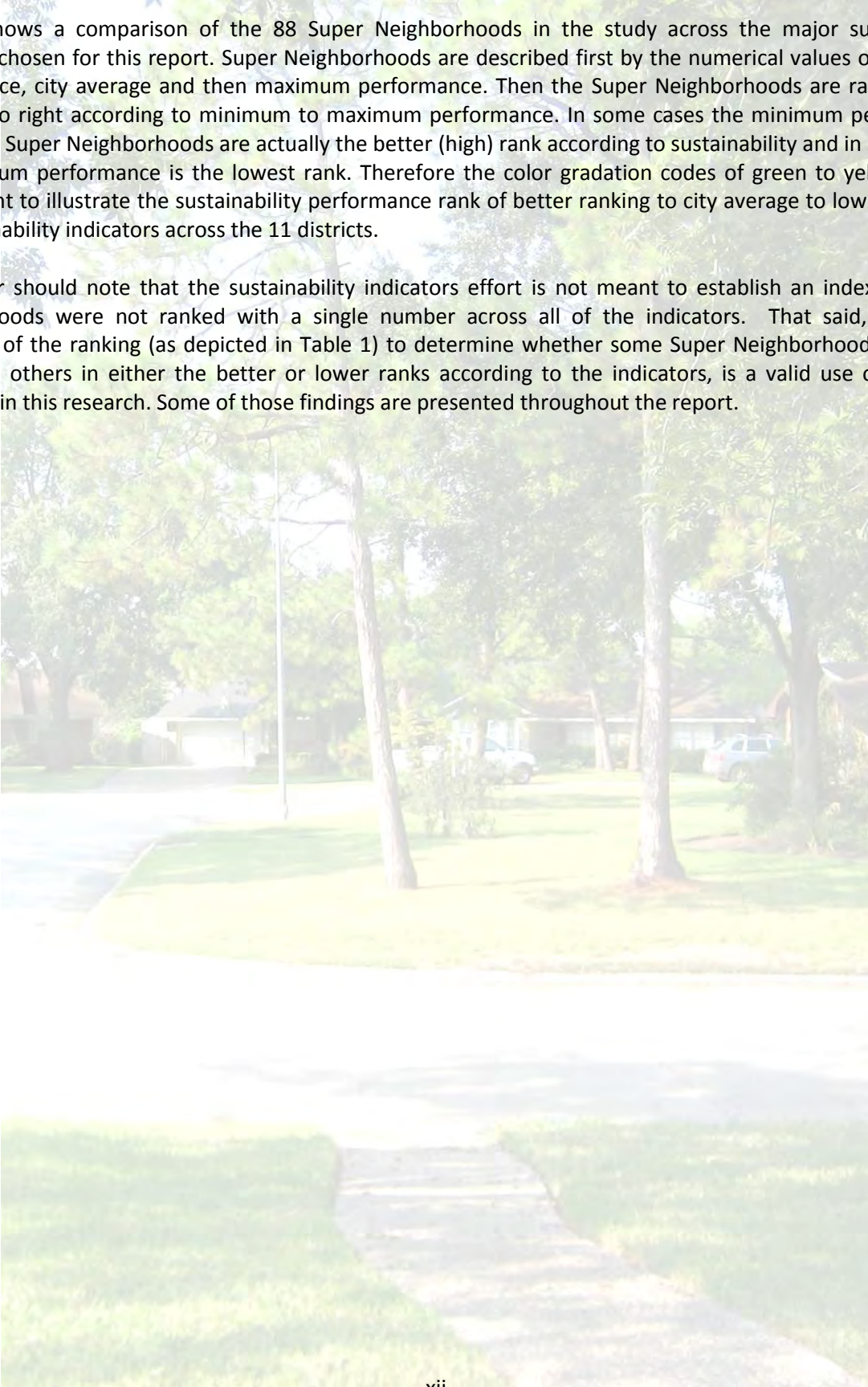
### Superneighborhoods in the City of Houston, Texas



Super Neighborhoods in Houston			
1	WILLOWBROOK	31	MEYERLAND AREA
2	GREATER GREENSPOINT	32	BRAESWOOD PLACE
3	CARVERDALE	33	MEDICAL CENTER AREA
4	FAIRBANKS / NORTHWEST CROSSING	34	ASTRODOME AREA
5	GREATER INWOOD	35	SOUTH MAIN
6	ACRES HOME	36	BRAYS OAKS
7	HIDDEN VALLEY	37	WESTBURY
8	WESTBRANCH	38	WILLOW MEADOWS / WILLOWBEND AREA
9	ADDICKS PARK TEN	39	FONDREN GARDENS
10	SPRING BRANCH WEST	40	CENTRAL SOUTHWEST
11	LANGWOOD	41	FORT BEND / HOUSTON
12	CENTRAL NORTHWEST	42	IAH / AIRPORT AREA
13	INDEPENDENCE HEIGHTS	43	KINGWOOD AREA
14	LAZY BROOK / TIMBERGROVE	44	LAKE HOUSTON
15	GREATER HEIGHTS	45	NORTHSIDE/NORTHLINE
16	MEMORIAL	46	EASTEX - JENSEN AREA
17	ELDRIDGE / WEST OAKS	47	EAST LITTLE YORK / HOMESTEAD
18	BRIARFOREST AREA	48	TRINITY / HOUSTON GARDENS
19	WESTCHASE	49	EAST HOUSTON
20	MID WEST	50	SETTEGAST
21	GREATER UPTOWN	51	NORTHSIDE VILLAGE
22	WASHINGTON AVENUE COALITION / MEMORIAL PARK	52	KASHMERE GARDENS
23	AFTON OAKS / RIVER OAKS AREA	53	EL DORADO / OATES PRAIRIE
24	NEARTOWN - MONTROSE	54	HUNTERWOOD
25	ALIEF	55	GREATER FIFTH WARD
26	SHARPSTOWN	56	DENVER HARBOR / PORT HOUSTON
27	GULFTON	57	PLEASANTVILLE AREA
28	UNIVERSITY PLACE	58	NORTHSHORE
29	WESTWOOD	59	CLINTON PARK TRI-COMMUNITY
30	BRAEBURN	60	FOURTH WARD
		61	DOWNTOWN
		62	MIDTOWN
		63	SECOND WARD
		64	GREATER EASTWOOD
		65	HARRISBURG / MANCHESTER
		66	MUSEUM PARK
		67	GREATER THIRD WARD
		68	OST / SOUTH UNION
		69	GULFGATE RIVERVIEW / PINE VALLEY
		70	PECAN PARK
		71	SUNNYSIDE
		72	SOUTH PARK
		73	GOLFCREST / BELLFORT / REVELLE
		74	PARK PLACE
		75	MEADOWBROOK / ALLENDALE
		76	SOUTH ACRES / CRESTMONT PARK
		77	MINNETEX
		78	GREATER HOBBY AREA
		79	EDGEBROOK AREA
		80	SOUTH BELT / ELLINGTON
		81	CLEAR LAKE
		82	MAGNOLIA PARK
		83	MACGREGOR
		84	SPRING BRANCH NORTH
		85	SPRING BRANCH CENTRAL
		86	SPRING BRANCH EAST
		87	GREENWAY / UPPER KIRBY AREA
		88	LAWNDALE / WAYSIDE

Table 1 shows a comparison of the 88 Super Neighborhoods in the study across the major sustainability indicators chosen for this report. Super Neighborhoods are described first by the numerical values of minimum performance, city average and then maximum performance. Then the Super Neighborhoods are rank ordered from left to right according to minimum to maximum performance. In some cases the minimum performance among the Super Neighborhoods are actually the better (high) rank according to sustainability and in some cases the minimum performance is the lowest rank. Therefore the color gradation codes of green to yellow to red were meant to illustrate the sustainability performance rank of better ranking to city average to low ranking on the sustainability indicators across the 11 districts.

The reader should note that the sustainability indicators effort is not meant to establish an index, so Super Neighborhoods were not ranked with a single number across all of the indicators. That said, the visual inspection of the ranking (as depicted in Table 1) to determine whether some Super Neighborhoods fall more often than others in either the better or lower ranks according to the indicators, is a valid use of the data presented in this research. Some of those findings are presented throughout the report.









## TABLE OF CONTENTS

Acknowledgements.....	vii
Executive Summary.....	ix
Figures.....	xviii
Social Development Pillar of Sustainability .....	3
Theme - Social Demography .....	5
Sub Theme - Population Growth.....	5
Indicator - Population Growth.....	5
Sub Theme - Education.....	13
Indicator - Education Attainment .....	13
Sub Theme - Community Involvement.....	19
Indicator - Voter Participation .....	19
Theme - Poverty .....	23
Sub Theme - Inequality.....	23
Indicator – Income Inequality.....	23
Sub Theme - Poverty Level.....	27
Indicator – Poverty Rate .....	27
Sub Theme - Healthcare Delivery.....	31
Indicator – Health Coverage .....	31
Theme - Livability .....	35
Sub Theme - Cost of Living .....	35
Indicator - Affordability.....	35
Sub Theme - Quality of Life .....	41
Indicator - Accessibility of Public Spaces .....	41
Sub Theme - Health & Nutrition.....	45
Indicator - Food Deserts .....	45
Sub Theme – Environmental Justice .....	49
Indicator - Waste Exposure.....	49
Social Development Policy Recommendations .....	53
Economic Development Pillar of Sustainability.....	59
Theme - Economic Development.....	61
Sub Theme - Employment .....	61

Indicator - Employment Status .....	61
Sub Theme - Macroeconomic Performance.....	65
Indicator - Primary Jobs .....	65
Sub Theme – Business Location .....	69
Indicator - Jobs/ Housing Balance.....	69
Theme - Consumption and Production .....	75
Sub Theme – Capital Improvements .....	75
Indicator – Infrastructure Condition.....	75
Theme - Transportation .....	83
Sub Theme - Access .....	83
Indicator - Access to Public Transportation.....	83
Sub Theme - Demand .....	89
Indicator – Vehicle Miles Traveled.....	89
Sub Theme - Mode .....	93
Indicator - Travel Choice.....	93
Economic Development Policy Recommendations .....	97
Environmental Development Pillar of Sustainability.....	105
Theme - Atmosphere.....	107
Sub Theme - Air Quality.....	107
Indicator - Ambient concentrations of air pollutants .....	107
Theme – Freshwater.....	111
Sub Theme - Water Demand .....	111
Indicator - Water Use .....	111
Theme - Land.....	115
Sub Theme - Flooding.....	115
Indicator – Flood Plain Expansion.....	115
Sub Theme - Land Cover.....	119
Indicator - Land Cover Change.....	119
Sub Theme - Land Use .....	123
Indicator - Land Use Mix .....	123
Environmental Development Policy Recommendations .....	127

Conclusion.....	130
Glossary.....	143
References .....	146
Appendix A – Experts and Advocacy Groups.....	153
Appendix B – Indicator Data Sheets .....	155
Appendix C – Super Neighborhood Maps and Profiles .....	195



## Figures

Figure 1: City of Houston population growth .....	6
Figure 2: City of Houston race and ethnicity .....	6
Figure 3: Map of Districts by Primary Race/ Ethnicity .....	7
Figure 4: Average annual rate of growth .....	9
Figure 5: Population Growth 1990 – 2010 .....	11
Figure 6: Percent of the population with graduate degrees.....	15
Figure 7: Percent of population with Masters degrees .....	17
Figure 8: Voting by Super Neighborhood.....	21
Figure 9: Voter Participation in Houston .....	22
Figure 10: Median Household Income.....	25
Figure 11: Ratio of Share in Income.....	26
Figure 12: Percent Below Poverty by District .....	29
Figure 13: Average healthcare spending by neighborhood.....	33
Figure 14: Housing Affordability .....	37
Figure 15: Housing and transportation costs as percentage of income .....	39
Figure 16: Access to Parks by Super Neighborhood .....	43
Figure 17: City of Houston Access to Parks 2000 – 2010 .....	44
Figure 18: Percent of population in food desert.....	47
Figure 19: Houston Food Desert 2010 .....	48
Figure 20: Population Within a Quarter Mile to Waste Sites .....	51
Figure 21: Unemployment rate by neighborhood .....	63
Figure 22: Unemployment Rate .....	64
Figure 23: Primary jobs as a percentage of total jobs .....	67
Figure 24: Percent of housing units in business centers.....	71

Figure 25: Houston Business Centers .....	72
Figure 26: Jobs in Business Centers compared to Houston Demographics.....	73
Figure 27: Street condition neighborhood ranking.....	77
Figure 28: Street condition assessment map.....	78
Figure 29: Adequate storm sewers.....	81
Figure 30: Access to transit stops .....	85
Figure 31: Intersections by neighborhood.....	87
Figure 32: Annual VMT per household .....	91
Figure 33: Transit to work.....	95
Figure 34: Maximum Ozone Index Concentration.....	109
Figure 35: Houston Ozone Concentration .....	110
Figure 36: Household Water Use by Neighborhood.....	113
Figure 37: Population within 100 Yr Floodplain.....	117
Figure 38: Houston floodplain expansion 2000 - 2012.....	118
Figure 39: High intensity development by neighborhood .....	121
Figure 40: City of Houston Land Cover 2006 .....	122
Figure 41: Land Use Mix in Houston .....	125













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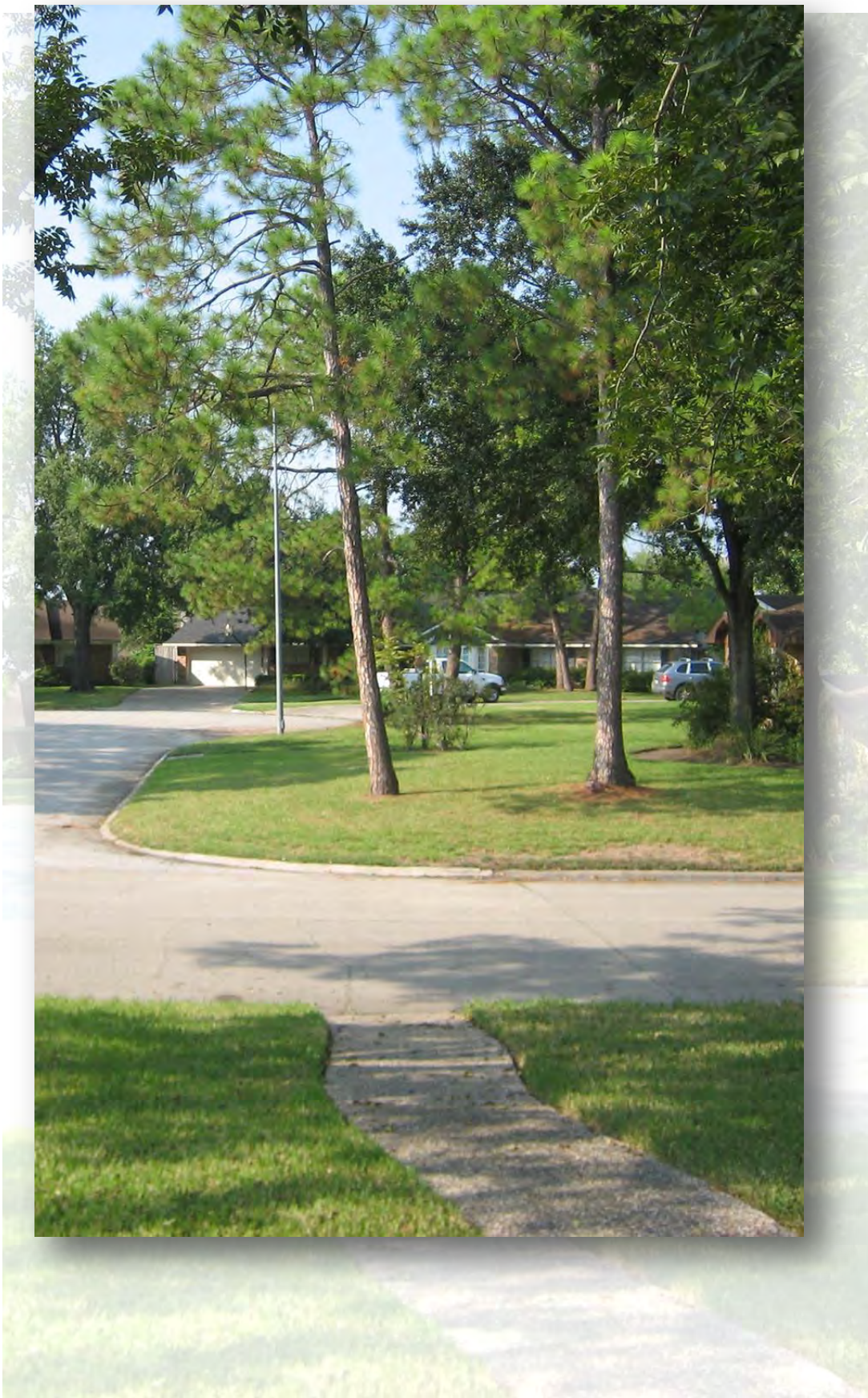
Social Development



RICE







# Houston Community Sustainability:

## The Quality of Life Atlas

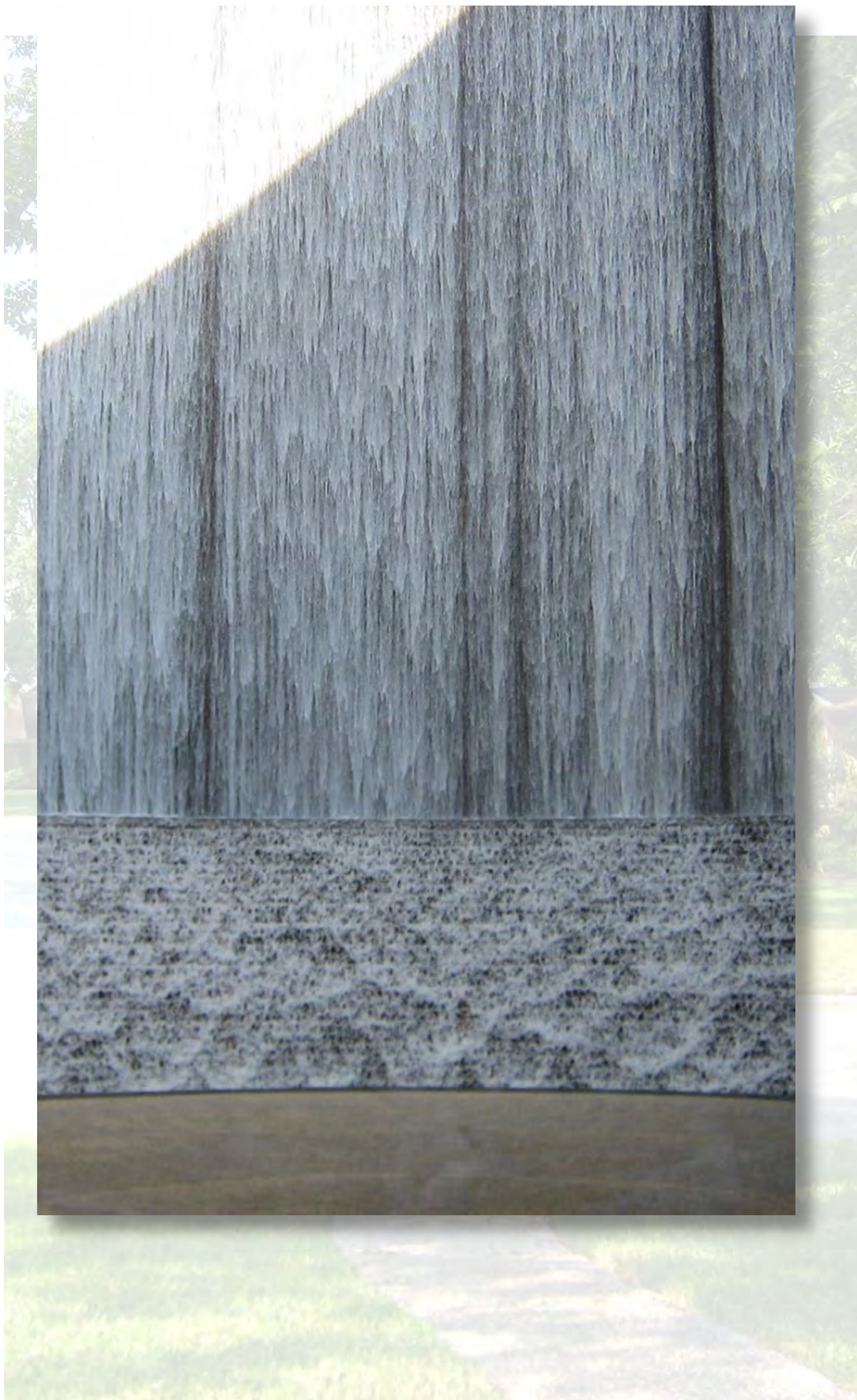
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### Social Development Pillar of Sustainability

Social Development Pillar of Sustainability.....	3
Theme - Social Demography .....	5
Sub Theme - Population Growth .....	5
Sub Theme - Education .....	13
Sub Theme - Community Involvement .....	19
Theme - Poverty.....	23
Sub Theme - Inequality .....	23
Sub Theme - Poverty Level .....	27
Sub Theme - Healthcare Delivery .....	31
Theme - Livability .....	35
Sub Theme - Cost of Living.....	35
Sub Theme - Quality of Life.....	41
Sub Theme - Health & Nutrition .....	45
Sub Theme – Environmental Justice .....	49
Social Development Policy Recommendations.....	53

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## Theme - Social Demography

### Sub Theme - Population Growth

#### Indicator - Population Growth

**Population Growth** is one of the indicators of urban successes in the United States (Linneman & Saiz, 2005). Municipalities compete for population growth in different ways: ensuring adequate housing supply; quality schools; or funding beautification projects for an enhanced quality of life (Hill & Brennan, 2012). Some suggest that Houston's population growth is based on its ability to provide an affordable lifestyle for middle-class people, primarily due to low cost housing (Glaeser, 2011). Population growth has an essential impact on sustainability in that the per capita demand on non-renewable resources should be monitored to ensure supplies are available for present and future generations.

**Sustainability Benefit:** Houston is the 4<sup>th</sup> largest city in terms of both population and land area and the 25<sup>th</sup> most densely populated among the 63 largest cities in the country ( U.S. Census Bureau, 2011). The city is attracting new residents, which suggests that these new residents perceive living in Houston as advantageous over other places to live.

**Sustainability Issue:** More residents require more resources. Sustainable management of natural resources in Houston is critical to ensure that the supplies are sufficient to accommodate the needs of increasing population levels. Additionally, Anglos are the only racial/ethnic group that has declined in absolute numbers since 1980, dropping 36 percent (300,000 persons) between 1980 and 2010.

**Indicator Groups:** Population growth among Super Neighborhoods in Houston range from -3803 to 51273. This indicator does not significantly correlate with other indicators in this analysis.

**The following figures and tables represent different metrics to measure the indicator *Population Growth*:**

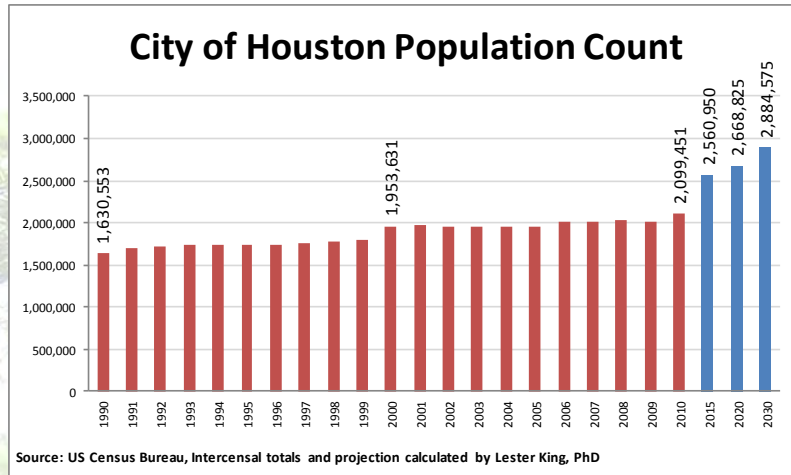
Figure 1: City of Houston population growth

Figure 2: City of Houston race and ethnicity

Figure 3: Map of Districts by Primary Race/ Ethnicity

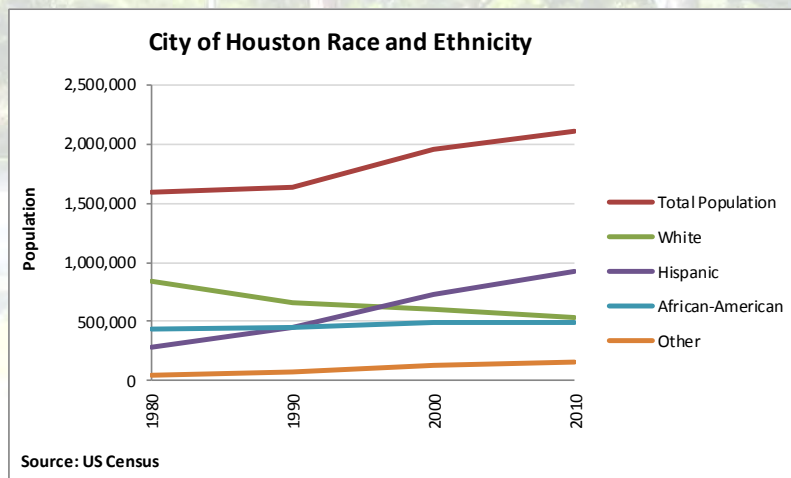
Figure 4: Average annual rate of growth

Figure 5: Population Growth 1990 – 2010



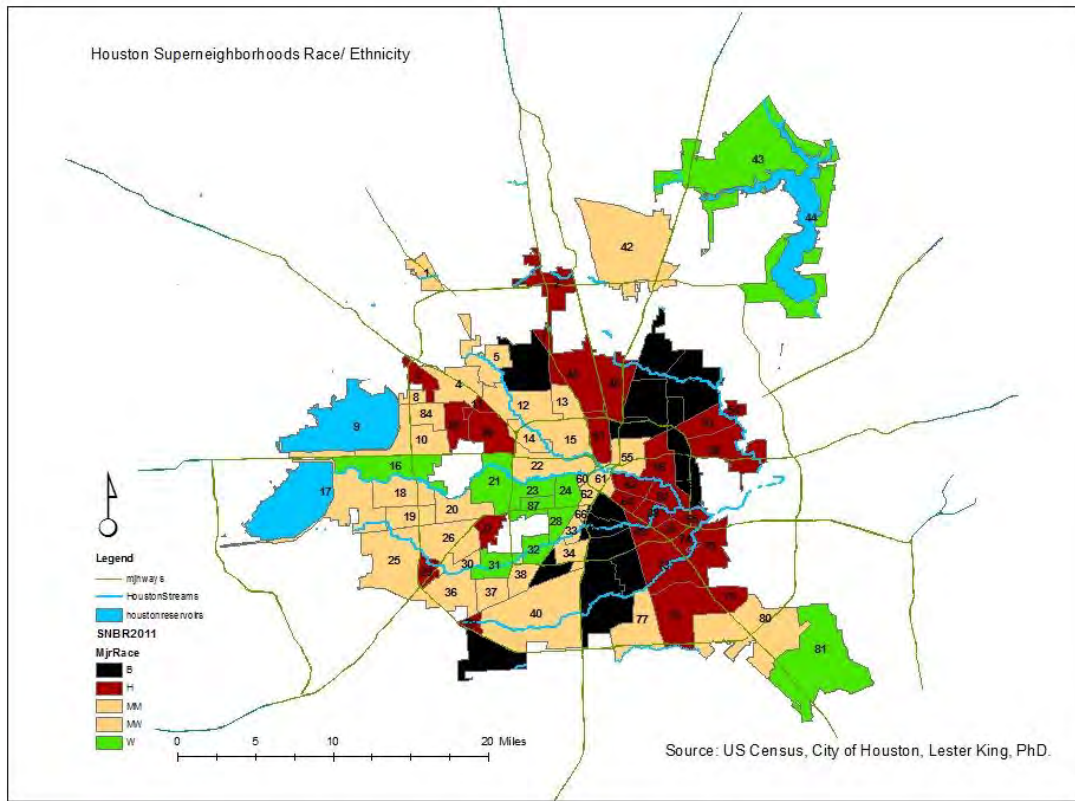
**Figure 1: City of Houston population growth**

- In 2010 Houston was the fourth largest city in the United States with 2,099,451 people (Census 2010). Based on the population growth trend between 1990 and 2010, the City of Houston will gain over 500,000 persons by 2020. The 2030 population is projected to be 2,884,575 persons within the city limits (Figure 1). The City of Houston average annual growth rate projection for each year between 2010 and 2020 is 1.42%.



**Figure 2: City of Houston race and ethnicity**

- The race and ethnicity composition of the city is as follows: Hispanic 43.8%, White 25.6%, Black 23.1%, All others 7.4%. In 1980 there were at least 500,000 more Whites than Hispanics in the City of Houston. The exact counts were 834,061 White and 281,331 Hispanics. The population counts for Whites and Hispanics were approximately the same around 1996.



**Figure 3: Map of Districts by Primary Race/ Ethnicity**

- Hispanic concentrations are to the east, north, southeast, northwest and two spots in the southwest of the city.
- White concentrations are to the near-west, far-northeast, and far-southeast of the city.
- Black concentrations are to the south, north-east of the city.
- The southwest, west and north-west are mixed.
- The latest decennial census results show that there are almost 400,000 more Hispanics in the City of Houston than Whites. Exact counts are 537,901 Whites and 919,668 Hispanics. The City of Houston is losing population among the White cohort.
- In 1980, the African American population was almost half that of the White population. In the 2010 census the African American population was estimated at just over 50,000 persons less than the White population.
- Most of the growth in the City of Houston can be attributed to the Hispanic population. A look at figure 2 shows that the trend for the Hispanic population almost exactly matches the trend for the city as a whole after the 1990 census.

Ranking of Super Neighborhoods by average annual growth rate			
1	WESTBRANCH	45	SPRING BRANCH NORTH
2	WILLOWBROOK	46	EDGEBROOK AREA
3	KINGWOOD AREA	47	PARK PLACE
4	GREATER GREENSPOINT	48	UNIVERSITY PLACE
5	HUNTERWOOD	49	EASTEX - JENSEN AREA
6	FONDREN GARDENS	50	GOLFCREST / BELLFORT / REVEILLE
7	MIDTOWN	51	SPRING BRANCH EAST
8	CENTRAL SOUTHWEST	52	NEARTOWN - MONTROSE
9	DOWNTOWN	53	EAST LITTLE YORK / HOMESTEAD
10	WESTCHASE	54	OST / SOUTH UNION
11	CARVERDALE	55	AFTON OAKS / RIVER OAKS AREA
12	ELDRIDGE / WEST OAKS	56	WILLOW MEADOWS / WILLOWBEND AREA
13	CLEAR LAKE	57	SETTEGAST
14	GREENWAY / UPPER KIRBY AREA	58	MEMORIAL
15	FOURTH WARD	59	SPRING BRANCH WEST
16	MUSEUM PARK	60	BRIARFOREST AREA
17	LANGWOOD	61	CENTRAL NORTHWEST
18	GREATER HOBBY AREA	62	SUNNYSIDE
19	SOUTH BELT / ELLINGTON	63	FAIRBANKS / NORTHWEST CROSSING
20	IAH / AIRPORT AREA	64	ACRES HOME
21	LAKE HOUSTON	65	GREATER HEIGHTS
22	FORT BEND / HOUSTON	66	EL DORADO / OATES PRAIRIE
23	SOUTH ACRES / CRESTMONT PARK	67	INDEPENDENCE HEIGHTS
24	MID WEST	68	PECAN PARK
25	WASHINGTON AVENUE COALITION / MEMORIAL PARK	69	SOUTH PARK
26	HIDDEN VALLEY	70	SECOND WARD
27	ASTRODOME AREA	71	LAZY BROOK / TIMBERGROVE
28	GULFTON	72	DENVER HARBOR / PORT HOUSTON
29	EAST HOUSTON	73	WESTBURY
30	BRAYS OAKS	74	MEYERLAND AREA
31	WESTWOOD	75	GREATER EASTWOOD
32	GREATER UPTOWN	76	GREATER FIFTH WARD
33	BRAESWOOD PLACE	77	NORTHSIDE VILLAGE
34	SHARPSTOWN	78	PLEASANTVILLE AREA
35	MACGREGOR	79	MAGNOLIA PARK
36	SPRING BRANCH CENTRAL	80	TRINITY / HOUSTON GARDENS
37	NORTHSIDE/NORTHLINE	81	LAWNDALE / WAYSIDE
38	BRAEBURN	82	GREATER THIRD WARD
39	ALIEF	83	ADDICKS PARK TEN
40	MEADOWBROOK / ALLENDALE	84	KASHMERE GARDENS
41	NORTHSHORE	85	HARRISBURG / MANCHESTER
42	SOUTH MAIN	86	CLINTON PARK TRI-COMMUNITY
43	GREATER INWOOD	87	MINNETEX
44	GULFGATE RIVERVIEW / PINE VALLEY	88	MEDICAL CENTER AREA

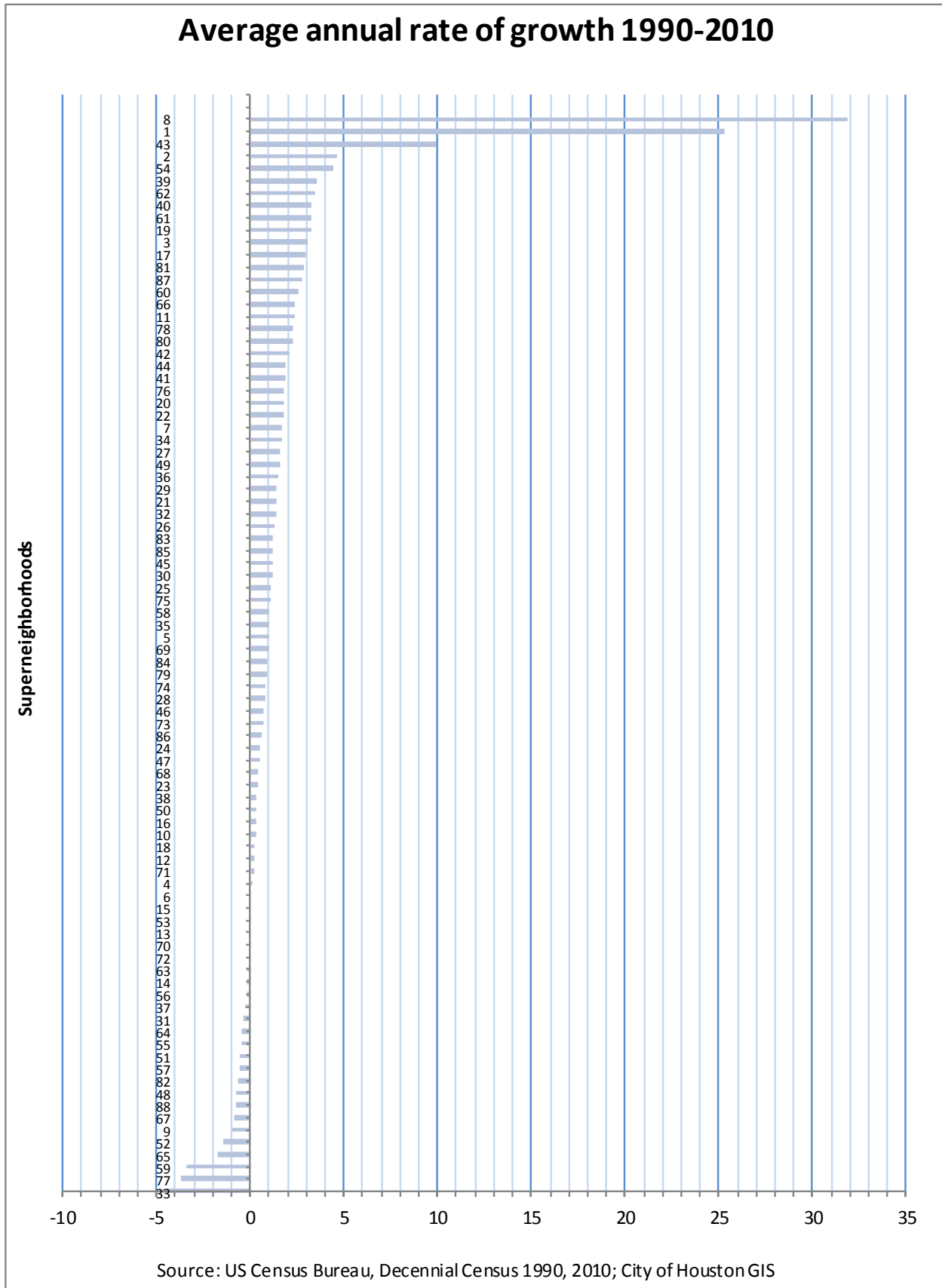


Figure 4: Average annual rate of growth

- Twenty five neighborhoods have lost population since 1990.
- Double digit average annual growth has occurred in Willowbrook and Westbranch.
- Four neighborhoods are representative of the Houston average annual growth rate of 1.2%. These neighborhoods are Braeburn, Northside/ Northline, Spring Branch Central, and Macgregor.

1	KINGWOOD AREA	45	GULFGATE RIVERVIEW / PINE VALLEY
2	CENTRAL SOUTHWEST	46	CENTRAL NORTHWEST
3	GREATER GREENSPPOINT	47	BRIARFOREST AREA
4	CLEAR LAKE	48	EAST LITTLE YORK / HOMESTEAD
5	ELDRIDGE / WEST OAKS	49	SPRING BRANCH WEST
6	ALIEF	50	MUSEUM PARK
7	SOUTH BELT / ELLINGTON	51	FOURTH WARD
8	SHARPSTOWN	52	OST / SOUTH UNION
9	BRAYS OAKS	53	HUNTERWOOD
10	MID WEST	54	FONDREN GARDENS
11	WESTCHASE	55	PARK PLACE
12	NORTHSIDE/NORTHLINE	56	CARVERDALE
13	GULFTON	57	SOUTH MAIN
14	GREATER UPTOWN	58	HIDDEN VALLEY
15	FORT BEND / HOUSTON	59	AFTON OAKS / RIVER OAKS AREA
16	GREENWAY / UPPER KIRBY AREA	60	WILLOW MEADOWS / WILLOWBEND AREA
17	GREATER HOBBY AREA	61	SUNNYSIDE
18	DOWNTOWN	62	FAIRBANKS / NORTHWEST CROSSING
19	WASHINGTON AVENUE COALITION / MEMORIAL PARK	63	SETTEGAST
20	WILLOWBROOK	64	EL DORADO / OATES PRAIRIE
21	GOLFCREST / BELLFORT / REVEILLE	65	ACRES HOME
22	SPRING BRANCH CENTRAL	66	INDEPENDENCE HEIGHTS
23	GREATER INWOOD	67	GREATER HEIGHTS
24	SOUTH ACRES / CRESTMONT PARK	68	PECAN PARK
25	EAST HOUSTON	69	PLEASANTVILLE AREA
26	NORTHSHORE	70	SOUTH PARK
27	ASTRODOME AREA	71	LAZY BROOK / TIMBERGROVE
28	WESTBRANCH	72	SECOND WARD
29	BRAESWOOD PLACE	73	DENVER HARBOR / PORT HOUSTON
30	WESTWOOD	74	GREATER EASTWOOD
31	LAKE HOUSTON	75	WESTBURY
32	MEADOWBROOK / ALLENDALE	76	HARRISBURG / MANCHESTER
33	MIDTOWN	77	MEYERLAND AREA
34	BRAEBURN	78	ADDICKS PARK TEN
35	MACGREGOR	79	GREATER FIFTH WARD
36	EASTEX - JENSEN AREA	80	MEDICAL CENTER AREA
37	EDGEBROOK AREA	81	LAWNDALE / WAYSIDE
38	IAH / AIRPORT AREA	82	CLINTON PARK TRI-COMMUNITY
39	LANGWOOD	83	GREATER THIRD WARD
40	SPRING BRANCH NORTH	84	MAGNOLIA PARK
41	NEARTOWN - MONTROSE	85	TRINITY / HOUSTON GARDENS
42	SPRING BRANCH EAST	86	NORTHSIDE VILLAGE
43	MEMORIAL	87	KASHMERE GARDENS
44	UNIVERSITY PLACE	88	MINNETEX

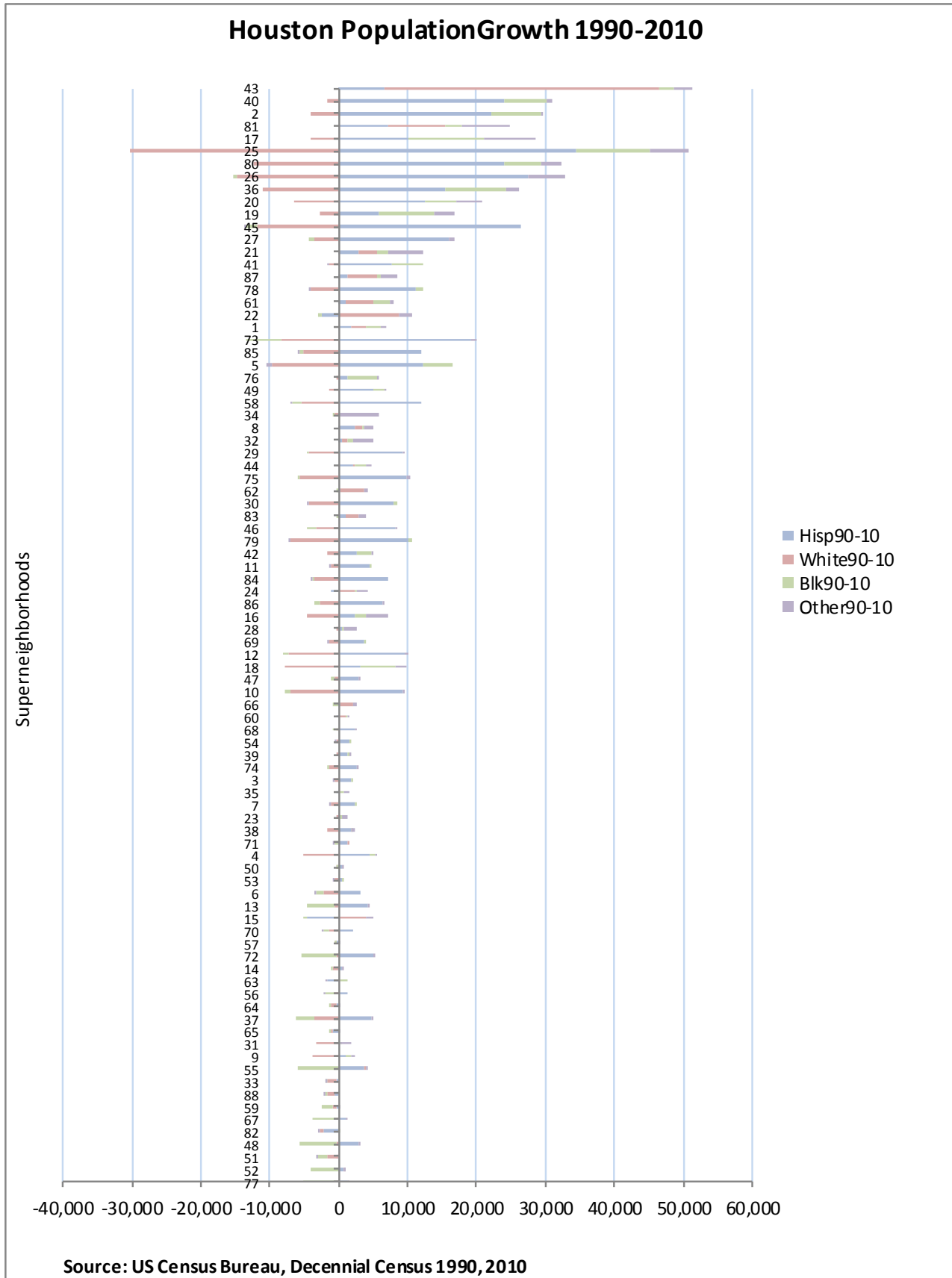
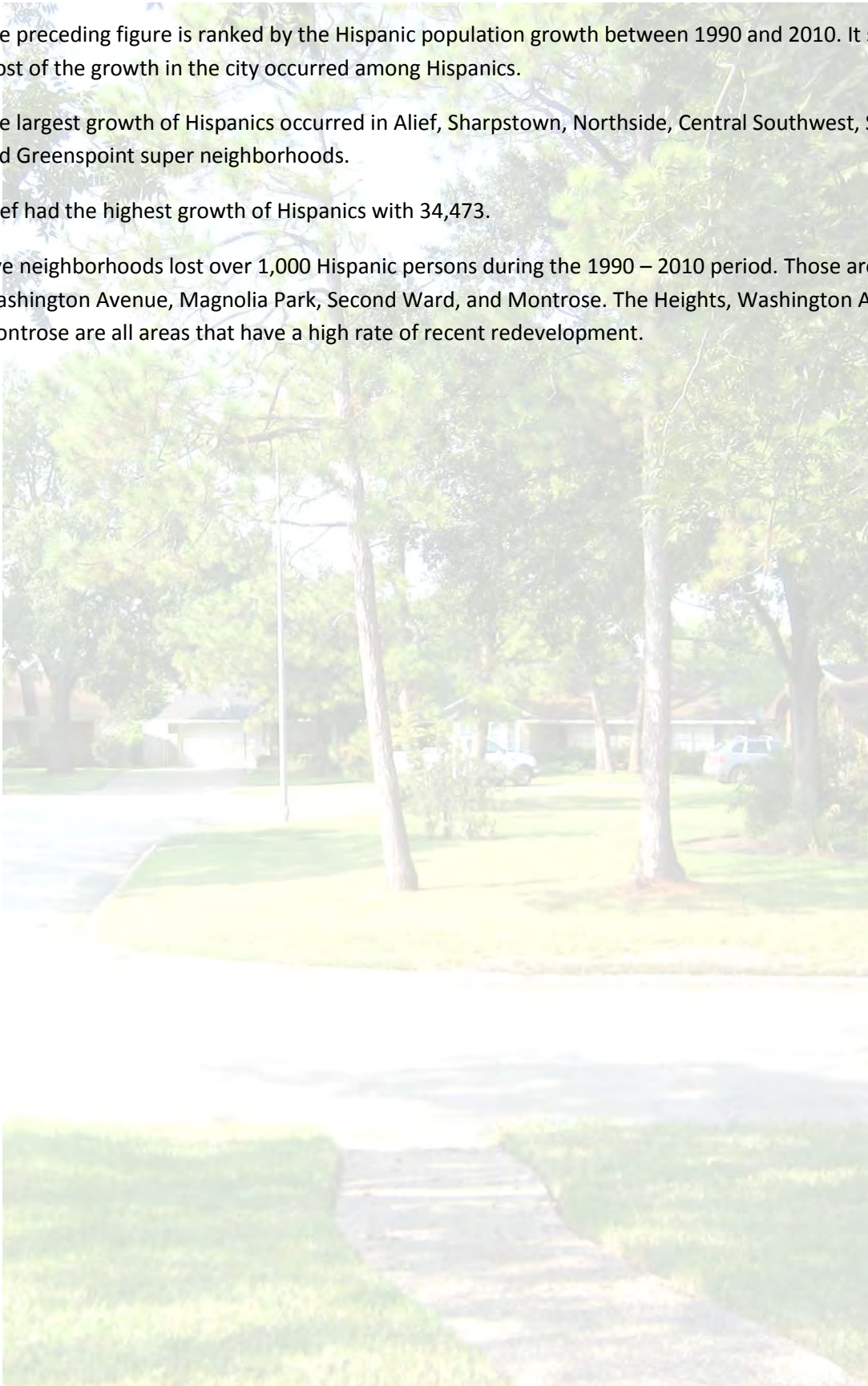


Figure 5: Population Growth 1990 – 2010

- The preceding figure is ranked by the Hispanic population growth between 1990 and 2010. It shows that most of the growth in the city occurred among Hispanics.
- The largest growth of Hispanics occurred in Alief, Sharpstown, Northside, Central Southwest, South Belt and Greenspoint super neighborhoods.
- Alief had the highest growth of Hispanics with 34,473.
- Five neighborhoods lost over 1,000 Hispanic persons during the 1990 – 2010 period. Those are Heights, Washington Avenue, Magnolia Park, Second Ward, and Montrose. The Heights, Washington Avenue and Montrose are all areas that have a high rate of recent redevelopment.





## Theme - Social Demography

### Sub Theme - Education

#### Indicator - Education Attainment

Critical to economic, civil, and personal health viability is **Education Attainment** (CFH, 2012). Higher levels of education directly produce healthier behaviors such as more exercise and enhanced nutrition; better jobs and income and higher quality neighborhoods; and more resources for healthcare (Sanborn, 2012). According to the 2010 decennial census, 38.7% of persons without a high school diploma were unemployed. In comparison to the city median unemployment rate of 10%, this suggests that a person without a high school diploma is almost four times as likely to be unemployed. Of the 61.3% of persons without a diploma that were employed, the median earnings were \$17,338 in 2010. The high school diploma is still the fundamental threshold for the achievement of enhanced quality of life, since it is very difficult to earn a decent salary without it. This study supports the prior conclusion of Blackburn (2011) that education is the number one indicator among sustainability indicator studies across the country.

**Sustainability Benefit:** Twenty one Super Neighborhoods have more than 50% of persons over 25 years with degrees after high school.

**Sustainability Issue:** A little more than half of the persons over 25 years in Houston have some level of degree after high school – 51.5%. Therefore 48.5% of the persons over 25 have no degree past high school.

**Indicator Groups:** Education Attainment among Super Neighborhoods in Houston was measured by the percent of persons with Masters degrees. This metric is part of the most significant group of indicators in the study. This group of indicators is titled 'Wealthy Group' since it is composed of the following indicators: Health Care spending; Income; Poverty; Housing Value; Housing and Transportation costs; Percent White; Percent Master's degrees and Unemployment rate (Poverty and Unemployment rate are negatively related).

**The following metrics are used to measure the indicator *Education Attainment*.**

Figure 6: Percent of the population with graduate degrees

Figure 7: Percent of population with Masters degrees

Table 2: K-12 Schools in the City of Houston



Ranking of Super Neighborhoods by percent of persons with graduate degrees			
1	UNIVERSITY PLACE	45	SHARPSTOWN
2	ASTRODOME AREA	46	SOUTH BELT / ELLINGTON
3	GREENWAY / UPPER KIRBY AREA	47	GULFTON
4	BRAESWOOD PLACE	48	GREATER EASTWOOD
5	AFTON OAKS / RIVER OAKS AREA	49	ALIEF
6	MIDTOWN	50	GREATER INWOOD
7	MEDICAL CENTER AREA	51	SPRING BRANCH CENTRAL
8	NEARTOWN - MONTROSE	52	GREATER FIFTH WARD
9	MEYERLAND AREA	53	OST / SOUTH UNION
10	MACGREGOR	54	LAWNDALE / WAYSIDE
11	MUSEUM PARK	55	EAST LITTLE YORK / HOMESTEAD
12	MEMORIAL	56	ACRES HOME
13	GREATER UPTOWN	57	GOLFCREST / BELLFORT / REVEILLE
14	WASHINGTON AVENUE COALITION / MEMORIAL PARK	58	SECOND WARD
15	CLEAR LAKE	59	EDGEBROOK AREA
16	BRIARFOREST AREA	60	WESTWOOD
17	ELDRIDGE / WEST OAKS	61	LANGWOOD
18	GREATER HEIGHTS	62	EAST HOUSTON
19	KINGWOOD AREA	63	GULFGATE RIVERVIEW / PINE VALLEY
20	WILLOW MEADOWS / WILLOWBEND AREA	64	CLINTON PARK TRI-COMMUNITY
21	FOURTH WARD	65	PLEASANTVILLE AREA
22	LAZY BROOK / TIMBERGROVE	66	HUNTERWOOD
23	WESTBURY	67	NORTHSHORE
24	GREATER THIRD WARD	68	PARK PLACE
25	MID WEST	69	SOUTH PARK
26	ADDICKS PARK TEN	70	KASHMERE GARDENS
27	SOUTH MAIN	71	IAH / AIRPORT AREA
28	LAKE HOUSTON	72	NORTHSIDE VILLAGE
29	CENTRAL NORTHWEST	73	MEADOWBROOK / ALLENDALE
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31	DOWNTOWN	75	SUNNYSIDE
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44	FORT BEND / HOUSTON	88	DENVER HARBOR / PORT HOUSTON

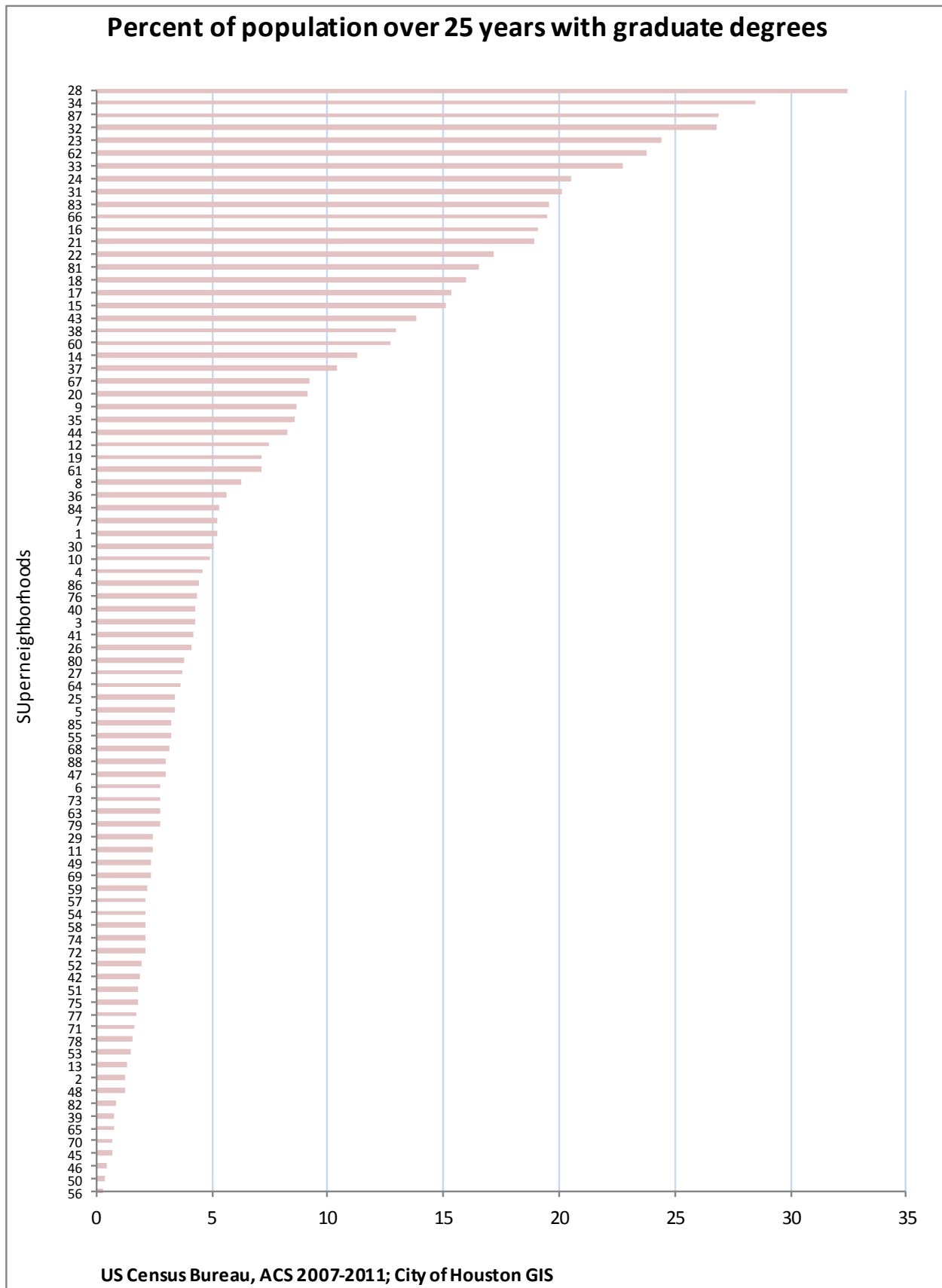


Figure 6: Percent of the population with graduate degrees

- The median earnings in 2010 based on degree were as follows:
  - High School degree - \$24,000
  - College or Associate Degree - \$30,313
  - Bachelor's degree - \$50,835
  - Graduate or professional degree - \$66,852
- Although balanced economies require different workers to perform different levels of jobs, the remuneration levels in today's societies reflect income inequality and lack of the financial means to enjoy a good quality of life. The percentage of persons with graduate degrees is monitored here to bring attention to the type of workforce that is necessary to attract and develop new technologies and innovations.
- The percentage of persons with graduate degrees in Houston ranges from 1% or less in 11 Super Neighborhoods. Four neighborhoods have more than 25% of the population with graduate degrees those are: Braeswood Place, Greenway/ Upper Kirby, Astrodome Area, and University Place.

1	UNIVERSITY PLACE	45	SOUTH BELT / ELLINGTON
2	GREENWAY / UPPER KIRBY AREA	46	CARVERDALE
3	AFTON OAKS / RIVER OAKS AREA	47	GREATER FIFTH WARD
4	MIDTOWN	48	OST / SOUTH UNION
5	ASTRODOME AREA	49	GREATER INWOOD
6	BRAESWOOD PLACE	50	ALIEF
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32	SPRING BRANCH NORTH	76	GREATER GREENSPOINT
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40	FAIRBANKS / NORTHWEST CROSSING	84	MAGNOLIA PARK
41	FORT BEND / HOUSTON	85	EASTEX - JENSEN AREA
42	SPRING BRANCH EAST	86	PECAN PARK
43	CENTRAL SOUTHWEST	87	SETTEGAST
44	SHARPSTOWN	88	DENVER HARBOR / PORT HOUSTON

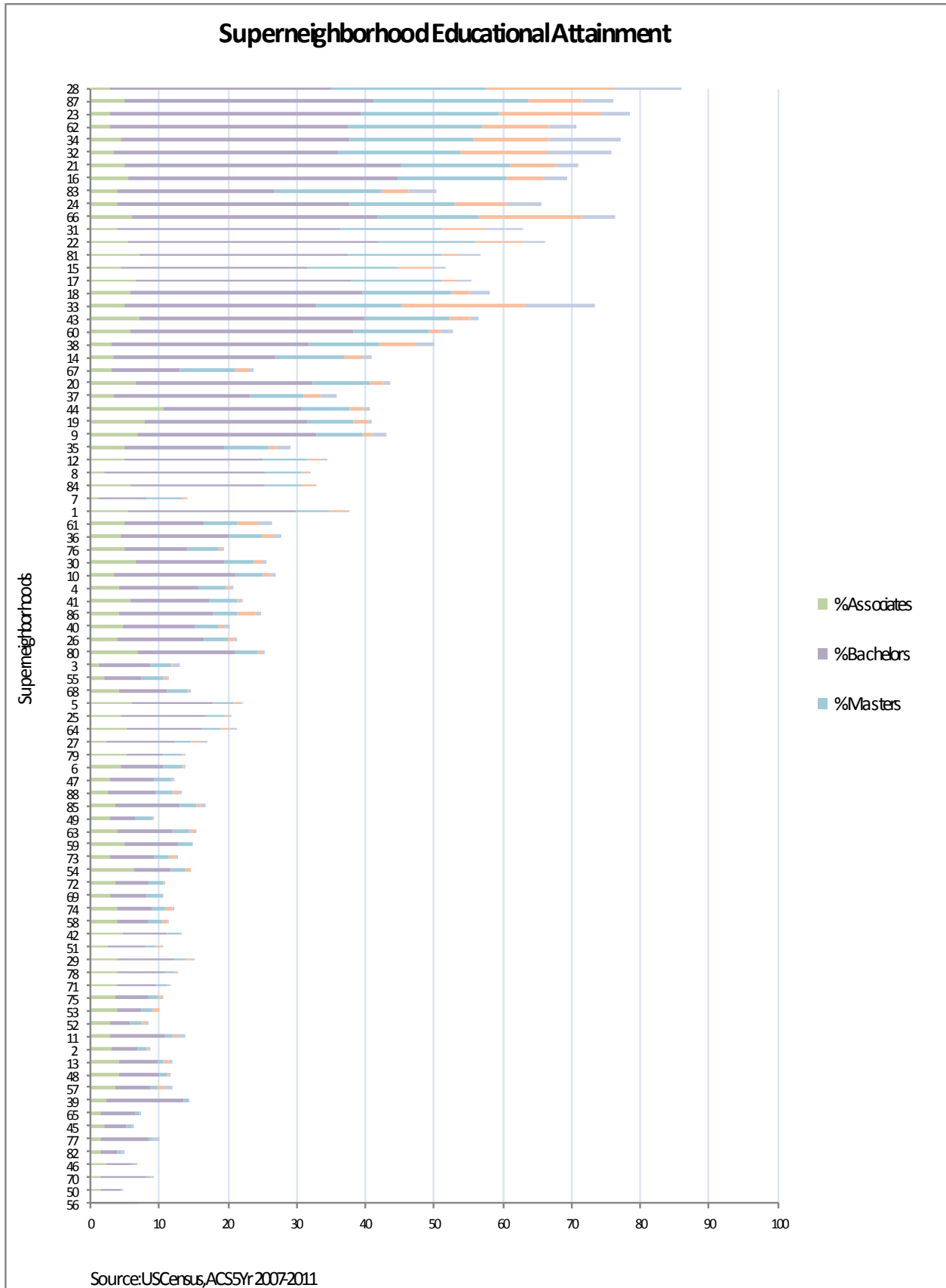


Figure 7: Percent of population with Masters degrees

- The percentage of Associate degrees range from 1% to 10%
- The percentage of Bachelors degrees range from 2% to 40%.
- The percentage of persons with graduate level Masters degrees ranges from 0 to 23% across Super Neighborhoods in Houston.
- The percentage of Doctoral degrees range from 0 to 10%.

Houston k-12 Schools				
	Elementary	Middle	High	Total
<b>Public Schools</b>	351	116	118	585
<b>Private Schools</b>	14	52	41	107
<b>Total</b>	365	168	159	692

Note: Schools are classified based on highest grade available, therefore schools that serve k-12 grades will be classified as High Schools.  
 Source: Texas Education Agency; Texas Private School Accreditation Commission; Lester King, PhD.

**Table 2: K-12 Schools in the City of Houston**

- The City of Houston has approximately 692 public and private K-12 schools. Of this number, 585 are public schools and about 15 percent or just over 100 are private schools.
- There are approximately 26 separate independent school districts that overlap the administrative boundary of the City of Houston. These independent school districts all have their own Boards of Directors and are separately administered outside of the City of Houston jurisdiction.
- The Houston Independent School District is the 7<sup>th</sup> largest in the country with a budget of approximately \$2 Billion. The district serves 200,000 students and employs over 22, 300 people (Texas Education Agency, 2011). The budget for the City of Houston is \$4 Billion (City of Houston, 2011).
- Approximately half of all Houstonians have no degree past high school. Major intervention is needed in our high schools to encourage students to graduate and pursue further degrees so they can position themselves for higher salaries.

## Theme - Social Demography

### Sub Theme - Community Involvement

#### Indicator - Voter Participation

**Voter participation** is a sign that citizens are involved in their community. Participation leads to a sense of community (Julian, Reischl, Carrick, & Katrenich, 1997). Societies which have higher voter participation also tend to have enhanced livability and high social capital since residents are more involved in the management of their neighborhoods and communities. The State of Texas has empowered local neighborhoods with enforcement capabilities called 'Deed Restrictions', to allow citizens to develop and enforce their own neighborhood building and design standards. This is an excellent model for the empowerment of citizens and their sense of local neighborhood (Julian, Reischl, Carrick, & Katrenich, 1997). As a result, arguably, residents have focused their limited time and attention on the administration of neighborhood needs and devolved management of the city commons, outside of neighborhoods, to elected officials. An increase in voter participation is a good indicator of the degree of public interest with the comprehensive management of the City of Houston.

**Sustainability Benefit:** Voting in Houston is conducted in a democratic format.

**Sustainability Issue:** Very few people vote in the local elections.

**Indicator Groups:** Voter participation among Super Neighborhoods in Houston was measured by the percent of persons who voted in the local election of 2011. This indicator correlates with the indicators Percent low-medium development and Percent of adequate storm sewers. This group is titled Bedroom Communities since the low-medium development type is primarily the single family neighborhoods in Houston, where one will find housing exclusive of other services such as stores. Persons who live in these communities make up the majority of voters and the city has done a relatively good job with maintaining storm sewers in the bedroom communities. This form of community type is against the contemporary planning and development model, which calls for mixed use development. In mixed use developments, local services such as dry cleaners, banks, hair salons etc, would be in walking distance to homes. The benefits of a mixed use community are less transportation pollution and congestion and more neighborhood and community interaction.

**The following metrics are used to measure the indicator *Voter Participation*.**

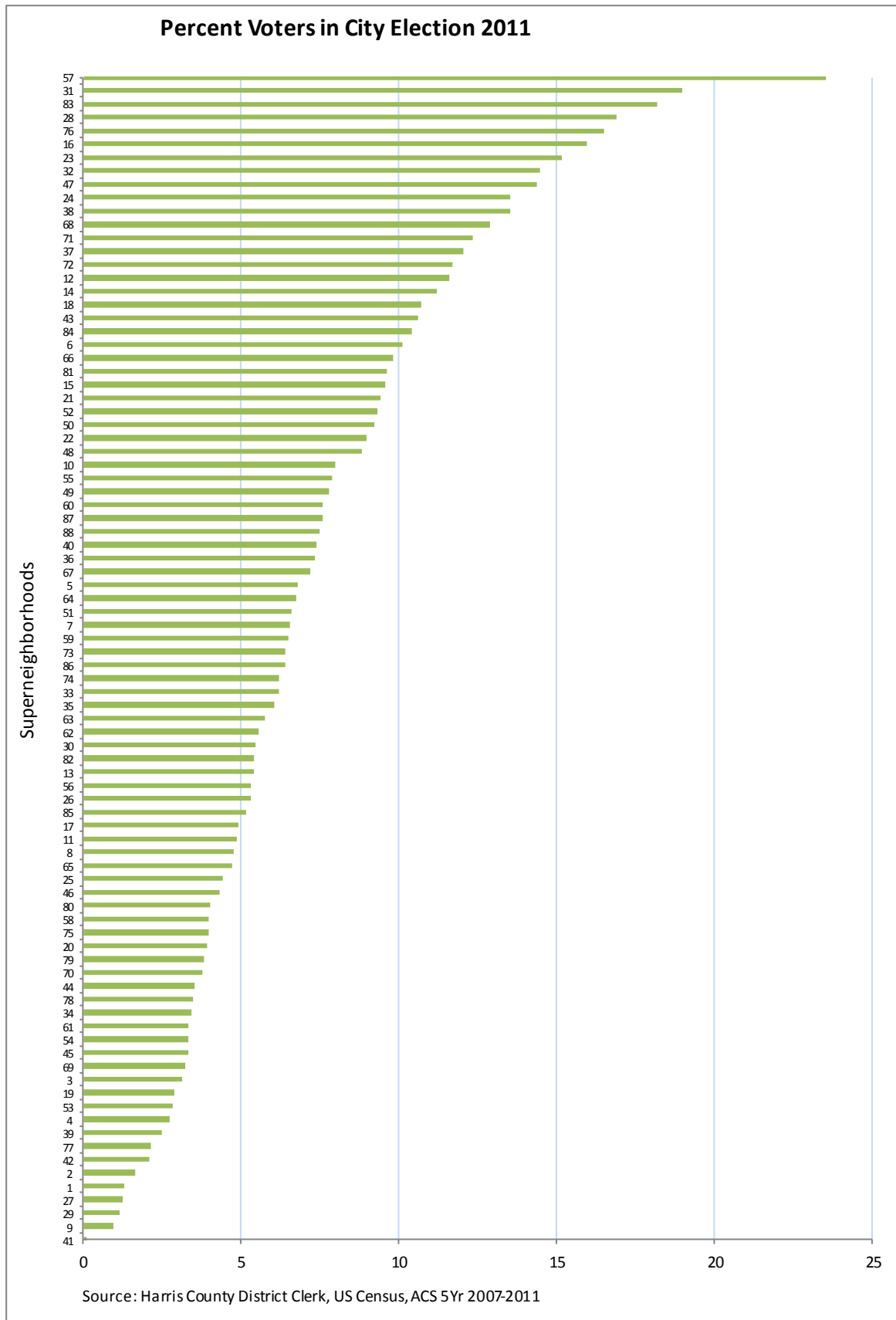
Figure 8: Voting by Super Neighborhood

Figure 9: Voter Participation in Houston



Ranking of Super Neighborhoods by percent of persons who voted in local elections 2011			
1	PLEASANTVILLE AREA	45	SPRING BRANCH EAST
2	MEYERLAND AREA	46	PARK PLACE
3	MACGREGOR	47	MEDICAL CENTER AREA
4	UNIVERSITY PLACE	48	SOUTH MAIN
5	SOUTH ACRES / CRESTMONT PARK	49	SECOND WARD
6	MEMORIAL	50	MIDTOWN
7	AFTON OAKS / RIVER OAKS AREA	51	BRAEBURN
8	BRAESWOOD PLACE	52	MAGNOLIA PARK
9	EAST LITTLE YORK / HOMESTEAD	53	INDEPENDENCE HEIGHTS
10	NEARTOWN - MONTROSE	54	DENVER HARBOR / PORT HOUSTON
11	WILLOW MEADOWS / WILLOWBEND AREA	55	SHARPSTOWN
12	OST / SOUTH UNION	56	SPRING BRANCH CENTRAL
13	SUNNYSIDE	57	ELDRIDGE / WEST OAKS
14	WESTBURY	58	LANGWOOD
15	SOUTH PARK	59	WESTBRANCH
16	CENTRAL NORTHWEST	60	HARRISBURG / MANCHESTER
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18	BRIARFOREST AREA	62	EASTEX - JENSEN AREA
19	KINGWOOD AREA	63	SOUTH BELT / ELLINGTON
20	SPRING BRANCH NORTH	64	NORTHSHORE
21	ACRES HOME	65	MEADOWBROOK / ALLENDALE
22	MUSEUM PARK	66	MID WEST
23	CLEAR LAKE	67	EDGEBROOK AREA
24	GREATER HEIGHTS	68	PECAN PARK
25	GREATER UPTOWN	69	LAKE HOUSTON
26	KASHMERE GARDENS	70	GREATER HOBBY AREA
27	SETTEGAST	71	ASTRODOME AREA
28	WASHINGTON AVENUE COALITION / MEMORIAL PARK	72	DOWNTOWN
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34	GREENWAY / UPPER KIRBY AREA	78	EL DORADO / OATES PRAIRIE
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37	BRAYS OAKS	81	MINNETEX
38	GREATER THIRD WARD	82	IAH / AIRPORT AREA
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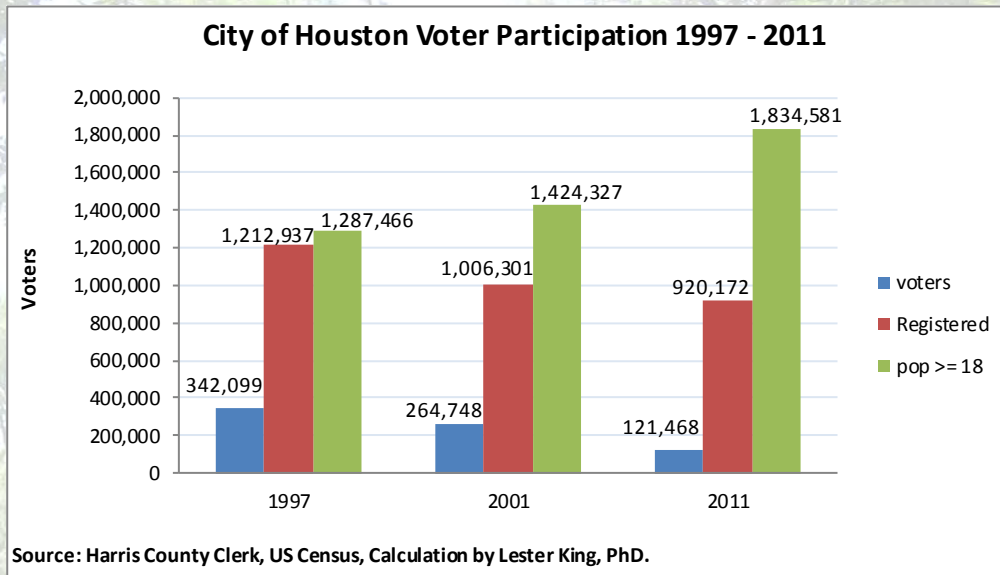




**Figure 8: Voting by Super Neighborhood**

- The above figure shows comparative voter participation among the Super Neighborhoods.

- The Pleasantville Area Super Neighborhood had the highest participation rate among voters of 23.52%. Thirty eight (38) Super Neighborhoods had less than 5% of the voting age population participating in the local election of 2011.



**Figure 9: Voter Participation in Houston**

- In this analysis we look at voting participation as a percentage of persons of eligible age, and as a percentage of registered voters.
- Only 7% of the Houston voting age population voted in the local election of 2011. This was the lowest voter participation rate in comparison to 1997 and 2001. The number of people who voted also constituted 13% of the registered voters.
- The figure shows that over the last 14 years, as the population in Houston increased. Fewer persons registered to vote and fewer persons actually voted, which indicates a decrease in social capital.

## Theme - Poverty

### Sub Theme - Inequality

#### Indicator – Income Inequality

**Income inequality** has an effect in the broad social capital of a city since it gives rise to separate cultures of poverty. Persons in poverty are unable to prioritize spending on maintenance of physical living spaces, which leads to blighted neighborhoods. They are unable to contribute properly to the tax base, which makes it more difficult for public agencies to supply public services. Income disparities are greater today than at any other time since the 1920s in Harris County and greater in America than in any other country (Klineberg, 2005)

Growth in income is an important summary indicator that shows the rate at which private gains increase over time. This is especially important in an environment where municipalities compete for population and economic growth, as well as more basic things such as keeping up with the rate of inflation. The City of Houston ranked 45<sup>th</sup> out of the largest 63 cities in the country in terms of median household income in 2010. The median household income in Houston was \$42,962 in 2010. New York City ranked 16<sup>th</sup> highest in terms of median household income and California had 9 cities in the top 20 highest household income ranking, with San Jose City as the highest in the country with a median household income of \$79, 405 ( U.S. Census Bureau, 2011).

**Sustainability Benefit:** Median household income earnings in Houston have increased over time.

**Sustainability Issue:** The top 20 percent of earners report fluctuating incomes.

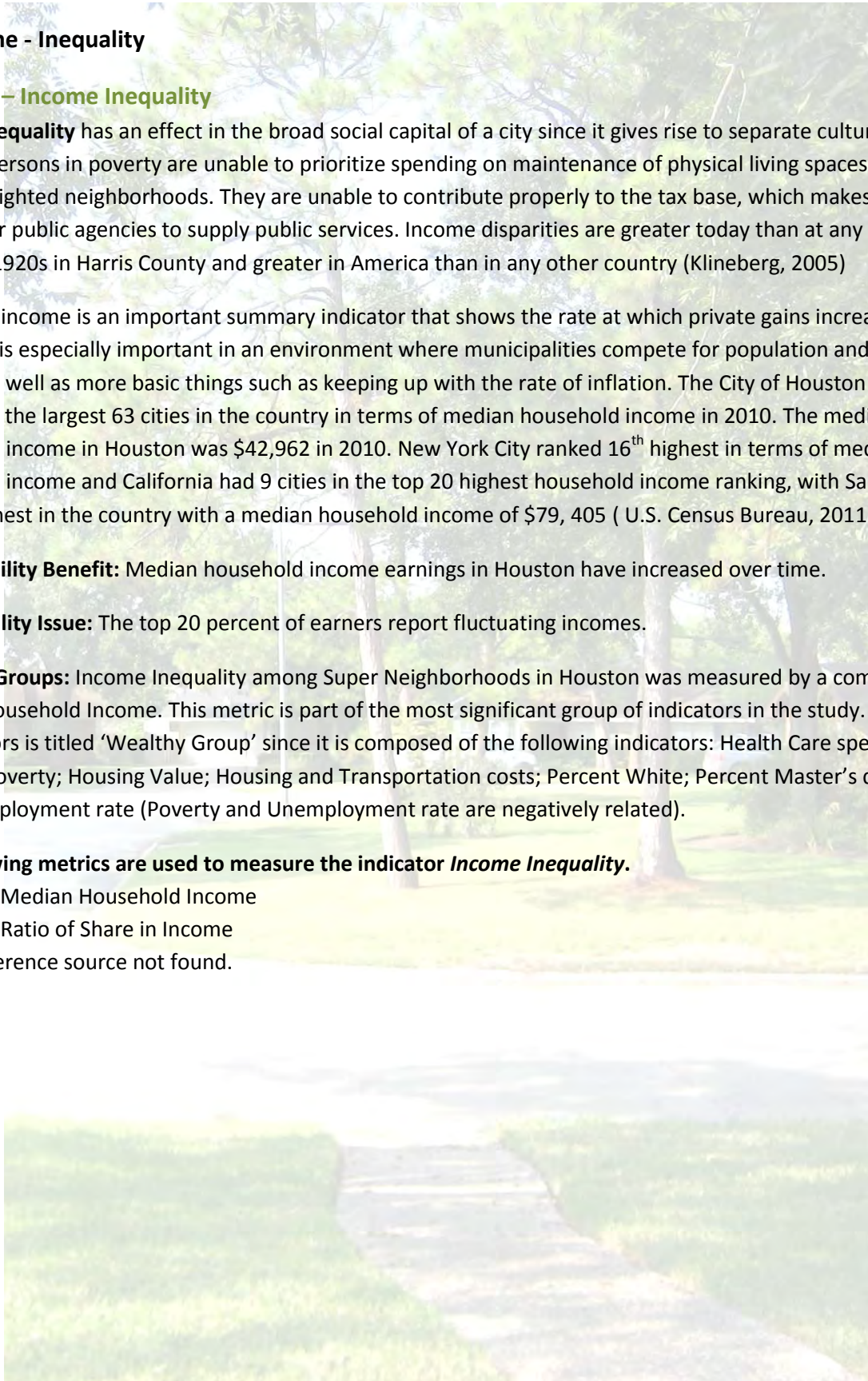
**Indicator Groups:** Income Inequality among Super Neighborhoods in Houston was measured by a comparison of Median Household Income. This metric is part of the most significant group of indicators in the study. This group of indicators is titled ‘Wealthy Group’ since it is composed of the following indicators: Health Care spending; Income; Poverty; Housing Value; Housing and Transportation costs; Percent White; Percent Master’s degrees and Unemployment rate (Poverty and Unemployment rate are negatively related).

**The following metrics are used to measure the indicator *Income Inequality*.**

Figure 10: Median Household Income

Figure 11: Ratio of Share in Income

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Ranking of Super Neighborhoods by median household income			
1	UNIVERSITY PLACE	45	GREATER EASTWOOD
2	AFTON OAKS / RIVER OAKS AREA	46	FAIRBANKS / NORTHWEST CROSSING
3	KINGWOOD AREA	47	BRAYS OAKS
4	MEMORIAL	48	ALIEF
5	LAKE HOUSTON	49	SPRING BRANCH CENTRAL
6	WASHINGTON AVENUE COALITION / MEMORIAL PARK	50	MACGREGOR
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24	CARVERDALE	68	ACRES HOME
25	HIDDEN VALLEY	69	PLEASANTVILLE AREA
26	SOUTH BELT / ELLINGTON	70	SOUTH MAIN
27	LAZY BROOK / TIMBERGROVE	71	LANGWOOD
28	FOURTH WARD	72	NORTHSIDE VILLAGE
29	CENTRAL NORTHWEST	73	MAGNOLIA PARK
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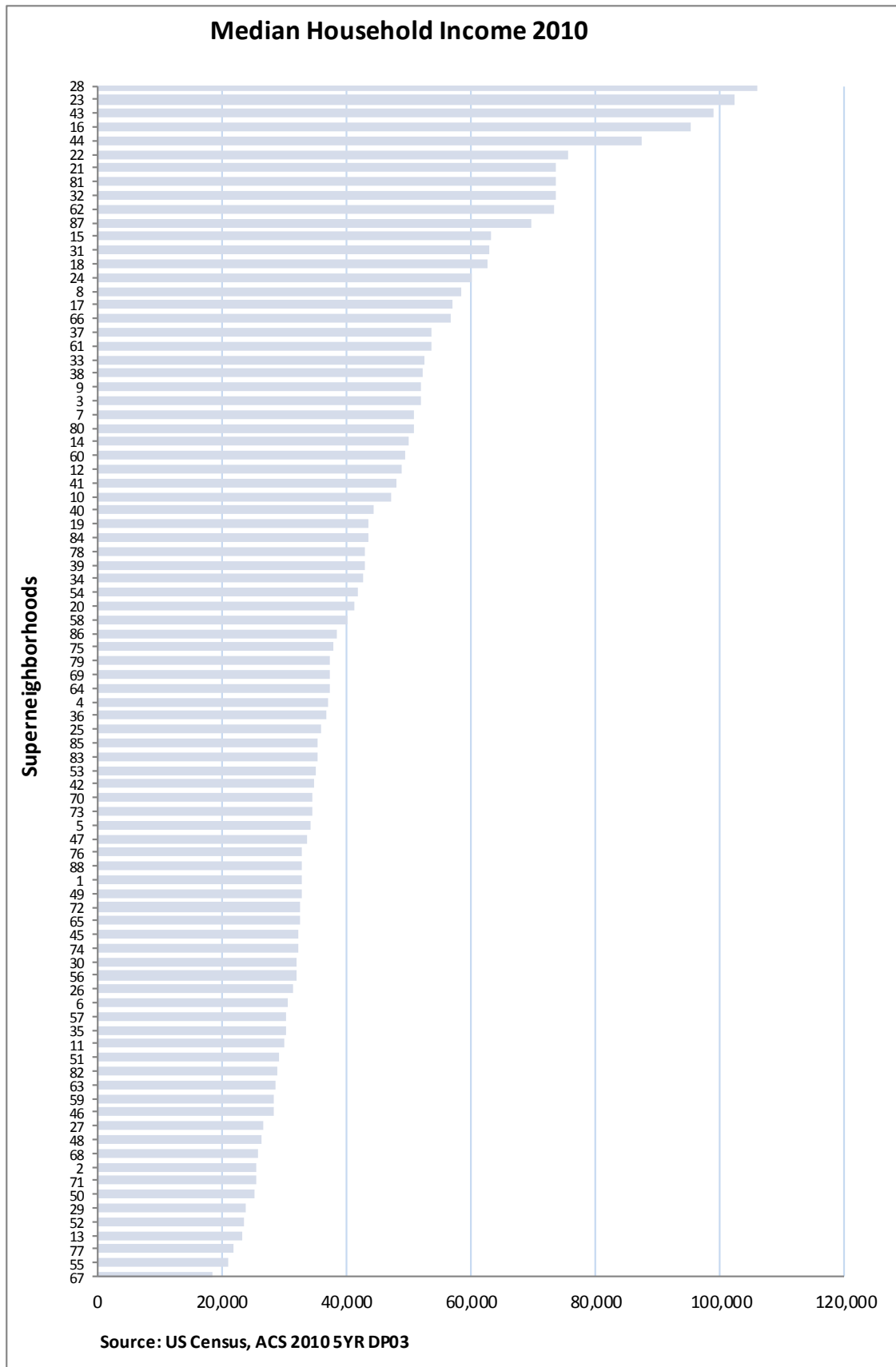
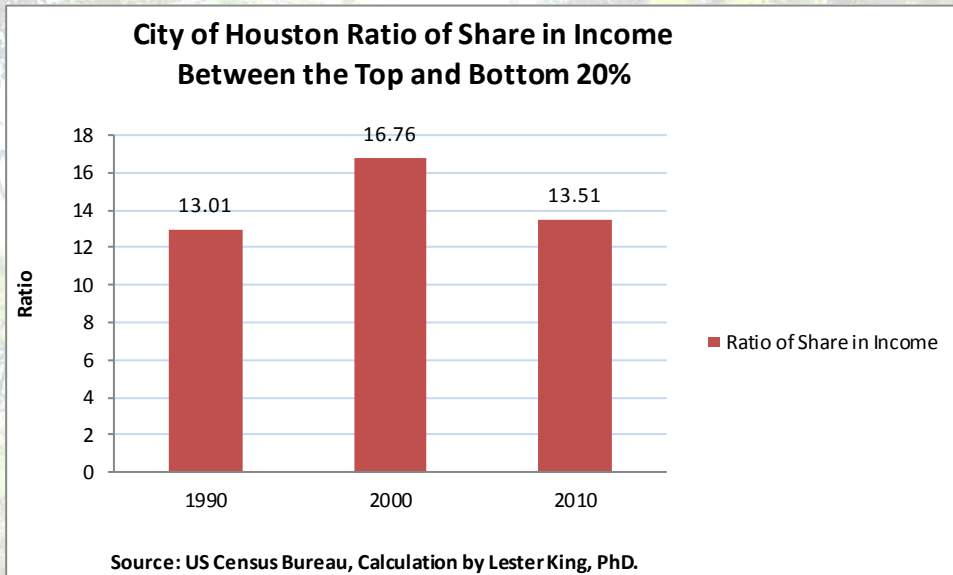


Figure 10: Median Household Income

- The median household income among Super Neighborhoods ranges from \$18,386 in the Third Ward Super Neighborhood to \$106,079 in University Place.
- The median household income in Houston of \$42,355 is below that for Harris County, which is \$50,422 and the MSA Region (\$53,942) ( U.S. Census Bureau, 2011).



**Figure 11: Ratio of Share in Income**

- In 2010 the income disparity in the City of Houston, measured by the ratio of the top 20% divided by the bottom 20% median household incomes, was 13.51.

## Theme - Poverty

### Sub Theme - Poverty Level

#### Indicator – Poverty Rate

High **Poverty rates** lead to development of social cultures, which by necessity favor private survival needs over involvement in public affairs. This suggests that public facilities, such as schools, parks, sidewalks, streets and neighborhood businesses will suffer from neglect due to pervasive poverty. Reduction in poverty rates is important because it helps households become self-sufficient. Access to good jobs, good schools, and shopping does not occur in poor neighborhoods (McClure, 2008).

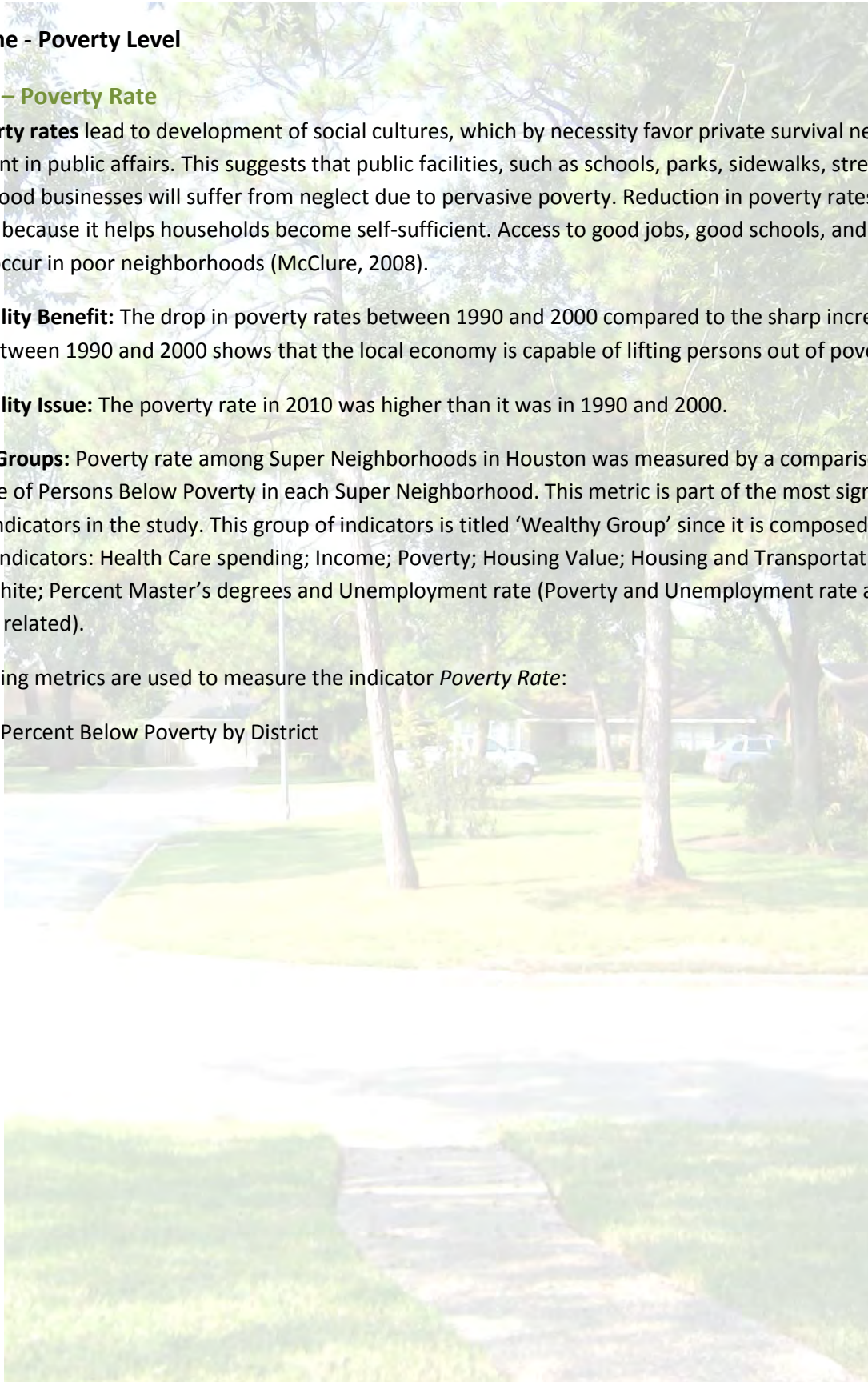
**Sustainability Benefit:** The drop in poverty rates between 1990 and 2000 compared to the sharp increase in income between 1990 and 2000 shows that the local economy is capable of lifting persons out of poverty.

**Sustainability Issue:** The poverty rate in 2010 was higher than it was in 1990 and 2000.

**Indicator Groups:** Poverty rate among Super Neighborhoods in Houston was measured by a comparison of the Percentage of Persons Below Poverty in each Super Neighborhood. This metric is part of the most significant group of indicators in the study. This group of indicators is titled 'Wealthy Group' since it is composed of the following indicators: Health Care spending; Income; Poverty; Housing Value; Housing and Transportation costs; Percent White; Percent Master's degrees and Unemployment rate (Poverty and Unemployment rate are negatively related).

The following metrics are used to measure the indicator *Poverty Rate*:

Figure 12: Percent Below Poverty by District



Ranking of Super Neighborhoods by percent of persons in poverty			
1	WESTWOOD	45	ASTRODOME AREA
2	GREATER FIFTH WARD	46	ALIEF
3	GREATER THIRD WARD	47	GREATER EASTWOOD
4	KASHMERE GARDENS	48	BRAYS OAKS
5	SETTEGAST	49	PLEASANTVILLE AREA
6	GREATER GREENSPPOINT	50	EDGEBROOK AREA
7	INDEPENDENCE HEIGHTS	51	NORTHSHORE
8	LANGWOOD	52	MID WEST
9	OST / SOUTH UNION	53	SPRING BRANCH NORTH
10	GULFTON	54	HIDDEN VALLEY
11	SECOND WARD	55	MEADOWBROOK / ALLENDALE
12	DOWNTOWN	56	CENTRAL SOUTHWEST
13	SUNNYSIDE	57	EL DORADO / OATES PRAIRIE
14	NORTHSIDE VILLAGE	58	FAIRBANKS / NORTHWEST CROSSING
15	EASTEX - JENSEN AREA	59	CENTRAL NORTHWEST
16	MINNETEX	60	WESTBURY
17	TRINITY / HOUSTON GARDENS	61	WILLOW MEADOWS / WILLOWBEND AREA
18	LAWNDALE / WAYSIDE	62	MIDTOWN
19	ACRES HOME	63	WILLOWBROOK
20	SOUTH PARK	64	LAZY BROOK / TIMBERGROVE
21	GREATER INWOOD	65	WESTCHASE
22	EAST LITTLE YORK / HOMESTEAD	66	FONDREN GARDENS
23	NORTHSIDE/NORTHLINE	67	SOUTH BELT / ELLINGTON
24	DENVER HARBOR / PORT HOUSTON	68	FORT BEND / HOUSTON
25	IAH / AIRPORT AREA	69	GREATER HEIGHTS
26	SHARPSTOWN	70	MEDICAL CENTER AREA
27	SPRING BRANCH CENTRAL	71	CARVERDALE
28	EAST HOUSTON	72	NEARTOWN - MONTROSE
29	SOUTH MAIN	73	ADDICKS PARK TEN
30	FOURTH WARD	74	MUSEUM PARK
31	PARK PLACE	75	MEYERLAND AREA
32	BRAEBURN	76	WASHINGTON AVENUE COALITION / MEMORIAL PARK
33	GREATER HOBBY AREA	77	ELDRIDGE / WEST OAKS
34	SOUTH ACRES / CRESTMONT PARK	78	WESTBRANCH
35	GULFGATE RIVERVIEW / PINE VALLEY	79	BRAESWOOD PLACE
36	MAGNOLIA PARK	80	CLEAR LAKE
37	CLINTON PARK TRI-COMMUNITY	81	BRIARFOREST AREA
38	SPRING BRANCH EAST	82	LAKE HOUSTON
39	HARRISBURG / MANCHESTER	83	GREATER UPTOWN
40	SPRING BRANCH WEST	84	GREENWAY / UPPER KIRBY AREA
41	GOLFCREST / BELLFORT / REVEILLE	85	UNIVERSITY PLACE
42	MACGREGOR	86	MEMORIAL
43	HUNTERWOOD	87	KINGWOOD AREA
44	PECAN PARK	88	AFTON OAKS / RIVER OAKS AREA



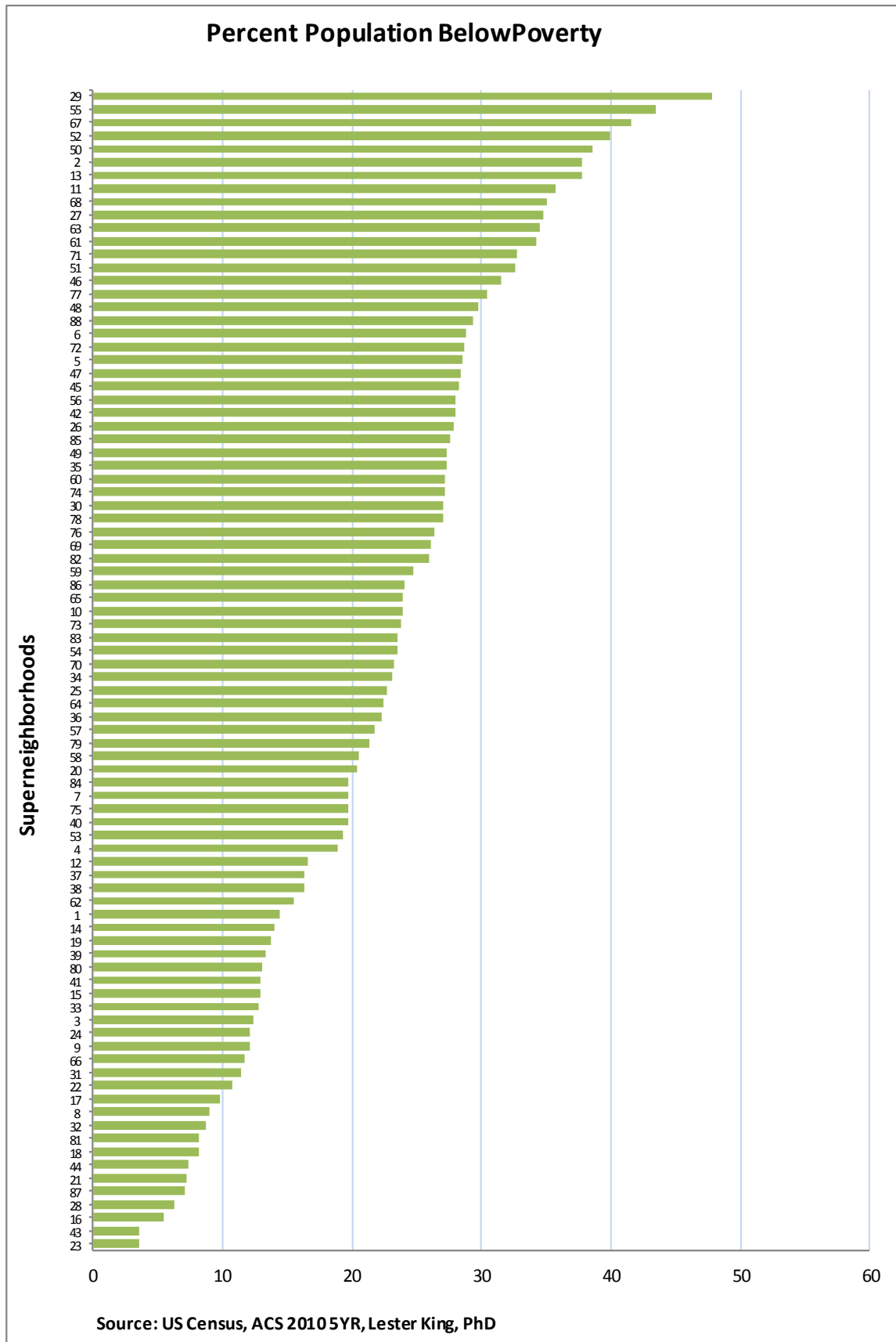


Figure 12: Percent Below Poverty by District

- The percentage of persons below the poverty line was higher in Houston (23%) than it was in Harris County and Texas (16.8% for both). The percent of people below the poverty line in the United States was 13.8% (US Census Bureau, 2010).
- The percentage of persons in poverty ranges from 3.6 % in Afton Oaks/ River Oaks to 48% in Westwood.



## Theme - Poverty

### Sub Theme - Healthcare Delivery

#### Indicator – Health Coverage

**Health coverage** is essential in this country to access quality care. In measuring access to healthcare, one can measure the physical access such as the distance and difficulty to get from home or work to a healthcare institution. However, in the U.S., there is a major barrier to access, which is the need to have healthcare insurance before adequate care can be offered. The provision of healthcare is normally offered by employers to employees in the U.S. and as a result persons without jobs are vulnerable to not having access to healthcare. In 2010, the Affordable Care Act was signed into law to improve the delivery of affordable health care services (Office of the Legislative Counsel, 2010). In terms of the size of the local economy for healthcare, in 2013 Houstonians spent \$3,120,272,327. This is made up of medical care spending and health insurance spending. Houstonians spent \$1,380,298,407 on medical care such as office visits, prescriptions and procedures. Another \$1,739,973,920 was spent on health insurance including private plans and medicare payments (ESRI Business Analyst 2013).

**Sustainability Benefit:** The Texas Medical Center in Houston is the largest medical center in the world. This suggests that the availability of doctors per capita should be higher than other comparable places.

**Sustainability Issue:** The percentage of persons without health insurance has increased in Harris County.

**Indicator Groups:** Health coverage among Super Neighborhoods in Houston was measured by a comparison of the Average Household Spending on Health Care in each Super Neighborhood. This metric is part of the most significant group of indicators in the study. This group of indicators is titled 'Wealthy Group' since it is composed of the following indicators: Health Care spending; Income; Poverty; Housing Value; Housing and Transportation costs; Percent White; Percent Master's degrees and Unemployment rate (Poverty and Unemployment rate are negatively related).

The following metric are used to measure the indicator *Health Coverage*:

Figure 13: Average healthcare spending by neighborhood



Ranking of Super Neighborhoods by average Healthcare spending by household			
1	AFTON OAKS / RIVER OAKS AREA	45	GREATER HOBBY AREA
2	MEMORIAL	46	MEADOWBROOK / ALLENDALE
3	UNIVERSITY PLACE	47	EDGEBROOK AREA
4	KINGWOOD AREA	48	SOUTH PARK
5	LAKE HOUSTON	49	SPRING BRANCH CENTRAL
6	MEYERLAND AREA	50	FAIRBANKS / NORTHWEST CROSSING
7	BRAESWOOD PLACE	51	LAWNDALE / WAYSIDE
8	CLEAR LAKE	52	ALIEF
9	GREATER UPTOWN	53	ASTRODOME AREA
10	WASHINGTON AVENUE COALITION / MEMORIAL PARK	54	NORTHSIDE VILLAGE
11	MEDICAL CENTER AREA	55	GREATER EASTWOOD
12	BRIARFOREST AREA	56	GOLFCREST / BELLFORT / REVELLE
13	GREATER HEIGHTS	57	GULFGATE RIVERVIEW / PINE VALLEY
14	GREENWAY / UPPER KIRBY AREA	58	PLEASANTVILLE AREA
15	WILLOW MEADOWS / WILLOWBEND AREA	59	ACRES HOME
16	MUSEUM PARK	60	NORTHSHORE
17	NEARTOWN - MONTROSE	61	PECAN PARK
18	ELDRIDGE / WEST OAKS	62	SETTEGAST
19	LAZY BROOK / TIMBERGROVE	63	EAST HOUSTON
20	MIDTOWN	64	TRINITY / HOUSTON GARDENS
21	CENTRAL NORTHWEST	65	CLINTON PARK TRI-COMMUNITY
22	DOWNTOWN	66	DENVER HARBOR / PORT HOUSTON
23	SPRING BRANCH NORTH	67	NORTHSIDE/NORTHLINE
24	WESTBRANCH	68	BRAEBURN
25	WESTBURY	69	HARRISBURG / MANCHESTER
26	HUNTERWOOD	70	SECOND WARD
27	EL DORADO / OATES PRAIRIE	71	LANGWOOD
28	SPRING BRANCH EAST	72	PARK PLACE
29	SPRING BRANCH WEST	73	MAGNOLIA PARK
30	ADDICKS PARK TEN	74	SHARPSTOWN
31	MACGREGOR	75	OST / SOUTH UNION
32	WILLOWBROOK	76	IAH / AIRPORT AREA
33	SOUTH BELT / ELLINGTON	77	GREATER THIRD WARD
34	FORT BEND / HOUSTON	78	SUNNYSIDE
35	FOURTH WARD	79	FONDREN GARDENS
36	MID WEST	80	SOUTH MAIN
37	CARVERDALE	81	MINNETEX
38	HIDDEN VALLEY	82	INDEPENDENCE HEIGHTS
39	CENTRAL SOUTHWEST	83	EASTEX - JENSEN AREA
40	BRAYS OAKS	84	KASHMERE GARDENS
41	WESTCHASE	85	GREATER FIFTH WARD
42	GREATER INWOOD	86	GULFTON
43	EAST LITTLE YORK / HOMESTEAD	87	GREATER GREENSPOINT
44	SOUTH ACRES / CRESTMONT PARK	88	WESTWOOD

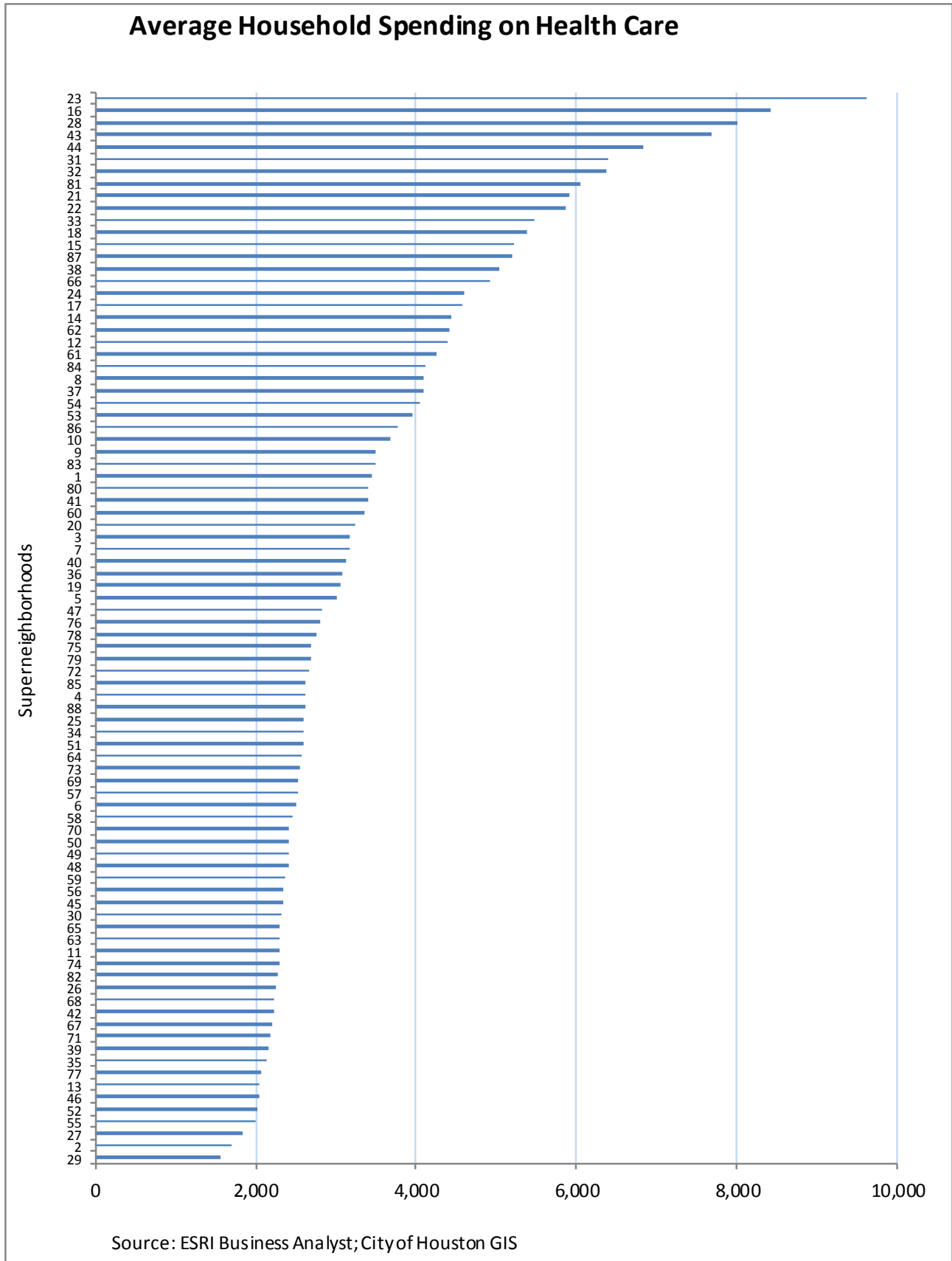


Figure 13: Average healthcare spending by neighborhood

- The percentage of uninsured persons in the City of Houston (30.9%) was higher than in Harris County (27.9%) in 2010.
- The average household in the City of Houston spent \$3,862.16 on Health Care costs in 2013.
- Four neighborhoods spent below \$2,000 on average. Those neighborhoods are Westwood, Greater Greenspoint, Gulfton and Greater Fifth Ward.
- Four neighborhoods spent on average above \$7,000 per household in 2013. Those neighborhoods are Afton Oaks/ River Oaks, Memorial, University Place, and Kingwood Area.



## Theme - Livability

### Sub Theme - Cost of Living

#### Indicator - Affordability

Housing is a basic need. Ensuring that housing is affordable may correlate strongly with home ownership but neither of these are in absolute terms a basic necessity. The basic necessity is met with the supply of homes not with the cost. That said, it is a good policy for local governments to supply affordable homes. This helps to enhance the quality of life of citizens and to bolster their economic well-being, which ensures a more sustainable financial future (Blackburn, 2011). Housing affordability can be defined as relative, subjective, a product of family budget, a ratio, or residual. This would explain the gamut of definitions of housing affordability, but spending less than 30% of income on housing (Ratio standard) has taken the fore as the definition of affordability in the U.S. (Stone, 2006).

The relationship between the Cost of Gasoline and Housing Costs is also used to measure Affordability in this study. These two price indicators are selected based on the theory that travel costs (including time) and affordability of housing are two of the primary factors which influence where people live in urban areas. In the study of Urban Economics, households will maximize their bid-rent capability by locating close to the jobs commensurate to their ability to afford housing in the area (Stegman, 1969). Housing will probably always be more affordable the farther one travels from the central city, but gasoline prices influence the affordability to travel increasingly longer distances from the city. When comparing cities in the country with more than 250,000 people, Houston ranks 26<sup>th</sup> for affordability, with 46% of income going to housing and transportation costs. Philadelphia was first with 33%; New York was 4<sup>th</sup> with 37%; Chicago was 14<sup>th</sup> with 42%; and Los Angeles was 51<sup>st</sup> with 52% of income going to housing and transportation cost (Center for Neighborhood Technology, 2010).

**Sustainability Benefit:** On average, Houston is not affected by housing value decreases at the same rate as the rest of the country. Real estate prices are relatively stable.

**Sustainability Issue:** More people are spending more than 30% of their income on housing.

**Indicator Groups:** Affordability among Super Neighborhoods in Houston was measured by a comparison of the Households spending more than 30% of income on housing costs in each Super Neighborhood. This metric is not correlated with any other group of indicators in the study. It is also measured by a second metric, 'Housing and Transportation Costs as a percentage of income'. This second metric is part of the most significant group of indicators in the study. This group of indicators is titled 'Wealthy Group' since it is composed of the following indicators: Health Care spending; Income; Poverty; Housing Value; Housing and Transportation costs; Percent White; Percent Master's degrees and Unemployment rate (Poverty and Unemployment rate are negatively related).

**The following metrics are used to measure the indicator *Affordability*:**

Figure 14: Housing Affordability

Figure 15: Housing and transportation costs as percentage of income

Ranking of Super Neighborhoods on percentage of households spending more than 30% income on housing costs			
1	HUNTERWOOD	45	IAH / AIRPORT AREA
2	ALIEF	46	TRINITY / HOUSTON GARDENS
3	FORT BEND / HOUSTON	47	OST / SOUTH UNION
4	MINNETEX	48	NORTHSIDE VILLAGE
5	GREATER GREENSPOINT	49	ADDICKS PARK TEN
6	WILLOWBROOK	50	GOLFCREST / BELLFORT / REVEILLE
7	HIDDEN VALLEY	51	LANGWOOD
8	FOURTH WARD	52	CARVERDALE
9	CENTRAL SOUTHWEST	53	LAKE HOUSTON
10	SOUTH MAIN	54	SECOND WARD
11	GREATER THIRD WARD	55	WESTBRANCH
12	MACGREGOR	56	ASTRODOME AREA
13	SETTEGAST	57	ELDRIDGE / WEST OAKS
14	NORTHSIDE/NORTHLINE	58	NORTSHORE
15	CLINTON PARK TRI-COMMUNITY	59	AFTON OAKS / RIVER OAKS AREA
16	BRAEBURN	60	CENTRAL NORTHWEST
17	PARK PLACE	61	BRIARFOREST AREA
18	PLEASANTVILLE AREA	62	SPRING BRANCH CENTRAL
19	SOUTH ACRES / CRESTMONT PARK	63	MUSEUM PARK
20	LAWNDALE / WAYSIDE	64	MID WEST
21	SOUTH BELT / ELLINGTON	65	SPRING BRANCH WEST
22	KASHMERE GARDENS	66	GREATER EASTWOOD
23	PECAN PARK	67	WESTCHASE
24	SHARPSTOWN	68	WASHINGTON AVENUE COALITION / MEMORIAL PARK
25	EASTEX - JENSEN AREA	69	SPRING BRANCH EAST
26	INDEPENDENCE HEIGHTS	70	WESTBURY
27	EDGEBROOK AREA	71	GREATER HEIGHTS
28	GREATER INWOOD	72	MAGNOLIA PARK
29	EAST HOUSTON	73	MEMORIAL
30	ACRES HOME	74	DOWNTOWN
31	GREENWAY / UPPER KIRBY AREA	75	MEDICAL CENTER AREA
32	MEADOWBROOK / ALLENDALE	76	SPRING BRANCH NORTH
33	GREATER FIFTH WARD	77	HARRISBURG / MANCHESTER
34	SOUTH PARK	78	UNIVERSITY PLACE
35	WESTWOOD	79	DENVER HARBOR / PORT HOUSTON
36	EAST LITTLE YORK / HOMESTEAD	80	WILLOW MEADOWS / WILLOWBEND AREA
37	GREATER HOBBY AREA	81	BRAESWOOD PLACE
38	SUNNYSIDE	82	KINGWOOD AREA
39	GREATER UPTOWN	83	CLEAR LAKE
40	MIDTOWN	84	MEYERLAND AREA
41	FAIRBANKS / NORTHWEST CROSSING	85	EL DORADO / OATES PRAIRIE
42	GULFGATE RIVERVIEW / PINE VALLEY	86	LAZY BROOK / TIMBERGROVE
43	NEARTOWN - MONTROSE	87	FONDREN GARDENS
44	BRAYS OAKS	88	GULFTON





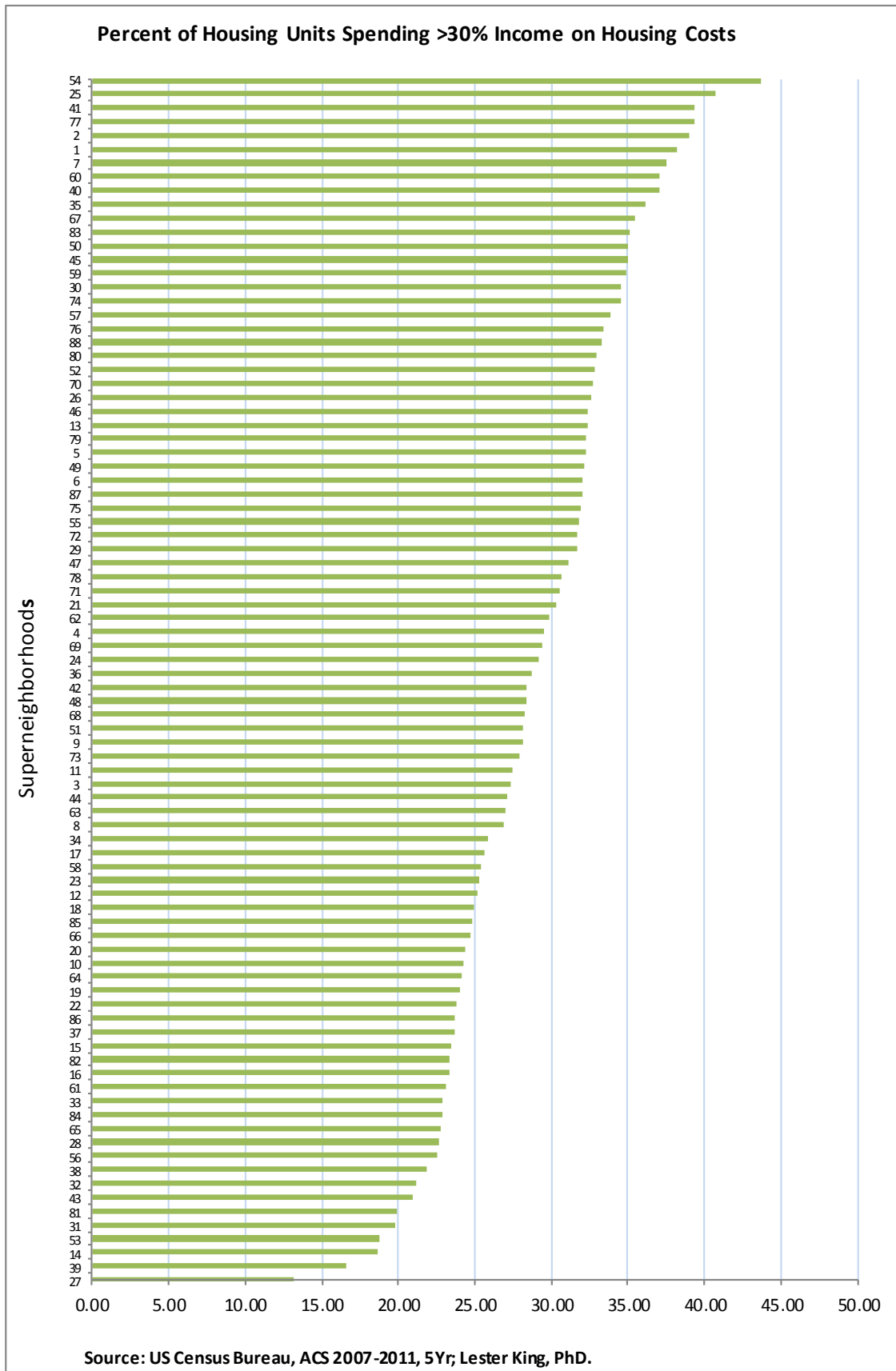


Figure 14: Housing Affordability

- The percentage of housing units in Houston where tenants spent more than 30% of their incomes on housing costs increased almost 50% in 2010 from 1990 and 2000 levels, which were relatively similar in percentage. In 2010, 30% or 104,140 housing units cost tenants more than 30 percent of their incomes.
- Super Neighborhoods in Houston range from 13% in Gulfton to 44% in Hunterwood with regards to the percentage of households which spend more than 30% of their income on housing costs.

Ranking of Super Neighborhoods by the average spend on housing + transportation costs as percentage of income			
1	AFTON OAKS / RIVER OAKS AREA	45	SPRING BRANCH NORTH
2	NEARTOWN - MONTROSE	46	ACRES HOME
3	BRAESWOOD PLACE	47	SOUTH BELT / ELLINGTON
4	GREATER UPTOWN	48	SOUTH MAIN
5	GREENWAY / UPPER KIRBY AREA	49	NEAR NORTHWEST
6	UNIVERSITY PLACE	50	GREATER EASTWOOD
7	MUSEUM PARK	51	ALIEF
8	WASHINGTON AVENUE COALITION / MEMORIAL PARK	52	SHARPSTOWN
9	MEYERLAND AREA	53	SETTEGAST
10	GULFTON	54	EL DORADO / OATES PRAIRIE
11	MEMORIAL	55	CENTRAL SOUTHWEST
12	SPRING BRANCH EAST	56	FAIRBANKS / NORTHWEST CROSSING
13	WILLOW MEADOWS / WILLOWBEND AREA	57	EDGEBROOK AREA
14	FOURTH WARD	58	FONDREN GARDENS
15	MACGREGOR	59	FORT BEND / HOUSTON
16	LAKE HOUSTON	60	GOLFCREST / BELLFORT / REVELLE
17	ELDRIDGE / WEST OAKS	61	LAWNDALE / WAYSIDE
18	KINGWOOD AREA	62	PECAN PARK
19	GREATER HEIGHTS	63	CARVERDALE
20	MEDICAL CENTER AREA	64	INDEPENDENCE HEIGHTS
21	MIDTOWN	65	EAST HOUSTON
22	DOWNTOWN	66	GULFGATE RIVERVIEW / PINE VALLEY
23	BRIARFOREST AREA	67	MEADOWBROOK / ALLENDALE
24	GREATER THIRD WARD	68	SOUTH ACRES / CRESTMONT PARK
25	LAZY BROOK / TIMBERGROVE	69	KASHMERE GARDENS
26	SPRING BRANCH WEST	70	SECOND WARD
27	ADDICKS PARK TEN	71	LANGWOOD
28	BRAEBURN	72	NORTHSIDE VILLAGE
29	WESTCHASE	73	ASTRODOME AREA
30	WILLOWBROOK	74	EAST LITTLE YORK / HOMESTEAD
31	IAH / AIRPORT AREA	75	HARRISBURG / MANCHESTER
32	WESTBRANCH	76	NORTHSIDE/NORTHLINE
33	MID WEST	77	NORTHSHORE
34	GREATER HOBBY AREA	78	HIDDEN VALLEY
35	CLEAR LAKE	79	SUNNYSIDE
36	SPRING BRANCH CENTRAL	80	MAGNOLIA PARK
37	GREATER FONDREN SOUTHWEST	81	OST / SOUTH UNION
38	PARK PLACE	82	TRINITY / HOUSTON GARDENS
39	WESTWOOD	83	EASTEX - JENSEN AREA
40	MINNETEX	84	GREATER FIFTH WARD
41	HUNTERWOOD	85	PLEASANTVILLE AREA
42	WESTBURY	86	DENVER HARBOR / PORT HOUSTON
43	GREATER INWOOD	87	CLINTON PARK TRI-COMMUNITY
44	GREATER GREENSPOINT	88	SOUTH PARK

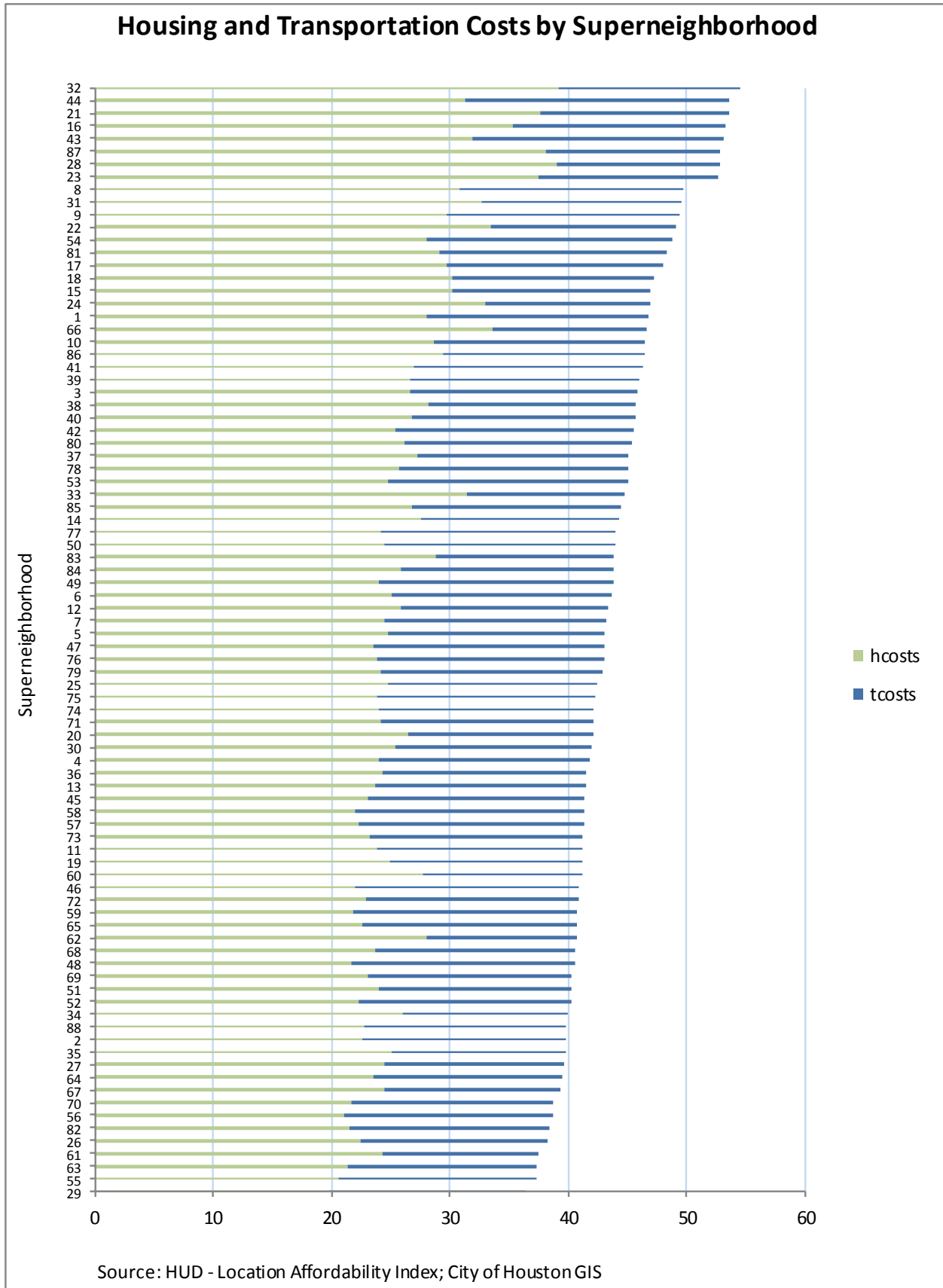


Figure 15: Housing and transportation costs as percentage of income

- The above figure shows that the range of Housing and Transportation costs among Houston neighborhoods is from 33.6% to 54.46% of household income. This is defined by a typical annual income of \$55,207, 2.87 person household and 1.29 commuters driving 17,534 miles annually.
- The average for Houston is 43% of income going to housing and transportation costs. The housing contribution is 26% and the transportation commitment is 17% of income.
- The average household in the neighborhoods of Westwood, Fifth Ward, Second Ward, Downtown, Sharpstown, Magnolia Park, Denver Harbor, Pecan Park, Third Ward and Eastwood all spend less than 40% of income on housing and transportation costs.
- The average household in the neighborhoods of Meyerland, Afton Oaks/ River Oaks, University Place, Greenway/ Upper Kirby, Kingwood, Memorial, Uptown, Lake Houston and Braeswood Place all spend more than 50% of income on transportation costs.



## Theme - Livability

### Sub Theme - Quality of Life

#### Indicator - Accessibility of Public Spaces

Quality of Life is difficult to measure since the City of Houston has a diverse number of cultures and persons with individual differences within those cultures. However access to nature and open space has been proven effective in combating health and behavioral problems (Mitchell & Popham, 2008). Accessibility of public spaces enhances quality of life by offering a physical space for the interaction of people to form community and neighborhood networks (Alexander, Ishikawa, & Silverstein, 1977). Places where we want to encourage a high level of accessibility, and hence frequency of use such as commercial centers, transit lines, and community facilities such as parks should be no more than ¼ mile walking distance from population residences (Ewing, 1999). Houston ranked 32<sup>nd</sup> among the 63 largest cities in the country for pedestrian activity and incentives to walking (Walkscore, 2012). According to the Trust for Public Land (TPL), Houston ranked 21<sup>st</sup> among the 63 largest cities in the country, in terms of percentage of area devoted to parks with 13% (The Trust for Public Land, 2011).

**Sustainability Benefit:** Small public parks are relatively well dispersed across the city.

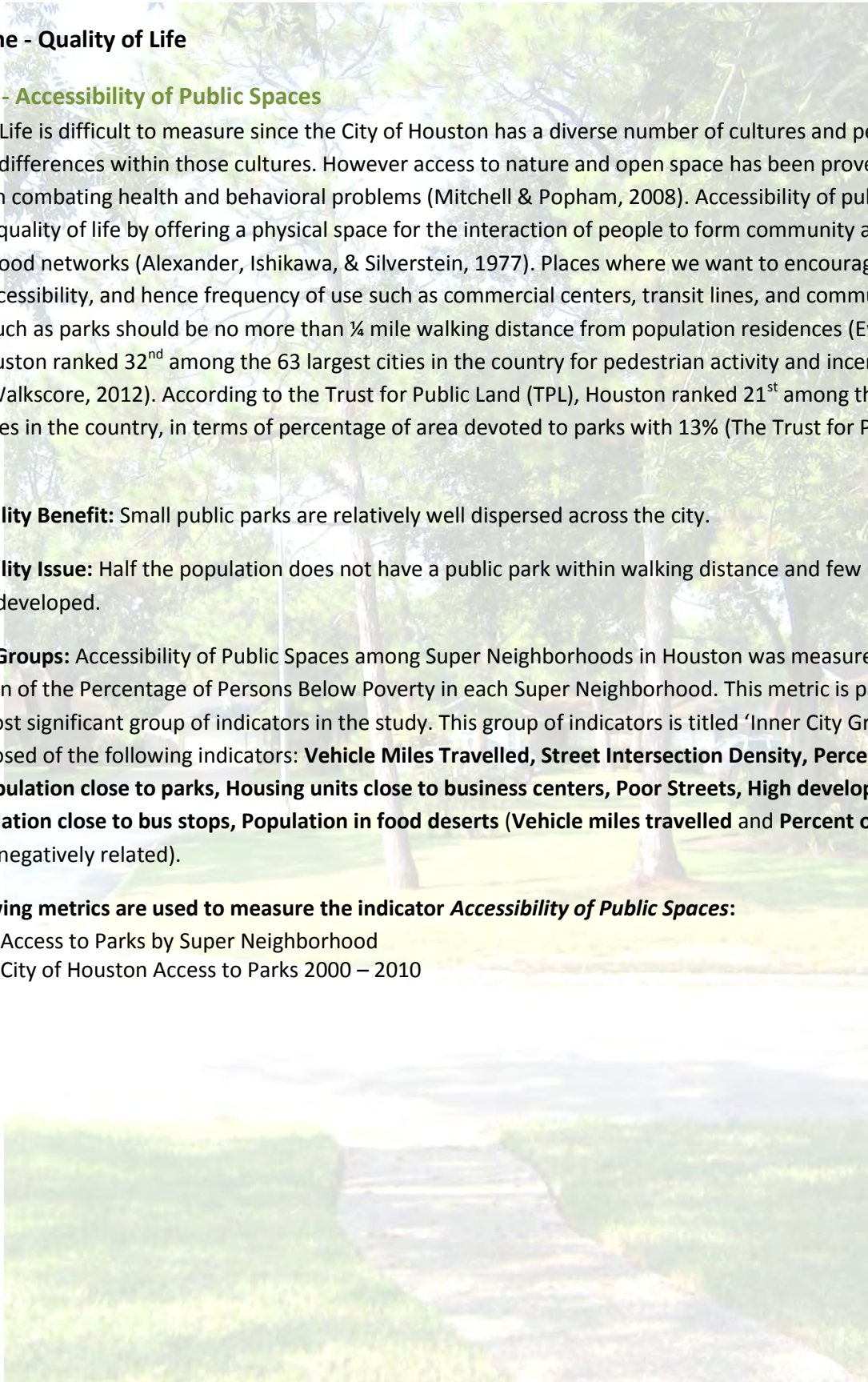
**Sustainability Issue:** Half the population does not have a public park within walking distance and few new parks are being developed.

**Indicator Groups:** Accessibility of Public Spaces among Super Neighborhoods in Houston was measured by a comparison of the Percentage of Persons Below Poverty in each Super Neighborhood. This metric is part of the second most significant group of indicators in the study. This group of indicators is titled 'Inner City Group' since it is composed of the following indicators: **Vehicle Miles Travelled, Street Intersection Density, Percent of open Space, Population close to parks, Housing units close to business centers, Poor Streets, High development land use, population close to bus stops, Population in food deserts** (Vehicle miles travelled and Percent of open space are negatively related).

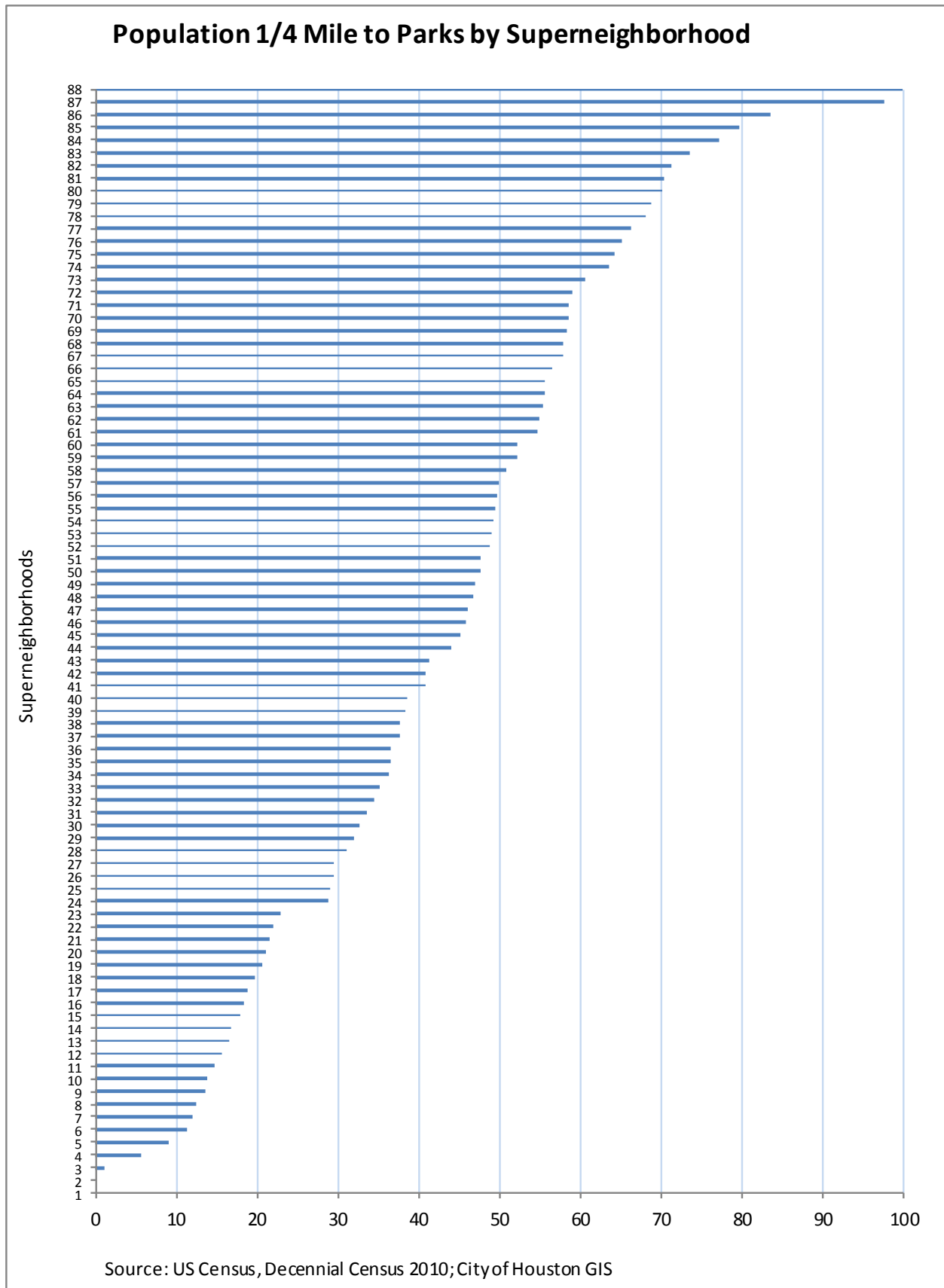
**The following metrics are used to measure the indicator *Accessibility of Public Spaces*:**

Figure 16: Access to Parks by Super Neighborhood

Figure 17: City of Houston Access to Parks 2000 – 2010



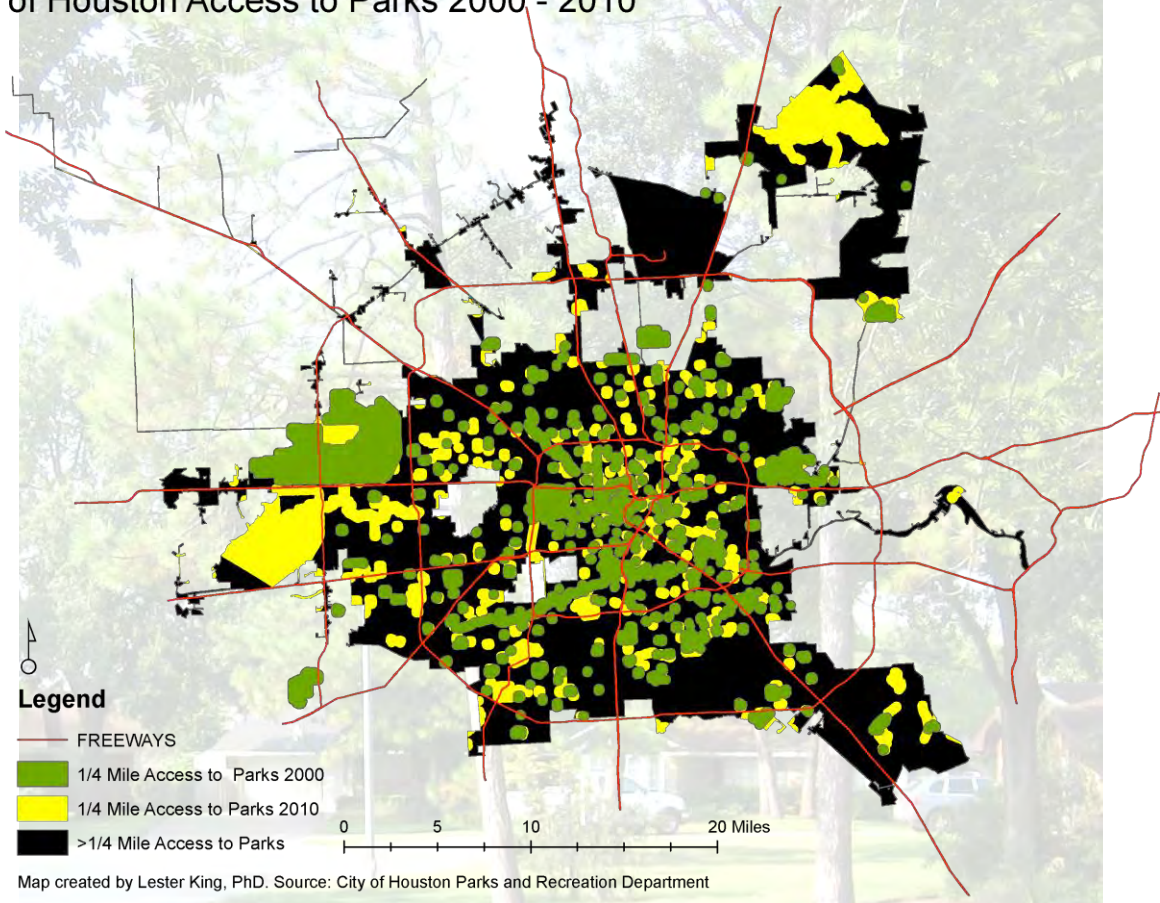
Ranking of Super Neighborhoods by percent of population ¼ mile to parks			
1	FOURTH WARD	45	GREATER THIRD WARD
2	ADDICKS PARK TEN	46	INDEPENDENCE HEIGHTS
3	MEDICAL CENTER AREA	47	GULFTON
4	WASHINGTON AVENUE COALITION / MEMORIAL PARK	48	EAST LITTLE YORK / HOMESTEAD
5	LAWNDALE / WAYSIDE	49	EDGEBROOK AREA
6	MACGREGOR	50	WILLOW MEADOWS / WILLOWBEND AREA
7	AFTON OAKS / RIVER OAKS AREA	51	TRINITY / HOUSTON GARDENS
8	BRAEBURN	52	BRIARFOREST AREA
9	MAGNOLIA PARK	53	GREENWAY / UPPER KIRBY AREA
10	NORTHSHORE	54	SPRING BRANCH EAST
11	GREATER HEIGHTS	55	MEADOWBROOK / ALLENDALE
12	MEYERLAND AREA	56	SHARPSTOWN
13	ELDRIDGE / WEST OAKS	57	NORTHSIDE/NORTHLINE
14	GREATER FIFTH WARD	58	SOUTH ACRES / CRESTMONT PARK
15	GREATER EASTWOOD	59	MID WEST
16	PECAN PARK	60	DENVER HARBOR / PORT HOUSTON
17	WESTBURY	61	ALIEF
18	MUSEUM PARK	62	CENTRAL SOUTHWEST
19	DOWNTOWN	63	EAST HOUSTON
20	UNIVERSITY PLACE	64	BRAYS OAKS
21	PARK PLACE	65	GREATER UPTOWN
22	BRAESWOOD PLACE	66	SOUTH MAIN
23	FONDREN GARDENS	67	PLEASANTVILLE AREA
24	LANGWOOD	68	GREATER GREENSPOINT
25	NEARTOWN - MONTROSE	69	WESTWOOD
26	MIDTOWN	70	ACRES HOME
27	KINGWOOD AREA	71	CLEAR LAKE
28	NORTHSIDE VILLAGE	72	SETTEGAST
29	GULFGATE RIVERVIEW / PINE VALLEY	73	GREATER INWOOD
30	KASHMERE GARDENS	74	CLINTON PARK TRI-COMMUNITY
31	SUNNYSIDE	75	SOUTH BELT / ELLINGTON
32	SOUTH PARK	76	FORT BEND / HOUSTON
33	ASTRODOME AREA	77	HIDDEN VALLEY
34	HARRISBURG / MANCHESTER	78	WESTBRANCH
35	CENTRAL NORTHWEST	79	FAIRBANKS / NORTHWEST CROSSING
36	SPRING BRANCH CENTRAL	80	WESTCHASE
37	SECOND WARD	81	CARVERDALE
38	OST / SOUTH UNION	82	LAKE HOUSTON
39	SPRING BRANCH NORTH	83	EL DORADO / OATES PRAIRIE
40	GOLFCREST / BELLFORT / REVEILLE	84	MINNETEX
41	EASTEX - JENSEN AREA	85	GREATER HOBBY AREA
42	SPRING BRANCH WEST	86	IAH / AIRPORT AREA
43	LAZY BROOK / TIMBERGROVE	87	HUNTERWOOD
44	MEMORIAL	88	WILLOWBROOK



**Figure 16: Access to Parks by Super Neighborhood**

- Good access to park spaces within Super Neighborhoods in Houston ranges from 0% in Hunterwood and Willowbrook to 100% in the Fourth Ward. The Houston average is 40.7% of the population in walking distance to parks.

### City of Houston Access to Parks 2000 - 2010



**Figure 17: City of Houston Access to Parks 2000 – 2010**

- A map of existing parks in 2000 superimposed on a map of existing parks in 2010, shows the new areas classified as parks in 2010. These areas include pedestrian and bike trails, school parks shared by neighboring communities, and county parks.
- In 2010, there were 918,882 persons living within a quarter mile of parks in Houston.
- That figure represents 44% of the population living within walking distance of a park.
- Demographic analysis of access to parks in 2010 shows the following figures by race and ethnicity. White cohort 48%; Black cohort 41%; Hispanic cohort 44% living within ¼ mile to a park or open space.



## Theme - Livability

### Sub Theme - Health & Nutrition

#### Indicator - Food Deserts

Food deserts are correlated with low-income neighborhoods, health and nutrition deficiencies, and fast food restaurants. According to the Centers for Disease Control and Prevention (CDC), food deserts are defined as 'areas that lack access to affordable fruits, vegetables, whole grains, lowfat milk, and other foods that make up the full range of a healthy diet' (Centers for Disease Control and Prevention, 2012). The CDC also states that there is no standard definition of food desert, however the US Department of Agriculture (USDA) defines a food desert as a census tract more than 1 mile from a supermarket with at least \$2 million in annual sales (urban definition), and that at least 20% of the people living there are poor (US Department of Agriculture, 2012). This report uses the definition of any area more than 1 mile from a grocery store selling fresh fruits and produce as being in a food desert. The reason is because some small stores also sell produce that meet the CDC's definition and also some areas that are not necessarily poor, but are not within a mile to supermarkets will not be covered by the USDA definition.

Texas has the lowest number of supermarkets per capita in comparison to other states in the country (Manon, Giang, & Treering, 2010). The economic model that finds it strategic to locate a fast food store in a food desert is clearly different from the model that is used to locate grocery stores. Low income persons have to shop more frequently for retail items since they do not have enough stored wealth or storage space to stock up on consumer goods. Recently there has been an emergence of several Farmer's Markets across the city (Turner, 2012). The increase of Farmer's Markets suggests that there is a local demand, which traditional grocery stores are not meeting. There are also reportedly more than 125 community and school gardens across the city (Blackburn, 2011).

**Sustainability Benefit:** The Food Desert in Houston is getting smaller.

**Sustainability Issue:** More than 700,000 people in Houston do not live within a mile of a grocery store selling fresh fruits and vegetables.

**Indicator Groups:** Food deserts among Super Neighborhoods in Houston was measured by a comparison of the Percentage of population in food deserts in each Super Neighborhood. This metric is part of the second most significant group of indicators in the study. This group of indicators is titled 'Inner City Group' since it is composed of the following indicators: **Vehicle Miles Travelled, Street Intersection Density, Percent of open Space, Population close to parks, Housing units close to business centers, Poor Streets, High development land use, population close to bus stops, Population in food deserts (Vehicle miles travelled and Percent of open space are negatively related).**

**The following metrics are used to measure the indicator *Food Deserts*:**

Figure 19: Houston Food Desert 2010

Figure 18: Percent of population in food desert

Ranking of Super Neighborhoods by the percentage of persons living in a food desert			
1	SETTEGAST	45	MEDICAL CENTER AREA
2	MINNETEX	46	SPRING BRANCH WEST
3	FONDREN GARDENS	47	WILLOW MEADOWS / WILLOWBEND AREA
4	KINGWOOD AREA	48	GREATER HEIGHTS
5	HUNTERWOOD	49	GREATER UPTOWN
6	IAH / AIRPORT AREA	50	BRAYS OAKS
7	HIDDEN VALLEY	51	SPRING BRANCH EAST
8	EL DORADO / OATES PRAIRIE	52	NORTSHORE
9	CLINTON PARK TRI-COMMUNITY	53	NORTHSIDE/NORTHLINE
10	ACRES HOME	54	KASHMERE GARDENS
11	LAKE HOUSTON	55	UNIVERSITY PLACE
12	ADDICKS PARK TEN	56	BRAEBURN
13	WESTBRANCH	57	MEMORIAL
14	CENTRAL SOUTHWEST	58	LAZY BROOK / TIMBERGROVE
15	GREATER HOBBY AREA	59	WILLOWBROOK
16	MACGREGOR	60	FAIRBANKS / NORTHWEST CROSSING
17	GREATER INWOOD	61	EASTEX - JENSEN AREA
18	WASHINGTON AVENUE COALITION / MEMORIAL PARK	62	SPRING BRANCH CENTRAL
19	SOUTH ACRES / CRESTMONT PARK	63	GULFTON
20	ELDRIDGE / WEST OAKS	64	ALIEF
21	SUNNYSIDE	65	LAWNDALE / WAYSIDE
22	EAST LITTLE YORK / HOMESTEAD	66	INDEPENDENCE HEIGHTS
23	EAST HOUSTON	67	CENTRAL NORTHWEST
24	DENVER HARBOR / PORT HOUSTON	68	OST / SOUTH UNION
25	FORT BEND / HOUSTON	69	WESTCHASE
26	WESTBURY	70	DOWNTOWN
27	SHARPSTOWN	71	AFTON OAKS / RIVER OAKS AREA
28	HARRISBURG / MANCHESTER	72	WESTWOOD
29	CLEAR LAKE	73	GULFGATE RIVERVIEW / PINE VALLEY
30	GREATER THIRD WARD	74	PARK PLACE
31	SOUTH BELT / ELLINGTON	75	BRIARFOREST AREA
32	TRINITY / HOUSTON GARDENS	76	GREATER EASTWOOD
33	MEADOWBROOK / ALLENDALE	77	FOURTH WARD
34	NORTHSIDE VILLAGE	78	MEYERLAND AREA
35	CARVERDALE	79	SPRING BRANCH NORTH
36	GREATER FIFTH WARD	80	MUSEUM PARK
37	GREATER GREENSPOINT	81	NEARTOWN - MONTROSE
38	MAGNOLIA PARK	82	PECAN PARK
39	SOUTH MAIN	83	MID WEST
40	LANGWOOD	84	EDGEBROOK AREA
41	PLEASANTVILLE AREA	85	BRAESWOOD PLACE
42	GOLFCREST / BELLFORT / REVEILLE	86	ASTRODOME AREA
43	SOUTH PARK	87	Greenway/ Upper Kirby Area
44	SECOND WARD	88	Midtown



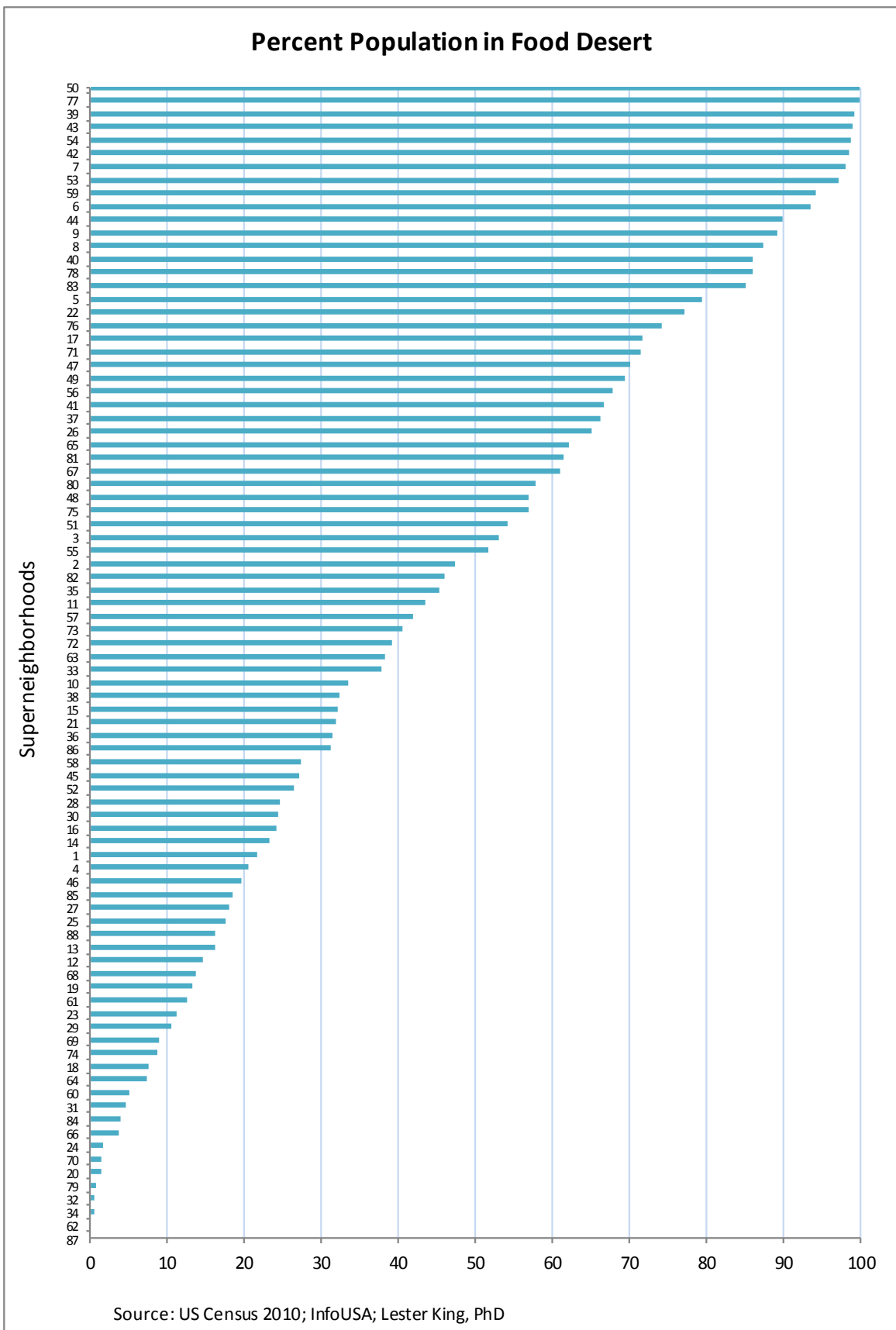
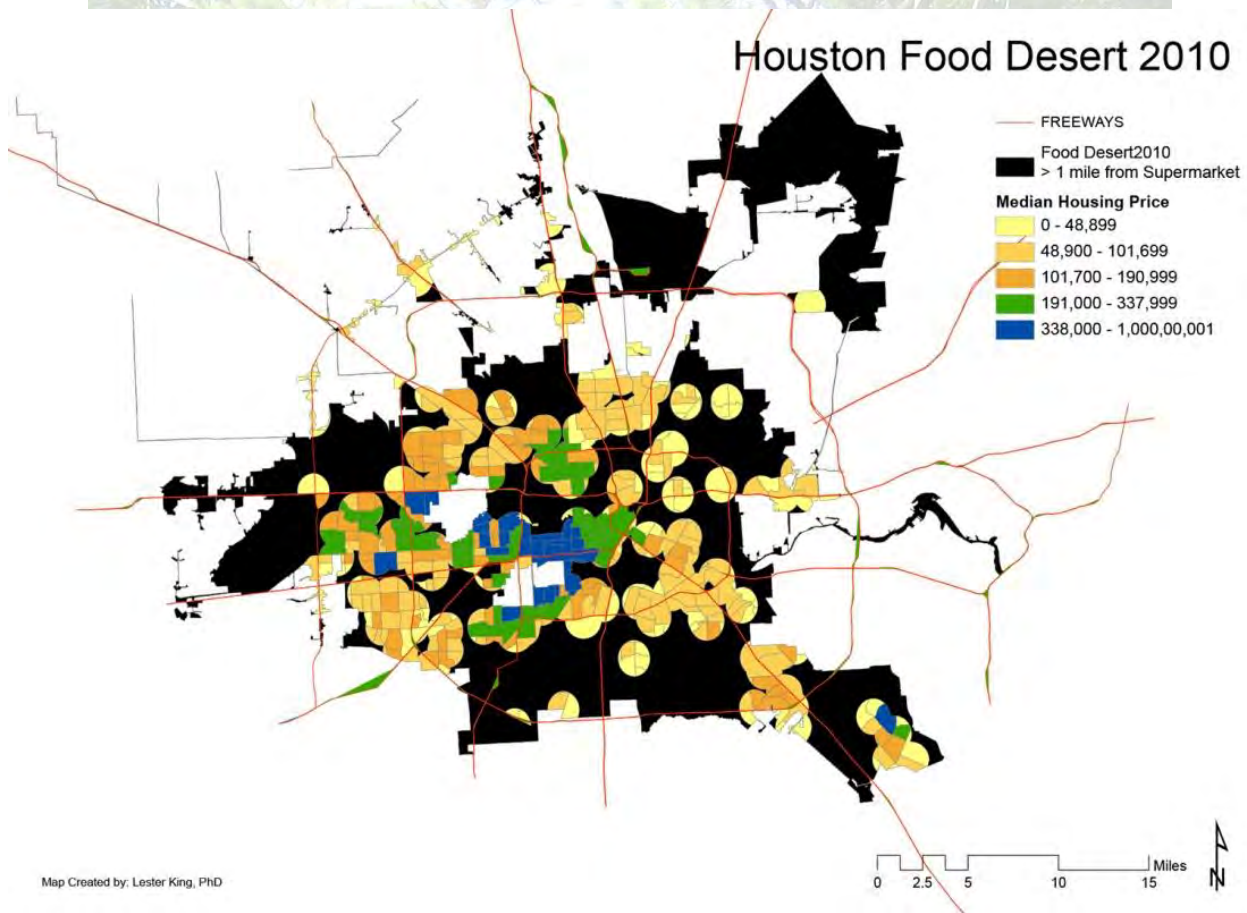


Figure 18: Percent of population in food desert

- The figure above shows that neighborhoods in Houston affected by food deserts range from 0% affected in Greenway/ Upper Kirby Area and the Midtown Super Neighborhood communities to more than 95% of the population being in food deserts in the neighborhoods of El Dorado/ Oates Prairie, Hidden Valley, Airport Area, Hunterwood, Kingwood, Fondren Gardens, Minnetex and Settegast.



Source: Highways, City outline by City of Houston. Address locations of supermarkets by InfoUsa. Calculation of Food Desert by author.

**Figure 19: Houston Food Desert 2010**

- In 2010 there were about 750,000 persons living in a food desert accounting for 36% of the population. This is a big decrease in the number of food deserts compared to previous years.
- In the south central portion of the city, between Highway 288 and Interstate 45-South, the food desert continues to exist when comparing data from 1990 to 2010. This area is known as the Greater Third Ward neighborhood and is home to University of Houston and Texas Southern University.
- Some of the 1-mile regions around supermarkets show that the median housing value is under \$50,000, therefore the food deserts in Houston cannot be explained by lower income levels alone.

## Theme - Livability

### Sub Theme – Environmental Justice

#### Indicator - Waste Exposure

In the United States, there were 250 million tons of municipal solid waste generated in 2010. Paper and paperboard constituted 28.5% of this total and another 28% was organic wastes such as food scraps, and yard trimmings (US Environmental Protection Agency, 2010). The data presented here covers waste generation. However, the other sustainability component of waste is the environmental justice issue of where landfills are located. There has historically been a higher rate of poorer communities located close to landfills (Bullard, 2000).

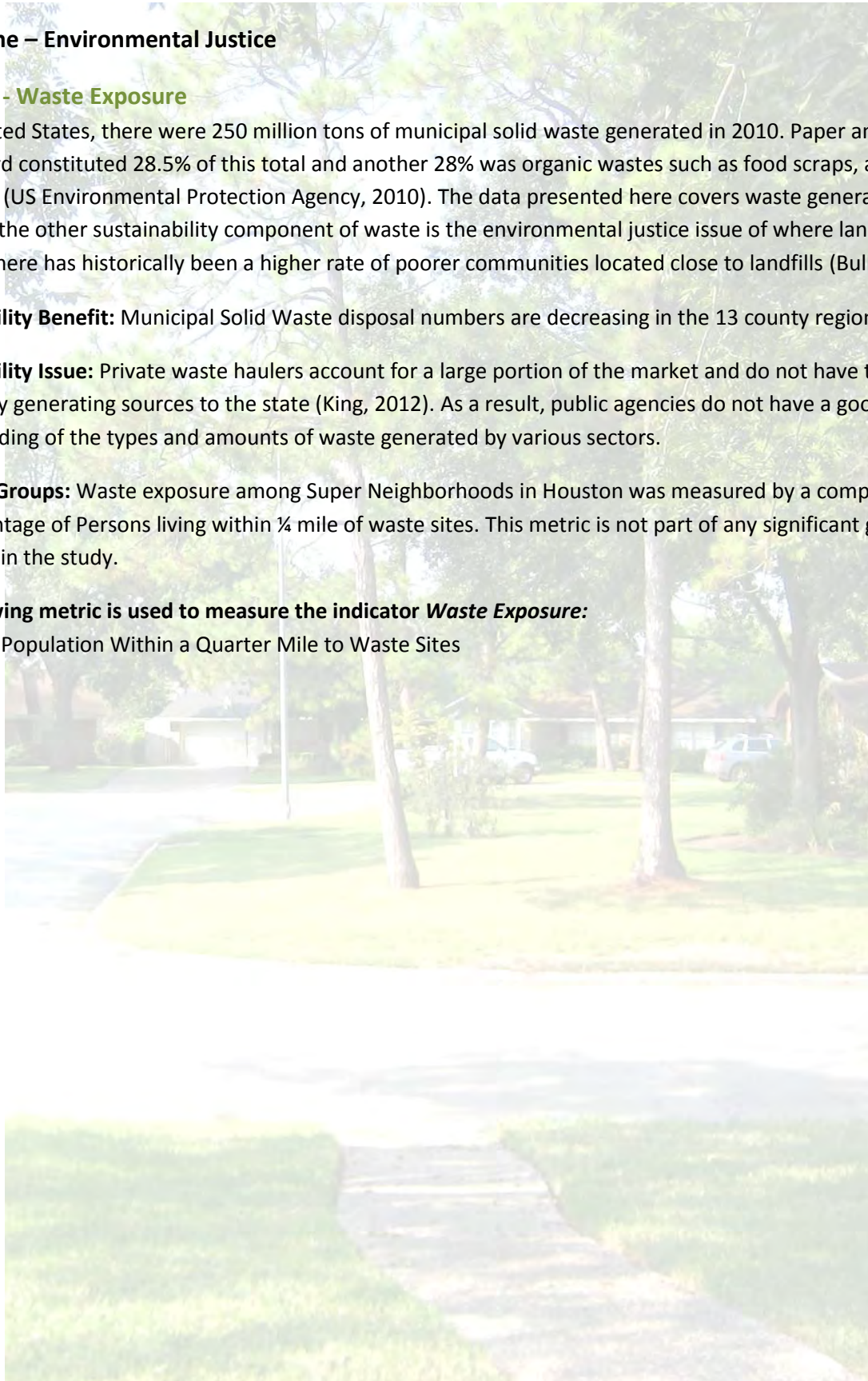
**Sustainability Benefit:** Municipal Solid Waste disposal numbers are decreasing in the 13 county region.

**Sustainability Issue:** Private waste haulers account for a large portion of the market and do not have to report tonnage by generating sources to the state (King, 2012). As a result, public agencies do not have a good understanding of the types and amounts of waste generated by various sectors.

**Indicator Groups:** Waste exposure among Super Neighborhoods in Houston was measured by a comparison of the Percentage of Persons living within  $\frac{1}{4}$  mile of waste sites. This metric is not part of any significant group of indicators in the study.

**The following metric is used to measure the indicator *Waste Exposure*:**

Figure 20: Population Within a Quarter Mile to Waste Sites



Ranking of Super Neighborhoods by percent of population living ¼ to waste sites			
1	CARVERDALE	45	NORTHSIDE/NORTHLINE
2	HARRISBURG / MANCHESTER	46	MID WEST
3	HUNTERWOOD	47	CENTRAL NORTHWEST
4	GREATER FIFTH WARD	48	IAH / AIRPORT AREA
5	MEDICAL CENTER AREA	49	LAKE HOUSTON
6	KASHMERE GARDENS	50	CLEAR LAKE
7	GULFTON	51	SPRING BRANCH CENTRAL
8	EL DORADO / OATES PRAIRIE	52	KINGWOOD AREA
9	PLEASANTVILLE AREA	53	WESTWOOD*
10	SOUTH MAIN	54	MACGREGOR*
11	ASTRODOME AREA	55	GREATER HEIGHTS*
12	MEADOWBROOK / ALLENDALE	56	SPRING BRANCH NORTH*
13	WESTCHASE	57	ADDICKS PARK TEN*
14	SOUTH BELT / ELLINGTON	58	AFTON OAKS / RIVER OAKS AREA*
15	PECAN PARK	59	BRAEBURN*
16	ACRES HOME	60	BRIARFOREST AREA*
17	MAGNOLIA PARK	61	EAST LITTLE YORK / HOMESTEAD*
18	LAZY BROOK / TIMBERGROVE	62	EASTEX - JENSEN AREA*
19	OST / SOUTH UNION	63	EDGEBROOK AREA*
20	SECOND WARD	64	FONDREN GARDENS*
21	FAIRBANKS / NORTHWEST CROSSING	65	FOURTH WARD*
22	UNIVERSITY PLACE	66	GREATER GREENSPOINT*
23	DENVER HARBOR / PORT HOUSTON	67	GREATER INWOOD*
24	LAWNDALE / WAYSIDE	68	GREATER THIRD WARD*
25	BRAYS OAKS	69	GREATER UPTOWN*
26	WASHINGTON AVENUE COALITION / MEMORIAL PARK	70	Greenway/ Upper Kirby Area*
27	CLINTON PARK TRI-COMMUNITY	71	GULFGATE RIVERVIEW / PINE VALLEY*
28	EAST HOUSTON	72	HIDDEN VALLEY*
29	SPRING BRANCH EAST	73	INDEPENDENCE HEIGHTS*
30	NORTHSHORE	74	LANGWOOD*
31	CENTRAL SOUTHWEST	75	MEYERLAND AREA*
32	GREATER HOBBY AREA	76	Midtown*
33	DOWNTOWN	77	MUSEUM PARK*
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36	FORT BEND / HOUSTON	80	SHARPSTOWN*
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38	ALIEF	82	SOUTH PARK*
39	BRAESWOOD PLACE	83	SUNNYSIDE*
40	GREATER EASTWOOD	84	TRINITY / HOUSTON GARDENS*
41	GOLFCREST / BELLFORT / REVEILLE	85	WESTBRANCH*
42	NORTHSIDE VILLAGE	86	WESTBURY*
43	MEMORIAL	87	WILLOW MEADOWS / WILLOWBEND AREA*
44	ELDRIDGE / WEST OAKS	88	WILLOWBROOK*
<ul style="list-style-type: none"> <li>- 0% of population ¼ mile to waste sites</li> </ul>			

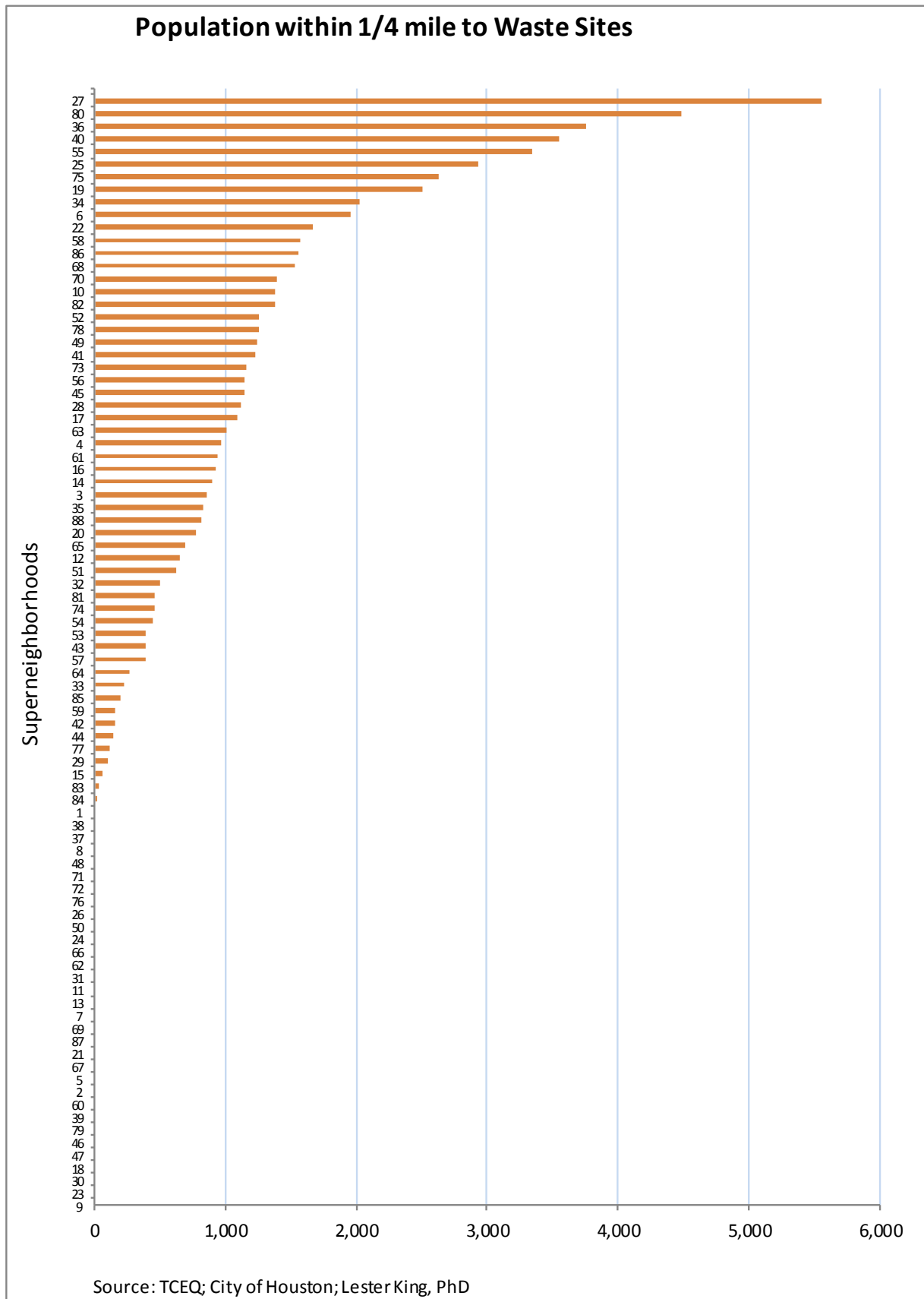


Figure 20: Population Within a Quarter Mile to Waste Sites

- The above figure shows the population living within a quarter mile of municipal solid waste sites and permitted hazardous waste sites.
- Gulfton has the highest number of persons living in close proximity to waste sites with 5,559 people.





## Social Development Policy Recommendations

### THEME – Social Demography

#### Sub Theme – Population Growth: Indicator – Population Growth



- We need to encourage more **population growth within the City** through incentives to develop in the city as opposed to the suburbs.
- Population forecasts for the City of Houston should be based on the City of Houston boundaries and not the region.
  - Citizens can do the following:
    - Contact elected officials.
    - Organize in community groups.
    - Participate in the electoral process.
  - Local government can do the following:
    - Retrofit infrastructure including Complete Streets model for street design.
    - Provide incentives to market for diverse housing choices.
    - Provide more resources to improve schools.
    - Create areas for mixed-use development and reduce permit processing time.
    - Improve community facilities.
    - Long range planning.
  - Businesses can do the following:
    - Supply quality and diversity in housing choices.
  - Non-profit groups can do the following:
    - Advocate and educate for improved quality of life.

#### Sub Theme – Education: Indicator – Education Attainment



- Major actions and interventions are needed to **reduce the education gap** among students of color and whites.
- Structure K-12 to **develop vocational tech training** that provides blue collar jobs.
  - Citizens can do the following:
    - Provide better at home education.
    - Demand accountability.
  - Local government including school districts can do the following:
    - Adjust school hours around work hours and provide public daycare options.
    - Universal pre-school and Montessori options.
    - Raising teacher performance.
    - Reduce separation of kids by achievement level and integrate active learning.
    - Reduce charter school starts.
    - Improve quality of learning environment.
  - Non-profit groups can do the following:
    - More extra curricular activities.
    - Educate citizens on home education responsibilities.
    - More cultural enrichment opportunities.

## Sub Theme – Community Involvement: Indicator – Voter Participation



- We need to strive to **increase voting** since it is a major cornerstone to any democracy.
- Elected officials need to find ways to **demonstrate accountability to citizens, adoption of a comprehensive sustainability indicators program** will aid this goal.
  - Citizens can do the following:
    - Vote
  - Local government can do the following:
    - Implement Saturday voting.
    - Offer incentives to vote.
    - Reduce language barriers.
    - Offer on-going government classes.
  - Non-Profit groups can do the following
    - Educate community in culture of civic participation.
    - Increase voter registration activity.

## THEME – Poverty

### Sub Theme – Inequality: Indicator – Income Inequality



- **Improved skills and training** needs to be developed to reduce income inequality.
- A **local or state taxing structure to reduce income inequality** would allow for systematic approach to this issue.
  - Local government and school districts can do the following:
    - Integrate more vocational training in middle and high school levels.
    - Bridge gap between market demand and concentrations at colleges.
    - Integrate businesses in curriculum development.
    - Tax incentives for businesses to offer internships and apprenticeships.
  - Businesses can do the following:
    - Offer internships and apprenticeships.

### Sub Theme – Poverty Level: Indicator – Poverty Rate



- Need to **establish a commission on the root causes of poverty** which often link back to underperforming schools, and inadequate job skills.
  - This is an effort, which should be led by the local government with opportunities to participate by citizens, businesses and non-profit groups.

### Sub Theme – Healthcare Delivery: Indicator – Health Coverage



- Need to **attract more jobs that offer healthcare and livable wages.**
  - Local government can do the following:
    - Establish more wellness programs.
    - Develop more healthy infrastructure such as trails, parks and sidewalks.
    - Work with businesses to increase participation in wellness programs.
    - Education for wellness in schools.
  - Citizens and Non-profits should advocate for more wellness programs.

## THEME – Livability

### Sub Theme – Cost of Living: Indicator – Affordability



- Citizens in Houston pay more for transportation as a percentage of income than other cities of comparable size. **Improving transit options** would help to alleviate this burden.
  - Citizens can do the following:
    - Use public transit where possible.
    - Advocate for more funding.
    - Form conservancies to advocate for parks.
  - Local government can do the following
    - Funding infrastructure for multimodal travel options.
    - Incentivize mixed-Use development.
    - Incentivize the use of jitney services for flexible destinations. Jitneys are an alternative bus service, where private operators choose flexible routes to meet the demands of their riders.
  - Businesses can do the following
    - Provide facilities to encourage biking/ walking.
    - Educate employees on the benefits of alternative travel.
    - Offer flex-time and other alternative options to 9 – 5 workday.

### Sub Theme – Quality of Life: Indicator – Accessibility of Public Spaces



- Houston needs to **aggressively develop more parks and green space**.
  - Citizens can do the following:
    - Form conservancies to advocate for parks.
  - Local government can do the following
    - Develop interlocal co-op agreements.
    - Educate developers on incentives to build parks.
    - Reduce development in flood prone areas and convert land to parks.
    - Long range planning for parkland acquisition.
    - Establish Transfer-of-Development Rights program.
  - Non-Profit groups can do the following
    - Advocate for more parks

### Sub Theme – Health & Nutrition: Indicator – Food Deserts



- City of Houston needs to actively **attract more grocery stores selling fresh fruits and vegetables in food deserts** across the city.
  - Citizens can do the following:
    - Send letters to local elected officials.
    - Establish co-op enterprises
  - Local government can do the following
    - Reduce parking requirements for supermarkets.
    - Tax incentives for more supermarkets.
    - Incentivize co-op options.
    - Market analysis showing alternative resources to businesses.







**Houston Community  
Sustainability:**

**The Quality of Life Atlas**

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RICE UNIVERSITY  
**Shell Center for  
Sustainability**



# HOUSTON COMMUNITY SUSTAINABILITY

The Quality of Life Atlas

LESTER KING, PHD.

**Economic Development**



RICE





# Houston Community Sustainability: The Quality of Life Atlas

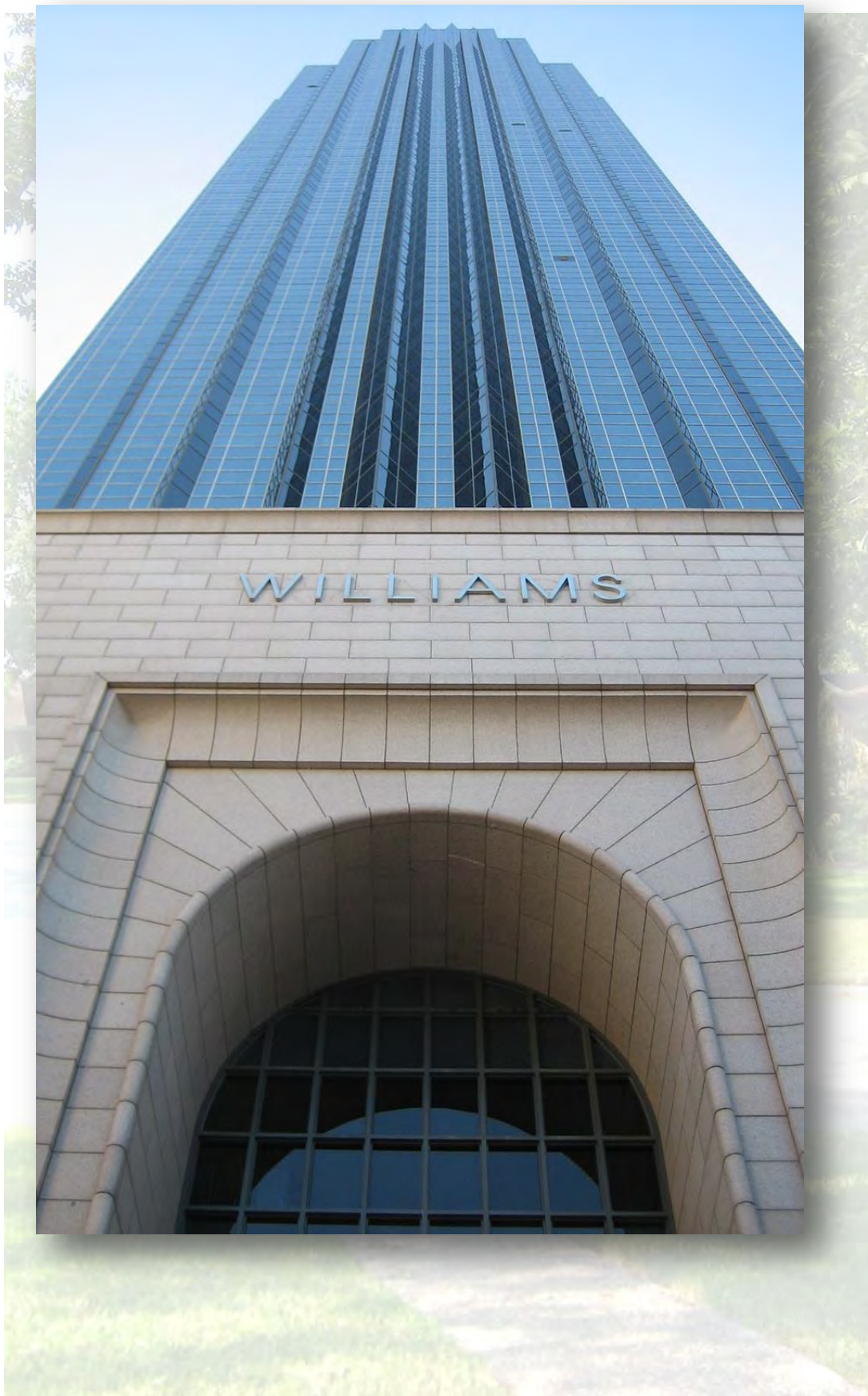
by

Lester King, PhD, AICP, LEED

## Economic Development Pillar of Sustainability

Economic Development Pillar of Sustainability.....	59
Theme - Economic Development.....	61
Sub Theme - Employment.....	61
Sub Theme - Macroeconomic Performance .....	65
Sub Theme – Business Location.....	69
Theme - Consumption and Production.....	75
Sub Theme – Capital Improvements.....	75
Theme - Transportation .....	83
Sub Theme - Access .....	83
Sub Theme - Demand.....	89
Sub Theme - Mode.....	93
Indicator - Travel Choice .....	93
Economic Development Policy Recommendations .....	97

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## Theme - Economic Development

### Sub Theme - Employment

#### Indicator - Employment Status

In a 2010 survey of area residents, 38% of respondents stated that the biggest problem facing Houston was unemployment, poverty and the cost of living (Klineberg, 2010). Employment is essential to gain access to health care, quality shelter, good communities, and quality of life among others (King, 2012). In comparison to the 63 largest cities in the country, Houston had the 18<sup>th</sup> highest unemployment rate in 2010 ( U.S. Census Bureau, 2011). Houston is projected to add 404,007 jobs between 2010 and 2015 based on the projected performance trend developed over the 20-year period between 1990 and 2010 (King, 2012). It is hoped that this increase in job numbers will significantly reduce the unemployment rate despite the premise that many of the new jobs advertised will be filled by new people moving into the city. Educational training to meet the specialized need for Houston based job mix is essential to reducing the unemployment rate in the city (King, 2012). The Houston Metropolitan Region had the largest increase in jobs in the country between the last quarter of 2011 and the first quarter of 2013 (The Economist, 2013).

**Sustainability Benefit:** The unemployment rate for Hispanics, which are the fastest growing segment of the population, has not increased significantly between 1990 and 2010.

**Sustainability Issue:** African-Americans in Houston have a disproportionately high unemployment rate.

**Indicator Groups:** Employment Status among Super Neighborhoods in Houston was measured by a comparison of the Unemployment Rate in each Super Neighborhood. This metric is part of the most significant group of indicators in the study. This group of indicators is titled 'Wealthy Group' since it is composed of the following indicators: Health Care spending; Income; Poverty; Housing Value; Housing and Transportation costs; Percent White; Percent Master's degrees and Unemployment rate (Poverty and Unemployment rate are also correlated since those percentages are very low in these neighborhoods).

**The following metrics are used to measure the indicator *Employment Status*.**

Figure 21: Unemployment rate by neighborhood

Figure 22: Unemployment Rate



Ranking of Super Neighborhoods by unemployment rate			
1	EL DORADO / OATES PRAIRIE	45	FAIRBANKS / NORTHWEST CROSSING
2	MINNETEX	46	MAGNOLIA PARK
3	SOUTH ACRES / CRESTMONT PARK	47	SOUTH BELT / ELLINGTON
4	SETTEGAST	48	GREATER FONDREN SOUTHWEST
5	SUNNYSIDE	49	WESTBURY
6	HARRISBURG / MANCHESTER	50	NORTHSIDE VILLAGE
7	GREATER FIFTH WARD	51	GREATER EASTWOOD
8	KASHMERE GARDENS	52	FORT BEND / HOUSTON
9	SOUTH PARK	53	HIDDEN VALLEY
10	HUNTERWOOD	54	MEYERLAND AREA
11	WESTWOOD	55	SPRING BRANCH NORTH
12	TRINITY / HOUSTON GARDENS	56	WILLOWBROOK
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14	OST / SOUTH UNION	58	BRIARFOREST AREA
15	EAST HOUSTON	59	SPRING BRANCH WEST
16	DOWNTOWN	60	CARVERDALE
17	SOUTH MAIN	61	ELDRIDGE / WEST OAKS
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19	EASTEX - JENSEN AREA	63	SPRING BRANCH CENTRAL
20	FOURTH WARD	64	SPRING BRANCH EAST
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22	PLEASANTVILLE AREA	66	LAZY BROOK / TIMBERGROVE
23	NORTHSHORE	67	NEAR NORTHWEST
24	GREATER INWOOD	68	ADDICKS PARK TEN
25	EDGEBROOK AREA	69	LAKE HOUSTON
26	GREATER THIRD WARD	70	KINGWOOD AREA
27	MACGREGOR	71	WESTCHASE
28	GULFGATE RIVERVIEW / PINE VALLEY	72	NEARTOWN - MONTROSE
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36	MEADOWBROOK / ALLENDALE	80	GREENWAY / UPPER KIRBY AREA
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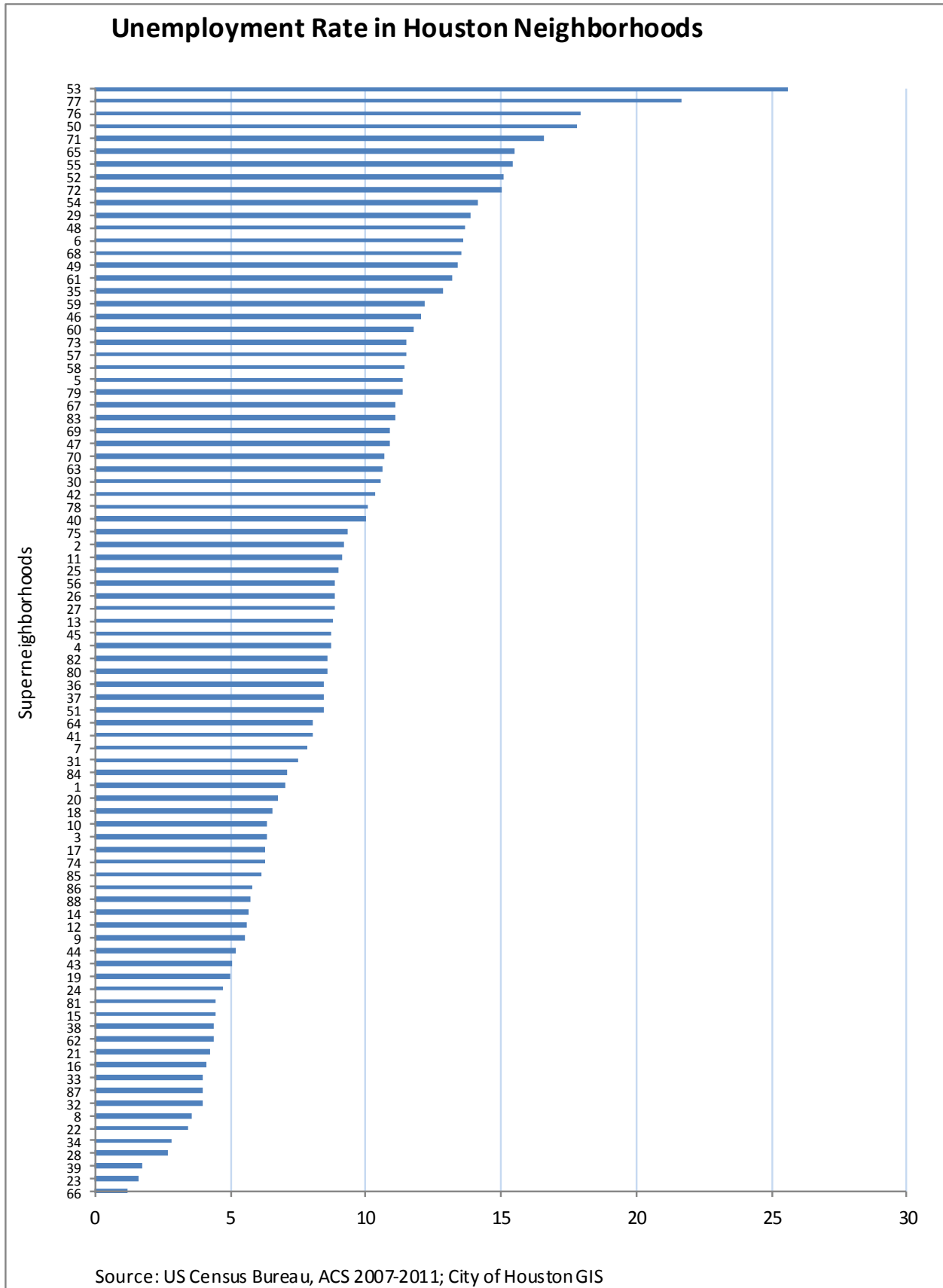
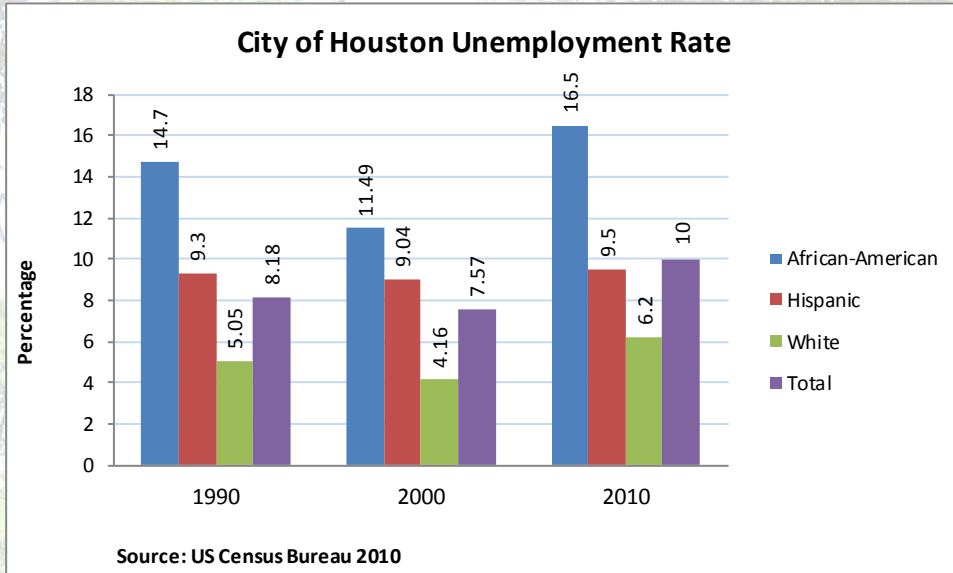


Figure 21: Unemployment rate by neighborhood

- The average unemployment rate in the city was 10% in 2010.
- Twenty neighborhoods scored below 5% unemployment.
- Six neighborhoods scored at or above 15% unemployment. Those neighborhoods are Harrisburg, Sunnyside, Settegast, South Acres, Minnetex, and El Dorado/ Oates Prairie.



**Figure 22: Unemployment Rate**

- African Americans had a 16.5% unemployment rate in 2010. This is the highest rate of any racial or ethnic group and hence it demonstrates that African Americans are at a disadvantage when it comes to employment and job security in Houston.
- The unemployment rate among Hispanics remained stable at around 9.5%. This suggests the majority of jobs occupied by Hispanics are in sectors which are less volatile to the type of economic downturn we experienced.
- All groups show a reduction in unemployment percentage in 2000 and then an increase in unemployment in 2010. African Americans are the most adversely affected group in terms of unemployment.

## Theme - Economic Development

### Sub Theme - Macroeconomic Performance

#### Indicator - Primary Jobs

Traditionally **primary jobs** (manufacturing) were considered the anchors of local economies and essential for reporting economic success (King, 2012). The city of Houston ranked 23<sup>rd</sup> among the largest 63 cities in the country in terms of the percentage of manufacturing jobs ( U.S. Census Bureau, 2011). For this indicator primary jobs are defined as manufacturing jobs plus health sector jobs, since the health sector in Houston attracts patients nationally and internationally.

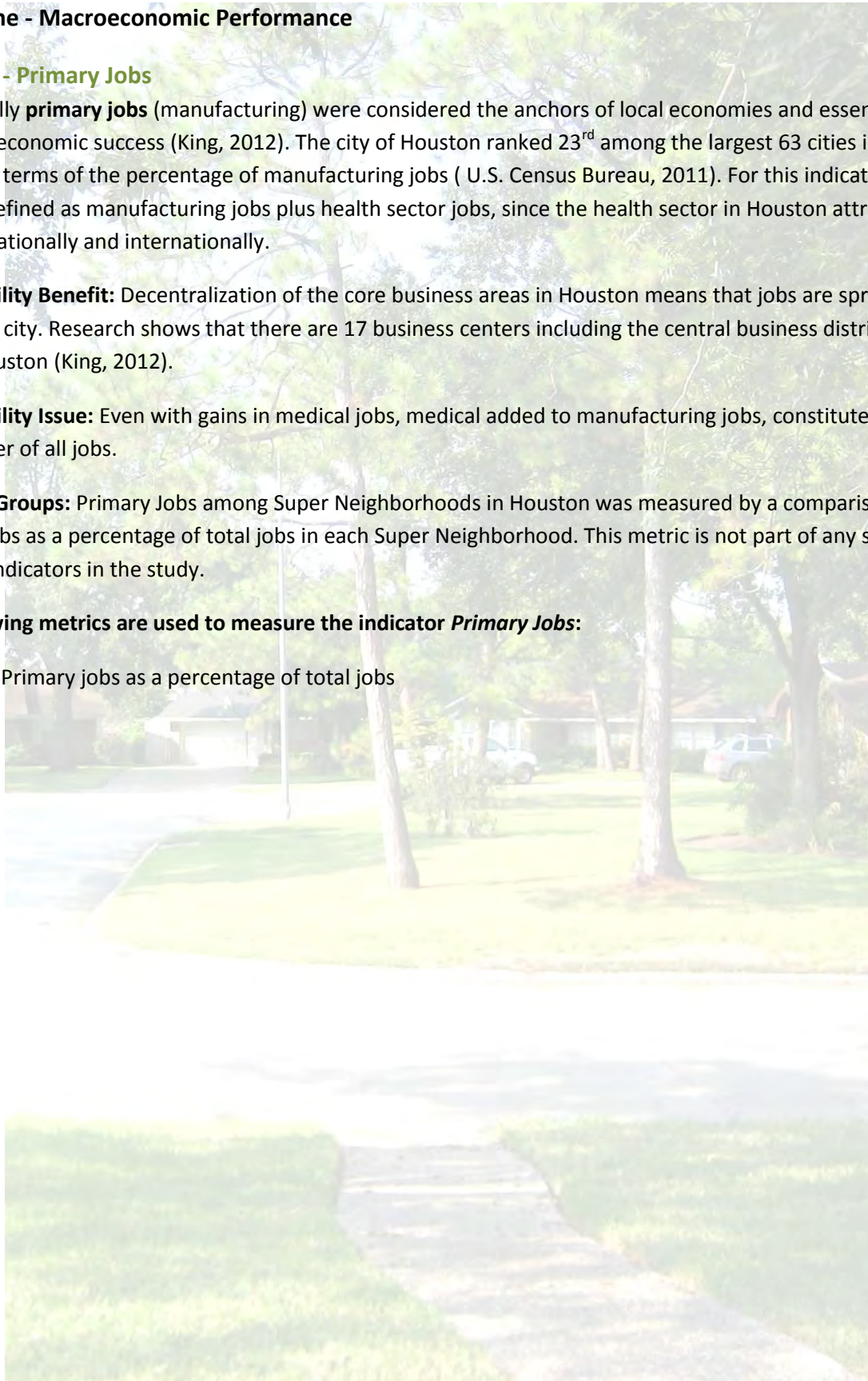
**Sustainability Benefit:** Decentralization of the core business areas in Houston means that jobs are spread out across the city. Research shows that there are 17 business centers including the central business district in the City of Houston (King, 2012).

**Sustainability Issue:** Even with gains in medical jobs, medical added to manufacturing jobs, constitute less than one quarter of all jobs.

**Indicator Groups:** Primary Jobs among Super Neighborhoods in Houston was measured by a comparison of primary jobs as a percentage of total jobs in each Super Neighborhood. This metric is not part of any significant group of indicators in the study.

**The following metrics are used to measure the indicator *Primary Jobs*:**

Figure 23: Primary jobs as a percentage of total jobs



Ranking of Super Neighborhoods by primary jobs as percentage of total jobs			
1	MEDICAL CENTER AREA	45	SPRING BRANCH EAST
2	WESTBRANCH	46	GREATER FONDREN SOUTHWEST
3	CARVERDALE	47	GULFGATE RIVERVIEW / PINE VALLEY
4	ASTRODOME AREA	48	WESTWOOD
5	MUSEUM PARK	49	GREATER HEIGHTS
6	LAZY BROOK / TIMBERGROVE	50	ADDICKS PARK TEN
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17	PARK PLACE	61	GREATER GREENSPOINT
18	GREATER FIFTH WARD	62	CLEAR LAKE
19	SHARPSTOWN	63	IAH / AIRPORT AREA
20	MACGREGOR	64	ALIEF
21	MEADOWBROOK / ALLENDALE	65	WILLOW MEADOWS / WILLOWBEND AREA
22	WILLOWBROOK	66	AFTON OAKS / RIVER OAKS AREA
23	DENVER HARBOR / PORT HOUSTON	67	LAKE HOUSTON
24	KASHMERE GARDENS	68	ACRES HOME
25	SOUTH BELT / ELLINGTON	69	NEARTOWN - MONTROSE
26	SPRING BRANCH WEST	70	GREATER EASTWOOD
27	MINNETEX	71	SOUTH PARK
28	FAIRBANKS / NORTHWEST CROSSING	72	FORT BEND / HOUSTON
29	EASTEX - JENSEN AREA	73	MEYERLAND AREA
30	NORTHSIDE/NORTHLINE	74	WESTBURY
31	LANGWOOD	75	GREATER THIRD WARD
32	INDEPENDENCE HEIGHTS	76	SOUTH ACRES / CRESTMONT PARK
33	NORTHSIDE VILLAGE	77	EAST LITTLE YORK / HOMESTEAD
34	MEMORIAL	78	GREATER UPTOWN
35	GREENWAY / UPPER KIRBY AREA	79	EDGEBROOK AREA
36	LAWNDALE / WAYSIDE	80	PECAN PARK
37	CENTRAL SOUTHWEST	81	SPRING BRANCH NORTH
38	EL DORADO / OATES PRAIRIE	82	HUNTERWOOD
39	GOLFCREST / BELLFORT / REVELLE	83	ELDRIDGE / WEST OAKS
40	OST / SOUTH UNION	84	FONDREN GARDENS
41	NORTHSHORE	85	BRIARFOREST AREA
42	UNIVERSITY PLACE	86	SETTEGAST
43	SUNNYSIDE	87	HIDDEN VALLEY
44	DOWNTOWN	88	FOURTH WARD



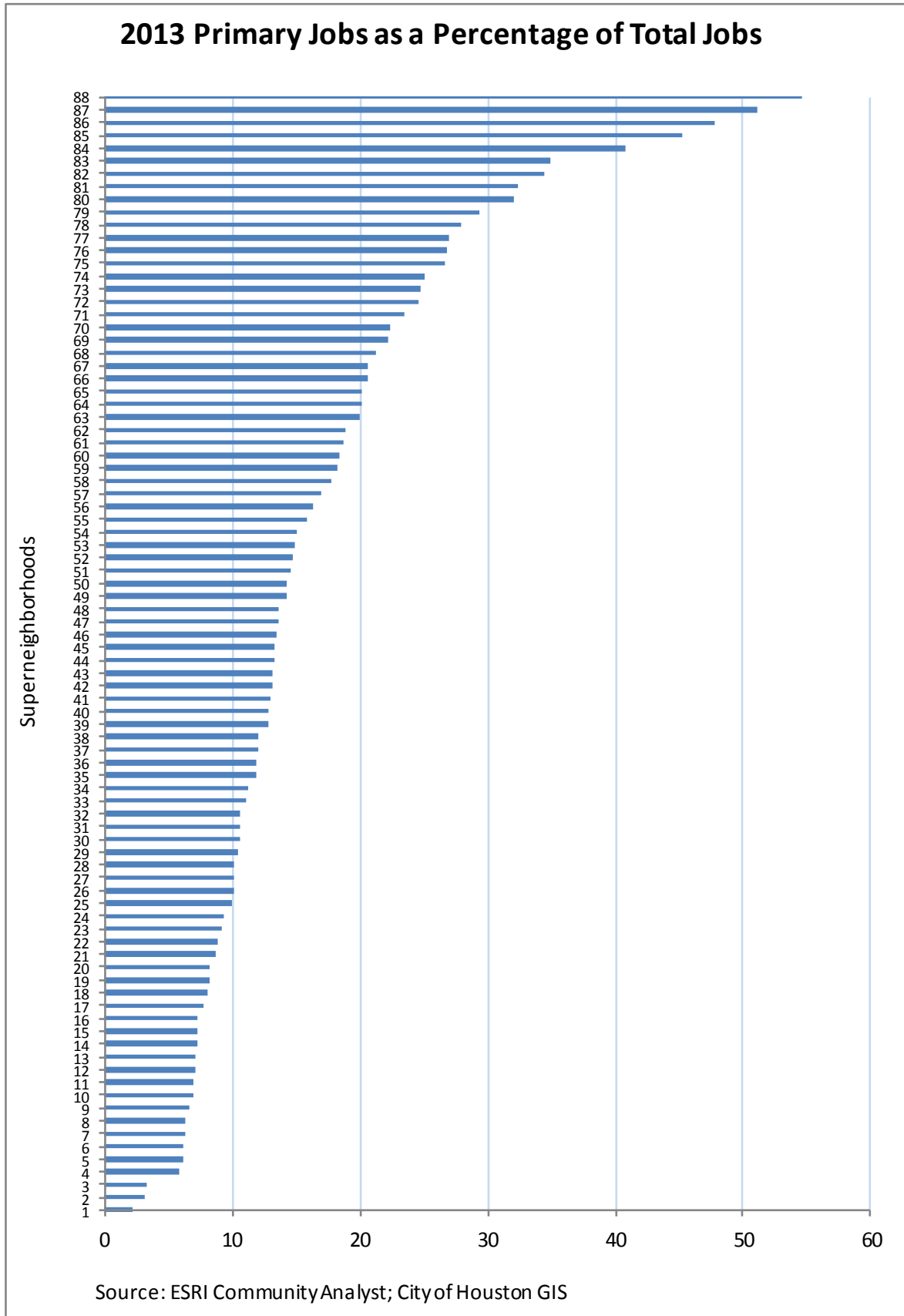


Figure 23: Primary jobs as a percentage of total jobs

- Manufacturing jobs and Health Care jobs are the primary jobs in Houston and constitute less than 25% of all jobs in all but 17 Houston neighborhoods.
- The Medical Center and Westbranch have more than 50% of all jobs as primary jobs. Fourth Ward has the lowest number of primary jobs in Houston.



## Theme – Economic Development

### Sub Theme – Business Location

#### Indicator - Jobs/ Housing Balance

Sprawl can be described as the separated spread-out development practice that has dominated suburban development over the last 60 years. The **Jobs/ Housing balance** is a focus on the supply of housing in proximity to jobs. The ideal Jobs/Housing balance is one that offers access to many and various types of housing such as single family, duplexes, and multifamily housing within walking distance to jobs. The Jobs/Housing balance alludes to the importance of mixed-use developments where pedestrian access to schools, services, entertainment, jobs and housing is made possible (Burchell, Downs, McCann, & Mukherji, 2005). For sustainable development, should local governments actively encourage companies to locate in existing business centers or should we let the market decide? In a survey of Harris County residents in 2010, 80% called for redevelopment of older urban areas for mixed use development (Klineberg, 2010). However, in a 2005 survey, Anglos preferred neighborhoods that do not have high percentages of African American or Hispanic people (Klineberg, 2005). This cultural practice complicates the rational location choice theory of maximizing income to find housing close to jobs. It also explains why some inner city neighborhoods, such as the Houston Third Ward and parts of the Fifth Ward, have large supplies of vacant and underused property, despite their close proximity to the central business district.

**Sustainability Benefit:** Houston has a very efficient freeway system which connects most areas of the city to employment centers very efficiently.

**Sustainability Issue:** Less than 25% of Houstonians live within a quarter mile of high density business centers.

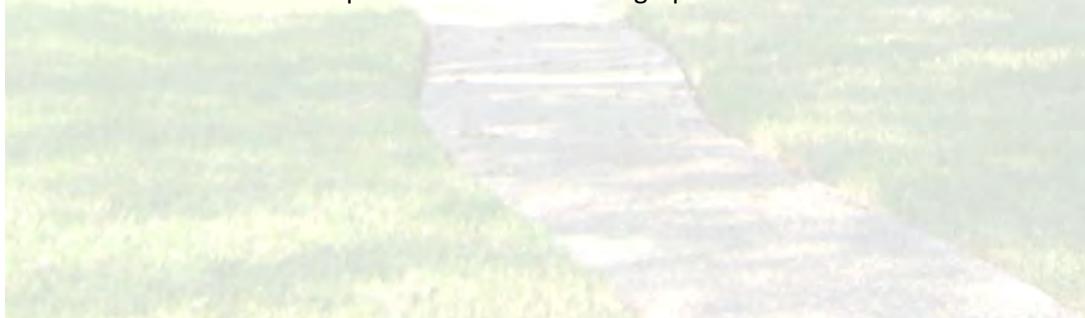
**Indicator Groups:** Jobs / Housing Balance among Super Neighborhoods in Houston was measured by the Percentage of housing units in business centers in each Super Neighborhood. This metric is part of the second most significant group of indicators in the study. This group of indicators is titled 'Inner City Group' since it is composed of the following indicators: **Vehicle Miles Travelled, Street Intersection Density, Percent of open Space, Population close to parks, Housing units close to business centers, Poor Streets, High development land use, population close to bus stops, Population in food deserts (Vehicle miles travelled and Percent of open space are negatively correlated).**

**The following metrics were used to measure Job / Housing Balance:**

Figure 25: Houston Business Centers

Figure 24: Percent of housing units in business centers

Figure 26: Jobs in Business Centers compared to Houston Demographics



Ranking of Super Neighborhoods by percentage of housing close to business centers			
1	FOURTH WARD	45	ALIEF
2	GREENWAY / UPPER KIRBY AREA	46	BRAYS OAKS
3	LAZY BROOK / TIMBERGROVE	47	LAWNDALE / WAYSIDE
4	MEDICAL CENTER AREA	48	ELDRIDGE / WEST OAKS*
5	MIDTOWN	49	GREATER FIFTH WARD*
6	MUSEUM PARK	50	NORTHSIDE VILLAGE*
7	NEARTOWN - MONTROSE	51	ACRES HOME*
8	WESTCHASE	52	CENTRAL SOUTHWEST*
9	AFTON OAKS / RIVER OAKS AREA	53	CLINTON PARK TRI-COMMUNITY*
10	GREATER UPTOWN	54	DENVER HARBOR / PORT HOUSTON*
11	UNIVERSITY PLACE	55	EAST HOUSTON*
12	GULFTON	56	EAST LITTLE YORK / HOMESTEAD*
13	DOWNTOWN	57	EASTEX - JENSEN AREA*
14	PECAN PARK	58	EDGEBROOK AREA*
15	FAIRBANKS / NORTHWEST CROSSING	59	EL DORADO / OATES PRAIRIE*
16	GREATER EASTWOOD	60	FONDREN GARDENS*
17	ADDICKS PARK TEN	61	FORT BEND / HOUSTON*
18	WASHINGTON AVENUE COALITION / MEMORIAL PARK	62	GREATER HOBBY AREA*
19	ASTRODOME AREA	63	GREATER INWOOD*
20	MACGREGOR	64	HARRISBURG / MANCHESTER*
21	WESTWOOD	65	HIDDEN VALLEY*
22	MID WEST	66	HUNTERWOOD*
23	MEMORIAL	67	IAH / AIRPORT AREA*
24	BRAEBURN	68	INDEPENDENCE HEIGHTS*
25	SHARPSTOWN	69	KASHMERE GARDENS*
26	SPRING BRANCH WEST	70	KINGWOOD AREA*
27	GREATER GREENSPPOINT	71	LAKE HOUSTON*
28	GREATER THIRD WARD	72	MAGNOLIA PARK*
29	GULFGATE RIVERVIEW / PINE VALLEY	73	MEADOWBROOK / ALLENDALE*
30	PARK PLACE	74	MEYERLAND AREA*
31	CARVERDALE	75	MINNETEX*
32	BRIARFOREST AREA	76	NORTHSHORE*
33	CENTRAL NORTHWEST	77	NORTHSIDE/NORTHLINE*
34	GREATER HEIGHTS	78	PLEASANTVILLE AREA*
35	LANGWOOD	79	SETTEGAST*
36	SPRING BRANCH EAST	80	SOUTH ACRES / CRESTMONT PARK*
37	SPRING BRANCH CENTRAL	81	SOUTH BELT / ELLINGTON*
38	CLEAR LAKE	82	SOUTH PARK*
39	GOLFCREST / BELLFORT / REVEILLE	83	SUNNYSIDE*
40	BRAESWOOD PLACE	84	TRINITY / HOUSTON GARDENS*
41	OST / SOUTH UNION	85	WESTBRANCH*
42	SECOND WARD	86	WESTBURY*
43	SOUTH MAIN	87	WILLOW MEADOWS / WILLOWBEND AREA*
44	SPRING BRANCH NORTH	88	WILLOWBROOK*
<ul style="list-style-type: none"> <li>- 0% of housing units close to business centers</li> </ul>			

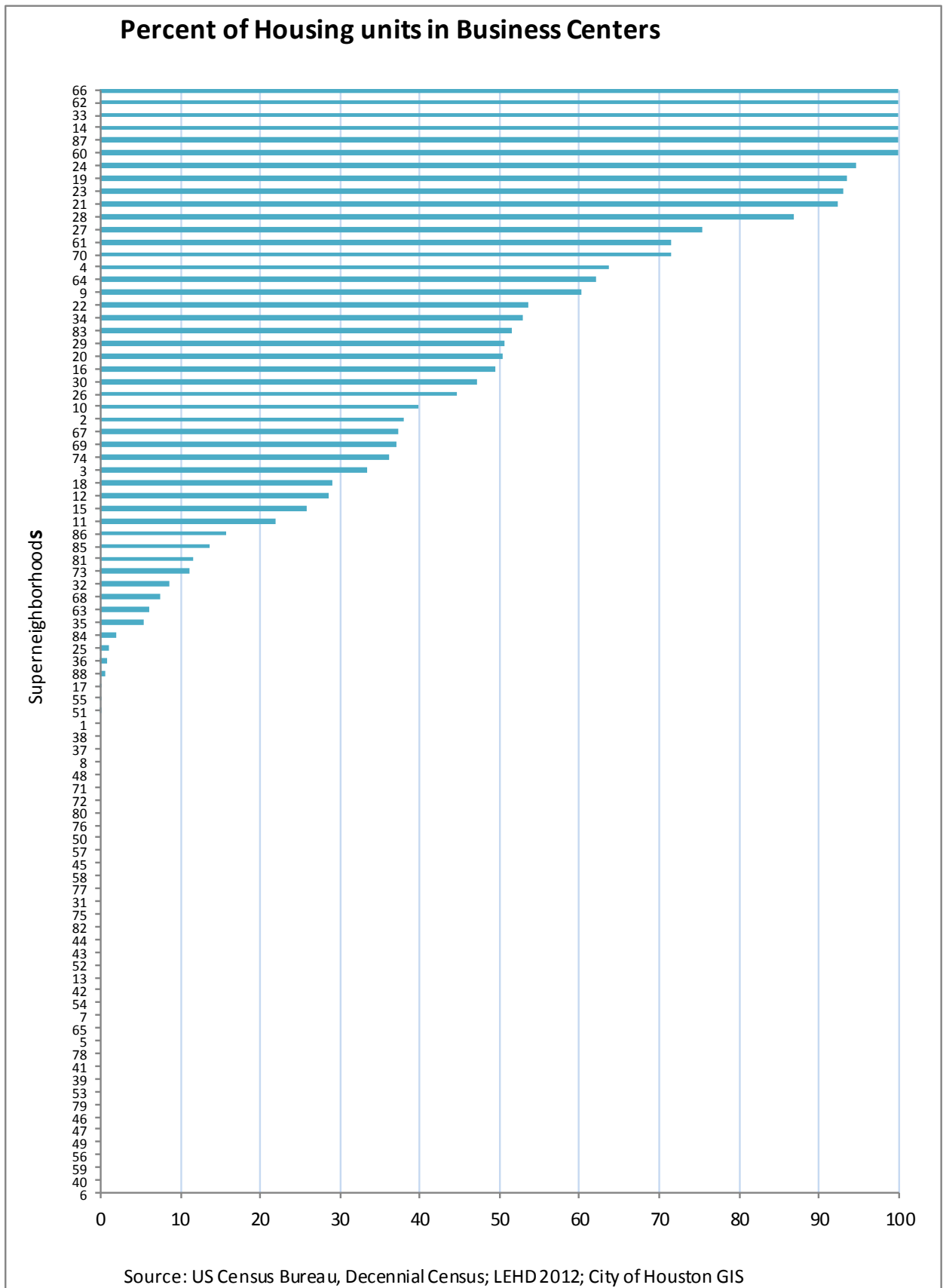
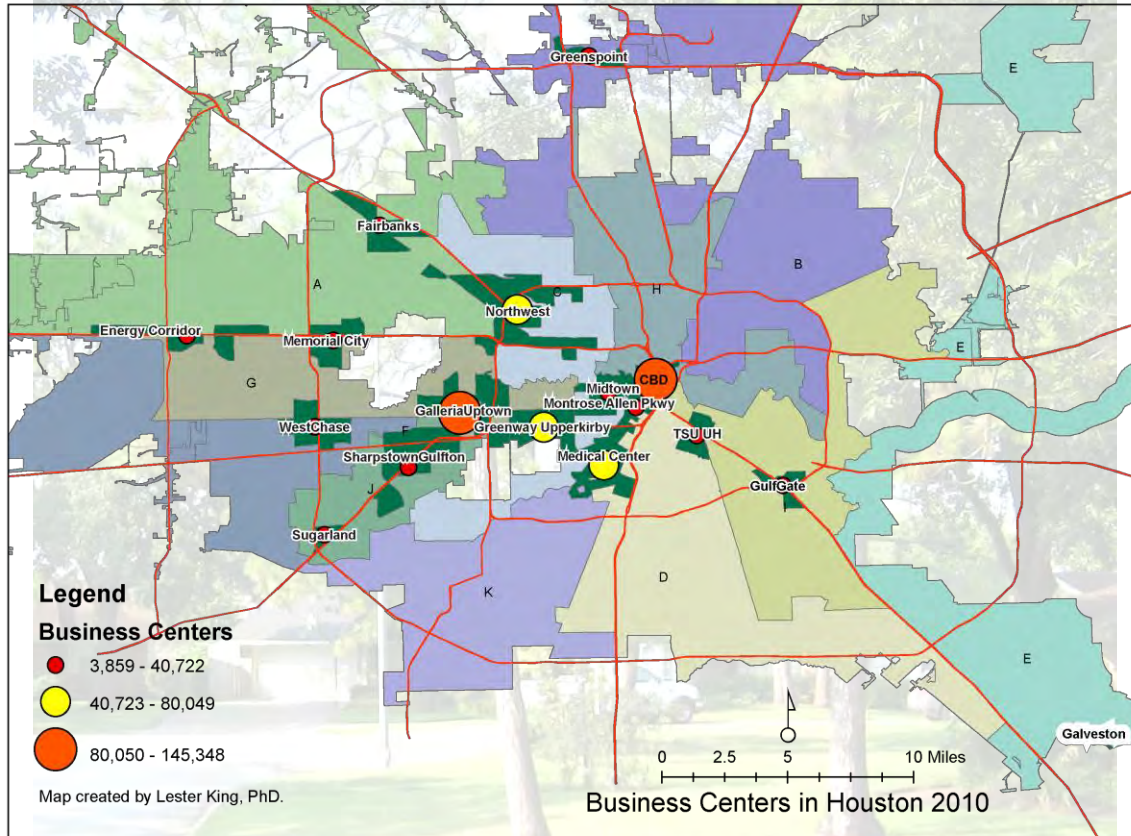


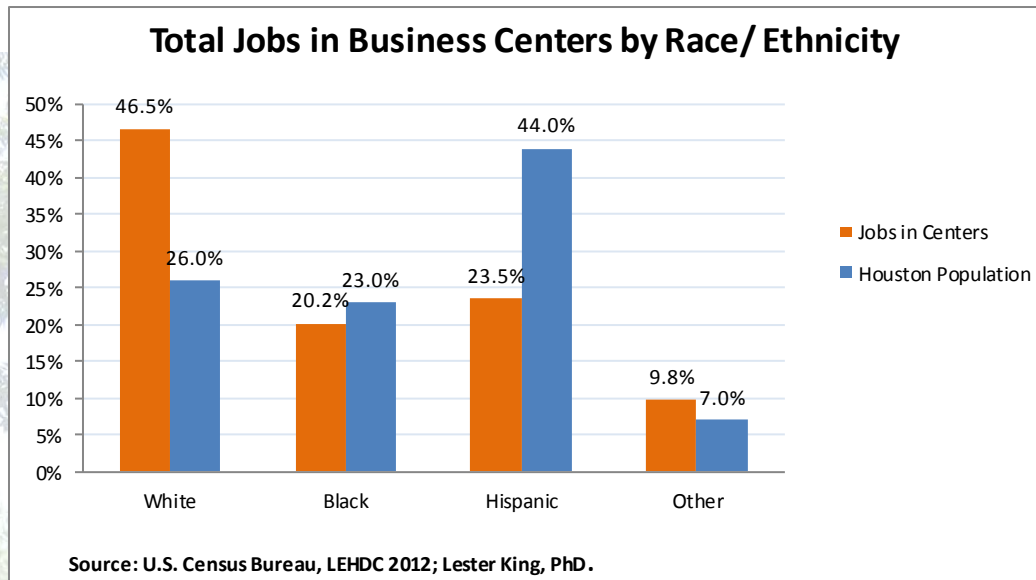
Figure 24: Percent of housing units in business centers

- The above figure shows the percentage of housing units within a quarter of a mile of the business districts in Houston by Super Neighborhood.
- The neighborhoods of Uptown, Afton Oaks/ River Oaks, Westchase, Nartown – Montrose, Lazy Brook, Museum Park, Midtown, Greenway/ Upper Kirby, Fourth Ward, and Medical Center Area all have more than 90% of housing units close to business centers.



**Figure 25: Houston Business Centers**

- This map shows the location of business centers in Houston in 2010. These business centers are defined primarily as places with a high density of jobs (greater than 10 per acre within transit analysis zones or TAZs and clusters of such high density TAZs with more than 10,000 jobs).
- In 2010 there were 17 business centers in the City of Houston.
- Downtown, the Galleria, and the Medical Center show the highest concentration of jobs in the City of Houston with more than 75,000 jobs each.
- Although less than 25% of Houstonians on average live within a quarter mile of business centers, about a third of the White cohort live within a quarter mile of the business centers (31.33%). The comparable figures for other races/ ethnicities are: Black – 13%, Hispanic 20%, other races 27%. This suggests that in comparison to other races and ethnicities in Houston, the White cohort prefers and can afford to live close to business centers.



**Figure 26: Jobs in Business Centers compared to Houston Demographics**

- The above figure compares percentages of racial ethnic groups in Houston, in terms of holding jobs in business centers in 2012 and city wide population distribution in 2010.
- It shows that African Americans and all other racial groups hold jobs in the business centers relatively commensurate with their population distribution in the city as a whole.
- However, the White cohort is overly represented with almost twice as many jobs in the business center as their citywide percentage. At the same time, the Hispanic cohort is under-represented in terms of holding jobs in the business centers with almost exactly the opposite trend as the White cohort.





## Theme - Consumption and Production

### Sub Theme – Capital Improvements

#### Indicator – Infrastructure Condition

Capital Investments in a municipality are a key indicator for sustainability in that investments drive the social, economic and environmental fabric of a city. Carefully targeted investment can enhance the social fabric in a visible sense, through such investments as park improvements or public art projects. The economic fabric can be enhanced through efficiencies such as arterial network improvements, and hazard mitigation improvements such as laying subsurface utility arterials. The environmental fabric is enhanced through such efforts as surface runoff improvements to prevent flooding. For the first time ever, there is a General Fund line item of \$2.5 million in the proposed City of Houston 2014 budget. This represents approximately 2% of the average annual Capital Improvement Plan for Public Improvement Programs for infrastructure maintenance, renewal and replacement and will be applied to improvements of city facilities (CitizensNet, 2013).

**Sustainability Benefit:** Houston recently passed an ordinance for a dedicated fund to further improve infrastructure to prevent flooding.

**Sustainability Issue:** Capital Improvement spending in Houston for stormwater management, streets, wastewater, and water infrastructure are not guided by a forward thinking comprehensive plan and as such are more responsive to reactive and extant problems, such as potholes and sidewalk repair.

**Indicator Groups:** Infrastructure Condition among Super Neighborhoods in Houston was measured by a Rating street assessment in each Super Neighborhood. This metric is part of the second most significant group of indicators in the study. This group of indicators is titled ‘Inner City Group’ since it is composed of the following indicators: **Vehicle miles travelled, Street intersection density, Percent of open space, Population close to parks, Housing units close to business centers, Street assessment, High development land use, population close to bus stops, Population in food deserts (Vehicle miles travelled and Percent of open space are negatively related).** The Percent of adequate storm sewers was also used to measure Infrastructure Condition in this study. This second metric is correlated with the group composed of Percent of Low to Mid Intensity Development and the Percent of Voters.

**The following metrics are used to measure the indicator Infrastructure Condition:**

Figure 28: Street condition assessment map

Figure 27: Street condition neighborhood ranking

Figure 29: Adequate storm sewers



Ranking of Super Neighborhoods by percentage of poor street conditions			
1	FOURTH WARD	45	PLEASANTVILLE AREA
2	SPRING BRANCH NORTH	46	ADDICKS PARK TEN
3	BRIARFOREST AREA	47	CARVERDALE
4	FORT BEND / HOUSTON	48	CENTRAL SOUTHWEST
5	WESTBRANCH	49	SOUTH PARK
6	MEYERLAND AREA	50	DENVER HARBOR / PORT HOUSTON
7	ALIEF	51	SPRING BRANCH CENTRAL
8	UNIVERSITY PLACE	52	PECAN PARK
9	BRAYS OAKS	53	LAWNDALE / WAYSIDE
10	MEMORIAL	54	GREATER HEIGHTS
11	ELDRIDGE / WEST OAKS	55	CENTRAL NORTHWEST
12	SHARPSTOWN	56	NORTHSHORE
13	MIDTOWN	57	GOLFCREST / BELLFORT / REVEILLE
14	MUSEUM PARK	58	GULFGATE RIVERVIEW / PINE VALLEY
15	NEARTOWN - MONTROSE	59	AFTON OAKS / RIVER OAKS AREA
16	LANGWOOD	60	GREATER GREENSPOINT
17	BRAEBURN	61	MAGNOLIA PARK
18	WESTBURY	62	FAIRBANKS / NORTHWEST CROSSING
19	WASHINGTON AVENUE COALITION / MEMORIAL PARK	63	EAST HOUSTON
20	GREATER FIFTH WARD	64	MACGREGOR
21	GREATER THIRD WARD	65	IAH / AIRPORT AREA
22	SECOND WARD	66	CLEAR LAKE
23	DOWNTOWN	67	EASTEX - JENSEN AREA
24	BRAESWOOD PLACE	68	SUNNYSIDE
25	GREATER INWOOD	69	WILLOW MEADOWS / WILLOWBEND AREA
26	SPRING BRANCH WEST	70	KINGWOOD AREA
27	WESTWOOD	71	WESTCHASE
28	GREATER UPTOWN	72	KASHMERE GARDENS
29	GREENWAY / UPPER KIRBY AREA	73	ACRES HOME
30	GREATER EASTWOOD	74	SETTEGAST
31	GULFTON	75	HIDDEN VALLEY
32	LAZY BROOK / TIMBERGROVE	76	NORTHSIDE/NORTHLINE
33	OST / SOUTH UNION	77	HARRISBURG / MANCHESTER
34	EDGEBROOK AREA	78	GREATER HOBBY AREA
35	NORTHSIDE VILLAGE	79	SOUTH MAIN
36	ASTRODOME AREA	80	TRINITY / HOUSTON GARDENS
37	EL DORADO / OATES PRAIRIE	81	PARK PLACE
38	MEADOWBROOK / ALLENDALE	82	LAKE HOUSTON
39	SOUTH BELT / ELLINGTON	83	EAST LITTLE YORK / HOMESTEAD
40	MID WEST	84	HUNTERWOOD
41	SPRING BRANCH EAST	85	MINNETEX
42	INDEPENDENCE HEIGHTS	86	FONDREN GARDENS
43	SOUTH ACRES / CRESTMONT PARK	87	CLINTON PARK TRI-COMMUNITY
44	MEDICAL CENTER AREA	88	Willowbrook

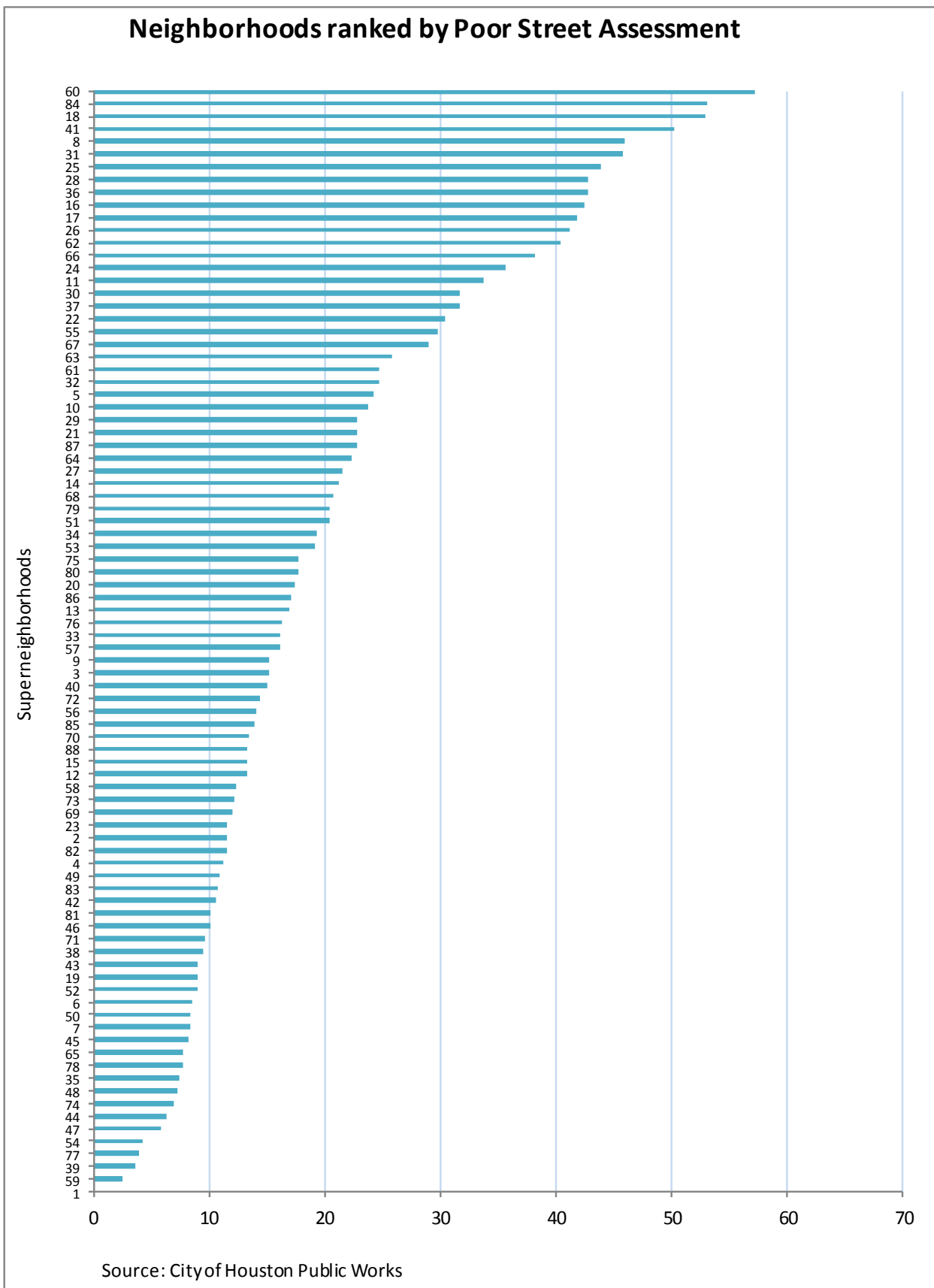
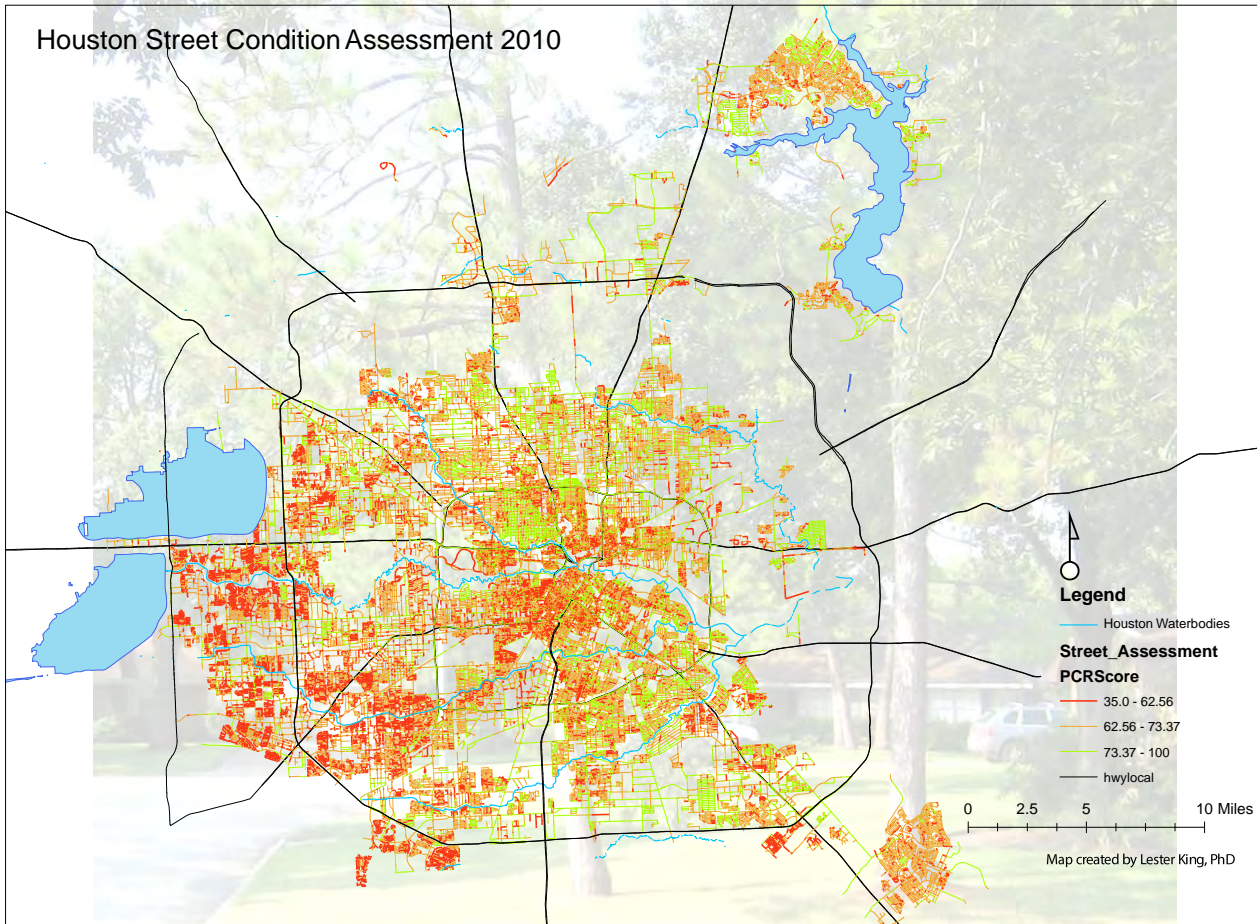


Figure 27: Street condition neighborhood ranking

- The figure above shows that the percentage of poor streets ranges from less than 10% in 23 neighborhoods in Houston.
- The neighborhoods with the highest percentage of poor streets (more than 50% of street lane miles) are Fort Bend/ Houston, Briarforest, Spring Branch, and Forth Ward.



**Figure 28: Street condition assessment map**

- The map above shows the street condition assessment for Houston streets.
- This map shows that streets with the worst conditions are mainly located in the west and southwest portions of the city.



Ranking of Super Neighborhoods by percentage of adequate storm sewers			
1	WESTCHASE	45	NEAR NORTHWEST
2	KINGWOOD AREA	46	PECAN PARK
3	FONDREN GARDENS	47	LAWNDALE / WAYSIDE
4	BRIARFOREST AREA	48	BRAESWOOD PLACE
5	ELDRIDGE / WEST OAKS	49	GREATER UPTOWN
6	EL DORADO / OATES PRAIRIE	50	INDEPENDENCE HEIGHTS
7	CLEAR LAKE	51	MEMORIAL
8	FORT BEND / HOUSTON	52	EAST LITTLE YORK / HOMESTEAD
9	ACRES HOME	53	WASHINGTON AVENUE COALITION / MEMORIAL PARK
10	CENTRAL SOUTHWEST	54	GOLFCREST / BELLFORT / REVEILLE
11	MID WEST	55	PLEASANTVILLE AREA
12	GREATER INWOOD	56	NORTHSIDE VILLAGE
13	NEARTOWN - MONTROSE	57	MEYERLAND AREA
14	AFTON OAKS / RIVER OAKS AREA	58	GREATER HEIGHTS
15	GULFGATE RIVERVIEW / PINE VALLEY	59	NORTHSIDE/NORTHLINE
16	MINNETEX	60	SHARPSTOWN
17	FAIRBANKS / NORTHWEST CROSSING	61	SETTEGAST
18	EDGEBROOK AREA	62	FOURTH WARD
19	GREATER FONDREN SOUTHWEST	63	SECOND WARD
20	CLINTON PARK TRI-COMMUNITY	64	DOWNTOWN
21	SPRING BRANCH NORTH	65	SUNNYSIDE
22	LANGWOOD	66	TRINITY / HOUSTON GARDENS
23	ALIEF	67	DENVER HARBOR / PORT HOUSTON
24	BRAEBURN	68	CARVERDALE
25	GREATER HOBBY AREA	69	MEDICAL CENTER AREA
26	WESTBURY	70	OST / SOUTH UNION
27	WILLOW MEADOWS / WILLOWBEND AREA	71	EAST HOUSTON
28	KASHMERE GARDENS	72	GREATER FIFTH WARD
29	GREENWAY / UPPER KIRBY AREA	73	SOUTH PARK
30	HIDDEN VALLEY	74	MACGREGOR
31	HARRISBURG / MANCHESTER	75	GREATER EASTWOOD
32	WESTBRANCH	76	ASTRODOME AREA
33	MEADOWBROOK / ALLENDALE	77	LAKE HOUSTON
34	SOUTH ACRES / CRESTMONT PARK	78	SPRING BRANCH EAST
35	NORTHSHORE	79	EASTEX - JENSEN AREA
36	IAH / AIRPORT AREA	80	GULFTON
37	PARK PLACE	81	GREATER THIRD WARD
38	SOUTH BELT / ELLINGTON	82	SOUTH MAIN
39	WESTWOOD	83	ADDICKS PARK TEN
40	MAGNOLIA PARK	84	UNIVERSITY PLACE
41	SPRING BRANCH CENTRAL	85	WILLOWBROOK
42	GREATER GREENSPOINT	86	MUSEUM PARK
43	SPRING BRANCH WEST	87	MIDTOWN
44	LAZY BROOK / TIMBERGROVE	88	Hunterwood*
<ul style="list-style-type: none"> <li>No storm sewers in database</li> </ul>			

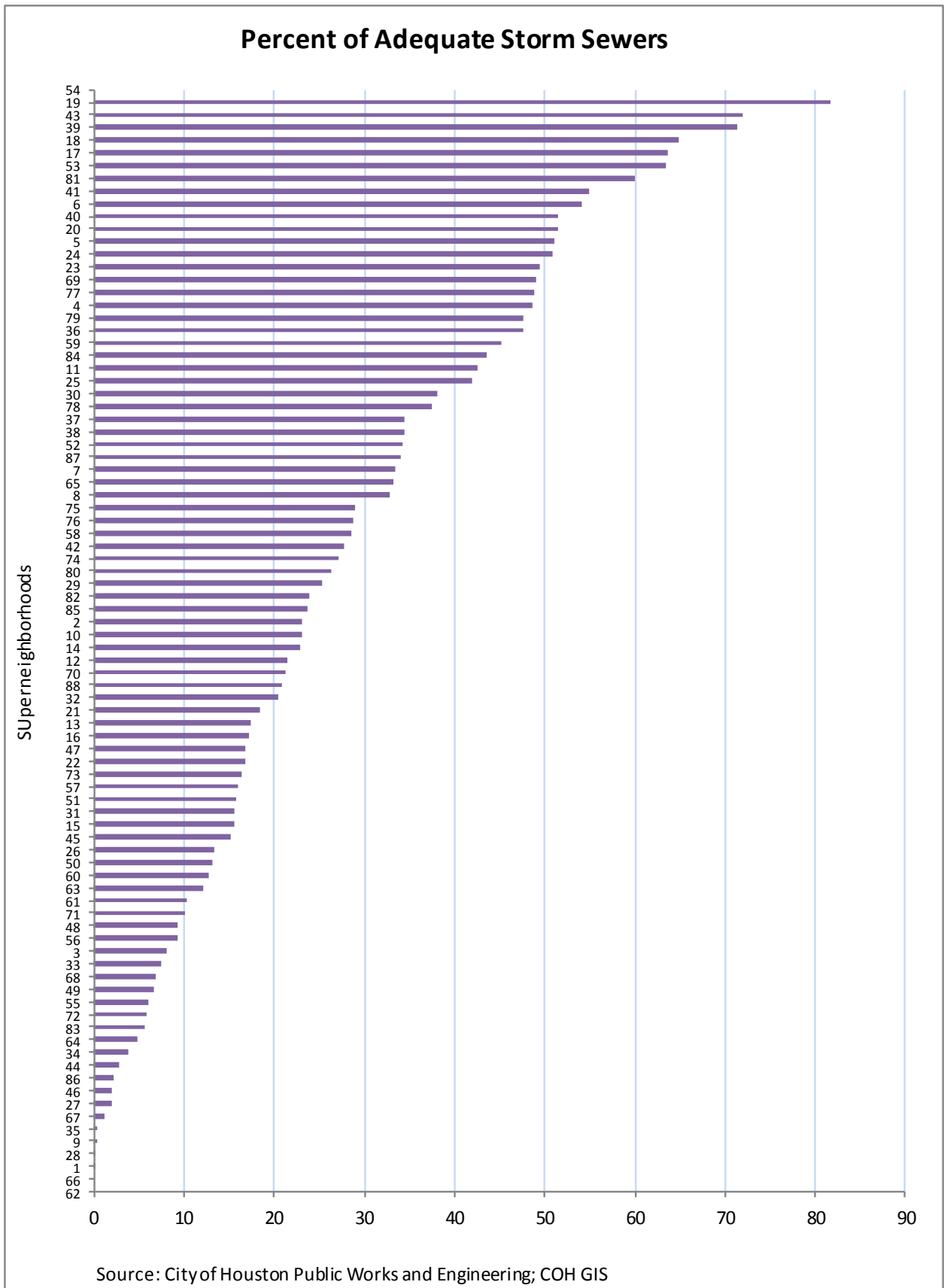


Figure 29: Adequate storm sewers

- The figure above shows that the percentage of 'Adequate' storm sewers ranges from 0% in 25 Super Neighborhoods to over 50% in 14 Super Neighborhoods.
- Storm sewer condition in this analysis was based on an assessment of drainage areas conducted by the City of Houston Public Works and Engineering department.





## Theme - Transportation

### Sub Theme - Access

#### Indicator - Access to Public Transportation

Dr. Martin Luther King, Jr. commented on the failure of public transit to overcome disparities in access to jobs among racial minorities. Several historical studies in the country have pointed to the need to connect central city residents with jobs using transit (Sanchez, 1999). Sustainability of public transit is a balance between providing access; ensuring timely frequency of bus/ rail trips; minimizing time of travel to final destinations, minimizing environmental impact of bus/ rails emissions and right of way development; and lastly ensuring that pricing covers the cost of operations. **Access to Transit** in this indicator is measured by Euclidean (straight line) proximity to bus stops, and by the density of street intersections. Other accessibility considerations such as frequency of bus routes; travel time to destinations; and congestion time contribute more robustly to addressing accessibility. None of the previously mentioned accessibility methods negate the importance of providing transit stops within walking distance to the population. This metric is the most fundamental of all accessibility methods and since all neighborhoods across Houston do not show perfect scores of population within  $\frac{1}{4}$  mile to transit stops, then this simple metric has an important role to play in addressing access to public transportation. This metric demonstrates the level of increases necessary to improve the distribution of transit stops across the city.

Street connectivity is important in that it directly influences the time possible for commuters to arrive to destinations. More street intersections are an opportunity to minimize travel time, while fewer street intersections are an infrastructural obstacle to improving time spend in travel. The sustainability trade-off between paving new roadways to increase connectivity and the environmental impact of new roads, should be properly evaluated.

**Sustainability Benefit:** Houstonians have moderate access to transit stops that are within walking distance for most areas in the city.

**Sustainability Issue:** Houston has poor street connectivity and neighborhoods tend to be separated from places of work and schools. As a result, even though accessibility to bus stops is good, trip times are long.

**Indicator Groups:** **Access to Public Transportation** among Super Neighborhoods in Houston was measured by a comparison of the **Percentage of persons within  $\frac{1}{4}$  mile to transit stops** in each Super Neighborhood. This metric is part of the second most significant group of indicators in the study. This group of indicators is titled 'Inner City Group' since it is composed of the following indicators: **Vehicle miles travelled, Street intersection density, Percent of open space, Population close to parks, Housing units close to business centers, Street assessment, High development land use, Population close to bus stops, Population in food deserts (Vehicle miles travelled and Percent of open space are negatively related)**. Street Intersection Density is also used to measure this indicator. Both indicators belong to the same group.

**The following metrics, are used to measure the indicator *Access to Public Transportation*.**

Figure 30: Access to transit stops

Figure 31: Intersections by neighborhood

Ranking of Super Neighborhoods for percent of population $\frac{1}{4}$ to transit stops		
1	NEARTOWN - MONTROSE	45
2	MIDTOWN	46
3	FOURTH WARD	47
4	GULFTON	48
5	MACGREGOR	49
6	NORTHSIDE VILLAGE	50
7	GREATER THIRD WARD	51
8	GREATER FIFTH WARD	52
9	DOWNTOWN	53
10	OST / SOUTH UNION	54
11	GREENWAY / UPPER KIRBY AREA	55
12	MUSEUM PARK	56
13	GREATER EASTWOOD	57
14	UNIVERSITY PLACE	58
15	LAZY BROOK / TIMBERGROVE	59
16	MEYERLAND AREA	60
17	BRAEBURN	61
18	GREATER HEIGHTS	62
19	WESTBURY	63
20	MEDICAL CENTER AREA	64
21	SECOND WARD	65
22	ASTRODOME AREA	66
23	MAGNOLIA PARK	67
24	SPRING BRANCH EAST	68
25	INDEPENDENCE HEIGHTS	69
26	KASHMERE GARDENS	70
27	SHARPSTOWN	71
28	WESTCHASE	72
29	BRAESWOOD PLACE	73
30	TRINITY / HOUSTON GARDENS	74
31	NORTHSIDE/NORTHLINE	75
32	AFTON OAKS / RIVER OAKS AREA	76
33	GREATER UPTOWN	77
34	MID WEST	78
35	SUNNYSIDE	79
36	SOUTH MAIN	80
37	LANGWOOD	81
38	CENTRAL NORTHWEST	82
39	WASHINGTON AVENUE COALITION / MEMORIAL PARK	83
40	WILLOW MEADOWS / WILLOWBEND AREA	84
41	SETTEGAST	85
42	DENVER HARBOR / PORT HOUSTON	86
43	ACRES HOME	87
44	PECAN PARK	88
	GREATER GREENSPOINT	
	SPRING BRANCH CENTRAL	
	LAWNDALE / WAYSIDE	
	BRAYS OAKS	
	SOUTH PARK	
	MEMORIAL	
	SPRING BRANCH NORTH	
	EASTEX - JENSEN AREA	
	GULFGATE RIVERVIEW / PINE VALLEY	
	ALIEF	
	HIDDEN VALLEY	
	BRIARFOREST AREA	
	PARK PLACE	
	PLEASANTVILLE AREA	
	SPRING BRANCH WEST	
	WESTWOOD	
	GOLFCREST / BELLFORT / REVELLE	
	HARRISBURG / MANCHESTER	
	EAST LITTLE YORK / HOMESTEAD	
	MEADOWBROOK / ALLENDALE	
	WILLOWBROOK	
	EAST HOUSTON	
	SOUTH ACRES / CRESTMONT PARK	
	CLINTON PARK TRI-COMMUNITY	
	CENTRAL SOUTHWEST	
	FONDREN GARDENS	
	GREATER INWOOD	
	CARVERDALE	
	EL DORADO / OATES PRAIRIE	
	NORTHSHORE	
	FAIRBANKS / NORTHWEST CROSSING	
	FORT BEND / HOUSTON	
	ELDRIDGE / WEST OAKS	
	WESTBRANCH	
	GREATER HOBBY AREA	
	IAH / AIRPORT AREA	
	SOUTH BELT / ELLINGTON	
	MINNETEX	
	CLEAR LAKE	
	EDGEBROOK AREA	
	ADDICKS PARK TEN	
	KINGWOOD AREA	
	HUNTERWOOD*	
	LAKE HOUSTON*	

• - 0% population  $\frac{1}{4}$  mile to transit stops

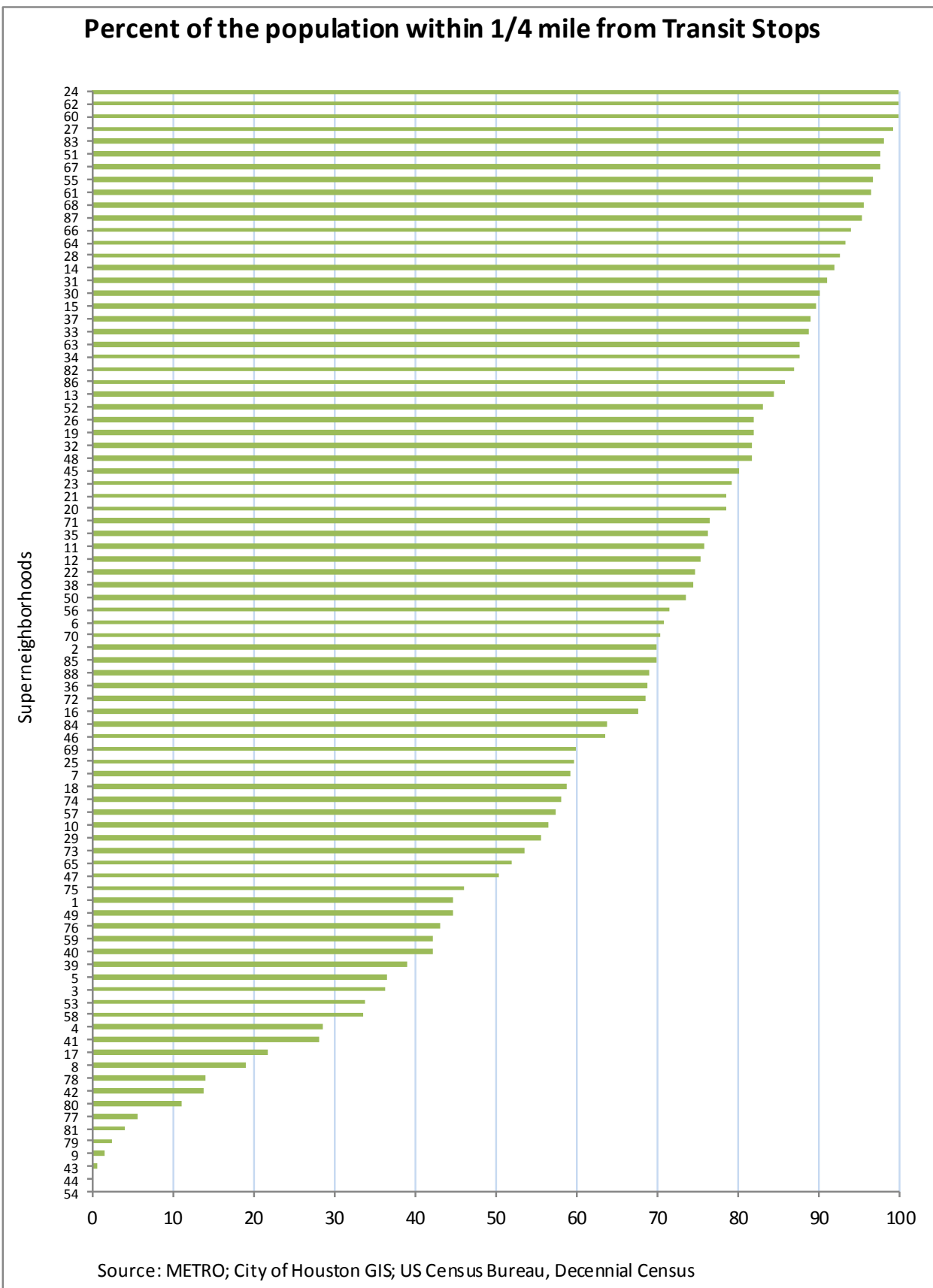


Figure 30: Access to transit stops

- The percentage of total population within a quarter mile from a bus stop was 68.5% in 2010.
- Seven neighborhoods had less than 10% of their population within ¼ mile from transit stops. Those neighborhoods are Minnetex, Clear Lake, Edgebrook Area, Addicks Park Ten, Lake Houston and Hunterwood.
- Eighteen neighborhoods have over 90% of their populations within ¼ mile to transit stops.

Ranking of Super Neighborhoods for density of intersections per square mile			
1	FOURTH WARD	45	GREATER UPTOWN
2	MIDTOWN	46	ELDRIDGE / WEST OAKS
3	MUSEUM PARK	47	MEDICAL CENTER AREA
4	GREATER FIFTH WARD	48	HARRISBURG / MANCHESTER
5	DOWNTOWN	49	MEMORIAL
6	NEARTOWN - MONTROSE	50	GREATER INWOOD
7	GREATER THIRD WARD	51	EAST LITTLE YORK / HOMESTEAD
8	NORTHSIDE VILLAGE	52	ALIEF
9	GREATER EASTWOOD	53	KASHMERE GARDENS
10	SECOND WARD	54	TRINITY / HOUSTON GARDENS
11	GREATER HEIGHTS	55	WESTBRANCH
12	PECAN PARK	56	SPRING BRANCH EAST
13	MAGNOLIA PARK	57	LAZY BROOK / TIMBERGROVE
14	OST / SOUTH UNION	58	MID WEST
15	SETTEGAST	59	SOUTH ACRES / CRESTMONT PARK
16	UNIVERSITY PLACE	60	MEADOWBROOK / ALLENDALE
17	INDEPENDENCE HEIGHTS	61	FORT BEND / HOUSTON
18	WASHINGTON AVENUE COALITION / MEMORIAL PARK	62	SPRING BRANCH WEST
19	LANGWOOD	63	SPRING BRANCH NORTH
20	MEYERLAND AREA	64	GULFTON
21	GREENWAY / UPPER KIRBY AREA	65	CENTRAL SOUTHWEST
22	WESTBURY	66	FAIRBANKS / NORTHWEST CROSSING
23	BRAESWOOD PLACE	67	NORTHSHORE
24	MACGREGOR	68	KINGWOOD AREA
25	SOUTH PARK	69	EAST HOUSTON
26	DENVER HARBOR / PORT HOUSTON	70	CLEAR LAKE
27	HIDDEN VALLEY	71	SOUTH BELT / ELLINGTON
28	SUNNYSIDE	72	FONDREN GARDENS
29	GOLFCREST / BELLFORT / REVEILLE	73	CARVERDALE
30	NEAR NORTHWEST	74	GREATER GREENSPOINT
31	NORTHSIDE/NORTHLINE	75	WESTCHASE
32	EASTEX - JENSEN AREA	76	CLINTON PARK TRI-COMMUNITY
33	GULFGATE RIVERVIEW / PINE VALLEY	77	HUNTERWOOD
34	SPRING BRANCH CENTRAL	78	WESTWOOD
35	ACRES HOME	79	LAKE HOUSTON
36	BRAEBURN	80	PLEASANTVILLE AREA
37	GREATER FONDREN SOUTHWEST	81	ASTRODOME AREA
38	EDGEBROOK AREA	82	GREATER HOBBY AREA
39	AFTON OAKS / RIVER OAKS AREA	83	ADDICKS PARK TEN
40	BRIARFOREST AREA	84	SOUTH MAIN
41	WILLOW MEADOWS / WILLOWBEND AREA	85	IAH / AIRPORT AREA
42	PARK PLACE	86	MINNETEX
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44	SHARPSTOWN	88	EL DORADO / OATES PRAIRIE

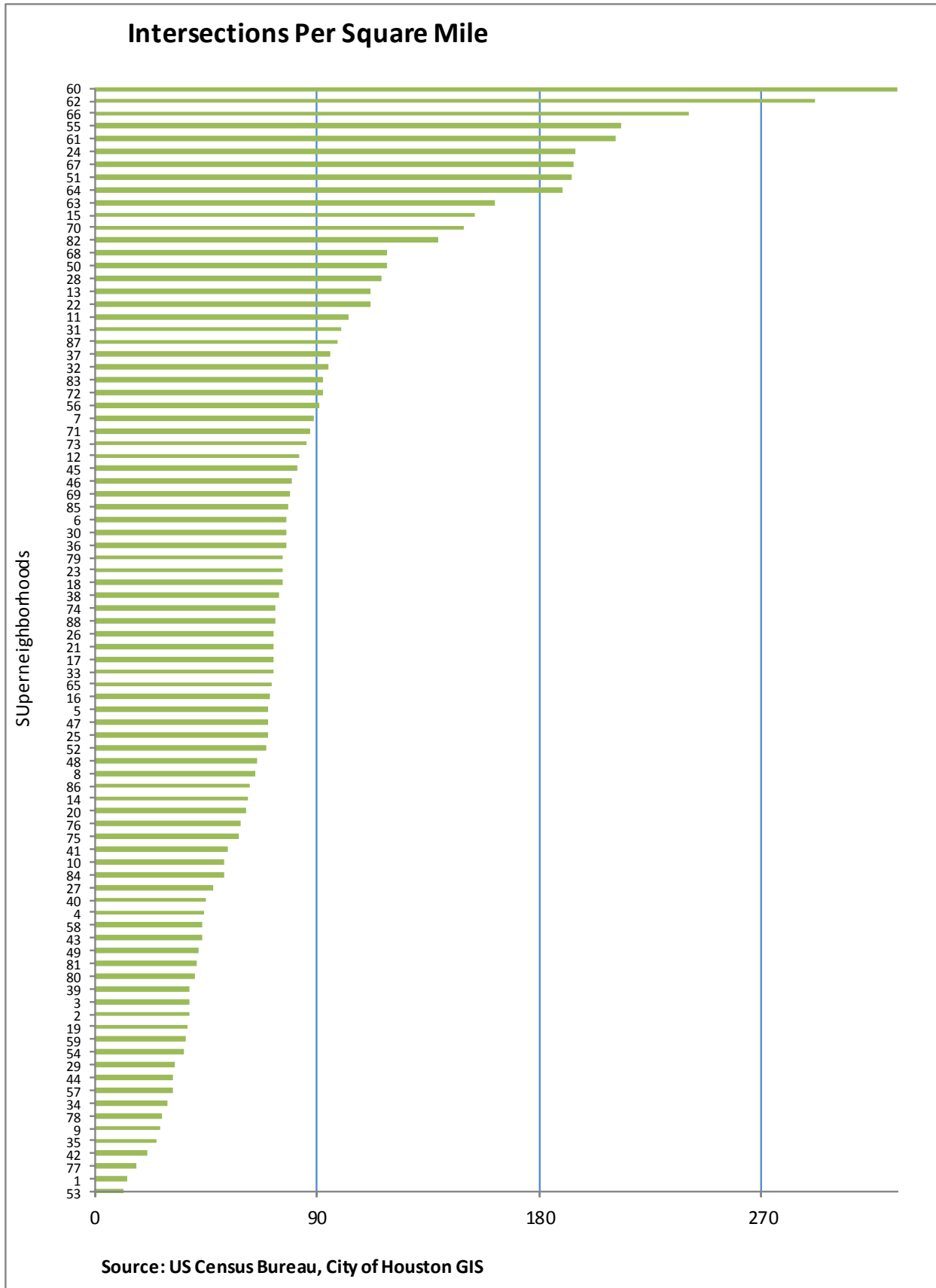
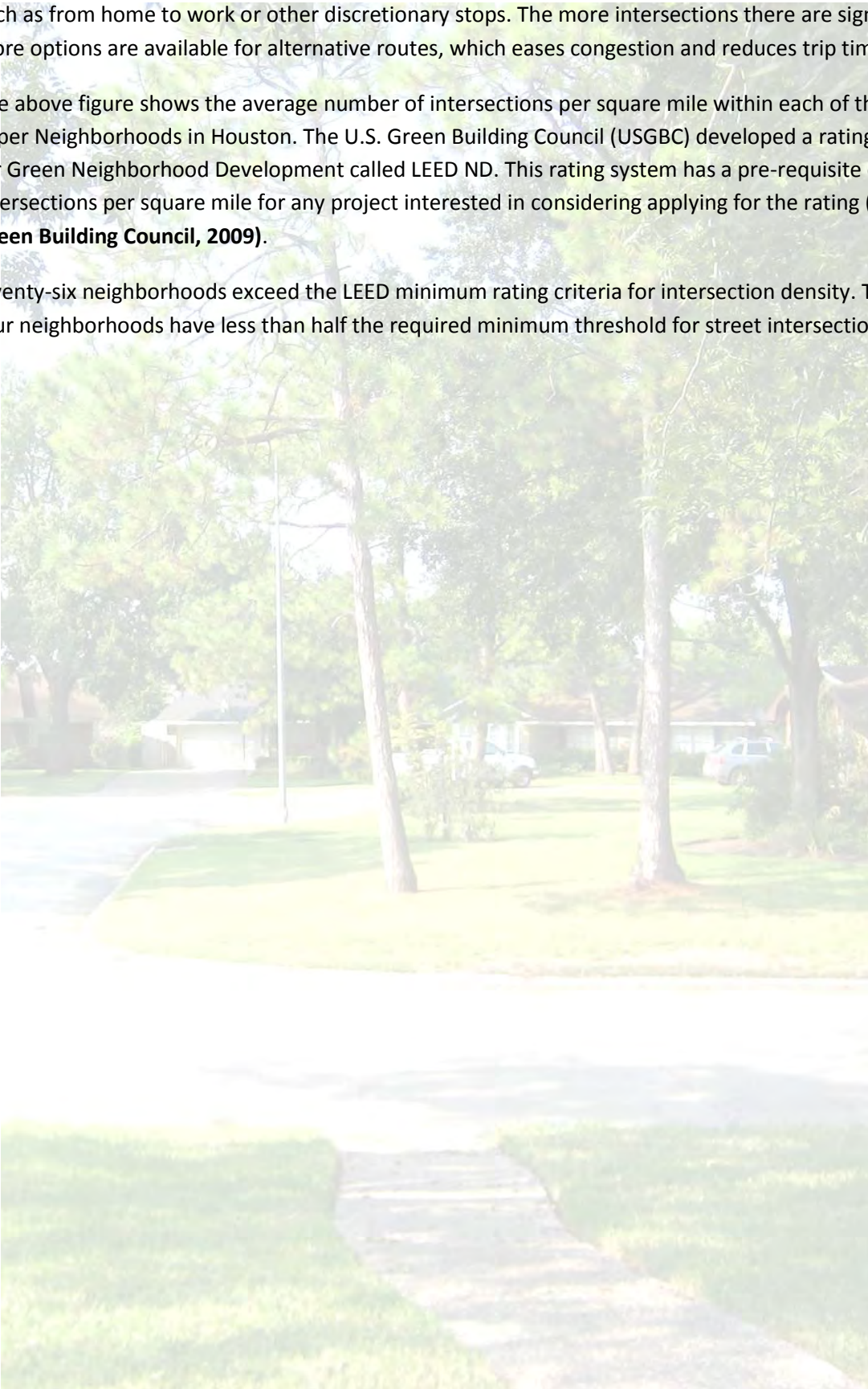


Figure 31: Intersections by neighborhood

- Increased street connectivity is related to efficient commuting in getting from origins to destinations such as from home to work or other discretionary stops. The more intersections there are signifies that more options are available for alternative routes, which eases congestion and reduces trip times.
- The above figure shows the average number of intersections per square mile within each of the 88 Super Neighborhoods in Houston. The U.S. Green Building Council (USGBC) developed a rating system for Green Neighborhood Development called LEED ND. This rating system has a pre-requisite of 90 intersections per square mile for any project interested in considering applying for the rating (**U.S. Green Building Council, 2009**).
- Twenty-six neighborhoods exceed the LEED minimum rating criteria for intersection density. Twenty-four neighborhoods have less than half the required minimum threshold for street intersection density.



## Theme - Transportation

### Sub Theme - Demand

#### Indicator – Vehicle Miles Traveled

Reducing the amount of **vehicle miles traveled** (VMT) is one method for curbing air pollution, greenhouse gas emissions and traffic congestion. Population growth and economic development inhibit reductions in VMT (ICF International, 2011). Most contemporary urban planners agree that locating jobs and services close to homes would aid in reducing VMT numbers (Cervero & Duncan, 2006). In a representative sample of Harris County residents, 48% thought that traffic was the biggest problem in 2005, while in 1990 9% thought that traffic was the biggest problem (Klineberg, 2005). In 2007 the City of Houston reported the highest auto sales of any city in the country, with 379 auto dealers reporting \$9.4 billion dollars of sales ( U.S. Census Bureau, 2011).

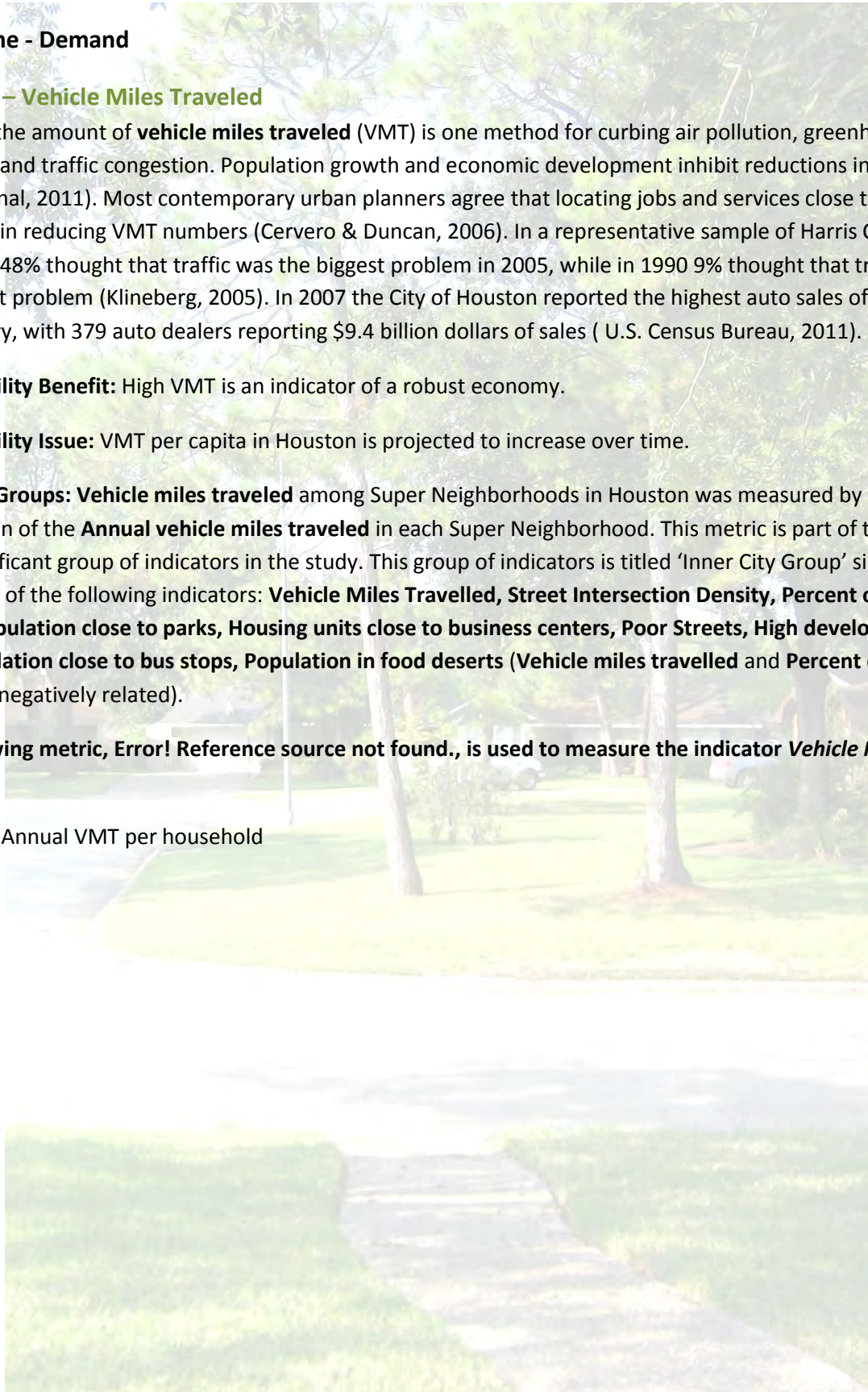
**Sustainability Benefit:** High VMT is an indicator of a robust economy.

**Sustainability Issue:** VMT per capita in Houston is projected to increase over time.

**Indicator Groups:** **Vehicle miles traveled** among Super Neighborhoods in Houston was measured by a comparison of the **Annual vehicle miles traveled** in each Super Neighborhood. This metric is part of the second most significant group of indicators in the study. This group of indicators is titled ‘Inner City Group’ since it is composed of the following indicators: **Vehicle Miles Travelled, Street Intersection Density, Percent of open Space, Population close to parks, Housing units close to business centers, Poor Streets, High development land use, population close to bus stops, Population in food deserts** (**Vehicle miles travelled** and **Percent of open space** are negatively related).

The following metric, **Error! Reference source not found.**, is used to measure the indicator **Vehicle Miles ravelled**.

Figure 32: Annual VMT per household



Ranking of Super Neighborhoods by vehicle miles traveled (VMT)			
1	LAKE HOUSTON	45	MEMORIAL
2	KINGWOOD AREA	46	WESTBURY
3	HUNTERWOOD	47	INDEPENDENCE HEIGHTS
4	IAH / AIRPORT AREA	48	SPRING BRANCH CENTRAL
5	EL DORADO / OATES PRAIRIE	49	LANGWOOD
6	MINNETEX	50	PECAN PARK
7	ADDICKS PARK TEN	51	WILLOW MEADOWS / WILLOWBEND AREA
8	EAST HOUSTON	52	GREATER FONDREN SOUTHWEST
9	CLEAR LAKE	53	NEAR NORTHWEST
10	GREATER HOBBY AREA	54	GULFGATE RIVERVIEW / PINE VALLEY
11	SOUTH BELT / ELLINGTON	55	LAWNDALE / WAYSIDE
12	FORT BEND / HOUSTON	56	MAGNOLIA PARK
13	SETTEGAST	57	BRIARFOREST AREA
14	EAST LITTLE YORK / HOMESTEAD	58	SPRING BRANCH EAST
15	NORTHSHORE	59	GREATER FIFTH WARD
16	PLEASANTVILLE AREA	60	MEYERLAND AREA
17	EDGEBROOK AREA	61	WESTWOOD
18	FONDREN GARDENS	62	LAZY BROOK / TIMBERGROVE
19	CLINTON PARK TRI-COMMUNITY	63	OST / SOUTH UNION
20	SOUTH ACRES / CRESTMONT PARK	64	BRAEBURN
21	CARVERDALE	65	GREATER HEIGHTS
22	CENTRAL SOUTHWEST	66	NORTHSIDE VILLAGE
23	WESTBRANCH	67	WESTCHASE
24	TRINITY / HOUSTON GARDENS	68	SECOND WARD
25	WILLOWBROOK	69	SHARPSTOWN
26	EASTEX - JENSEN AREA	70	GREATER EASTWOOD
27	MEADOWBROOK / ALLENDALE	71	GREATER UPTOWN
28	HIDDEN VALLEY	72	WASHINGTON AVENUE COALITION / MEMORIAL PARK
29	GREATER INWOOD	73	MID WEST
30	ELDRIDGE / WEST OAKS	74	GULFTON
31	ACRES HOME	75	SOUTH MAIN
32	HARRISBURG / MANCHESTER	76	BRAESWOOD PLACE
33	PARK PLACE	77	MACGREGOR
34	NORTHSIDE/NORTHLINE	78	GREATER THIRD WARD
35	GOLFCREST / BELLFORT / REVELLE	79	AFTON OAKS / RIVER OAKS AREA
36	FAIRBANKS / NORTHWEST CROSSING	80	GREENWAY / UPPER KIRBY AREA
37	DENVER HARBOR / PORT HOUSTON	81	DOWNTOWN
38	KASHMERE GARDENS	82	ASTRODOME AREA
39	SPRING BRANCH NORTH	83	NEARTOWN - MONTROSE
40	SOUTH PARK	84	FOURTH WARD
41	SPRING BRANCH WEST	85	UNIVERSITY PLACE
42	SUNNYSIDE	86	MEDICAL CENTER AREA
43	ALIEF	87	MIDTOWN
44	GREATER GREENSPPOINT	88	MUSEUM PARK



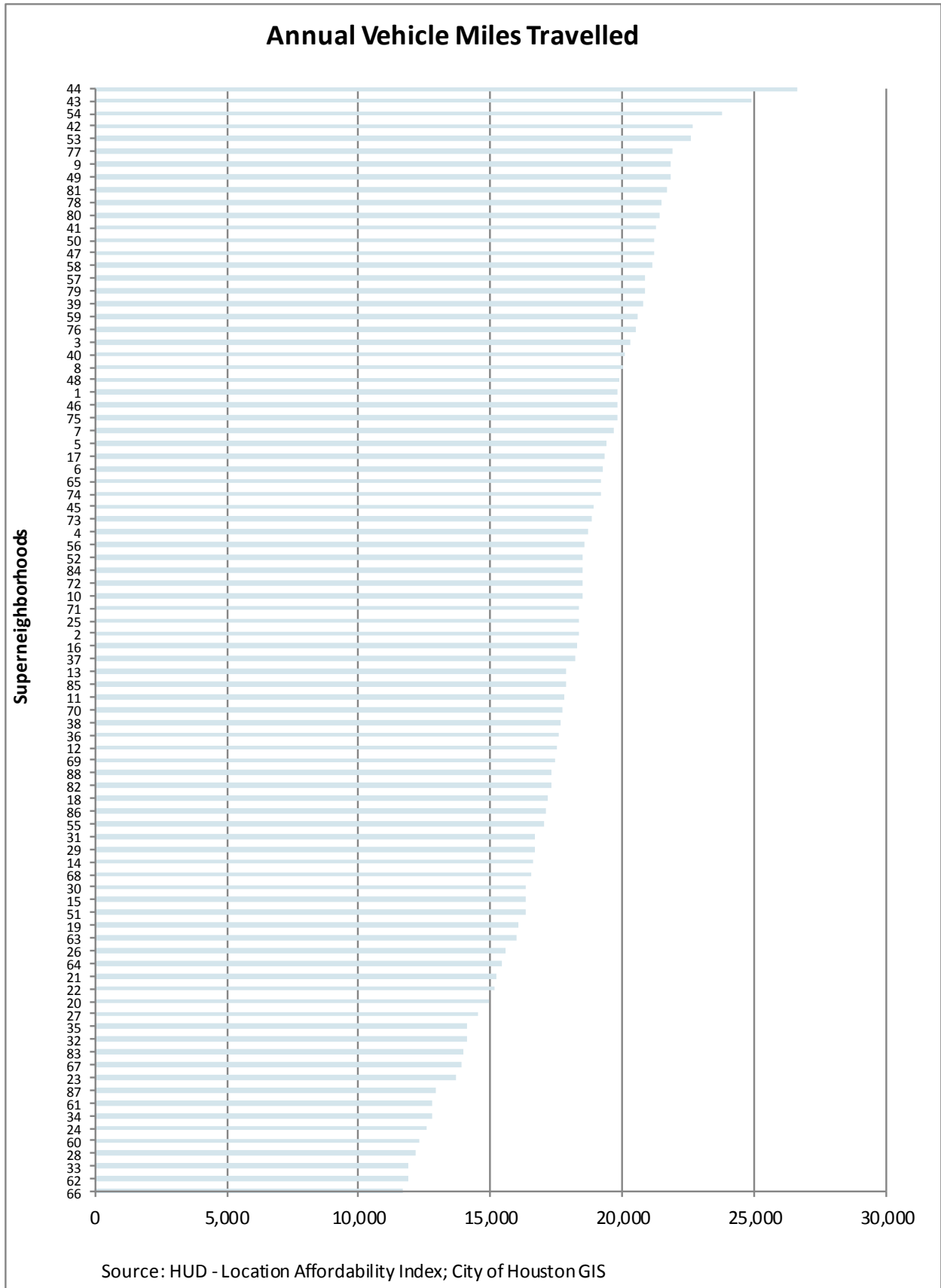


Figure 32: Annual VMT per household

- The annual average VMT in Houston is 17,534 per household.
- Neighborhoods in Houston range from 11,688.86 annual miles in Museum Park to 26,660.74 annual miles in Lake Houston.



## Theme - Transportation

### Sub Theme - Mode

#### Indicator - Travel Choice

The private automobile has long been the preferred method of travel for most Houstonians (Klineberg, 2010). Is the percentage of persons traveling by private automobile a sign of decreasing community standards, an indicator that population growth is occurring in areas not serviced by public transit, or an indicator that the current transit system, which relies heavily on buses, is not efficient?

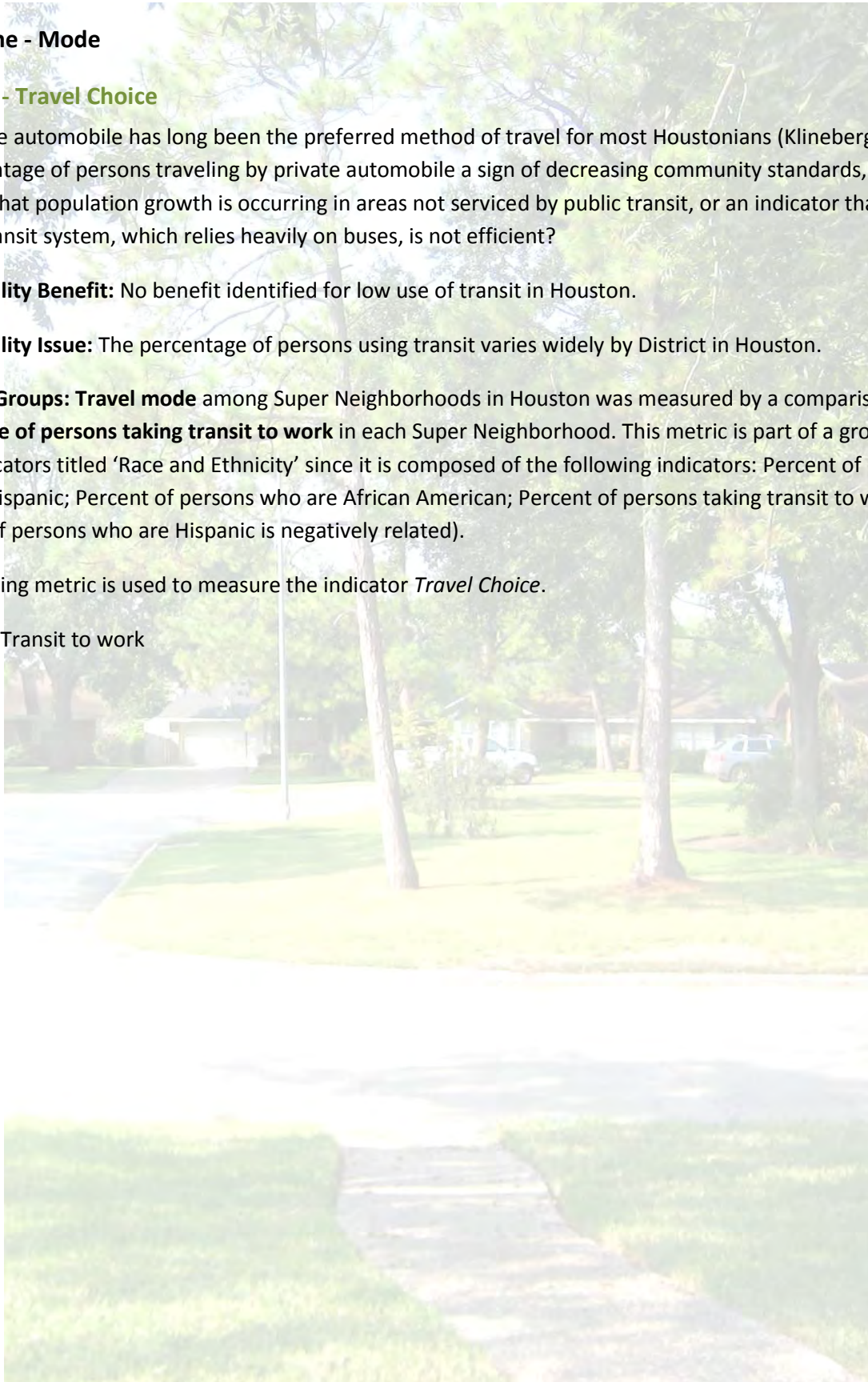
**Sustainability Benefit:** No benefit identified for low use of transit in Houston.

**Sustainability Issue:** The percentage of persons using transit varies widely by District in Houston.

**Indicator Groups:** **Travel mode** among Super Neighborhoods in Houston was measured by a comparison of the **percentage of persons taking transit to work** in each Super Neighborhood. This metric is part of a group of three indicators titled 'Race and Ethnicity' since it is composed of the following indicators: Percent of persons who are Hispanic; Percent of persons who are African American; Percent of persons taking transit to work (Percent of persons who are Hispanic is negatively related).

The following metric is used to measure the indicator *Travel Choice*.

Figure 33: Transit to work



Ranking of Super Neighborhoods by percent of workers taking transit			
1	GREATER THIRD WARD	45	BRAESWOOD PLACE
2	ASTRODOME AREA	46	ACRES HOME
3	SETTEGAST	47	EASTEX - JENSEN AREA
4	DOWNTOWN	48	ALIEF
5	KASHMERE GARDENS	49	GOLFCREST / BELLFORT / REVEILLE
6	OST / SOUTH UNION	50	FORT BEND / HOUSTON
7	BRAEBURN	51	SPRING BRANCH EAST
8	SUNNYSIDE	52	SPRING BRANCH WEST
9	MUSEUM PARK	53	LANGWOOD
10	MACGREGOR	54	SPRING BRANCH CENTRAL
11	GULFTON	55	GREATER HEIGHTS
12	INDEPENDENCE HEIGHTS	56	NEAR NORTHWEST
13	GREATER EASTWOOD	57	UNIVERSITY PLACE
14	SOUTH MAIN	58	SPRING BRANCH NORTH
15	GREATER FIFTH WARD	59	CENTRAL SOUTHWEST
16	NORTHSIDE VILLAGE	60	PARK PLACE
17	SECOND WARD	61	KINGWOOD AREA
18	SOUTH PARK	62	CARVERDALE
19	MAGNOLIA PARK	63	LAWNDALE / WAYSIDE
20	WESTWOOD	64	LAZY BROOK / TIMBERGROVE
21	TRINITY / HOUSTON GARDENS	65	AFTON OAKS / RIVER OAKS AREA
22	HARRISBURG / MANCHESTER	66	BRIARFOREST AREA
23	MID WEST	67	GREENWAY / UPPER KIRBY AREA
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26	GREATER INWOOD	70	NORTHSHORE
27	MINNETEX	71	PLEASANTVILLE AREA
28	EAST LITTLE YORK / HOMESTEAD	72	SOUTH BELT / ELLINGTON
29	SHARPSTOWN	73	ELDRIDGE / WEST OAKS
30	MIDTOWN	74	MEMORIAL
31	GREATER FONDREN SOUTHWEST	75	WILLOWBROOK
32	WILLOW MEADOWS / WILLOWBEND AREA	76	WASHINGTON AVENUE COALITION / MEMORIAL PARK
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37	NEARTOWN - MONTROSE	81	LAKE HOUSTON
38	DENVER HARBOR / PORT HOUSTON	82	GREATER HOBBY AREA
39	GULFGATE RIVERVIEW / PINE VALLEY	83	WESTBRANCH
40	NORTHSIDE/NORTHLINE	84	HIDDEN VALLEY
41	WESTCHASE	85	FONDREN GARDENS
42	WESTBURY	86	EL DORADO / OATES PRAIRIE*
43	PECAN PARK	87	IAH / AIRPORT AREA*
44	MEYERLAND AREA	88	HUNTERWOOD*
<ul style="list-style-type: none"> <li>- 0% workers using transit</li> </ul>			

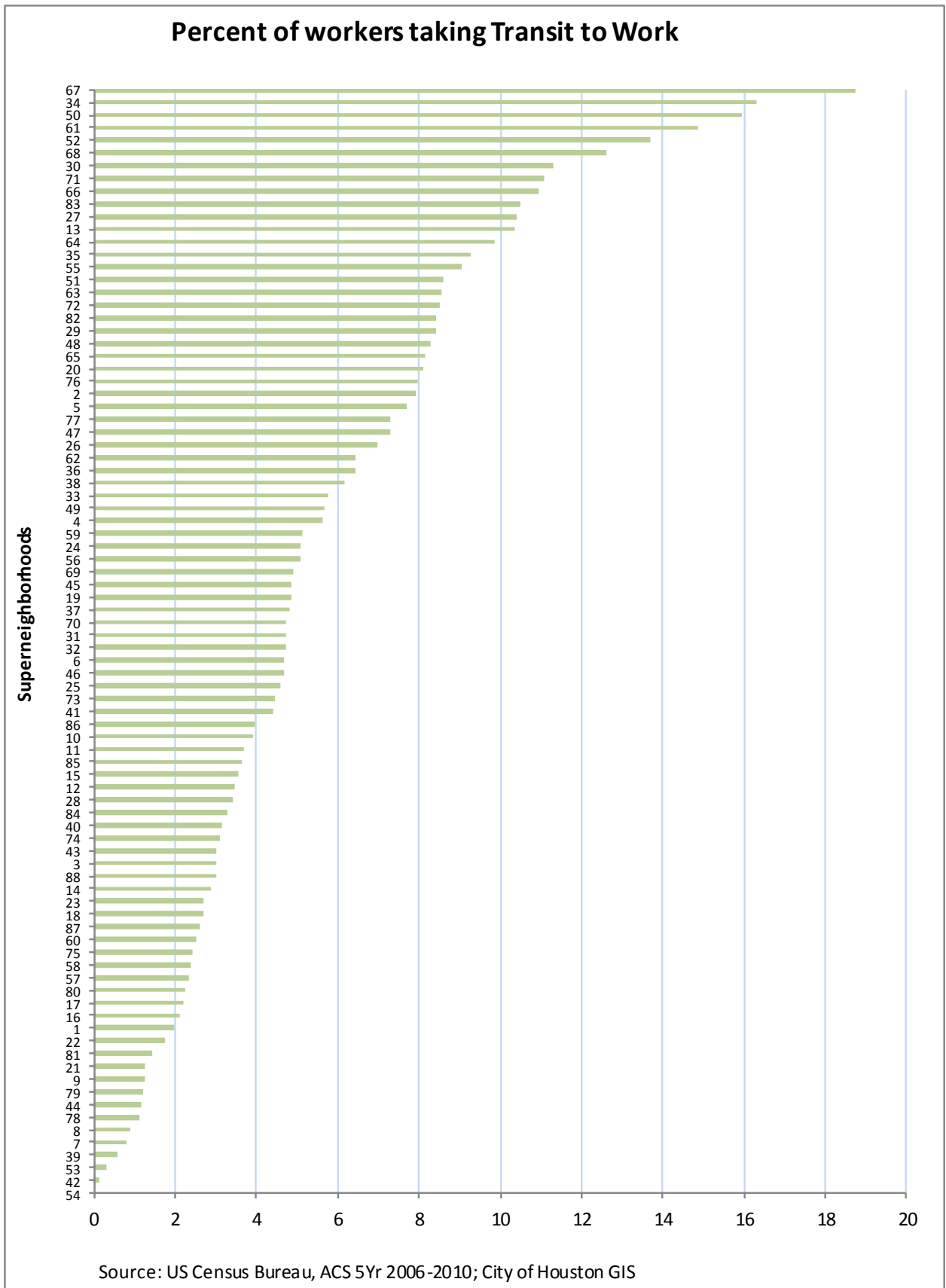


Figure 33: Transit to work

- In 2010, 4.9% of Houstonians used transit to get to work. In comparison 87.7% of Houstonians used car, truck, or van to get to work.
- The range of transit use by neighborhood in Houston is 0% in Hunterwood, Airport area, and El Dorado/Oates Prairie to 18.75% in the Third Ward.



## Economic Development Policy Recommendations

### THEME – Economic Development

#### Sub Theme – Employment: **Indicator – Employment Status**



- Need to match skills training from community colleges with demand from employers. Collaboration between community colleges, school districts, and major employers, with support from the city, is necessary. Apprenticeship programs is one type of solution.
- Utilize Science, Technology, Engineering, Math (STEM) training programs more effectively.
  - Citizens can support the following:
    - Support career day opportunities at schools and become more involved at schools.
  - Local government and school districts can support the following:
    - Incentives for companies to provide internships/ apprenticeships.
    - Start stem programs by 5th grade.
    - School district and city partnership
  - Businesses can support the following:
    - Be clear on needs.
    - Provide opportunities for internships/ apprenticeships.

#### Sub Theme – Macroeconomic Performance: **Indicator – Primary Jobs/Green Jobs**



- Develop alternative energy industry to attract high end jobs in that sector.
- Develop IT/ Advanced Technologies skills and knowledge labor force.
- Need to improve quality of life to attract professionals and jobs (eg. Arts, eco-tourism, attractions).
- Need to foster and grow Life Science and Bio-Technology industries in Houston.
  - Citizens can support the following:
    - Advocate for improved quality of life.
    - Purchase green products and services.
  - Local governments can support the following:
    - Campaign to raise visibility of green businesses.
    - Incentives to develop manufacturing and green industries.
    - Market studies.
    - Land planning for enhanced quality of life.
    - Develop workforce to meet industrial needs.
  - Non-profit groups can support the following:
    - Assist businesses to clarify needs.
    - Talent attraction.

#### Sub Theme – Earnings: **Indicator – Income**



- Foster development of energy trading (collaboration between Greater Houston Partnership, banks, and universities).
- Develop our opportunity to increase international trade based on large diversity.
  - Local government can contribute in the following ways:
    - Offer incentives to companies to raise level of pay.
    - Facilitate improved education and training for workforce.
    - Address minimum wages.
  - Businesses can contribute in the following ways:
    - Talent retention.
    - Develop non-monetary perks
  - Non-profit groups can contribute in the following ways:
    - Assessment of international trade benefits to local economy.
    - Wage surveys.
    - Identify factors to attract higher paying jobs.

## THEME – Consumption and Production

### Sub Theme – Waste Generation and Management: Indicator – Waste Generation



- Reporting requirement for waste haulers to report sources of waste collected.
- We need to be more conscious about decreasing land fill space to work towards a green and sustainable region.
- City of Houston needs to expand the household recycling program to all households.
- Charging a fee for regular stream waste disposal will offset the cost of this important program.
  - Local government can support the following:
    - Education to the general public on waste reduction and management.

### Sub Theme – Energy: Indicator – Energy Consumption



- We need to utilize energy efficient building technology such as smart energy meters.
- Educate and incentivize residents on weatherization and energy conservation.
- Need to develop real time pricing policy since we have smart meter capability.
- Need energy disclosure policies and required audits for large users.
  - Non-profit groups can contribute in the following ways:
    - Develop study on real-time pricing policies.





## THEME – Transportation

### Sub Theme – Access: Indicator – Access to Transit



- Transit service improvements - Frequency, circulation services/linkages within strategic areas such as the job centers, and travel time need to be improved to circumvent congestion and long travel time.
- Transit accessibility improvements - Infrastructure such as ramps, sidewalks, bridges over ditches, and sufficient amount of shelters need to be addressed as part of a complete trips package to make public transportation safe, feasible, and desirable.
- Transit coordination - We need coordination of public agencies to plan for improving transit (METRO, Houston Planning Department, Houston Public Works, HGAC, HISD).
- Transit Planning - Transit corridor ordinance has not been utilized effectively in Houston.

### Sub Theme – Demand: Indicator – Vehicle Miles Traveled (VMT)

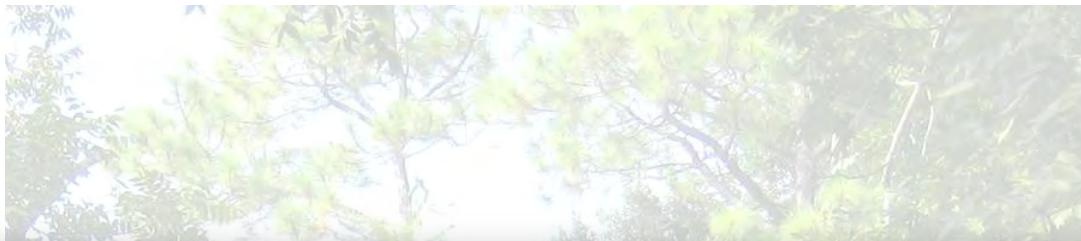


- Incentivize housing development near employment areas.
- Flex Work program is not being effectively promoted and utilized.
  - Local government can contribute in the following ways:
    - Develop vision and goals.
    - Speed up developer permitting processes.

### Sub Theme – Mode: Indicator – Travel Choice



- The pedestrian and bicycle network should be developed to complement the bus and rail network as the rail network cannot be as effective without the other modes.
- Develop technologies such as apps to coordinate transit options such as bus, rail, and ride share programs.
  - Local government can contribute in the following ways:
    - Make apps available for citizens to plan trips more efficiently.
    - Land use planning
  - Businesses can contribute by:
    - Offering alternative travel and telecommuting options.
    - Providing facilities for bike and walking.
    - Citizens and non-profits can advocate







**Houston Community  
Sustainability:**

**The Quality of Life Atlas**

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**Shell Center for  
Sustainability**



# HOUSTON COMMUNITY SUSTAINABILITY

The Quality of Life Atlas

Environmental Development



RICE

LESTER KING, PHD.









## Houston Community Sustainability:

### The Quality of Life Atlas

by

Lester King, PhD, AICP, LEED

### Environmental Development Pillar of Sustainability

Environmental Development Pillar of Sustainability .....	105
Theme - Atmosphere .....	107
Sub Theme - Air Quality .....	107
Theme – Freshwater .....	111
Sub Theme - Water Demand .....	111
Indicator - Water Use.....	111
Theme - Land.....	115
Sub Theme - Flooding .....	115
Sub Theme - Land Cover .....	119
Sub Theme - Land Use .....	123
Environmental Development Policy Recommendations .....	127

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## Theme - Atmosphere

### Sub Theme - Air Quality

#### Indicator - Ambient concentrations of air pollutants

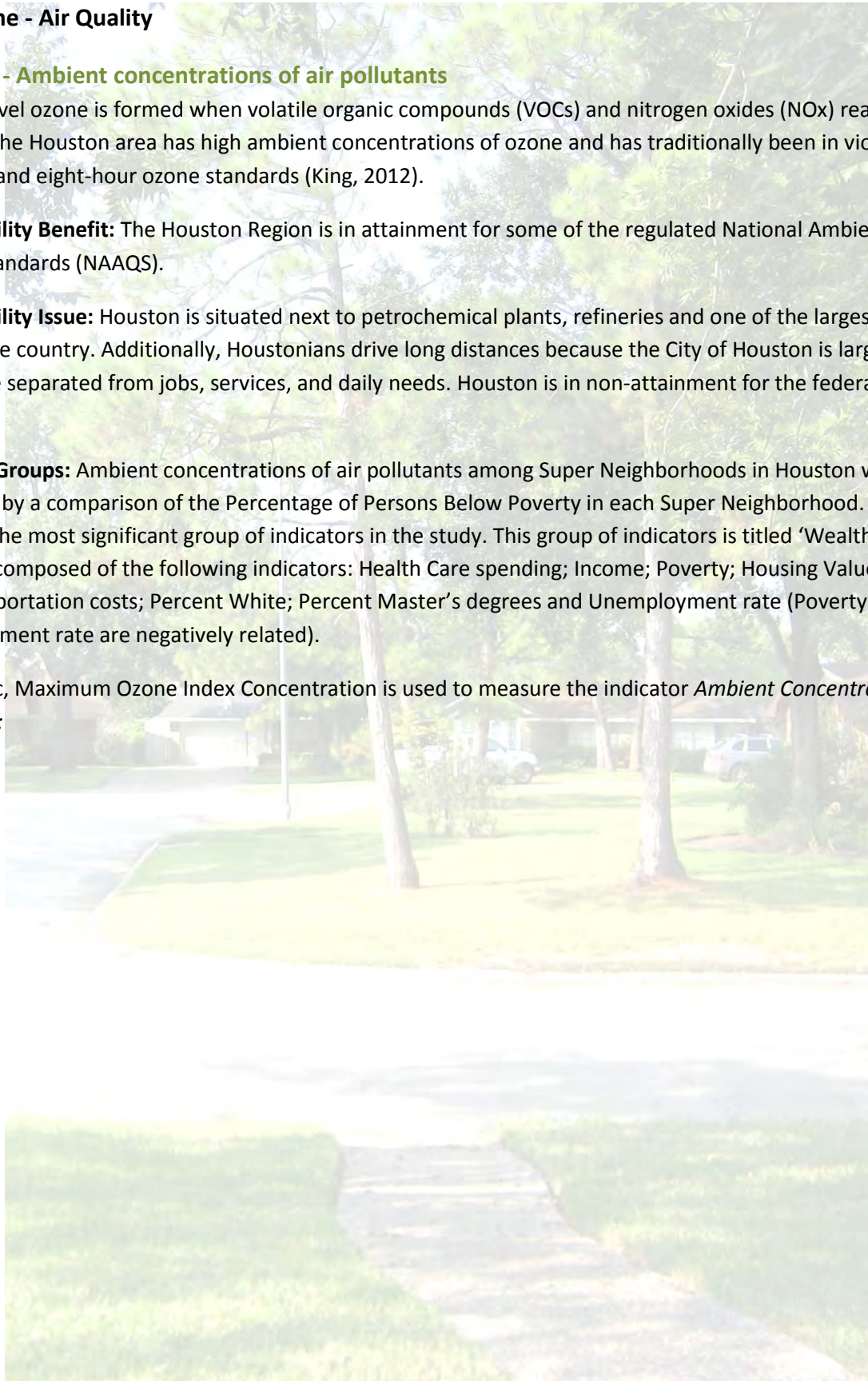
Ground-level ozone is formed when volatile organic compounds (VOCs) and nitrogen oxides (NO<sub>x</sub>) react in sunlight. The Houston area has high ambient concentrations of ozone and has traditionally been in violation of one-hour and eight-hour ozone standards (King, 2012).

**Sustainability Benefit:** The Houston Region is in attainment for some of the regulated National Ambient Air Quality Standards (NAAQS).

**Sustainability Issue:** Houston is situated next to petrochemical plants, refineries and one of the largest industrial ports in the country. Additionally, Houstonians drive long distances because the City of Houston is large and homes are separated from jobs, services, and daily needs. Houston is in non-attainment for the federal ozone standard.

**Indicator Groups:** Ambient concentrations of air pollutants among Super Neighborhoods in Houston was measured by a comparison of the Percentage of Persons Below Poverty in each Super Neighborhood. This metric is part of the most significant group of indicators in the study. This group of indicators is titled 'Wealthy Group' since it is composed of the following indicators: Health Care spending; Income; Poverty; Housing Value; Housing and Transportation costs; Percent White; Percent Master's degrees and Unemployment rate (Poverty and Unemployment rate are negatively related).

The metric, Maximum Ozone Index Concentration is used to measure the indicator *Ambient Concentration of Air Pollutants*:



Ranking of Super Neighborhoods by ozone concentration			
1	BRAEBURN	45	GREATER INWOOD
2	GULFTON	46	INDEPENDENCE HEIGHTS
3	SHARPSTOWN	47	FAIRBANKS / NORTHWEST CROSSING
4	MEYERLAND AREA	48	WASHINGTON AVENUE COALITION / MEMORIAL PARK
5	MID WEST	49	MEDICAL CENTER AREA
6	SPRING BRANCH WEST	50	SOUTH PARK
7	SOUTH ACRES / CRESTMONT PARK	51	NEAR NORTHWEST
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9	WESTWOOD	53	OST / SOUTH UNION
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11	IAH / AIRPORT AREA	55	GREATER HEIGHTS
12	MEMORIAL	56	LAKE HOUSTON
13	MINNETEX	57	PECAN PARK
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15	GREATER GREENSPOINT	59	GULFGATE RIVERVIEW / PINE VALLEY
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21	WESTBRANCH	65	LAWNDALE / WAYSIDE
22	BRIARFOREST AREA	66	MEADOWBROOK / ALLENDALE
23	BRAESWOOD PLACE	67	HARRISBURG / MANCHESTER
24	CENTRAL SOUTHWEST	68	FOURTH WARD
25	CARVERDALE	69	NORTHSIDE VILLAGE
26	CLEAR LAKE	70	MAGNOLIA PARK
27	SOUTH MAIN	71	MIDTOWN
28	FORT BEND / HOUSTON	72	CLINTON PARK TRI-COMMUNITY
29	HIDDEN VALLEY	73	GREATER THIRD WARD
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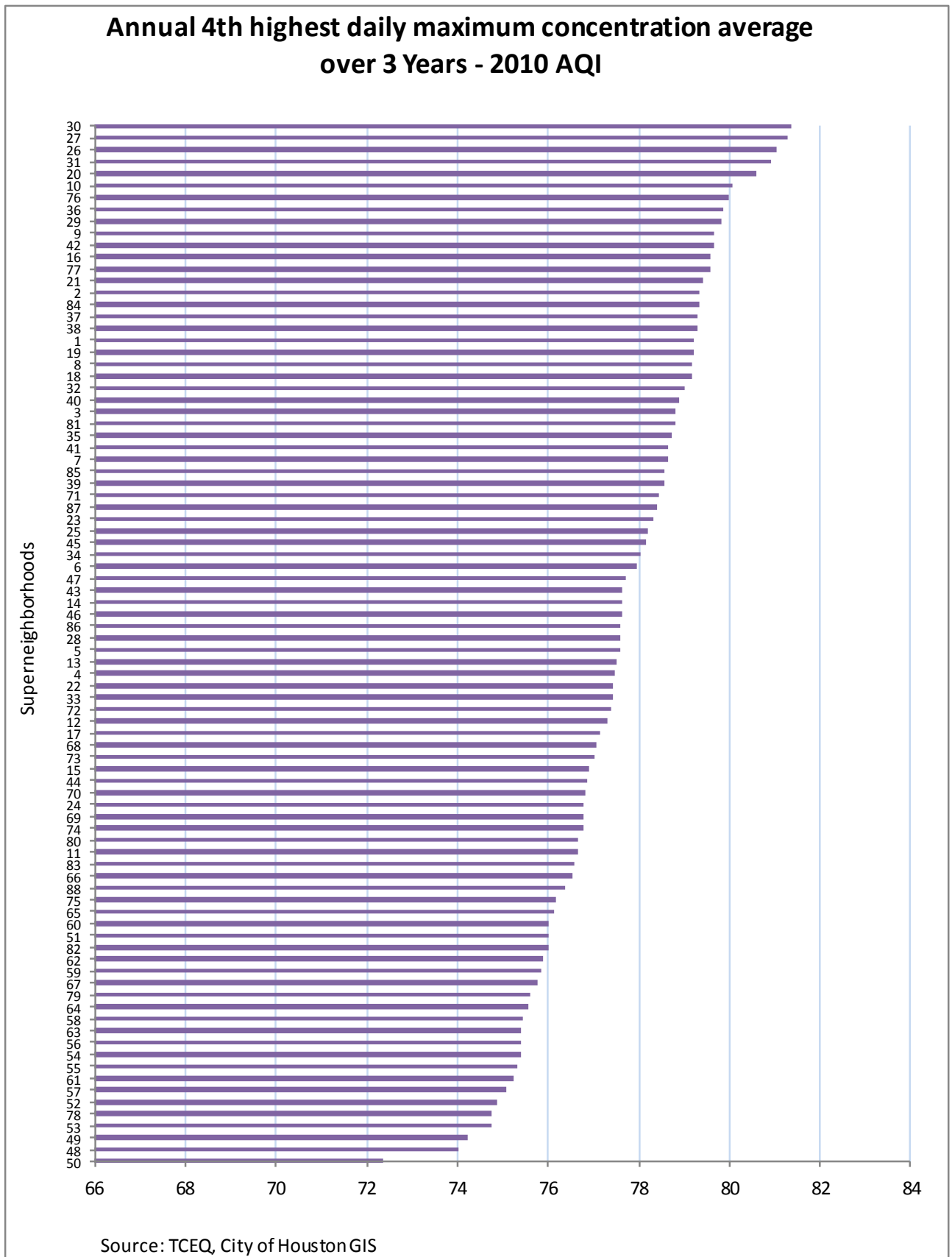
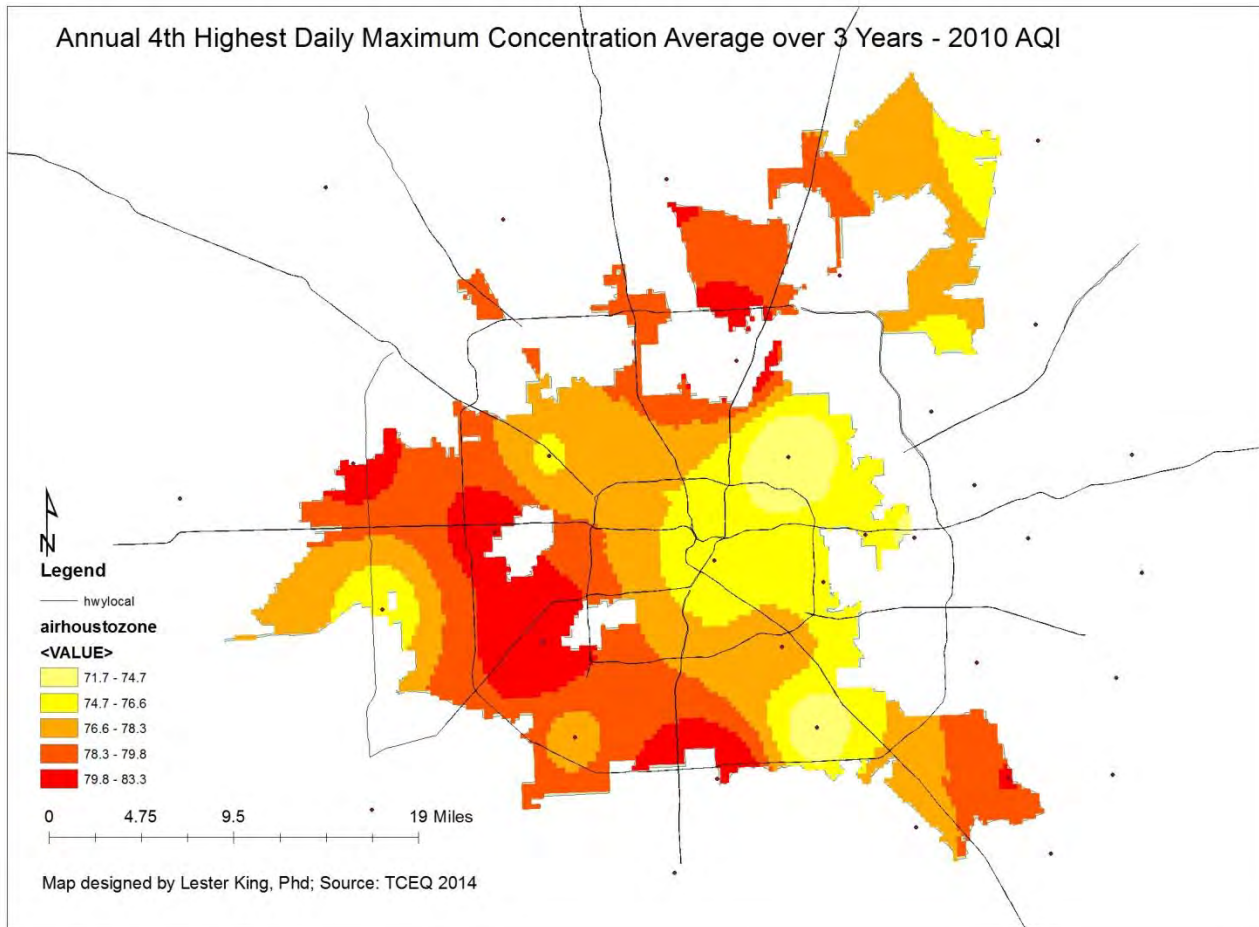


Figure 34: Maximum Ozone Index Concentration

- The neighborhoods of Sharpstown, Gulfton and Braeburn showed the highest record for ozone concentrations, while the Settegast neighborhood showed the lowest ozone concentration.



**Figure 35: Houston Ozone Concentration**

- The above map shows an estimated concentration of ozone in Houston based on known readings from 44 monitors illustrated as black dots on the map.
- The map shows an ozone concentration range from 71.1 to 83.3 across the city. This is the equivalent of a 'Moderate Health Concern' according to the Air Quality Index developed by the Environmental Protection Agency (EPA).
- Under 'Moderate', air quality is acceptable; however, people who are unusually sensitive to ozone may experience respiratory symptoms.



## Theme – Freshwater

### Sub Theme - Water Demand

#### Indicator - Water Use

In 2006 the City of Houston Municipal water use was 346,393 acre-feet per year. Harris County excluding Houston used approximately 250,000 acre-feet that year for municipal purposes (Region H Water Planning Group, 2010). The City of Houston is the largest water supplier in the region and is responsible for supplying customers in Harris County and portions of the surrounding 7 counties. This complicates issues for drought response management since Houston water needs do not establish hierarchical preference between needs of customers within the city limits versus those outside of the city limits. As a result most reports and policies projecting Houston water needs are regionally focused without ability to identify the specific needs of users within the city limits.

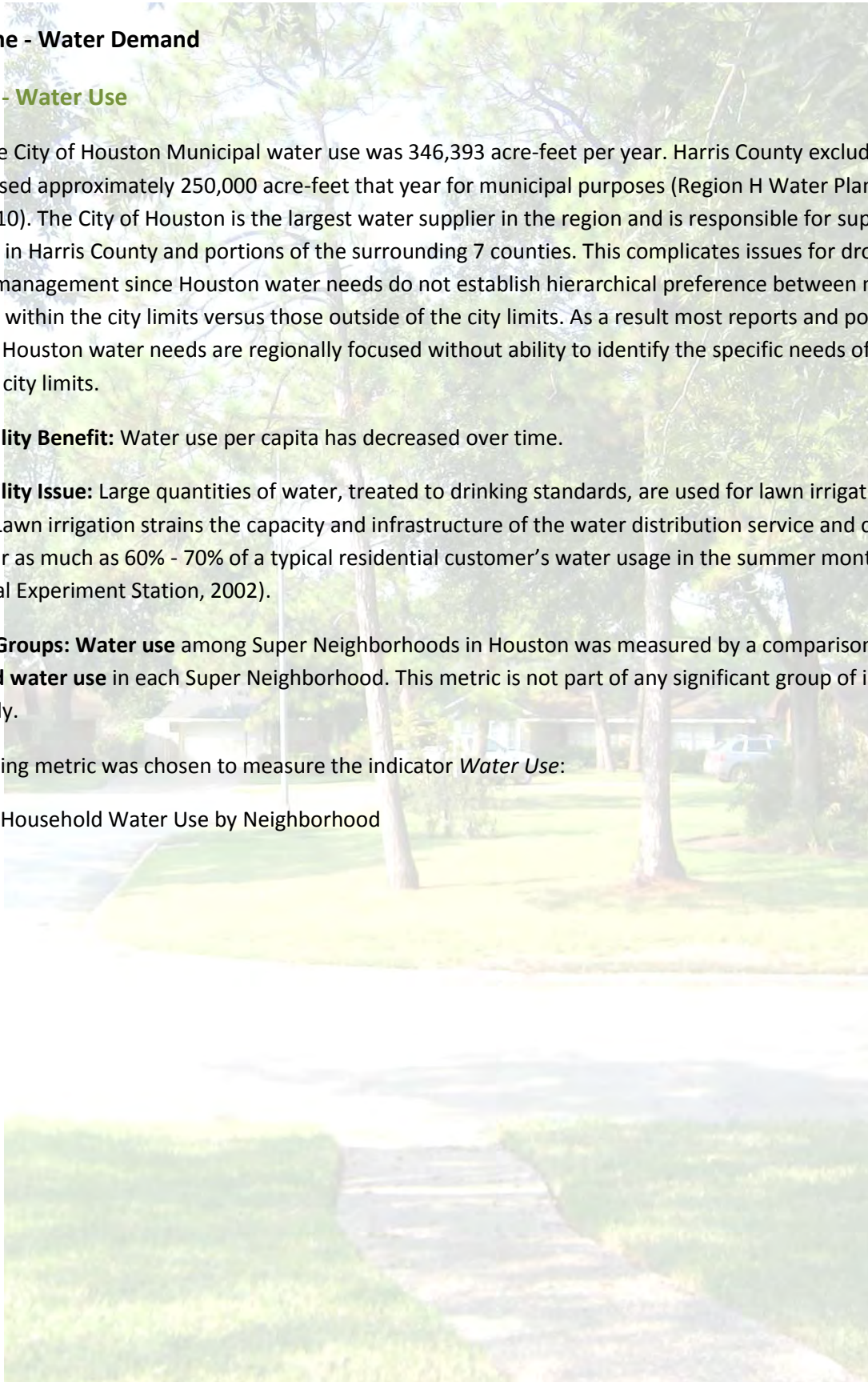
**Sustainability Benefit:** Water use per capita has decreased over time.

**Sustainability Issue:** Large quantities of water, treated to drinking standards, are used for lawn irrigation in Houston. Lawn irrigation strains the capacity and infrastructure of the water distribution service and can account for as much as 60% - 70% of a typical residential customer's water usage in the summer months (Texas Agricultural Experiment Station, 2002).

**Indicator Groups: Water use** among Super Neighborhoods in Houston was measured by a comparison of the **Household water use** in each Super Neighborhood. This metric is not part of any significant group of indicators in the study.

The following metric was chosen to measure the indicator *Water Use*:

Figure 36: Household Water Use by Neighborhood



Ranking of Super Neighborhoods by household water use		
1	ALIEF	45 SOUTH PARK
2	GREATER UPTOWN	46 BRAEBURN
3	SHARPSTOWN	47 EDGEBROOK AREA
4	ELDRIDGE / WEST OAKS	48 NORTHSHORE
5	CLEAR LAKE	49 FAIRBANKS / NORTHWEST CROSSING
6	MID WEST	50 TRINITY / HOUSTON GARDENS
7	GREATER FONDREN SOUTHWEST	51 LAZY BROOK / TIMBERGROVE
8	KINGWOOD AREA	52 UNIVERSITY PLACE
9	BRIARFOREST AREA	53 EAST HOUSTON
10	GREATER HEIGHTS	54 GREATER HOBBY AREA
11	MEMORIAL	55 GREATER THIRD WARD
12	CENTRAL SOUTHWEST	56 SOUTH ACRES / CRESTMONT PARK
13	NEAR NORTHWEST	57 WILLOW MEADOWS / WILLOWBEND AREA
14	SOUTH BELT / ELLINGTON	58 MAGNOLIA PARK
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16	GOLFCREST / BELLFORT / REVEILLE	60 PECAN PARK
17	NORTHSIDE/NORTHLINE	61 ADDICKS PARK TEN
18	GREATER GREENSPOINT	62 INDEPENDENCE HEIGHTS
19	GULFTON	63 KASHMERE GARDENS
20	WESTCHASE	64 GREATER EASTWOOD
21	WASHINGTON AVENUE COALITION / MEMORIAL PARK	65 SECOND WARD
22	GREATER INWOOD	66 MIDTOWN
23	GREENWAY / UPPER KIRBY AREA	67 LAWNSDALE / WAYSIDE
24	BRAESWOOD PLACE	68 GULFGATE RIVERVIEW / PINE VALLEY
25	FORT BEND / HOUSTON	69 DOWNTOWN
26	ACRES HOME	70 IAH / AIRPORT AREA
27	SPRING BRANCH EAST	71 PARK PLACE
28	MEYERLAND AREA	72 MEDICAL CENTER AREA
29	SPRING BRANCH WEST	73 SOUTH MAIN
30	WESTWOOD	74 WILLOWBROOK
31	LAKE HOUSTON	75 CLINTON PARK TRI-COMMUNITY
32	NORTHSIDE VILLAGE	76 MINNETEX
33	SUNNYSIDE	77 MUSEUM PARK
34	SPRING BRANCH CENTRAL	78 LANGWOOD
35	WESTBURY	79 FOURTH WARD
36	ASTRODOME AREA	80 CARVERDALE
37	GREATER FIFTH WARD	81 HIDDEN VALLEY
38	EASTEX - JENSEN AREA	82 HARRISBURG / MANCHESTER
39	OST / SOUTH UNION	83 SETTEGAST
40	MEADOWBROOK / ALLENDALE	84 PLEASANTVILLE AREA
41	MACGREGOR	85 EL DORADO / OATES PRAIRIE
42	EAST LITTLE YORK / HOMESTEAD	86 HUNTERWOOD
43	AFTON OAKS / RIVER OAKS AREA	87 FONDREN GARDENS
44	SPRING BRANCH NORTH	88 WESTBRANCH



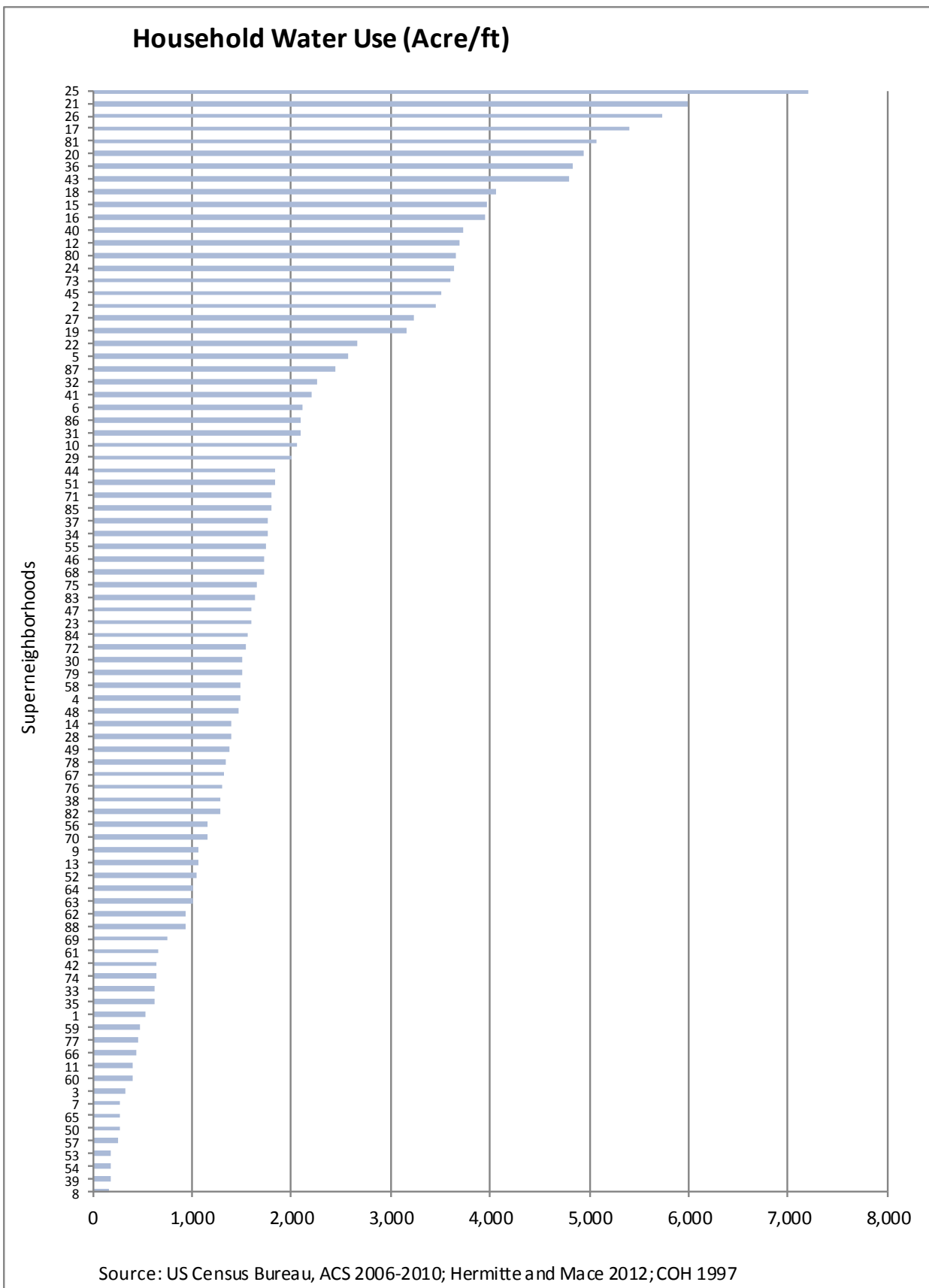


Figure 36: Household Water Use by Neighborhood

- Households in this analysis represent a total of 52% of the total amount of water consumed in Houston.
- Twenty-three neighborhoods use below 1,000 acre feet of water per year, while five neighborhoods use above 5,000 acre feet per year.
- The range of water use is very large; the assessed amounts are a function of the amounts and proportions of single family and multifamily household units in each neighborhood.



## Theme - Land

### Sub Theme - Flooding

#### Indicator – Flood Plain Expansion

Flooding in Houston is a critical issue regarding resilience of the city to natural hazards. Resiliency efforts focus on either mitigation efforts or adaptation efforts, which together articulate strategies for hazard reduction or impact response respectively. Mitigation strategies are cited as those proactive solutions to reduce the impacts of natural hazards before they occur and hence are promoted as the best course of action for sustainability (Schwab & Topping, 2008). Mitigation actions for urban areas to reduce flooding focus mainly on increasing development regulations in the floodplains and abandonment of developments in the floodplain (White, 2008). Floodplain mapping helps in the effort to find solutions for flooding mitigation, however according to the Harris County Flood Control District (HCFCD), 65% of the area in Harris County that flooded during Tropical Storm Allison was outside of the mapped regulatory floodplain (Harris County Flood Control District, 2004).

**Sustainability Benefit:** The delineation of the 100-year floodplain is the first step in targeting areas for flood mitigation strategies

**Sustainability Issue:** Stormwater detention and retention and efficient conveyance into the bayous in addition to development restrictions in the floodplain, must be increased to significantly combat flooding in Houston.

**Indicator Groups:** **Flood plain expansion** among Super Neighborhoods in Houston was measured by a comparison of the **Percentage of persons within the 100 year flood zone** in each Super Neighborhood. This metric is not part of any significant group of indicators in the study.

The following metric was used to measure the indicator *Flood Plain Expansion*:

Figure 37: Population within 100 Yr Floodplain



Ranking of Super Neighborhoods by percentage of population in flood zones			
1	MEYERLAND AREA	45	EAST LITTLE YORK / HOMESTEAD
2	BRAEBURN	46	BRAYS OAKS
3	ADDICKS PARK TEN	47	WILLOWBROOK
4	KASHMERE GARDENS	48	WESTCHASE
5	BRAESWOOD PLACE	49	EAST HOUSTON
6	ELDRIDGE / WEST OAKS	50	SOUTH ACRES / CRESTMONT PARK
7	LAKE HOUSTON	51	DOWNTOWN
8	ALIEF	52	NORTHSIDE/NORTHLINE
9	LANGWOOD	53	FOURTH WARD
10	KINGWOOD AREA	54	GOLFCREST / BELLFORT / REVELLE
11	GREATER INWOOD	55	GULFGATE RIVERVIEW / PINE VALLEY
12	INDEPENDENCE HEIGHTS	56	MEMORIAL
13	EDGEBROOK AREA	57	IAH / AIRPORT AREA
14	GREATER GREENSPPOINT	58	UNIVERSITY PLACE
15	WESTWOOD	59	MAGNOLIA PARK
16	MEDICAL CENTER AREA	60	SPRING BRANCH NORTH
17	HUNTERWOOD	61	ACRES HOME
18	HARRISBURG / MANCHESTER	62	MEADOWBROOK / ALLENDALE
19	FAIRBANKS / NORTHWEST CROSSING	63	BRIARFOREST AREA
20	LAZY BROOK / TIMBERGROVE	64	FONDREN GARDENS
21	PLEASANTVILLE AREA	65	AFTON OAKS / RIVER OAKS AREA
22	NORTHSHORE	66	SECOND WARD
23	CENTRAL SOUTHWEST	67	DENVER HARBOR / PORT HOUSTON
24	HIDDEN VALLEY	68	GREATER UPTOWN
25	EL DORADO / OATES PRAIRIE	69	NORTHSIDE VILLAGE
26	MACGREGOR	70	CLEAR LAKE
27	GREATER HOBBY AREA	71	WESTBRANCH
28	SHARPSTOWN	72	GREATER FIFTH WARD
29	EASTEX - JENSEN AREA	73	NEARTOWN - MONTROSE
30	PARK PLACE	74	SETTEGAST
31	GREATER HEIGHTS	75	SPRING BRANCH EAST
32	SOUTH BELT / ELLINGTON	76	FORT BEND / HOUSTON
33	CARVERDALE	77	MID WEST
34	WESTBURY	78	PECAN PARK
35	SOUTH PARK	79	SPRING BRANCH WEST
36	SUNNYSIDE	80	ASTRODOME AREA
37	TRINITY / HOUSTON GARDENS	81	GREATER THIRD WARD
38	WILLOW MEADOWS / WILLOWBEND AREA	82	CLINTON PARK TRI-COMMUNITY
39	CENTRAL NORTHWEST	83	GREENWAY / UPPER KIRBY AREA*
40	MINNETEX	84	OST / SOUTH UNION*
41	LAWNDALE / WAYSIDE	85	GREATER EASTWOOD*
42	GULFTON	86	MIDTOWN*
43	WASHINGTON AVENUE COALITION / MEMORIAL PARK	87	MUSEUM PARK*
44	SPRING BRANCH CENTRAL	88	SOUTH MAIN*
<ul style="list-style-type: none"> <li>- 0% population in flood zones</li> </ul>			

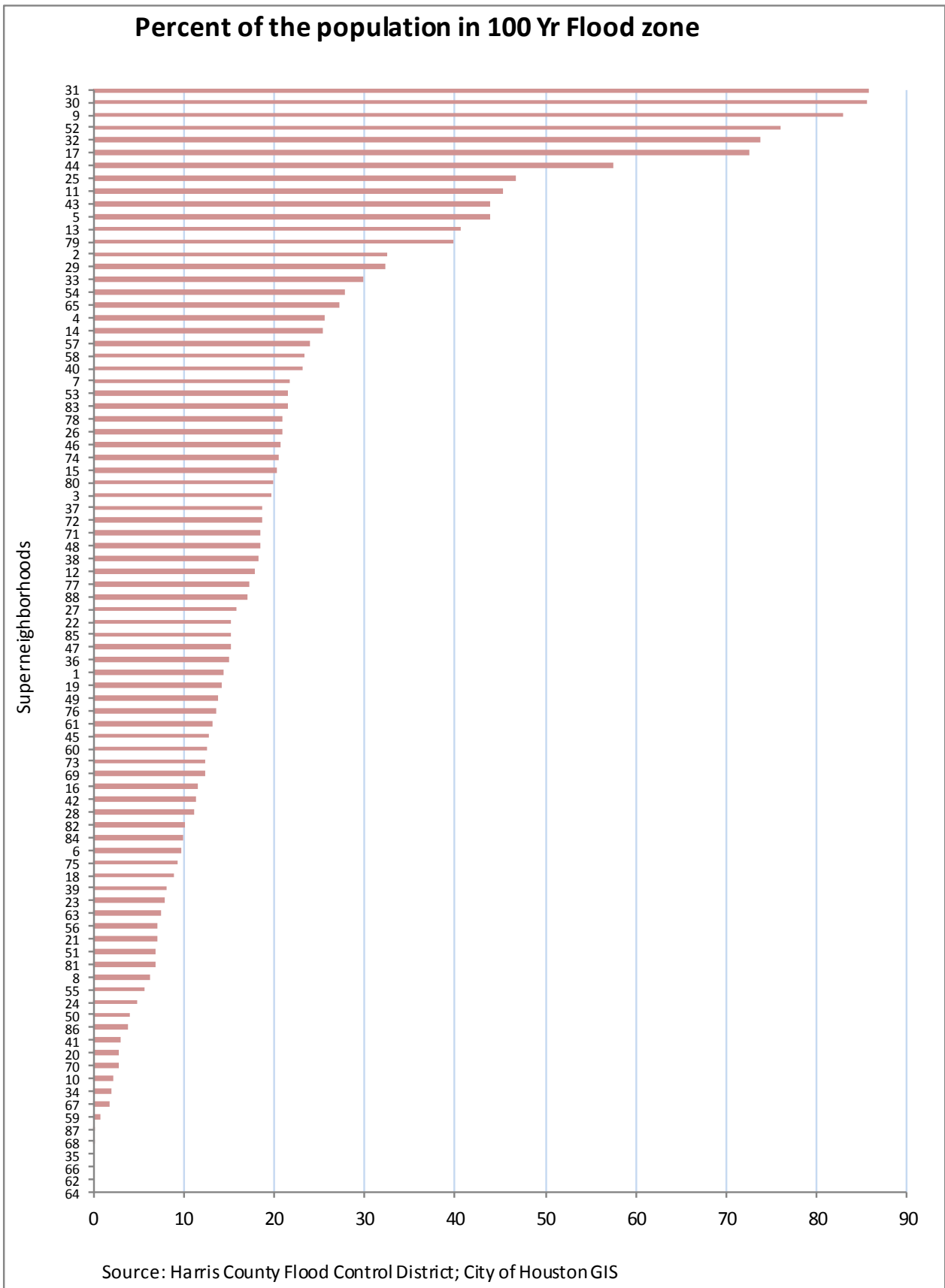
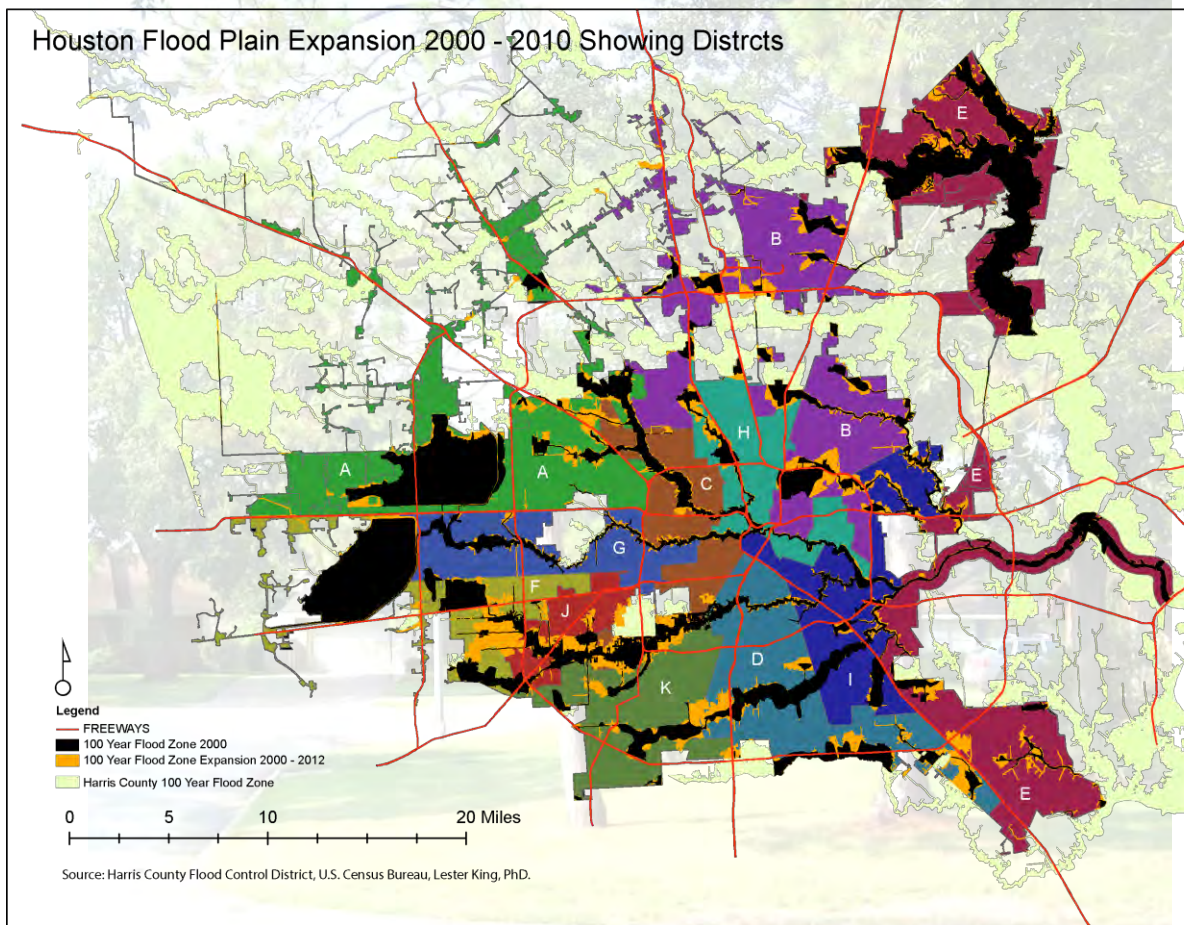


Figure 37: Population within 100 Yr Floodplain

- The above figure shows the tremendous variance of persons vulnerable to flooding disasters in Houston.
- Thirty neighborhoods have less than 10% of persons in the 100 year flood plain. Of those thirty neighborhoods six have no persons in the 100 year flood plain.
- Four Neighborhoods have more than 75% of persons in the 100 year flood plain. Those neighborhoods are Kashmere gardens, Addicks Park Ten, Braeburn, and Meyerland Area.



**Figure 38: Houston floodplain expansion 2000 - 2012**

- The 100 year floodplain expanded by 11,375 acres to cover 26% of the City of Houston, between 2000 and 2012.
- An estimated 17% of Houstonians and approximately 149, 000 housing units are in the 100 year floodplain (King, 2012).

## Theme - Land

### Sub Theme - Land Cover

#### Indicator - Land Cover Change

During the period 2000 to 2025, if development practices remain the same, the United States is expected to lose 7 million acres of farmland and 7 million acres of ecologically fragile lands to real estate development (Burchell, Downs, McCann, & Mukherji, 2005). Houston is considered a real estate developer friendly city with few development regulations. It is also considered one of the more sprawling cities in the country. This sprawl can be defined by low density, low accessibility, poor continuity, low centrality, low concentration, and absence of mixed land uses (Cutsinger & Galster, 2006). Since development is not focused in targeted areas, most lands in the city are technically available for real estate development, the resulting land coverage is primarily low density development. As a result of this type of development practice, a significant amount of natural land and habitat has been converted to developed areas. Analysis shows there has been a loss of 25% of Big Thicket, 14% of Coastal Marshes, 21% of Columbia Bottomlands, 31% of Piney Woods, 16% of Post Oak Savannah, 40% of Coastal Prairie, and 11% of Trinity Bottomlands ecosystems in the wider Houston region (Blackburn, 2011). Sixteen percent of the land in Houston is used for High intensity development. These are areas that have impervious surfaces representing 80% to 100% land cover. High intensity development would support greater economic activity and as a result the challenge for Houston would be to minimize the percentage of high intensity development, while increasing economic activity to a level of sustainability.

**Sustainability Benefit:** Houston is a large city capable of absorbing a lot of growth and development.

**Sustainability Issue:** Growth and development in Houston does not maximize land utility since most development in the city is comprised of single story buildings. As a result more open space and natural areas are developed, commuting distances increased and the city's overall carbon footprint is increased.

**Indicator Groups:** Land cover change among Super Neighborhoods in Houston was measured by a comparison of **High intensity development** in each Super Neighborhood. This metric is part of the second most significant group of indicators in the study. This group of indicators is titled 'Inner City Group' since it is composed of the following indicators: **Vehicle Miles Travelled, Street Intersection Density, Percent of open Space, Population close to parks, Housing units close to business centers, Poor Streets, High development land use, population close to bus stops, Population in food deserts** (Vehicle miles travelled and Percent of open space are negatively related).

The following metrics were used to measure Land Cover Change:

Figure 39: High intensity development by neighborhood



Ranking of Super Neighborhoods by percentage of high intensity development			
1	DOWNTOWN	45	SPRING BRANCH CENTRAL
2	GULFTON	46	CLINTON PARK TRI-COMMUNITY
3	MIDTOWN	47	EL DORADO / OATES PRAIRIE
4	ASTRODOME AREA	48	MEMORIAL
5	GREENWAY / UPPER KIRBY AREA	49	OST / SOUTH UNION
6	SECOND WARD	50	BRAESWOOD PLACE
7	WESTWOOD	51	GREATER FONDREN SOUTHWEST
8	DENVER HARBOR / PORT HOUSTON	52	NORTHSHORE
9	MID WEST	53	GREATER HOBBY AREA
10	GREATER EASTWOOD	54	LANGWOOD
11	PLEASANTVILLE AREA	55	EDGEBROOK AREA
12	MAGNOLIA PARK	56	EASTEX - JENSEN AREA
13	GULFGATE RIVERVIEW / PINE VALLEY	57	PARK PLACE
14	SPRING BRANCH EAST	58	ALIEF
15	SHARPSTOWN	59	GREATER INWOOD
16	SOUTH MAIN	60	MACGREGOR
17	NEARTOWN - MONTROSE	61	WESTBRANCH
18	MUSEUM PARK	62	WILLOW MEADOWS / WILLOWBEND AREA
19	GREATER GREENSPOINT	63	IAH / AIRPORT AREA
20	WESTCHASE	64	NEAR NORTHWEST
21	FAIRBANKS / NORTHWEST CROSSING	65	BRIARFOREST AREA
22	GREATER FIFTH WARD	66	MEYERLAND AREA
23	LAZY BROOK / TIMBERGROVE	67	AFTON OAKS / RIVER OAKS AREA
24	KASHMERE GARDENS	68	FONDREN GARDENS
25	MEDICAL CENTER AREA	69	TRINITY / HOUSTON GARDENS
26	WASHINGTON AVENUE COALITION / MEMORIAL PARK	70	SPRING BRANCH NORTH
27	HIDDEN VALLEY	71	SOUTH BELT / ELLINGTON
28	WILLOWBROOK	72	WESTBURY
29	NORTHSIDE VILLAGE	73	SOUTH PARK
30	SPRING BRANCH WEST	74	CLEAR LAKE
31	GREATER UPTOWN	75	SUNNYSIDE
32	CARVERDALE	76	EAST HOUSTON
33	HARRISBURG / MANCHESTER	77	ELDRIDGE / WEST OAKS
34	FOURTH WARD	78	CENTRAL SOUTHWEST
35	PECAN PARK	79	ACRES HOME
36	GREATER THIRD WARD	80	EAST LITTLE YORK / HOMESTEAD
37	NORTHSIDE/NORTHLINE	81	SETTEGAST
38	UNIVERSITY PLACE	82	MINNETEX
39	BRAEBURN	83	FORT BEND / HOUSTON
40	INDEPENDENCE HEIGHTS	84	SOUTH ACRES / CRESTMONT PARK
41	GREATER HEIGHTS	85	KINGWOOD AREA
42	GOLFCREST / BELLFORT / REVEILLE	86	ADDICKS PARK TEN
43	MEADOWBROOK / ALLENDALE	87	HUNTERWOOD
44	LAWNDALE / WAYSIDE	88	LAKE HOUSTON*
<ul style="list-style-type: none"> <li>• - 0% high intensity development</li> </ul>			



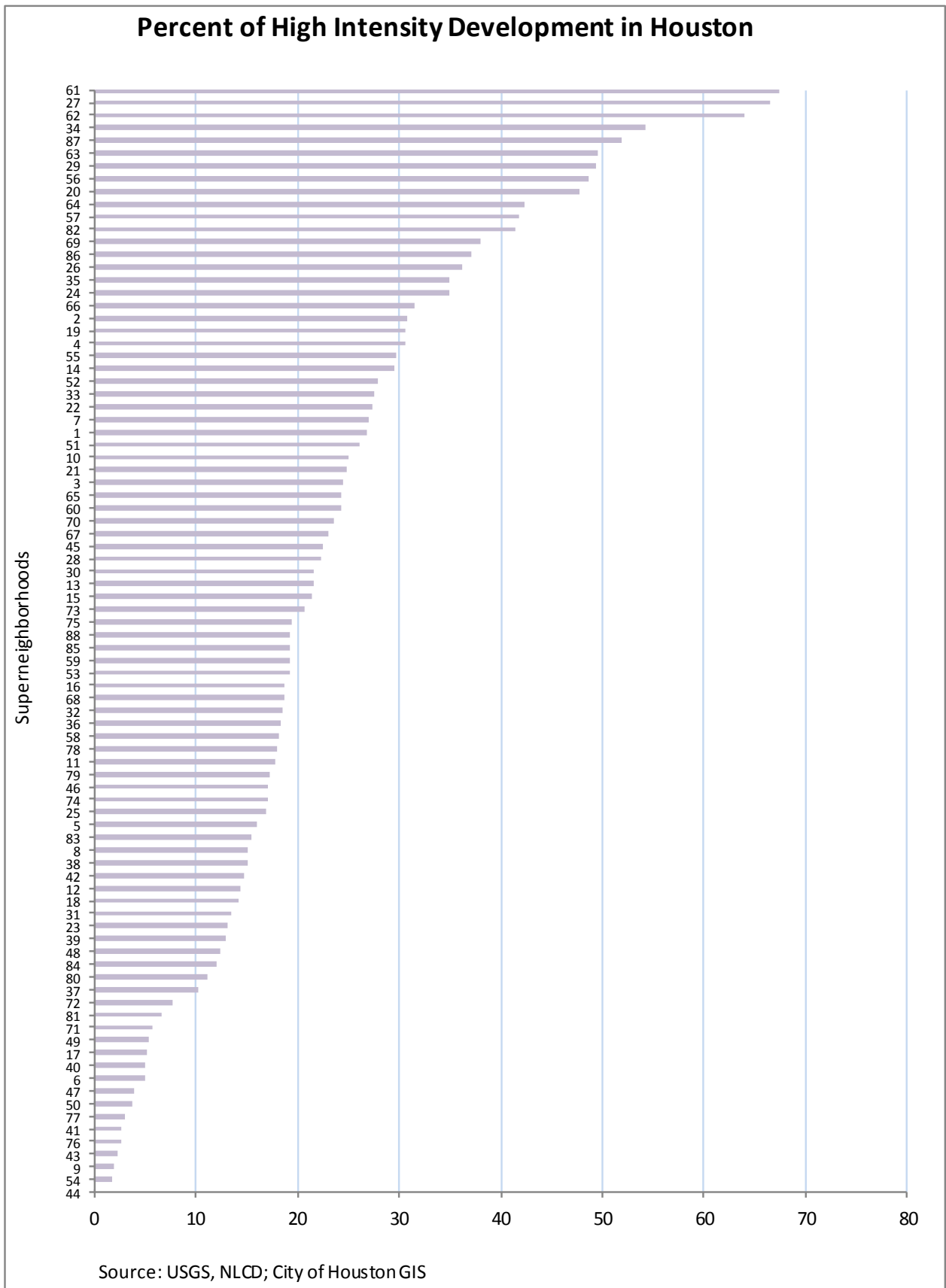
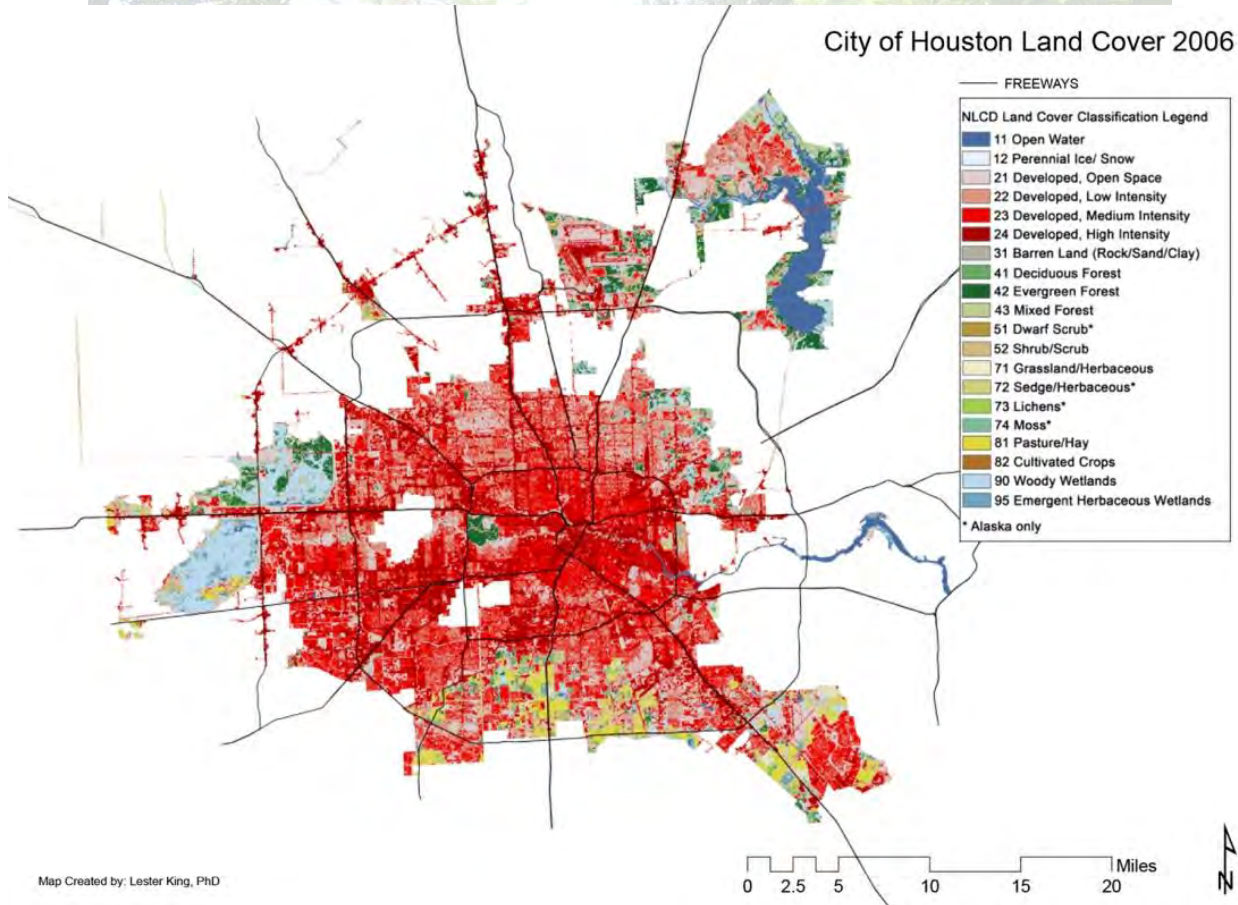


Figure 39: High intensity development by neighborhood

- High Intensity development is defined as highly developed areas where people reside or work in high numbers. Examples include apartment complexes, row houses and commercial/industrial. Impervious surfaces account for 80% to 100% of the total cover.
- Seventeen neighborhoods have less than 10% of land cover in the High Intensity Development category.
- Six neighborhoods have more than 50% of land cover in the High Intensity development category. These neighborhoods are Second Ward, Greenway/ Upper Kirby, Astrodome Area, Gulfton and Downtown.



Source: US Department of the Interior – USGS

**Figure 40: City of Houston Land Cover 2006**

- The 2006 land cover map shows the newly annexed areas to the north-west and west of the city as being areas of predominately high to medium intensity development.
- The city is primarily covered by low – medium development.



## Theme - Land

### Sub Theme - Land Use

#### Indicator - Land Use Mix

Land Use Mix is an important indicator for sustainable development since it addresses the availability of services and activity destinations in proximity to living spaces. The pattern of growth can be considered as more important than the amount of growth, since the pattern determines such things as resource efficiency and traffic management (Roseland, 1998). The major contemporary ideas in planning include increasing land use mix as an objective or goal (U.S. Green Building Council, 2009).

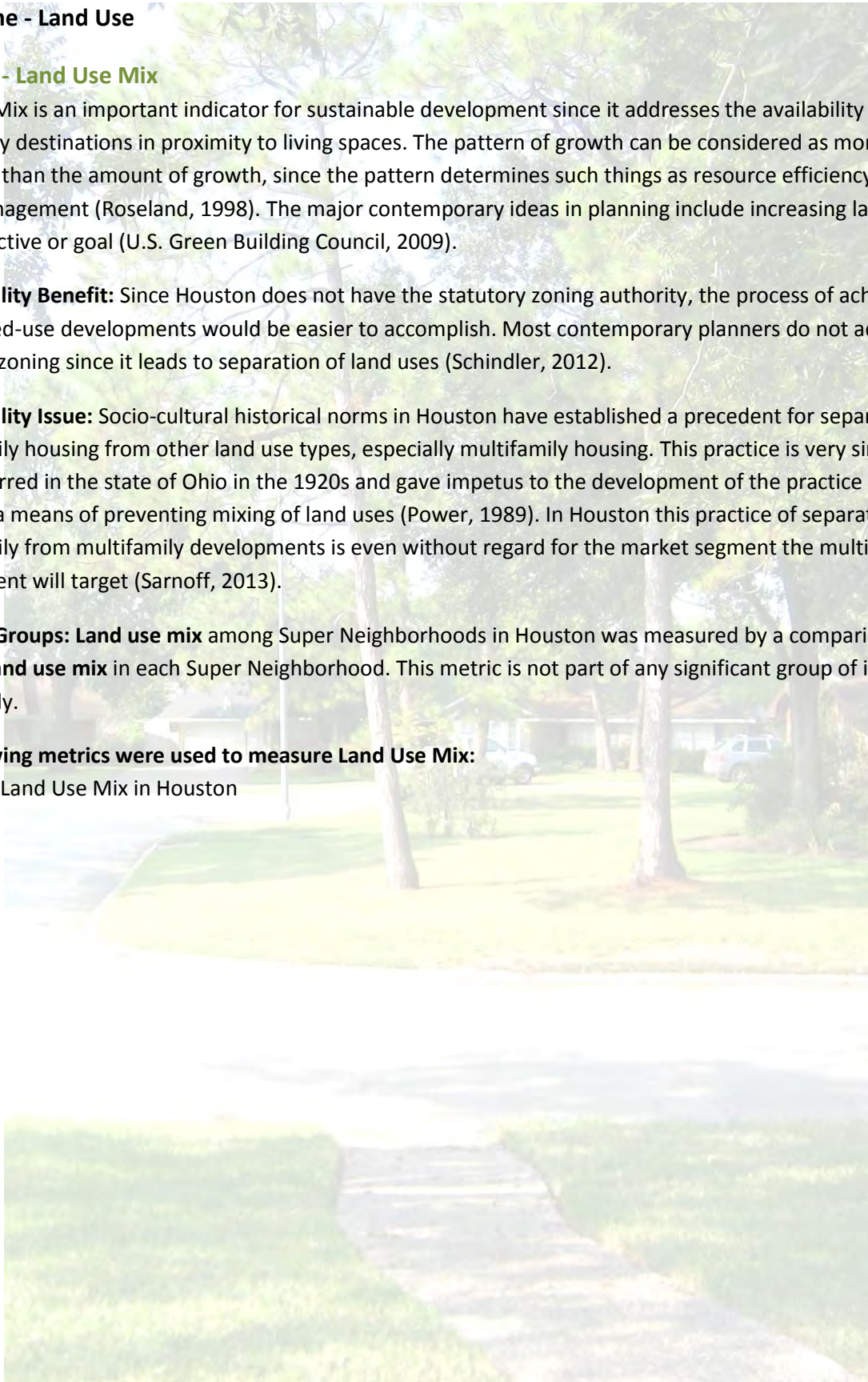
**Sustainability Benefit:** Since Houston does not have the statutory zoning authority, the process of achieving more mixed-use developments would be easier to accomplish. Most contemporary planners do not advocate for Euclidean zoning since it leads to separation of land uses (Schindler, 2012).

**Sustainability Issue:** Socio-cultural historical norms in Houston have established a precedent for separation of single family housing from other land use types, especially multifamily housing. This practice is very similar to what occurred in the state of Ohio in the 1920s and gave impetus to the development of the practice of land use zoning as a means of preventing mixing of land uses (Power, 1989). In Houston this practice of separation of single family from multifamily developments is even without regard for the market segment the multifamily development will target (Sarnoff, 2013).

**Indicator Groups:** Land use mix among Super Neighborhoods in Houston was measured by a comparison of an **Index of land use mix** in each Super Neighborhood. This metric is not part of any significant group of indicators in the study.

**The following metrics were used to measure Land Use Mix:**

Figure 41: Land Use Mix in Houston



Ranking of Super Neighborhoods by land use mix			
1	FORT BEND / HOUSTON	45	OST / SOUTH UNION
2	ADDICKS PARK TEN	46	EDGEBROOK AREA
3	PLEASANTVILLE AREA	47	GREATER HOBBY AREA
4	IAH / AIRPORT AREA	48	SECOND WARD
5	ELDRIDGE / WEST OAKS	49	MINNETEX
6	CLINTON PARK TRI-COMMUNITY	50	GREATER UPTOWN
7	CARVERDALE	51	LAWNDALE / WAYSIDE
8	FOURTH WARD	52	WILLOW MEADOWS / WILLOWBEND AREA
9	MEYERLAND AREA	53	UNIVERSITY PLACE
10	BRIARFOREST AREA	54	NORTHSIDE VILLAGE
11	NEAR NORTHWEST	55	FAIRBANKS / NORTHWEST CROSSING
12	AFTON OAKS / RIVER OAKS AREA	56	SPRING BRANCH EAST
13	MEDICAL CENTER AREA	57	KASHMERE GARDENS
14	EAST LITTLE YORK / HOMESTEAD	58	GULFTON
15	ACRES HOME	59	PECAN PARK
16	WESTBURY	60	MEMORIAL
17	TRINITY / HOUSTON GARDENS	61	NEARTOWN - MONTROSE
18	GREATER THIRD WARD	62	NORTHSHORE
19	BRAESWOOD PLACE	63	HUNTERWOOD
20	LANGWOOD	64	GREATER FONDREN SOUTHWEST
21	SOUTH PARK	65	SUNNYSIDE
22	SOUTH MAIN	66	SOUTH BELT / ELLINGTON
23	CLEAR LAKE	67	GREATER FIFTH WARD
24	BRAEBURN	68	MACGREGOR
25	GOLFCREST / BELLFORT / REVEILLE	69	SPRING BRANCH WEST
26	EL DORADO / OATES PRAIRIE	70	WESTCHASE
27	EAST HOUSTON	71	MID WEST
28	SOUTH ACRES / CRESTMONT PARK	72	PARK PLACE
29	HIDDEN VALLEY	73	ASTRODOME AREA
30	GREATER INWOOD	74	WESTBRANCH
31	WASHINGTON AVENUE COALITION / MEMORIAL PARK	75	SHARPSTOWN
32	SPRING BRANCH NORTH	76	GULFGATE RIVERVIEW / PINE VALLEY
33	SPRING BRANCH CENTRAL	77	WESTWOOD
34	MEADOWBROOK / ALLENDALE	78	GREENWAY / UPPER KIRBY AREA
35	GREATER HEIGHTS	79	ALIEF
36	MAGNOLIA PARK	80	KINGWOOD AREA
37	EASTEX - JENSEN AREA	81	MIDTOWN
38	INDEPENDENCE HEIGHTS	82	GREATER EASTWOOD
39	CENTRAL SOUTHWEST	83	HARRISBURG / MANCHESTER
40	LAZY BROOK / TIMBERGROVE	84	GREATER GREENSPOINT
41	NORTHSIDE/NORTHLINE	85	FONDREN GARDENS
42	WILLOWBROOK	86	MUSEUM PARK
43	SETTEGAST	87	LAKE HOUSTON
44	DENVER HARBOR / PORT HOUSTON	88	DOWNTOWN

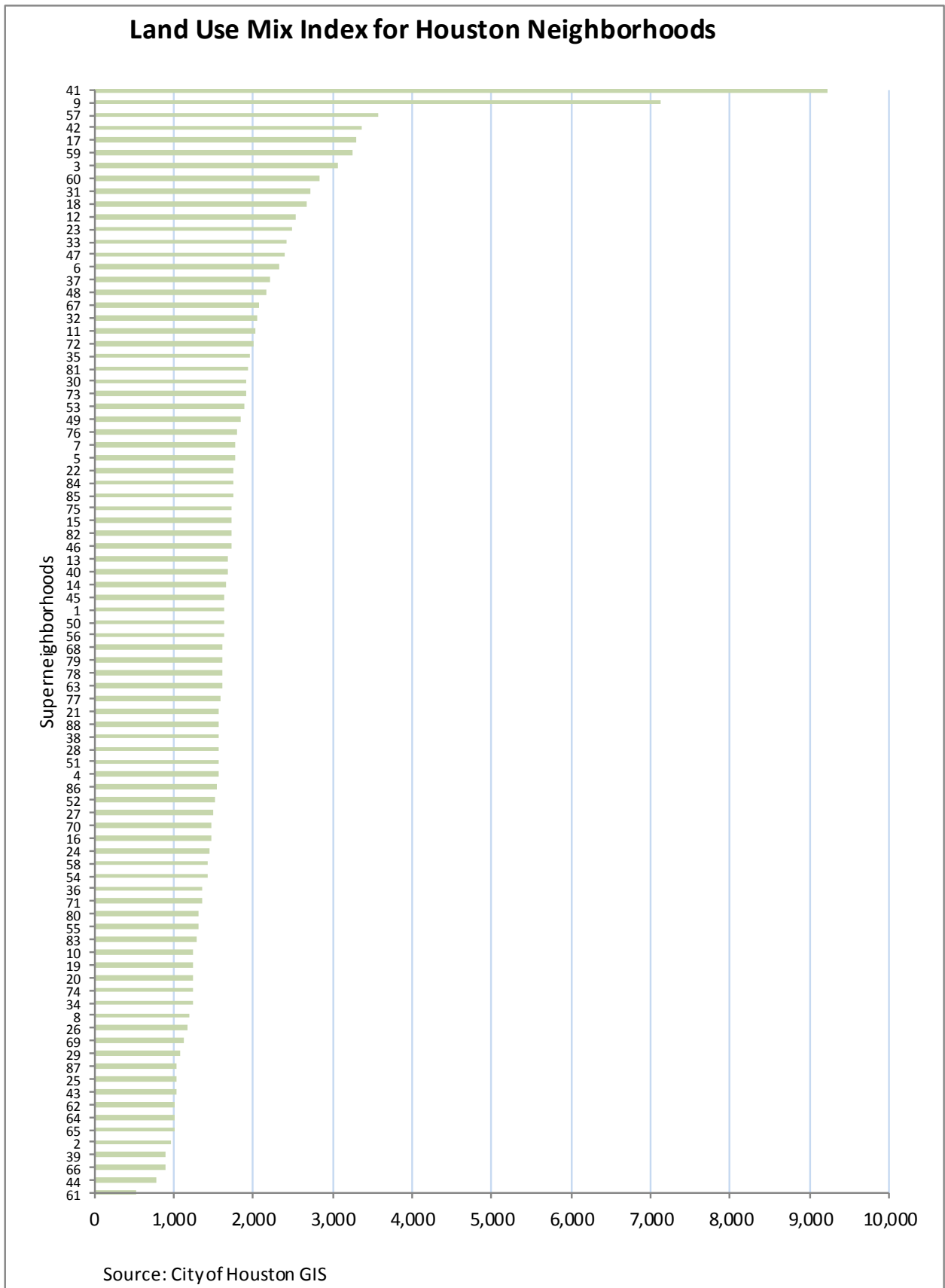


Figure 41: Land Use Mix in Houston

- The above figure shows the degree of land use mix in Houston using the Herfindahl-Hirschman Index (HHI). The index ranges from 0 to 10,000 with zero signifying a high degree of land use mixing and 10,000 signifying no land use mixing.
- Six neighborhoods show a high degree of land use mixing by scoring low on the HHI. Those are Downtown, Lake Houston, Museum Park, Fondren Gardens, Greater Greenspoint.
- Pleasantville Area, Addicks Park Ten and Fort Bend Houston score the lowest on the HHI signifying little land use mixing.



## Environmental Development Policy Recommendations

### THEME – Atmosphere

#### Sub Theme – Air Quality: Indicator – Ambient Pollutants



- Expand the air quality monitoring network.
- A Gulf Coast Mobility Plan is needed for coastal cities since the efficient delivery of logistics reduces air pollution generated from this sector.
  - Citizens can help with the following:
    - Organize citizen monitoring projects.
    - Report incidents and odors.
    - More citizen representation on regional planning for air pollution.
  - Local government can contribute the following:
    - Improve toxics monitoring.
    - Determine seamless coverage for monitoring network.
    - Improve regional governance for air quality.
  - Non-profit groups can contribute the following:
    - Organize public meetings for educational and involvement purposes.
    - Organize citizen monitoring efforts.

### THEME – Fresh Water

#### Sub Theme – Water Demand: Indicator – Water Use



- A strong Drought Contingency Plan is needed along with a public education campaign.
- Need better assessment of end user water demand such as landscape irrigation.
- Need to establish a city Water Vulnerability Tax.
  - Local governments can contribute the following:
    - Improve education of users on water reduction strategies.
    - Improve regulation of irrigation systems.
  - Businesses can contribute the following:
    - Market opportunity for alternative water conservation and delivery system.

## THEME – Land

### Sub Theme – Flooding: Indicator – Floodplain Expansion



- Need to accelerate conversion of property in floodplains to open space.
- Eliminate development in the floodplain.
  - Local government can contribute the following:
    - Establish a Transfer of Development rights fund to reduce development in the floodplain.
  - Non-profit groups can contribute the following:
    - Advocacy for elimination of floodplain development.

### Sub Theme – Land Cover: Indicator – Land Cover Change



- Stronger policies for green space acquisition are needed.
  - Local government can contribute the following:
    - Develop a green space acquisition plan.
    - Convert properties in the Land Assemblage program to greenspace.
    - Collaborate with school for shared use of playgrounds.
  - Non-profit groups can contribute the following:
    - Studies on the benefits of greenspace expansion to business and the community.

### Sub Theme – Land Classification: Indicator – Jobs/Housing Balance



- Development codes are not robust enough to increase livability in the city.
- The development codes should include elimination of minimum lot sizes or setbacks; complete streets; encouraging housing closer to job centers etc.
  - Local government can contribute the following:
    - Improve infrastructure efficiencies
    - Implement fee for service based on proximity to job centers.
  - Non-profit groups can contribute the following:
    - Study on local versus suburban costs.







**Houston Community  
Sustainability:**

**The Quality of Life Atlas**

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# HOUSTON COMMUNITY SUSTAINABILITY

The Quality of Life Atlas

LESTER KING, PHD.



Conclusion  
RICE

## Houston Community Sustainability:

### The Quality of Life Atlas

#### Conclusion

Super Neighborhoods have the potential to be a more useful secondary level of governance below Council Districts in Houston. Every year the city updates its Capital Improvement Plan (CIP), and creates opportunities for public stakeholders to identify needs and wants for their communities. The Super Neighborhoods, are an efficient vehicle for community stakeholders to identify their needs and present them to the city for inclusion in the CIP plan. Super Neighborhoods are representative of communities in Houston composed of several smaller neighborhoods. Neighborhoods in Houston are also known as subdivisions.

This conclusion presents a comparative analysis of the Super Neighborhoods according to their performance on the sustainable development indicators. Data reduction analysis was performed to determine if groups of indicators shared common trends with regards to how various Super Neighborhoods performed according to these groups<sup>1</sup>. Five strong groups were identified which represent clusters of indicators. Next, Super Neighborhoods were ranked according to a single score for each of the five groups. The groups can thus be explained as representative of urban development typologies in Houston, where Super Neighborhoods rank high or low according to their performance on these groups. The groups were defined as: Wealthy; Walkable, Growth Communities, Hispanic Engagement, Mixed Use Communities.

Wealthy		Walkable		Growth		Hispanic Engagement		Mixed Use	
Income	.95	VMT	-.89	Water Use	.87	Hispanic	-.78	Mix Land Use	.77
Health Care	.93	Bus Stops	.83	Pop Growth	.82	Voting	.69	Poor Streets	.53
Poverty	-.89	Open Space	-.77	Pop Density	.81	Black	.54	Housing Costs	-.48
Housing & Transport costs	.87	Street Intersections	.74	Pop close Waste Sites	.40				
House Value	.83	Food Desert	-.72	The numbers represent the degree of importance of each indicator to its group. Negative values indicate that particular indicators are decreasing while the positive ones are increasing. NB. This set of indicators, for this set of Super Neighborhoods, for this point in time 2010 are particular to the grouping presented above. Any changes may or may not yield different groups and subsequent rankings.					
White	.83	High Intensity Development	.72						
Masters Degree	.80	Distance to CBD	-.67						
Unemployment	-.69	House in Business Center	.65						
Transit Use	-.53	Pop close Park	.62						

Super Neighborhood ranking showing top ten and bottom ten performers in the Wealth group.

Wealthy Group	
1	AFTON OAKS / RIVER OAKS AREA
2	UNIVERSITY PLACE
3	LAKE HOUSTON
4	MEMORIAL
5	KINGWOOD
6	GREENWAY / UPPER KIRBY AREA
7	GREATER UPTOWN
8	BRAESWOOD PLACE
9	CLEAR LAKE
10	WASHINGTON AVENUE COALITION / MEMORIAL PARK
79	SUNNYSIDE
80	GREATER GREENSPOINT
81	GULFTON
82	SETTEGAST
83	INDEPENDENCE HEIGHTS
84	OST / SOUTH UNION
85	GREATER THIRD WARD
86	WESTWOOD
87	GREATER FIFTH WARD
88	KASHMERE GARDENS

Table 3: Wealthy group of Super Neighborhoods

The benefit of this analysis is that we can identify the indicators, which along with *Income*, serve to define wealthy areas in Houston. Those indicators are *Health care spending; Home Values; Percent of income spent on Housing and Transportation Costs; Percent of White Persons; Percent of persons with Master’s Degrees*. Low *Poverty*, low *Unemployment* and low *Transit Use* also help to define this group. Further benefits are the capability to define those communities on the opposite side. In order to improve those neighborhoods the City of Houston can use this analysis to identify which of the key indicators should be targeted.

Increasing the number of university graduates, in particular graduate level education, would help, but there is also a need to increase education and training for technical careers. Strong policies and programs to combat poverty and unemployment are essential to raise the profile of those neighborhoods in the bottom of the list for this group in Houston.

Super Neighborhood ranking showing top ten and bottom ten in the Walkable Communities group.

Walkable Communities Group	
1	MIDTOWN
2	FOURTH WARD
3	DOWNTOWN
4	MUSEUM PARK
5	NEARTOWN / MONTROSE
6	GREATER EASTWOOD
7	GULFTON
8	ASTRODOME AREA
9	SECOND WARD
10	GREENWAY / UPPER KIRBY AREA
79	GREATER HOBBY
80	ACRES HOME
81	SOUTH ACRES / CRESTMONT PARK
82	CLEAR LAKE
83	EL DORADO / OATES PRAIRIE
84	KINGWOOD
85	MINNETEX
86	LAKE HOUSTON
87	IAH / AIRPORT AREA
88	HUNTERWOOD

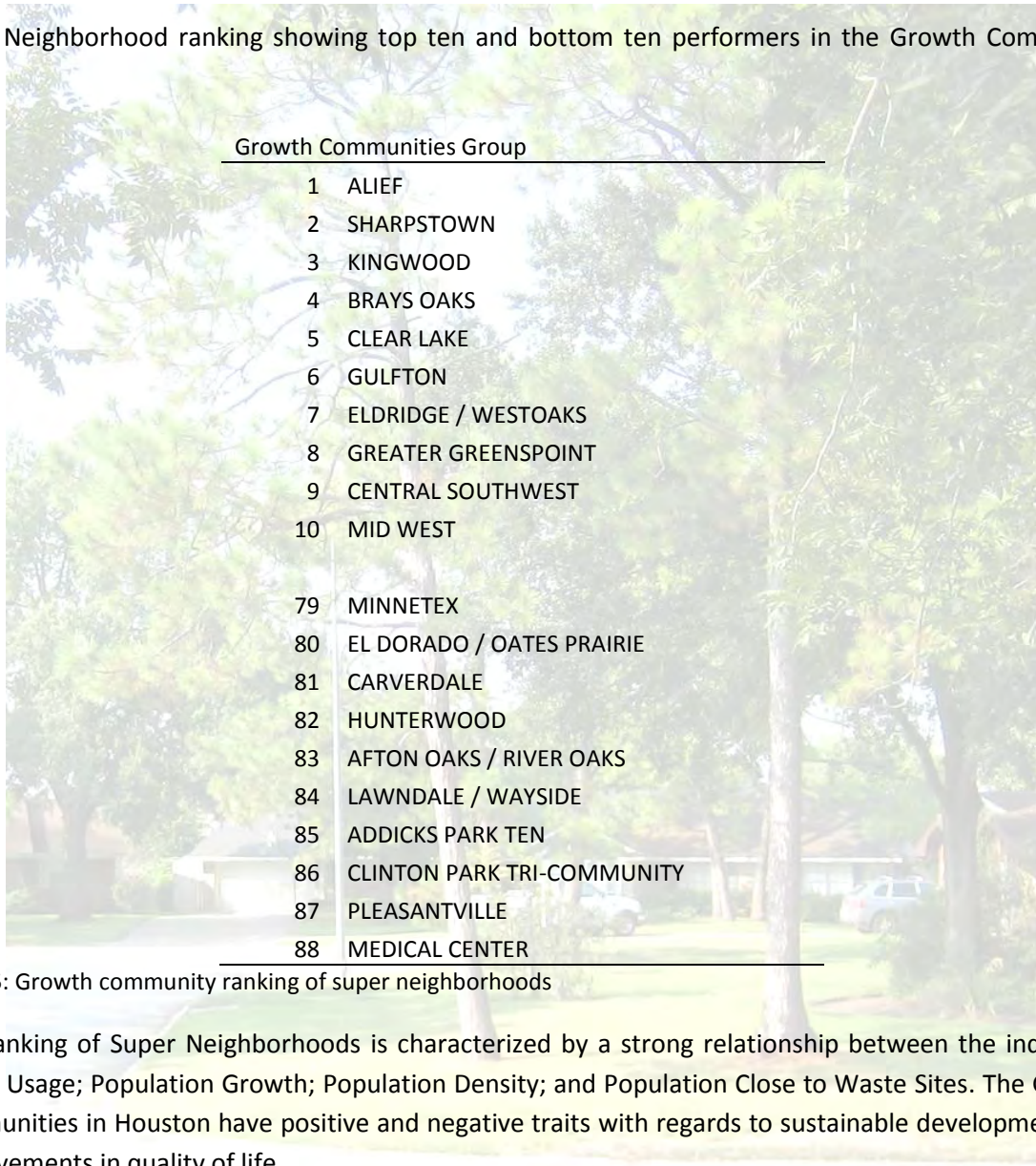
Table 4: Walkable Communities Group of Super Neighborhoods

The above table shows groupings of indicators here defined as representative of Super Neighborhoods that are the most walkable in Houston. Those indicators are: Proximity to Bus Stops; Street Intersections; High Intensity Development; Houses in Business Centers; and the Population close to Parks. Vehicle miles travelled; Open space; Population in the Food Desert; and Distance to the Central Business District help to define this group in terms of negative correlation. Meaning as the positive indicators increase, the negative ones decrease.

For the Super Neighborhoods in the top ten, the performance in this group of indicators are all positive trends towards sustainable development.

For the Super Neighborhoods in the bottom of this list, Increases in street intersection density signals reductions in commute times. Increasing park, supermarket, jobs, and bus stops accessibility are key to improving quality of life.

Super Neighborhood ranking showing top ten and bottom ten performers in the Growth Community group.



Growth Communities Group	
1	ALIEF
2	SHARPSTOWN
3	KINGWOOD
4	BRAYS OAKS
5	CLEAR LAKE
6	GULFTON
7	ELDRIDGE / WESTOAKS
8	GREATER GREENSPPOINT
9	CENTRAL SOUTHWEST
10	MID WEST
79	MINNETEX
80	EL DORADO / OATES PRAIRIE
81	CARVERDALE
82	HUNTERWOOD
83	AFTON OAKS / RIVER OAKS
84	LAWNDALE / WAYSIDE
85	ADDICKS PARK TEN
86	CLINTON PARK TRI-COMMUNITY
87	PLEASANTVILLE
88	MEDICAL CENTER

Table 5: Growth community ranking of super neighborhoods

This ranking of Super Neighborhoods is characterized by a strong relationship between the indicators Water Usage; Population Growth; Population Density; and Population Close to Waste Sites. The Growth Communities in Houston have positive and negative traits with regards to sustainable development and improvements in quality of life.

The positive benefits of ranking high in this group, include high population growth and density. More dense areas can be a benefit to consolidation of economic development enterprises such as restaurants, and other services required by residents. Supermarkets also require certain thresholds of people, to justify locating close by.

The negative issues are the high water use and the fact that these neighborhoods also happen to be the ones with the environmental issue of people living in close proximity to waste sites. Most of the population growth in Houston is attributed to the Hispanic Community. The city should consider this a major public policy issue to use studies like this to predict the places, where growth will occur and ensure that social, economic and environmental issues are mitigated.

Super Neighborhood ranking showing top ten and bottom ten performers in the Hispanic Engagement Community group.

Hispanic Engagement Communities Group	
1	MACGREGOR
2	SOUTH ACRES / CRESTMONT PARK
3	SUNNYSIDE
4	SETTEGAST
5	OST / SOUTH UNION
6	GREATER THIRD WARD
7	KASHMERE GARDENS
8	ACRES HOME
9	EAST LITTLE YORK / HOMESTEAD
10	TRINITY / HOUSTON GARDENS
79	LAKE HOUSTON
80	WILLOWBROOK
81	LANGWOOD
82	DENVER HARBOR / PORT HOUSTON
83	MAGNOLIA PARK
84	GULFGATE RIVERVIEW / PINE VALLEY
85	EDGEBROOK AREA
86	PECAN PARK
87	ADDICKS PARK TEN
88	HUNTERWOOD

Table 6: Hispanic Engagement communities group

This ranking of Super Neighborhoods is characterized by a strong relationship between the indicators Voting Participation; and Percentage of African Americans. The group is also negatively related to Percentage of Hispanic Persons. What this group shows alludes to an issue of non-participation in the electoral process in Houston by the Hispanic community; and a separation of the two largest minority group communities. The Hispanic population has increased tremendously over the last 30 years and it is not clear if new persons moving to the city are locating in already established Hispanic neighborhoods. Or, whether the African American population is concentrating itself more in established African American communities. Both of the above scenarios could possibly lead to the type of correlation in the data displayed above.

Once again, it is incumbent in the city to pre-plan for the large Hispanic population increase and ensure that appropriate and group specific efforts are made to engage this group in the electoral process. Race and ethnicity relations is also a sensitive topic, which should certainly be a priority in a city undergoing demographic changes.



Super Neighborhood ranking showing top ten and bottom ten performers in the Mixed Use Community group.

Mixed Use Communities Group	
1	FOURTH WARD
2	SOUTH PARK
3	FORT BEND / HOUSTON
4	MIDTOWN
5	LAKE HOUSTON
6	KINGWOOD
7	SOUTH ACRES / CRESTMONT
8	HUNTERWOOD
9	PECAN PARK
10	GREATER THIRD WARD
79	BRAESWOOD PLACE
80	SOUTH MAIN
81	FAIR BANKS / NORTHWEST CROSSING
82	LAZY BROOK / TIMBERGROVE
83	BRAEBURN
84	WESTBRANCH
85	WILLOWBROOK
86	CARVERDALE
87	MEDICAL CENTER
88	ASTRODOME

Table 7: Mixed Use communities group






This ranking of Super Neighborhoods is characterized by a strong relationship between the indicators lower Land Use Mix; Poor Streets; and lower Housing Costs. Communities that score high in this group include low income neighborhoods and higher income neighborhoods




The top ranked communities in this group are more affordable, but they also have poorer streets and low variation in land use types.













The following table summarizes some of the findings contained in this report. It lists the indicators, city level performance, and Super Neighborhood level performance for comparative purposes. The indicators are accompanied by a green, amber or red icon, symbolizing good progress towards sustainability, moderate progress towards sustainability, or major intervention needed respectively. These ratings were developed, for the purpose of peer review, by a team of approximately 27 experts and development practitioners over the course of three workshops and three surveys in 2012. We hope the report will be used by citizens, city staff, and local decision makers to better understand the sustainable development of Houston.





Summary Findings		
Indicator	City Performance	District Performance
 <p><b>1. Population Growth</b></p>	Population in Houston is currently growing at an average annual rate of approximately 1.42%.	From 1990 – 2010, six Super Neighborhoods gained over 20,000 persons. In contrast 25 Super Neighborhoods lost population between 1990 – 2010.
 <p><b>2. Education Attainment</b></p>	33% of persons over 25 in Houston have a university or college degree.	Ten Super Neighborhoods have less than 10 percent of persons with college or university degrees. Six neighborhoods have more than 75% of persons with university degrees.
 <p><b>3. Voter Participation</b></p>	Only 7% of the population voted in the local election of 2011.	Thirty-two Super Neighborhoods had voting participation rates of under 5%. The highest voting participation rate was just under a quarter of voters in the Pleasantville Super Neighborhood in 2011.
 <p><b>4. Indicator – Income Inequality</b></p>	Income inequality must be addressed in Houston since the median top 20% earned \$140,000; median earnings were \$43,000; and the bottom 20% earned a median income of \$10,000.	Afton Oaks/ River Oaks and University Place were the two Super Neighborhoods with median income over \$100,000. Six Super Neighborhoods had below \$25,000 in median income.
 <p><b>5. Poverty Rate</b></p>	The percentage of persons below poverty was 23% (474,346) in 2010. This metric is increasing, which is not a sustainable trend.	Twelve Super Neighborhoods had below 10% of persons below poverty. Seventeen Super Neighborhoods had 30% or more of persons in poverty.

 <p><b>6. Health Coverage</b></p>	<p>30% of persons had no health insurance in Houston in 2010. Houston has the largest medical center in the world, and boasts many jobs in this sector. However, access to health insurance in Houston is a problem.</p>	<p>Healthcare spending, including medical care and health insurance ranged from an average of \$1,551 in Westwood to \$9,621 in Afton Oaks/ River Oaks.</p>
 <p><b>7. Affordability</b></p>	<p>30% of Houstonians spent more than 30% of their income on housing in 2010.</p>	<p>Four Super Neighborhoods spent less than 20% of income on housing costs on average. Those are Gulfton, Fondren Gardens, Lazy Brook and Eldorado. In Alief and Hunterwood, residents on average spent more than 40% income on housing costs.</p>
 <p><b>8. Accessibility of Public Spaces</b></p>	<p>44% of the population lives within a quarter mile of a public park. This number needs to increase to ensure accessibility to quality of life in Houston.</p>	<p>Five Super Neighborhoods have less than 10% of persons within a ¼ mile to public parks. Five Super Neighborhoods have more than 75% of persons within ¼ mile to public parks. Those Super Neighborhoods are Lawndale/ Wayside, Washington Avenue, Medical Center, Addicks, and Fourth Ward.</p>
 <p><b>9. Food Deserts</b></p>	<p>36% of the population lives within a Food Desert. That is, they live more than 1 mile from a grocery store or supermarket that sells fresh fruit and vegetables.</p>	<p>Twelve Super Neighborhoods have less than 5% of residents in Food Deserts. Eighteen Super Neighborhoods have more than 75% of person in a Food Desert.</p>
 <p><b>10. Waste Generation and Exposure</b></p>	<p>The city of Houston collects waste for single family households but private haulers are contracted for multifamily apartments and businesses. Although these haulers report the content of waste they collect, they do not report the source of the waste and hence data on waste generation is estimated. This is a policy issue that complicates development of a robust sustainability strategy to target waste reduction in Houston.</p>	<p>Thirty-three Super Neighborhoods have zero population within ¼ mile to waste sites. Twenty-seven neighborhoods have over 1,000 persons each living within ¼ mile to waste sites.</p>

 <p><b>11. Employment Status</b></p>	<p>The unemployment rate for Houston was 10% in 2010. For the white cohort it was 6.2% and for African Americans it was 16.5%. This means disproportionate hiring or employment stability occurs in Houston.</p>	<p>Two Super Neighborhoods have over 20% unemployment, those are Minnetex and El Dorado/ Oates Prairie. The unemployment rate is under 5% in 20 Super Neighborhoods in Houston.</p>
 <p><b>12. Primary Jobs and Green Jobs</b></p>	<p>Medical jobs in Houston are increasing while industrial jobs are decreasing as an absolute percentage of all jobs. Together, industrial and manufacturing jobs make up 23% of all jobs and are considered primary jobs for Houston. Less than 7% of all jobs in Houston are green jobs.</p>	<p>Twenty-nine Super Neighborhoods in Houston have less than 10% of all Jobs as Primary jobs. Westbrach and Medical Center are the two Super Neighborhoods with more than 50% of all jobs as Primary Jobs.</p>
 <p><b>13. Jobs/ Housing Balance</b></p>	<p>28% of all housing units in Houston are located within ¼ mile of business centers. In a survey of Harris County residents in 2010, 80% called for redevelopment of older urban areas for mixed use development (Klineberg, 2010). However, in a 2005 survey, Anglos preferred neighborhoods that do not have high percentages of African American or Hispanic people (Klineberg, 2005). This cultural practice, complicates the rational location choice theory of maximizing income to find housing close to jobs. It also explains why some inner city neighborhoods, such as the Houston Third Ward and parts of the Fifth Ward, have large supplies of vacant and underused property, despite their close proximity to the central business district.</p>	<p>Forty-four Super Neighborhoods have no housing within ¼ mile to business centers. Six Super Neighborhoods have 100% housing units within ¼ mile of business centers. These Super Neighborhoods are Fourth Ward, Greenway/ Upper Kirby Area, Lazy Brook/ Timbergrove, Medical Center, Midtown, and Museum Park.</p>
 <p><b>14. Infrastructure Condition</b></p>	<p>For the first time ever, there is a General Fund line item of \$2.5 million in the proposed City of Houston 2014 budget. This represents approximately 2% of the average annual Capital Improvement Plan for Public Improvement Programs for infrastructure maintenance, renewal and replacement and will be applied to improvements of city facilities. 20% of all streets in Houston have a poor assessment rating.</p>	<p>Twenty-one Super Neighborhoods have under 10% of all streets rated poor. Four Super Neighborhoods have over 50% of all streets rated poor. Those are Fort Bend/ Houston, Briarforest, Spring Branch North, and Fourth Ward.</p>
 <p><b>15. Access to Transit</b></p>	<p>As of 2010, 68.5% of people in Houston live within a quarter of a mile to a bus stop.</p>	<p>Six Super Neighborhoods have less than 5% of persons living within ¼ mile to a transit stop. Eighteen Super Neighborhoods have more than 90% of persons living within ¼ mile to bus stops.</p>

 <p><b>16. Vehicle Miles Travelled</b></p>	<p>Annual VMT is projected to increase in Houston. The average annual VMT per household is currently 17,534. Persons living in suburban areas and working in Houston would have much larger travel times and VMT, this contributes quite significantly to the degree of wear and tear on Houston roads and environmental pollution from auto use.</p>	<p>Super Neighborhoods in Houston range from 11,688.86 annual miles in Museum Park to 26,660.74 annual miles in Lake Houston.</p>
 <p><b>17. Travel Choice</b></p>	<p>A higher percentage of people in Houston were travelling alone using private cars in 2010 than in 2000. In 2000 28% of persons used alternative travel sources. The number dropped to 25% in 2010. The number of persons who took bike to work was 3,758, which represents 0.4% of the workforce.</p>	<p>Twelve Super Neighborhoods have less than 1% of persons taking transit to work. Thirteen Super Neighborhoods have over 10% of persons taking transit to work.</p>
 <p><b>18. Ambient concentrations of air pollutants</b></p>	<p>Houston has attained federal standards for all criteria pollutants except for Ozone. The Houston region is in marginal non-attainment for the federal standard for Ozone.</p>	<p>In 2010, Settegast Super Neighborhood had the lowest ozone concentration. Braeburn had the highest ozone concentration.</p>
 <p><b>19. Water Use</b></p>	<p>The City of Houston Municipal water use is 346,393 acre-feet per year. Unless this trend is reversed, water consumption will increase disproportionately with population growth, a trend that is not sustainable.</p>	<p>Household water use in Houston ranges from 1,000 acre/ft/year in 23 Super Neighborhoods to over 5,000 acre/ft/ year in 5 Super Neighborhoods.</p>
 <p><b>20. Flooding</b></p>	<p>One quarter of the City of Houston is at risk of flooding.</p>	<p>Thirty Super Neighborhoods have less than 10% of their populations in the 100 year flood zone. Seven Super Neighborhoods have more than 50% of populations in the Flood zone. Those Super Neighborhoods are Lake Houston, Eldridge, Braeswood, Kashmere, Addicks, Braeburn, and Meyerland.</p>

 <p><b>21. Land Cover Change</b></p>	<p>The highest increase in land cover between 2001 and 2006 was for medium intensity development. This was an increase from 150 square miles to 160 square miles. Medium intensity development accounts for the highest land coverage type in Houston and most commonly include single family housing units. 16% of the land in Houston is used for High intensity development. These are areas that have impervious surfaces representing 80% to 100% land cover.</p>	<p>Sixteen Super Neighborhoods have less than 10% of land area devoted to High intensity development. Six Super Neighborhoods have more than 50% of land area devoted to High intensity development. Those Super Neighborhoods are Second Ward, Greenway, Astrodome, Midtown, Gulfton, and Downtown.</p>
 <p><b>22. Land Use Mix</b></p>	<p>The land use mix index for Houston is 1,255, which represents an unconcentrated index or relative mixing of uses.</p>	<p>Six neighborhoods show a high degree of land use mixing by scoring less than 1000 on the HHI. Those are Downtown, Lake Houston, Museum Park, Fondren Gardens, Greater Greenspoint. Pleasantville Area, Addicks Park Ten and Fort Bend Houston score the highest on the HHI signifying little land use mixing.</p>





## Houston Community Sustainability:

### The Quality of Life Atlas

#### Glossary

**Accessibility:** The degree to which a product, device, service, or environment is available to as many people as possible.

**Acre-feet:** a unit of volume commonly used in the United States in reference to large-scale water resources. Equal to 325,851 gallons.

**Affordable Care Act:** A United States federal statute signed into law by President Barack Obama on March 23, 2010.

**Agglomeration:** An extended city or town area comprising the built-up area of a central place and any suburbs linked by continuous urban area.

**Ambient concentration:** Amount of the particulate or gas pollutant per volume unit of air.

**Attainment gap:** The observed and persistent disparity on a number of educational measures between the performance of groups of students, especially groups defined by gender, race/ethnicity, and socioeconomic status.

**CMSA:** Consolidated Metropolitan Statistical area. Houston Region CMSA is an 8 county region. Brazoria, Chambers, Fort Bend, Galveston, Harris, Liberty, Montgomery, Waller.

**CO2 emissions:** The release of carbon dioxide gas into the atmosphere.

**Contiguous estuaries:** Mixed fresh and salt water bodies that are connected or adjacent to each other.

**Employment status:** Refers to the three recognized work schedules of full-time, part-time and temporary.

**Flood plain:** A floodplain or flood plain is a flat or nearly flat land adjacent a stream or river that stretches from the banks of its channel to the base of the enclosing valley walls and experiences flooding during periods of high discharge.

**Food Desert:** Any area more than 1 mile from a grocery store that sells fresh fruits and vegetables.

**Fragile lands:** Land that is sensitive to degradation when disturbed; such as with highly erodible

soils, soils where salts can and do accumulate, and soils at high elevations.

**GHG:** A greenhouse gas (sometimes abbreviated GHG) is a gas in an atmosphere that absorbs and emits radiation within the thermal infrared range.

**Globalization:** Globalization is the process of international integration arising from the interchange of world views, products, ideas, and other aspects of culture.

**GPCD:** Unit for the water usage of an area, in gallons per capita per day.

**Green jobs:** Work in agricultural, manufacturing, research and development (R&D), administrative, and service activities that contribute(s) substantially to preserving or restoring environmental quality.

**HGAC Region:** 13 county region administered by Houston Galveston Area Council. The HGAC region is composed of 13 counties: Austin, Brazoria, Chambers, Colorado, Fort Bend, Galveston, Harris, Liberty, Matagorda, Montgomery, Walker, Waller, Wharton.

**Housing affordability:** Relates to the ability of individual households to meet their monthly rent or mortgage payments within a reasonable threshold of their income.

**kwh:** Kilowatt-hour; a unit of energy commonly used for electricity purposes.

**Land cover:** Land cover is the physical material at the surface of the earth. Includes grass, asphalt, trees, bare ground, water, etc.

**Medium intensity development:** Includes areas with a mixture of constructed materials and vegetation.

**MSA:** Metropolitan Statistical Area. The Houston MSA is composed of 10 counties: Austin, Brazoria, Chambers, Fort Bend, Galveston, Harris, Liberty, Montgomery, San Jacinto, Waller.

**Municipal Solid Waste (MSW):** A waste type consisting of everyday items that are discarded by the public.

**Mwh:** Megawatt-hour; one thousand kilowatt-hours; a unit of energy commonly used for electricity purposes.

**National Ambient Air Quality Standards (NAAQS):** Standards established by the United States Environmental Protection Agency under authority of the Clean Air Act that apply for outdoor air throughout the country.

**Natural resources:** Resources occurring naturally within environments that exist relatively undisturbed by mankind.

**Personal Income:** Refers to an individual's total earnings involving wages, investment enterprises,

and other ventures.

**PM 2.5, 10:** Particulate matter of 2.5 or 10 micrometers; tiny pieces of solid or liquid matter associated with the Earth's atmosphere.

**PMSA:** Primary Metropolitan Statistical Area. The Houston PMSA is composed of 6 counties: Chambers, Fort Bend, Harris, Liberty, Montgomery, Waller.

**Poverty line:** the minimum level of income deemed adequate in a given country.

**ppb:** Parts per billion; a unit of concentration of chemical compounds in the atmosphere.

**ppm:** Parts per million; a unit of concentration of chemical compounds in the atmosphere.

**Primary jobs:** A primary job is a job which brings in new capital (money) to an area.

**Street intersection density:** The number of street intersection per unit area in a metropolitan area.

**Subsidence from groundwater extraction:** The sinking of land resulting from groundwater extraction.

**Vehicle Miles Traveled (VMT):** A measure of the extent of motor vehicle operation within a specific geographic area over a given period of time.

**Urbanized Area (UA):** Densely settled territory which consists of core census block groups or blocks that have a population density of at least 1,000 people per square mile and surrounding census blocks that have an overall density of at least 500 people per square mile. Less densely settled territory may be part of each UA as well.

**Water availability:** Describes the amount of water available for irrigation or consumption per person, per year in a region.

**Wetland:** Land area that is saturated with water, either permanently or seasonally, such that it takes on the characteristics of a distinct ecosystem.

**µg:** Microgram; unit of weight often used for small concentrations of contaminants.



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## Appendix A - Experts and Advocacy Groups



## Experts and Advocacy Groups- City of Houston

### Social Development Experts

<b>Michael Emerson, PhD</b>	<b>Rice University</b>
<b>Peter Brown</b>	<b>Former City Council</b>
<b>Robert Bullard, PhD</b>	<b>Texas Southern University</b>
<b>David Crossley</b>	<b>Houston Tomorrow</b>
<b>Marlene Gafrick</b>	<b>City of Houston Planning Director</b>
<b>Rocaille Roberts, PhD</b>	<b>Healthy Living Matters</b>
<b>Diane Schenke</b>	<b>Greater East End Management District</b>
<b>Laura Solitare, PhD</b>	<b>Texas Southern University</b>

### Economic Development Experts

<b>Theresa DeBose</b>	<b>Centerpoint Energy</b>
<b>Gavin Dillingham, PhD</b>	<b>Houston Advanced Research</b>
<b>George Granias</b>	<b>METRO, Chief Executive</b>
<b>Carol Lewis, PhD</b>	<b>Texas Southern University</b>
<b>Qisheng Pan, PhD</b>	<b>Texas Southern University</b>
<b>Laura Spanjian</b>	<b>Houston Sustainability Director</b>
<b>Fred Welch</b>	<b>Greater Houston Partnership, VP</b>

### Environmental Development Experts

<b>John Anderson, PhD.</b>	<b>Rice University</b>
<b>Phil Bedient, Ph.D.</b>	<b>Rice University</b>
<b>Jun Chang</b>	<b>City of Houston Public Works Deputy Director</b>
<b>Thomas Colbert</b>	<b>University of Houston</b>
<b>Aston Hinds, Ph.D.</b>	<b>Port of Houston Environmental Director</b>
<b>Jim Lester, Ph.D.</b>	<b>Houston Advanced Research</b>
<b>Brandt Mannchen</b>	<b>Sierra Club</b>
<b>Martin Melosi, Ph.D.</b>	<b>University of Houston</b>
<b>Jeff Taebel</b>	<b>Houston Galveston Area Council</b>
<b>Matt Tejada, Ph.D.</b>	<b>Air Alliance Houston</b>





**Houston Community  
Sustainability:**

**The Quality of Life Atlas**

A publication of the Shell Center for Sustainability  
Rice University - School of Social Sciences MS-27 - 6100 Main Street, Houston, TX 77005  
[shellcenter.rice.edu](http://shellcenter.rice.edu)



RICE UNIVERSITY  
**Shell Center for  
Sustainability**



# HOUSTON COMMUNITY SUSTAINABILITY

The Quality of Life Atlas

LESTER KING, PHD.

Community Profiles



RICE







**Houston Community Sustainability:**

**The Quality of Life Atlas**

by

Lester King, PhD, AICP, LEED

**Appendix C – Super Neighborhood Maps and Profiles**

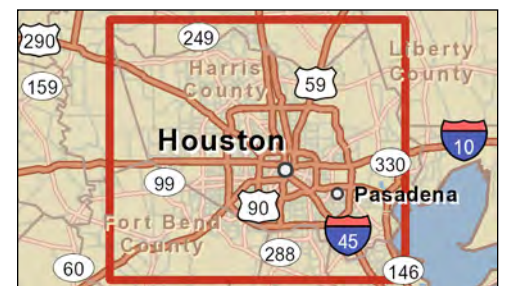
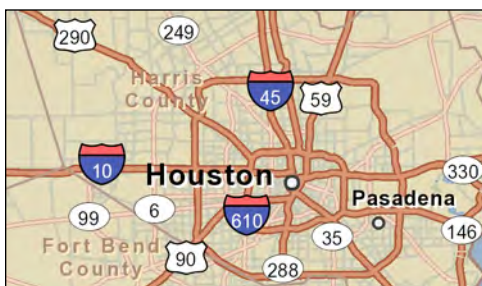
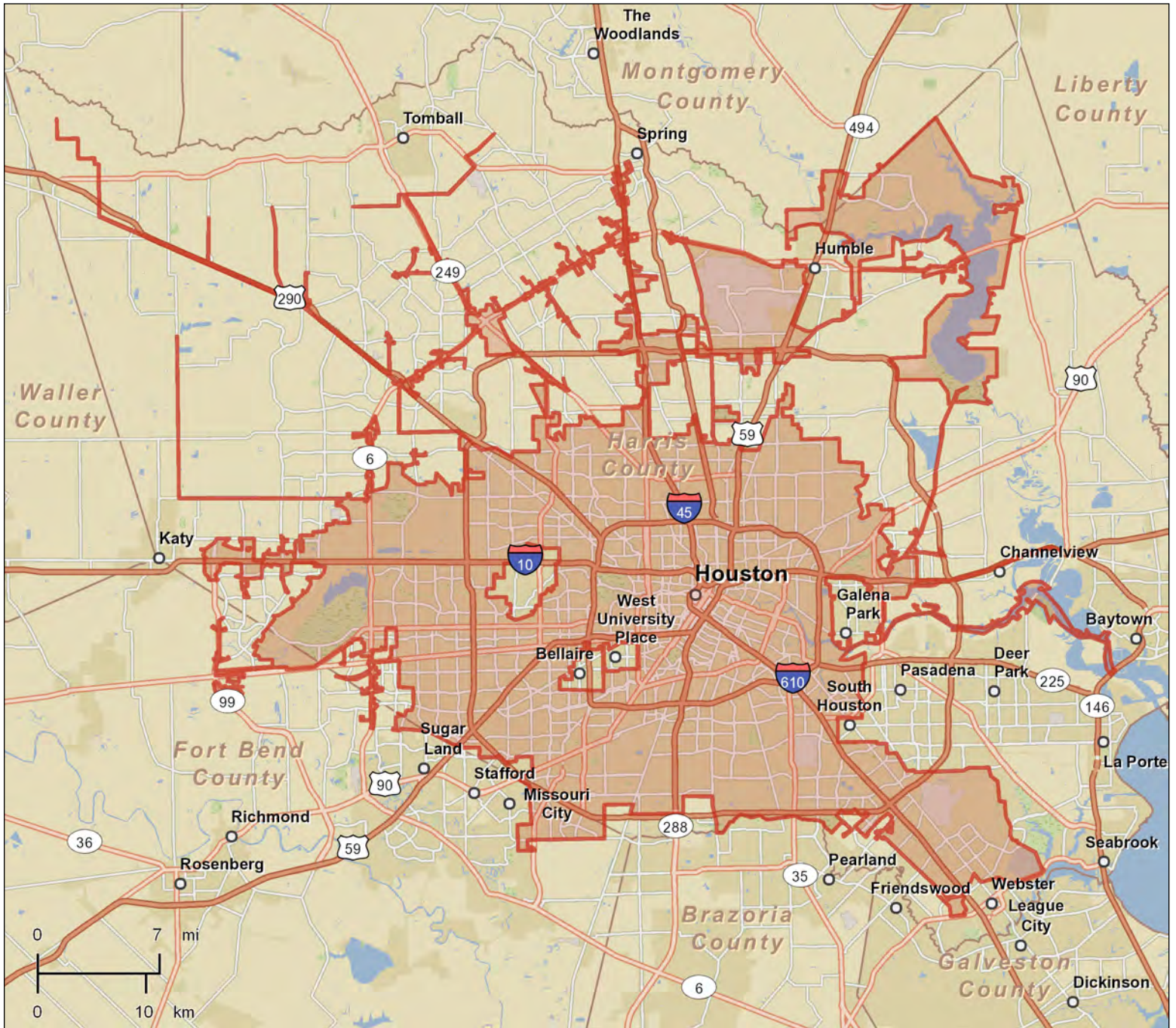


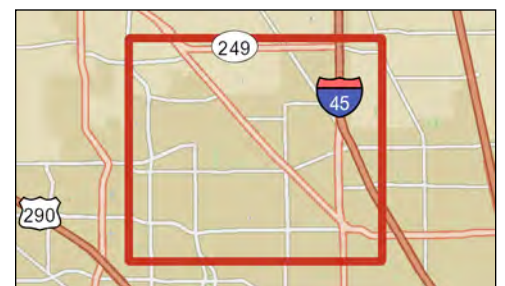
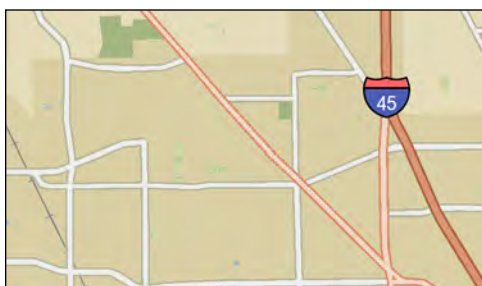
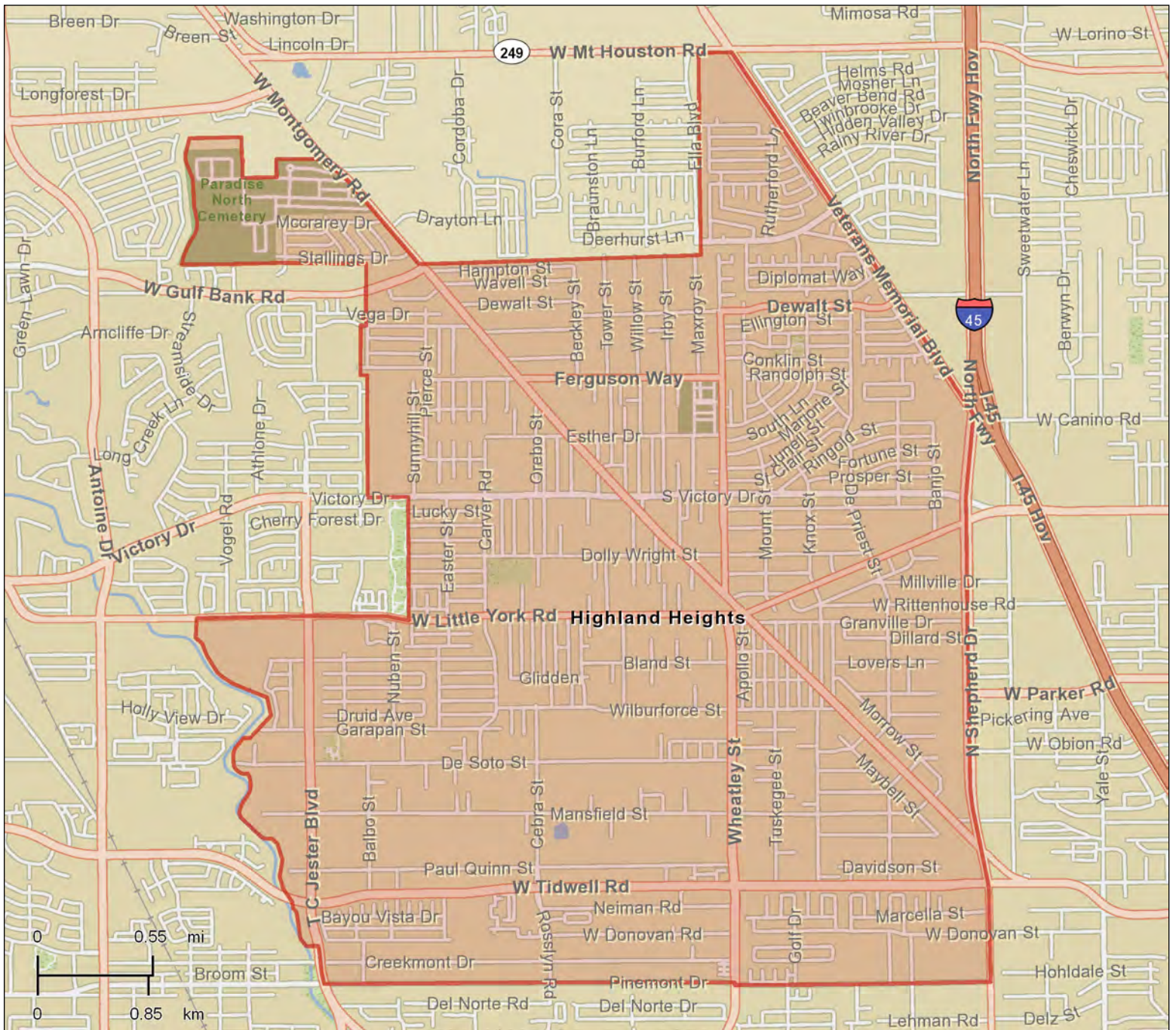
## Super Neighborhood Maps and Profiles

Profile 1: City of Houston .....	199
Profile 2: Acres Home .....	200
Profile 3: Addicks Park Ten.....	202
Profile 4: Afton Oaks/ River Oaks.....	204
Profile 5: Alief.....	206
Profile 6: Astrodome Area .....	208
Profile 7: Braeburn .....	210
Profile 8: Braeswood Place .....	212
Profile 9: Greater Fondren Southwest.....	214
Profile 10: Briarforest Area .....	216
Profile 11: Carverdale .....	218
Profile 12: Near Northwest.....	220
Profile 13: Central Southwest.....	222
Profile 14: Clear Lake .....	224
Profile 15: Clinton Park Tri-Community.....	226
Profile 16: Denver Harbor .....	228
Profile 17: Downtown .....	230
Profile 18: East Houston.....	232
Profile 19: East Little York/ Homestead.....	234
Profile 20: Eastex - Jensen Area.....	236
Profile 21: Edgebrook Area .....	238
Profile 22: El Dorado / Oates Prairie.....	240
Profile 23: Eldridge/ West Oaks .....	242
Profile 24: Fairbanks/ Northwest Crossings.....	244
Profile 25: Fondren Gardens.....	246
Profile 26: Fort Bend/ Houston.....	248
Profile 27: Fourth Ward .....	250
Profile 28: Golfcrest/ Belfort/ Reveille.....	252
Profile 29: Greater Fifth Ward .....	254
Profile 30: Greater Eastwood.....	256
Profile 31: Greater Greenspoint .....	258
Profile 32: Greater Heights .....	260
Profile 33: Greater Hobby Area .....	262
Profile 34: Greater Inwood .....	264
Profile 35: Greater Third Ward .....	266
Profile 36: Greater Uptown.....	268
Profile 37: Greenway/ Upper Kirby Area .....	270
Profile 38: Gulfgate Riverway/ Pine Valley .....	272
Profile 39: Gulfton.....	274
Profile 40: Harrisburg/ Manchester .....	276
Profile 41: Hidden Valley.....	278
Profile 42: Hunterwood .....	280
Profile 43: IAH/ Airport Area.....	282
Profile 44: Independence Heights.....	284
Profile 45: Kashmere Gardens .....	286

Profile 46: Kingwood Area .....	288
Profile 47: Lake Houston .....	290
Profile 48: Langwood .....	292
Profile 49: Lawndale/ Wayside .....	294
Profile 50: Lazy Brook/ Timbergrove .....	296
Profile 51: Macgregor profile .....	298
Profile 52: Magnolia Park profile .....	299
Profile 53: Meadowbrook/ Allendale .....	300
Profile 54: Medical Center Area .....	302
Profile 55: Memorial .....	304
Profile 56: Meyerland Area .....	306
Profile 57: Midwest .....	308
Profile 58: Midtown .....	310
Profile 59: Minnetex .....	312
Profile 60: Museum Park .....	314
Profile 61: Neartown – Montrose .....	316
Profile 62: Northshore .....	318
Profile 63: Northside Village .....	320
Profile 64: Northside/ Northline .....	322
Profile 65: OST/ South Union .....	324
Profile 66: Park Place .....	326
Profile 67: Pecan Park .....	328
Profile 68: Pleasantville Area .....	330
Profile 69: Second Ward .....	332
Profile 70: Settegast .....	334
Profile 71: Sharpstown .....	336
Profile 72: South Acres/ Crestmont Park .....	338
Profile 73: South Belt/ Ellington .....	340
Profile 74: South Main .....	342
Profile 75: South Park profile .....	344
Profile 76: Spring Branch Central profile .....	345
Profile 77: Spring Branch East profile .....	346
Profile 78: Spring Branch North profile .....	347
Profile 79: Spring Branch West profile .....	348
Profile 80: Sunnyside .....	349
Profile 81: Trinity/ Houston Gardens profile .....	351
Profile 82: University Place profile .....	352
Profile 83: Washington Avenue Coalition/ Memorial Park .....	353
Profile 84: Westbranch .....	355
Profile 85: Westbury .....	357
Profile 86: Westchase .....	359
Profile 87: Westwood .....	361
Profile 88: Willow Meadows/ Willowbend Area .....	363
Profile 89: Willowbrook .....	365







## Population Summary

2000 Total Population	23,225
2010 Total Population	24,562
2018 Total Population	26,743

## Household Summary

2010 Households	8,465
2010 Average Household Size	2.89

## Housing Unit Summary

2010 Housing Units	9,322
Owner Occupied Housing Units	53.8%
Renter Occupied Housing Units	37.1%
Vacant Housing Units	9.2%

## Median Household Income

2013	\$26,580
------	----------

## Median Home Value

2013	\$87,891
2018	\$123,295

## Per Capita Income

2013	\$13,545
------	----------

## Median Age

2010	34.6
------	------

## 2010 Population by Race/Ethnicity

Total	24,563
White Alone	11.7%
Black Alone	76.9%
American Indian Alone	0.7%
Asian Alone	0.4%
Pacific Islander Alone	0.0%
Hispanic Origin	19.7%

## 2013 Population 25+ by Educational Attainment

Total	15,623
Less than 9th Grade	10.0%
9th - 12th Grade, No Diploma	19.2%
High School Graduate	35.1%
Some College, No Degree	23.1%
Associate Degree	4.4%
Bachelor's Degree	5.6%
Graduate/Professional Degree	2.7%

## 2013 Employed Population 16+ by Industry

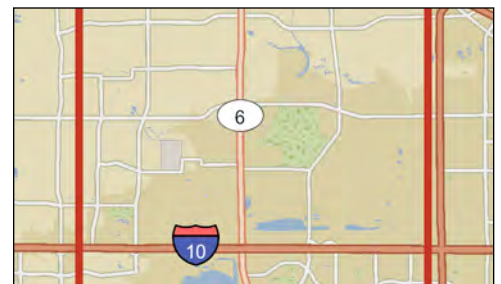
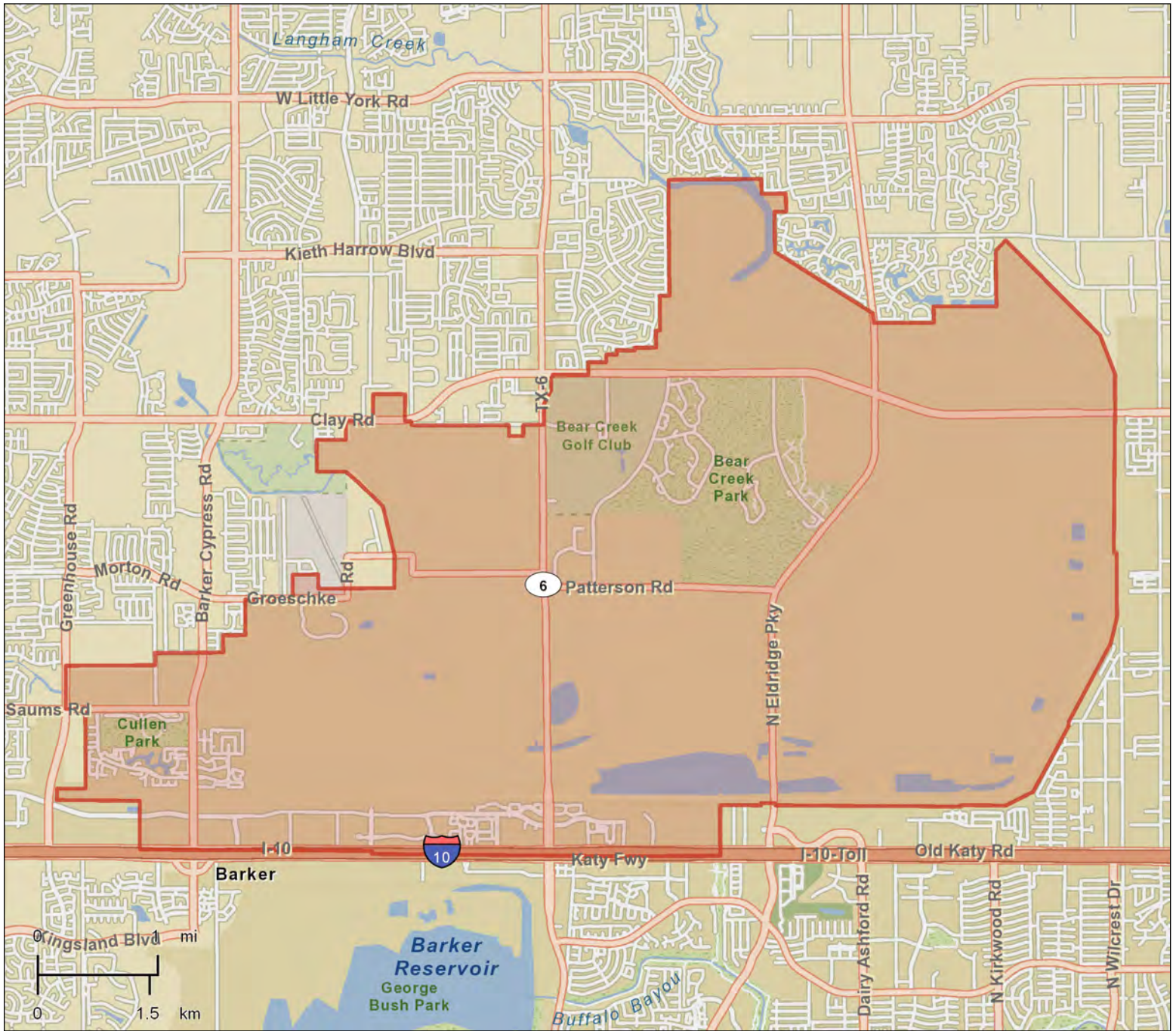
Total	8,988
Agriculture/Mining	1.5%
Construction	8.5%
Manufacturing	6.8%
Wholesale Trade	2.7%
Retail Trade	11.2%
Transportation/Utilities	7.9%
Information	1.0%
Finance/Insurance/Real Estate	4.5%
Services	53.0%
Public Administration	2.9%

## 2010 Households by Tenure and Mortgage Status

Total	8,465
Owner Occupied	59.2%
Renter Occupied	40.8%

## 2013 Consumer Spending

Food at Home: Total \$	\$25,274,799
Average Spent	\$2,914.19
Food Away from Home: Total \$	\$15,300,610
Average Spent	\$1,764.17
Health Care: Total \$	\$21,749,240
Average Spent	\$2,507.70
Shelter: Total \$	\$75,489,675
Average Spent	\$8,703.99
Vehicle Maintenance & Repairs: Total \$	\$5,255,174
Average Spent	\$605.92





### Population Summary

2000 Total Population	4,403
2010 Total Population	7,346
2018 Total Population	7,366

### Household Summary

2010 Households	3,531
2010 Average Household Size	2.08

### Housing Unit Summary

2010 Housing Units	4,024
Owner Occupied Housing Units	12.9%
Renter Occupied Housing Units	74.8%
Vacant Housing Units	12.3%

### Median Household Income

2013	\$45,284
------	----------

### Median Home Value

2013	\$144,661
2018	\$202,032

### Per Capita Income

2013	\$30,299
------	----------

### Median Age

2010	29.7
------	------

### 2010 Population by Race/Ethnicity

Total	7,346
White Alone	55.1%
Black Alone	19.7%
American Indian Alone	0.6%
Asian Alone	8.9%
Pacific Islander Alone	0.1%
Hispanic Origin	30.8%

### 2013 Population 25+ by Educational Attainment

Total	4,600
Less than 9th Grade	1.5%
9th - 12th Grade, No Diploma	4.9%
High School Graduate	23.7%
Some College, No Degree	28.8%
Associate Degree	8.3%
Bachelor's Degree	26.5%
Graduate/Professional Degree	6.4%

### 2013 Employed Population 16+ by Industry

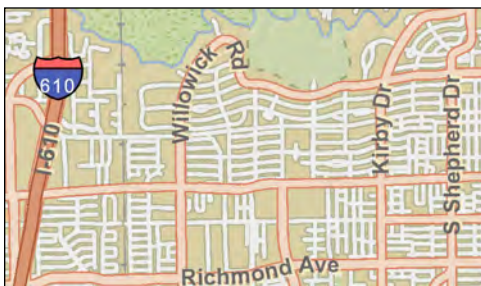
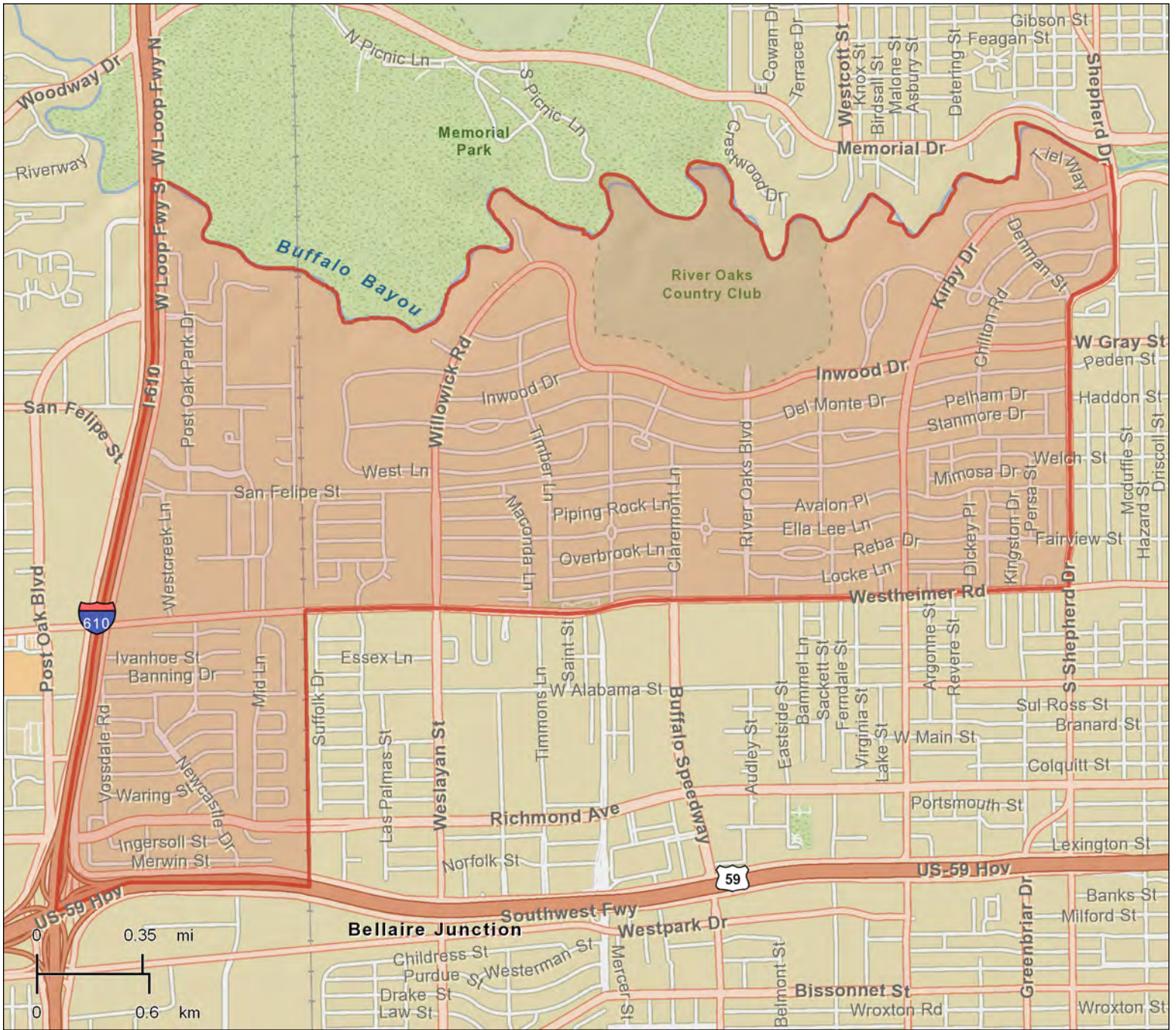
Total	4,524
Agriculture/Mining	4.3%
Construction	2.8%
Manufacturing	8.9%
Wholesale Trade	4.2%
Retail Trade	13.9%
Transportation/Utilities	5.6%
Information	3.3%
Finance/Insurance/Real Estate	8.7%
Services	45.2%
Public Administration	3.1%

### 2010 Households by Tenure and Mortgage Status

Total	3,531
Owner Occupied	14.8%
Renter Occupied	85.2%

### 2013 Consumer Spending

Food at Home: Total \$	\$16,750,905
Average Spent	\$4,820.40
Food Away from Home: Total \$	\$11,267,963
Average Spent	\$3,242.58
Health Care: Total \$	\$12,177,577
Average Spent	\$3,504.34
Shelter: Total \$	\$54,684,556
Average Spent	\$15,736.56
Vehicle Maintenance & Repairs: Total \$	\$3,571,042
Average Spent	\$1,027.64



### Population Summary

2000 Total Population	14,313
2010 Total Population	13,718
2018 Total Population	14,756

### Household Summary

2010 Households	6,910
2010 Average Household Size	1.98

### Housing Unit Summary

2010 Housing Units	7,831
Owner Occupied Housing Units	52.8%
Renter Occupied Housing Units	35.4%
Vacant Housing Units	11.8%

### Median Household Income

2013	\$113,654
------	-----------

### Median Home Value

2013	\$779,445
2018	\$860,028

### Per Capita Income

2013	\$86,487
------	----------

### Median Age

2010	45.6
------	------

### 2010 Population by Race/Ethnicity

Total	13,718
White Alone	87.7%
Black Alone	3.3%
American Indian Alone	0.2%
Asian Alone	5.3%
Pacific Islander Alone	0.0%
Hispanic Origin	9.4%

### 2013 Population 25+ by Educational Attainment

Total	10,861
Less than 9th Grade	1.4%
9th - 12th Grade, No Diploma	0.8%
High School Graduate	5.0%
Some College, No Degree	13.9%
Associate Degree	2.7%
Bachelor's Degree	36.8%
Graduate/Professional Degree	39.4%

### 2013 Employed Population 16+ by Industry

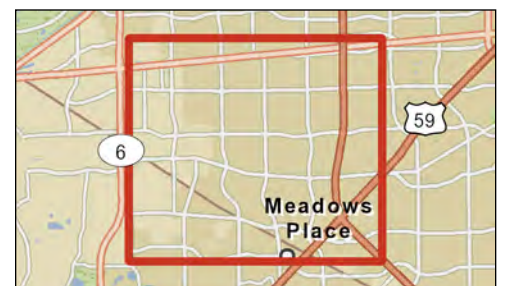
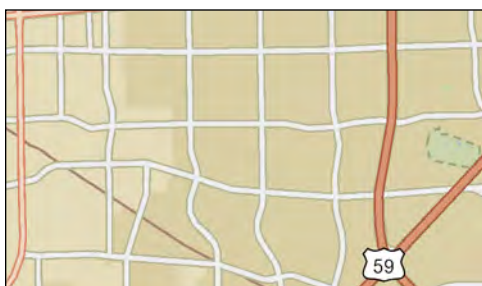
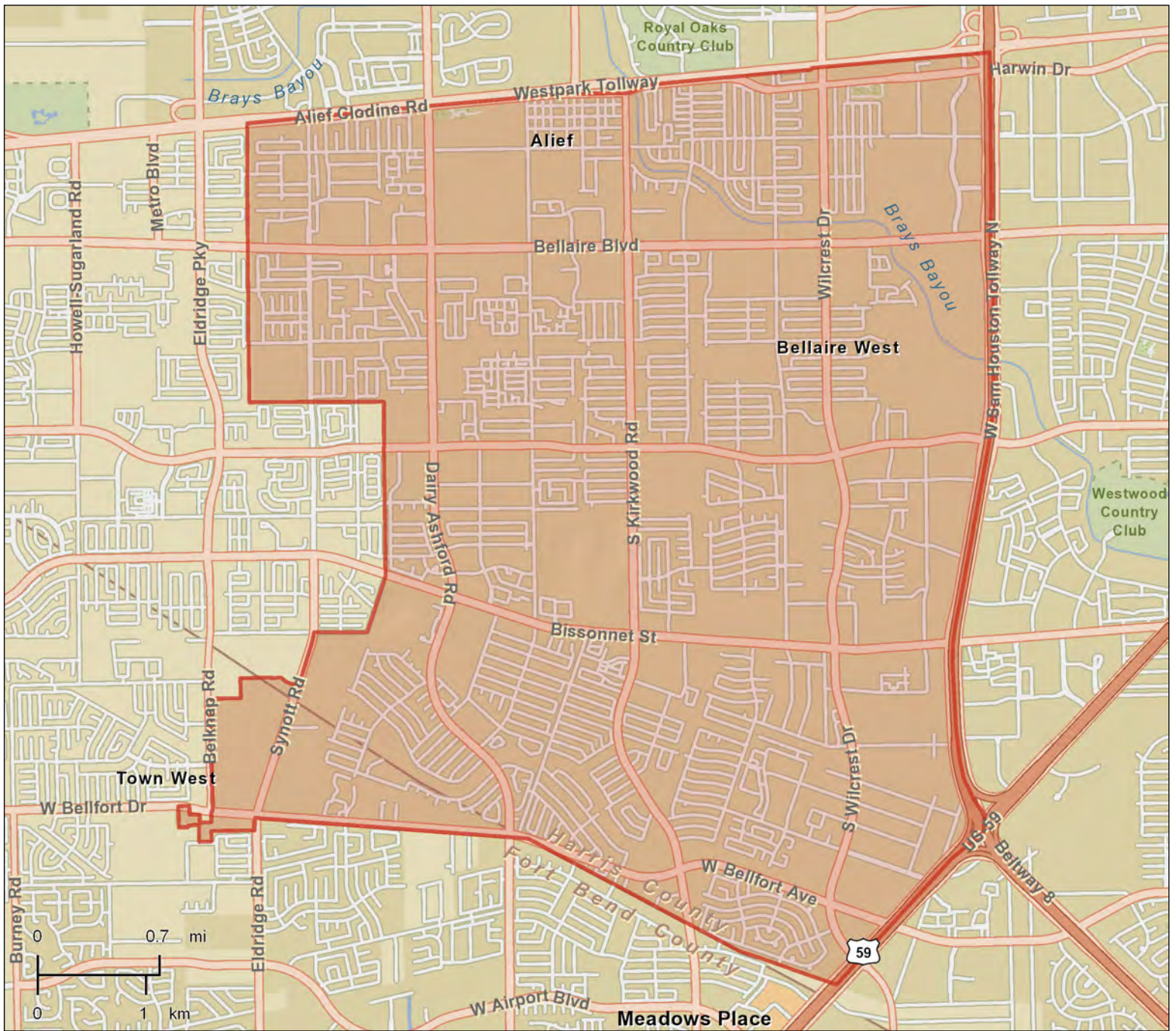
Total	8,040
Agriculture/Mining	6.0%
Construction	2.1%
Manufacturing	4.3%
Wholesale Trade	5.4%
Retail Trade	5.5%
Transportation/Utilities	3.8%
Information	1.7%
Finance/Insurance/Real Estate	11.8%
Services	58.4%
Public Administration	0.9%

### 2010 Households by Tenure and Mortgage Status

Total	6,910
Owner Occupied	59.8%
Renter Occupied	40.2%

### 2013 Consumer Spending

Food at Home: Total \$	\$79,480,280
Average Spent	\$11,226.03
Food Away from Home: Total \$	\$54,969,526
Average Spent	\$7,764.06
Health Care: Total \$	\$68,114,182
Average Spent	\$9,620.65
Shelter: Total \$	\$296,124,252
Average Spent	\$41,825.46
Vehicle Maintenance & Repairs: Total \$	\$17,771,459
Average Spent	\$2,510.09



## Polygon Study Area

### Population Summary

2000 Total Population	97,183
2010 Total Population	102,144
2018 Total Population	110,135

### Household Summary

2010 Households	31,586
2010 Average Household Size	3.22

### Housing Unit Summary

2010 Housing Units	35,469
Owner Occupied Housing Units	42.0%
Renter Occupied Housing Units	47.1%
Vacant Housing Units	10.9%

### Median Household Income

2013	\$36,103
------	----------

### Median Home Value

2013	\$118,283
2018	\$136,440

### Per Capita Income

2013	\$14,292
------	----------

### Median Age

2010	30.6
------	------

### 2010 Population by Race/Ethnicity

Total	102,144
White Alone	32.5%
Black Alone	25.9%
American Indian Alone	0.8%
Asian Alone	18.5%
Pacific Islander Alone	0.0%
Hispanic Origin	46.6%

### 2013 Population 25+ by Educational Attainment

Total	61,922
Less than 9th Grade	17.4%
9th - 12th Grade, No Diploma	13.2%
High School Graduate	29.1%
Some College, No Degree	20.0%
Associate Degree	4.5%
Bachelor's Degree	12.1%
Graduate/Professional Degree	3.8%

### 2013 Employed Population 16+ by Industry

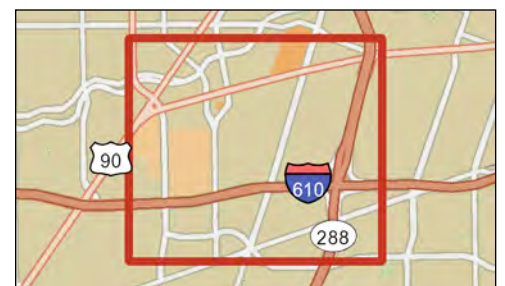
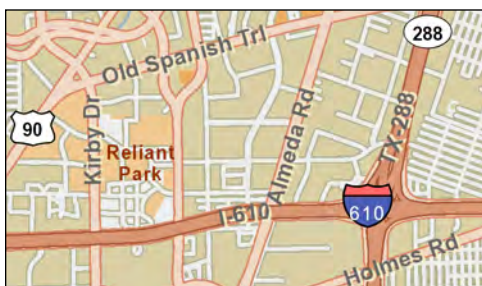
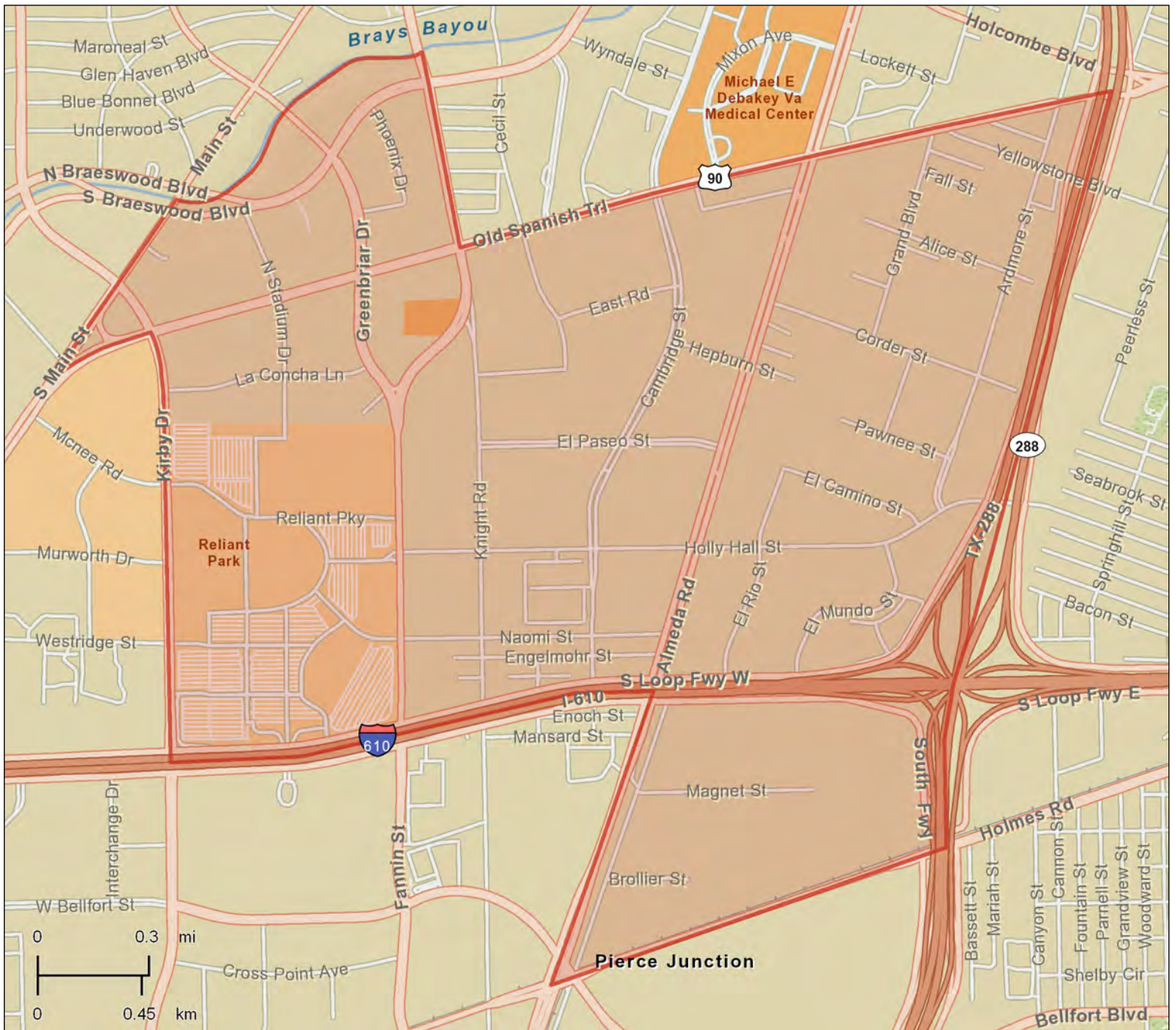
Total	47,514
Agriculture/Mining	1.1%
Construction	7.6%
Manufacturing	8.2%
Wholesale Trade	2.4%
Retail Trade	15.2%
Transportation/Utilities	4.7%
Information	1.1%
Finance/Insurance/Real Estate	4.9%
Services	53.5%
Public Administration	1.3%
5 Person Household	11.4%
6 Person Household	6.2%
7 + Person Household	5.3%

### 2010 Households by Tenure and Mortgage Status

Total	31,586
Owner Occupied	47.1%
Renter Occupied	52.9%

### 2013 Consumer Spending

Food at Home: Total \$	\$107,576,274
Average Spent	\$3,348.05
Food Away from Home: Total \$	\$70,863,043
Average Spent	\$2,205.44
Health Care: Total \$	\$83,689,970
Average Spent	\$2,604.65
Shelter: Total \$	\$354,974,211
Average Spent	\$11,047.72
Vehicle Maintenance & Repairs: Total \$	\$23,063,362
Average Spent	207 \$717.79



### Population Summary

2000 Total Population	14,030
2010 Total Population	17,697
2018 Total Population	20,200

### Household Summary

2010 Households	9,715
2010 Average Household Size	1.71

### Housing Unit Summary

2010 Housing Units	11,311
Owner Occupied Housing Units	16.5%
Renter Occupied Housing Units	69.4%
Vacant Housing Units	14.1%

### Median Household Income

2013	\$40,307
------	----------

### Median Home Value

2013	\$130,083
2018	\$170,453

### Per Capita Income

2013	\$28,998
------	----------

### Median Age

2010	29.0
------	------

### 2010 Population by Race/Ethnicity

Total	17,698
White Alone	37.1%
Black Alone	21.2%
American Indian Alone	0.2%
Asian Alone	35.9%
Pacific Islander Alone	0.1%
Hispanic Origin	10.5%

### 2013 Population 25+ by Educational Attainment

Total	13,691
Less than 9th Grade	0.8%
9th - 12th Grade, No Diploma	1.9%
High School Graduate	6.6%
Some College, No Degree	12.6%
Associate Degree	4.3%
Bachelor's Degree	33.9%
Graduate/Professional Degree	40.0%

### 2013 Employed Population 16+ by Industry

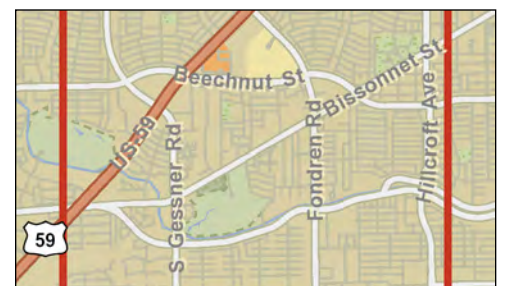
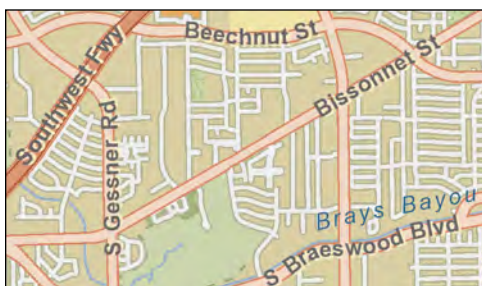
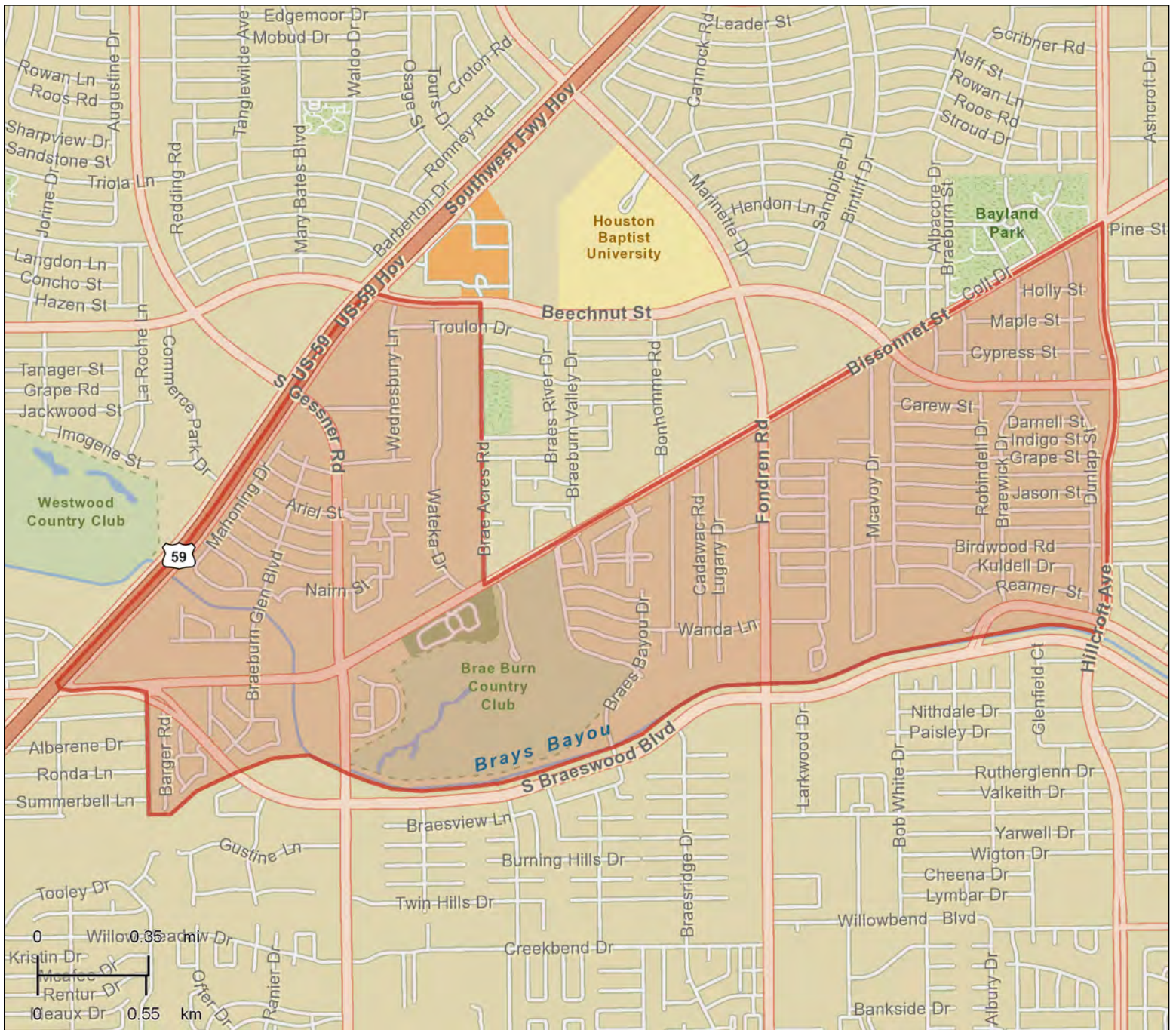
Total	10,940
Agriculture/Mining	2.2%
Construction	1.5%
Manufacturing	2.7%
Wholesale Trade	2.0%
Retail Trade	5.9%
Transportation/Utilities	3.6%
Information	0.6%
Finance/Insurance/Real Estate	3.8%
Services	75.4%
Public Administration	2.2%

### 2010 Households by Tenure and Mortgage Status

Total	9,715
Owner Occupied	19.2%
Renter Occupied	80.8%

### 2013 Consumer Spending

Food at Home: Total \$	\$37,050,721
Average Spent	\$3,633.49
Food Away from Home: Total \$	\$25,725,492
Average Spent	\$2,522.85
Health Care: Total \$	\$26,476,955
Average Spent	\$2,596.54
Shelter: Total \$	\$126,926,624
Average Spent	\$12,447.45
Vehicle Maintenance & Repairs: Total \$	\$7,720,454
Average Spent	\$757.13





## Population Summary

2000 Total Population	20,707
2010 Total Population	19,341
2018 Total Population	20,415

## Household Summary

2010 Households	6,979
2010 Average Household Size	2.72

## Housing Unit Summary

2010 Housing Units	8,216
Owner Occupied Housing Units	26.8%
Renter Occupied Housing Units	58.2%
Vacant Housing Units	15.1%

## Median Household Income

2013	\$28,608
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## Median Home Value

2013	\$136,593
2018	\$183,436

## Per Capita Income

2013	\$15,478
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## Median Age

2010	30.2
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## 2010 Population by Race/Ethnicity

Total	19,341
White Alone	47.7%
Black Alone	20.7%
American Indian Alone	0.7%
Asian Alone	2.2%
Pacific Islander Alone	0.1%
Hispanic Origin	57.8%

## 2013 Population 25+ by Educational Attainment

Total	11,635
Less than 9th Grade	21.1%
9th - 12th Grade, No Diploma	12.7%
High School Graduate	24.0%
Some College, No Degree	16.3%
Associate Degree	6.7%
Bachelor's Degree	13.5%
Graduate/Professional Degree	5.7%

## 2013 Employed Population 16+ by Industry

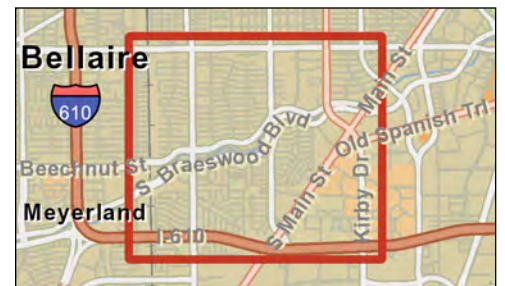
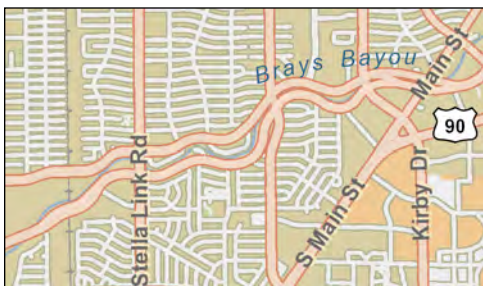
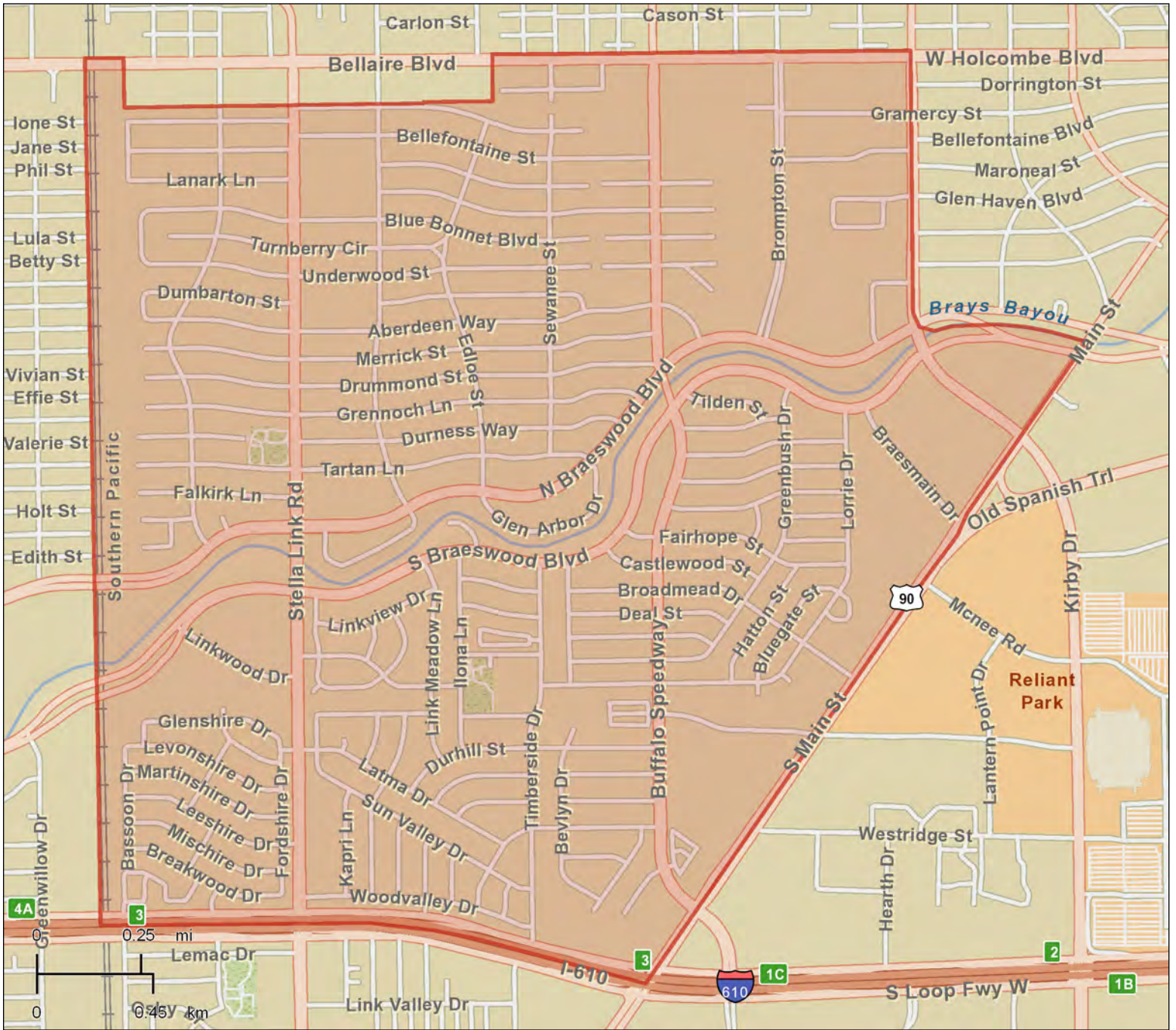
Total	8,524
Agriculture/Mining	1.2%
Construction	10.9%
Manufacturing	5.6%
Wholesale Trade	0.7%
Retail Trade	14.9%
Transportation/Utilities	5.2%
Information	1.1%
Finance/Insurance/Real Estate	3.6%
Services	54.3%
Public Administration	2.4%

## 2010 Households by Tenure and Mortgage Status

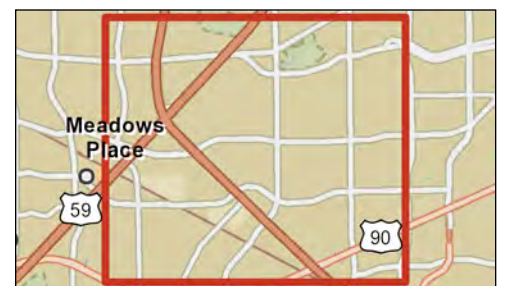
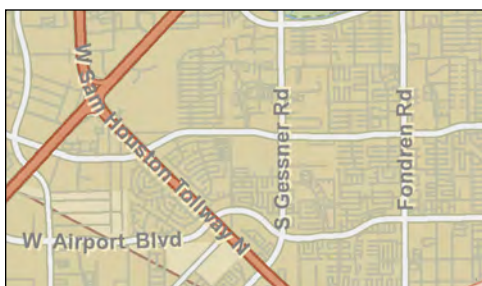
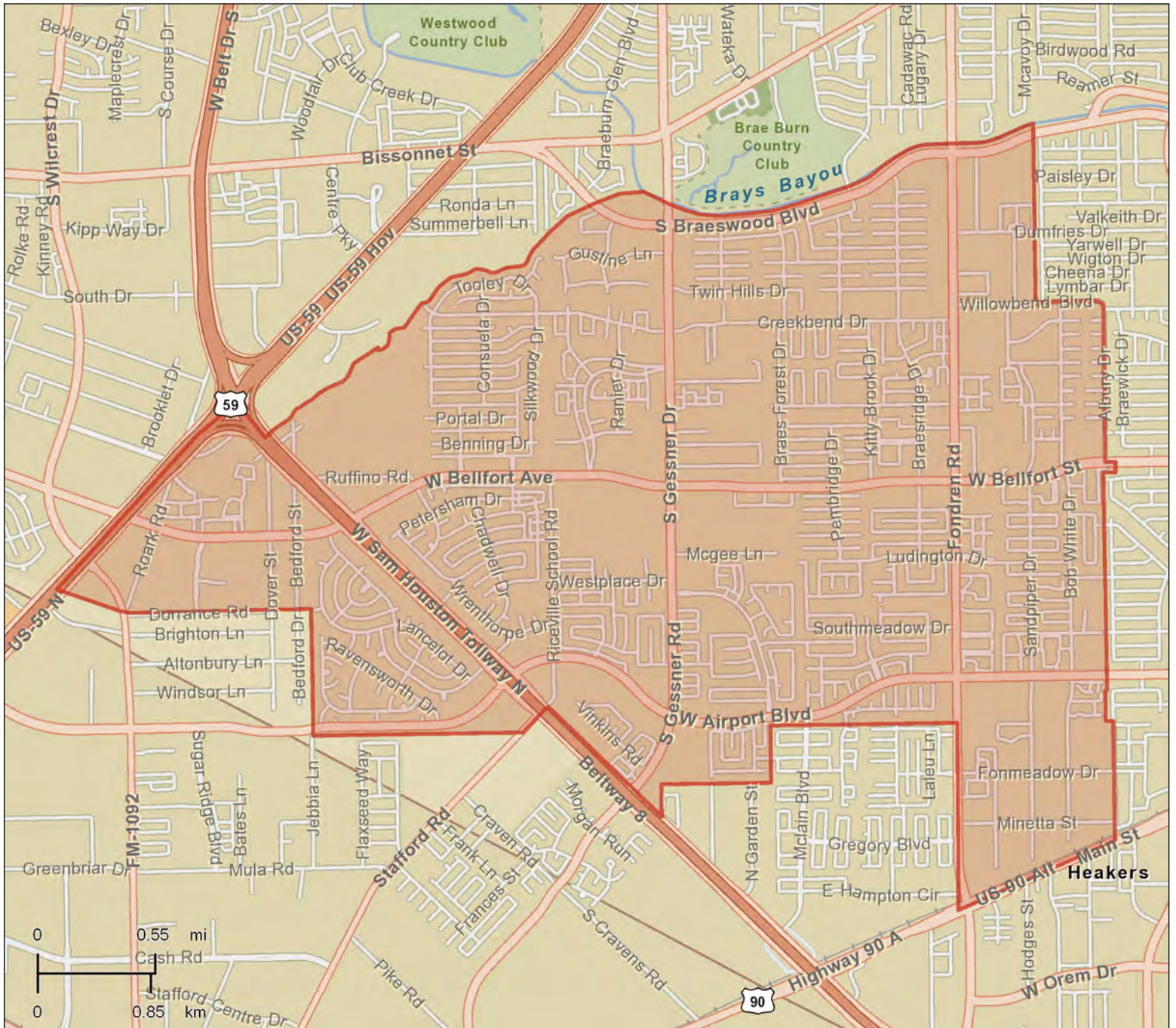
Total	6,979
Owner Occupied	31.5%
Renter Occupied	68.5%

## 2013 Consumer Spending

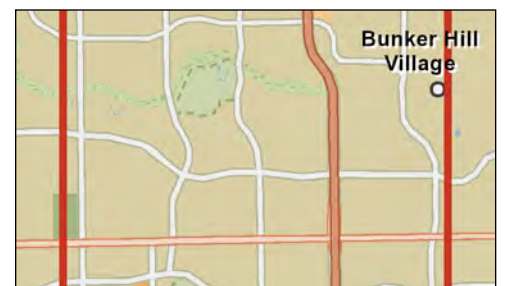
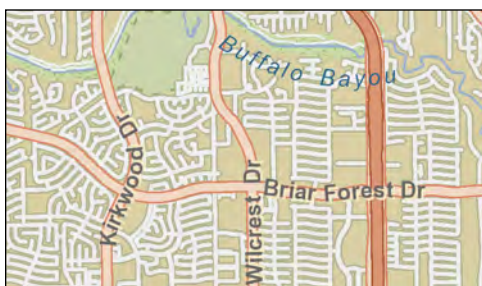
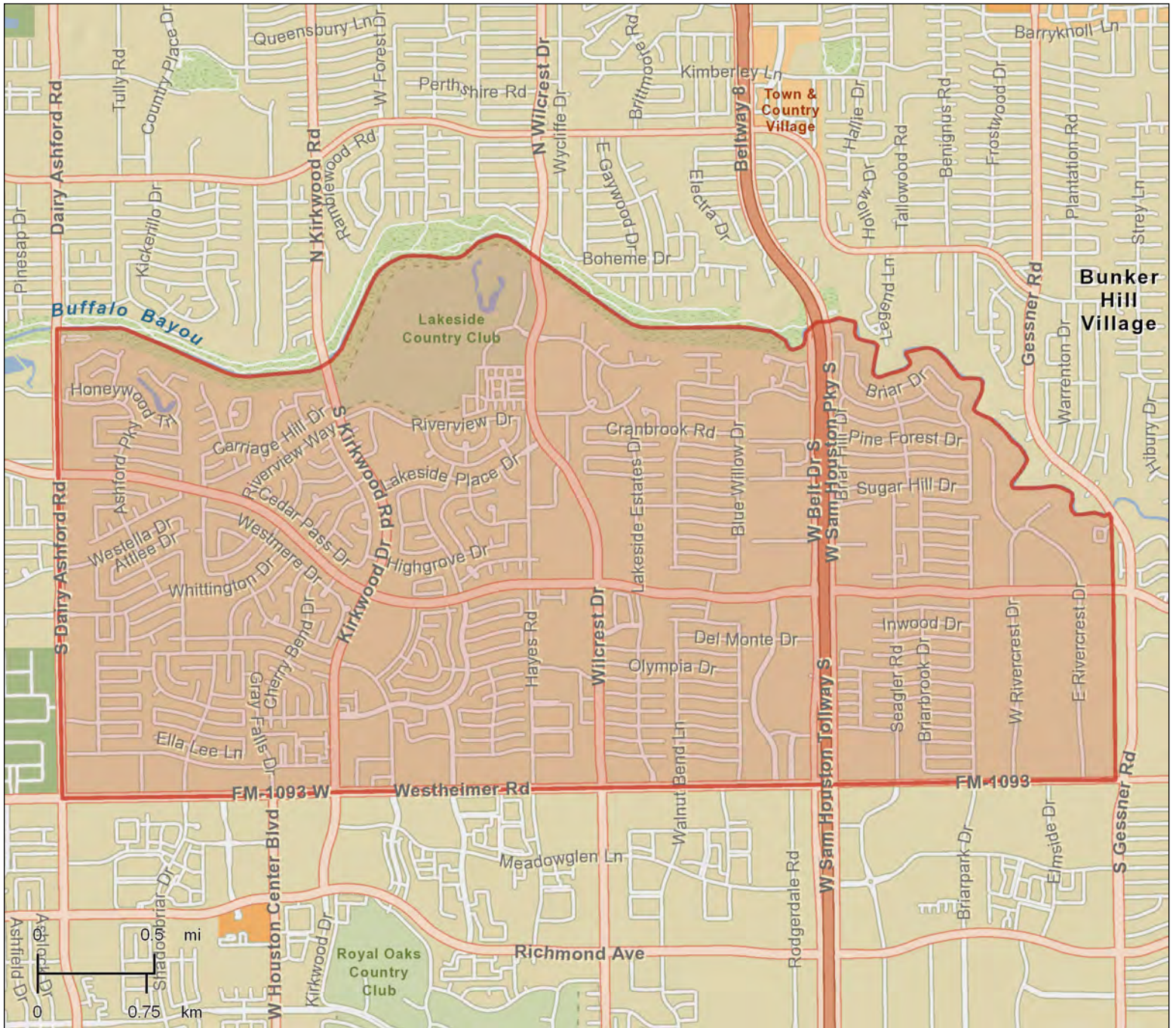
Food at Home: Total \$	\$22,273,393
Average Spent	\$3,171.49
Food Away from Home: Total \$	\$14,530,740
Average Spent	\$2,069.02
Health Care: Total \$	\$16,266,424
Average Spent	\$2,316.16
Shelter: Total \$	\$71,929,689
Average Spent	\$10,242.02
Vehicle Maintenance & Repairs: Total \$	\$4,600,324
Average Spent	\$655.04



<b>Population Summary</b>	
2000 Total Population	18,515
2010 Total Population	20,687
2018 Total Population	22,909
<b>Household Summary</b>	
2010 Households	9,948
2010 Average Household Size	2.06
<b>Housing Unit Summary</b>	
2010 Housing Units	11,403
Owner Occupied Housing Units	40.7%
Renter Occupied Housing Units	46.6%
Vacant Housing Units	12.8%
<b>Median Household Income</b>	
2013	\$68,820
<b>Median Home Value</b>	
2013	\$367,043
2018	\$401,142
<b>Per Capita Income</b>	
2013	\$53,836
<b>Median Age</b>	
2010	36.0
<b>2010 Population by Race/Ethnicity</b>	
Total	20,687
White Alone	69.1%
Black Alone	8.9%
American Indian Alone	0.3%
Asian Alone	15.8%
Pacific Islander Alone	0.1%
Hispanic Origin	13.1%
<b>2013 Population 25+ by Educational Attainment</b>	
Total	15,470
Less than 9th Grade	1.2%
9th - 12th Grade, No Diploma	1.4%
High School Graduate	7.8%
Some College, No Degree	13.3%
Associate Degree	3.3%
Bachelor's Degree	33.0%
Graduate/Professional Degree	39.9%
<b>2013 Employed Population 16+ by Industry</b>	
Total	11,955
Agriculture/Mining	3.4%
Construction	2.5%
Manufacturing	6.7%
Wholesale Trade	2.2%
Retail Trade	5.3%
Transportation/Utilities	2.8%
Information	0.6%
Finance/Insurance/Real Estate	5.6%
Services	68.5%
Public Administration	2.4%
<b>2010 Households by Tenure and Mortgage Status</b>	
Total	9,948
Owner Occupied	46.6%
Renter Occupied	53.4%
<b>2013 Consumer Spending</b>	
Food at Home: Total \$	\$79,510,732
Average Spent	\$7,754.87
Food Away from Home: Total \$	\$53,821,097
Average Spent	\$5,249.30
Health Care: Total \$	\$65,271,546
Average Spent	\$6,366.09
Shelter: Total \$	\$274,510,564
Average Spent	\$26,773.68
Vehicle Maintenance & Repairs: Total \$	\$17,369,825
Average Spent	\$1,694.12



<b>Population Summary</b>	
2000 Total Population	62,600
2010 Total Population	58,753
2018 Total Population	65,573
<b>Household Summary</b>	
2010 Households	21,323
2010 Average Household Size	2.75
<b>Housing Unit Summary</b>	
2010 Housing Units	25,099
Owner Occupied Housing Units	33.6%
Renter Occupied Housing Units	51.4%
Vacant Housing Units	15.0%
<b>Median Household Income</b>	
2013	\$35,984
<b>Median Home Value</b>	
2013	\$144,589
2018	\$178,365
<b>Per Capita Income</b>	
2013	\$19,519
<b>Median Age</b>	
2010	32.1
<b>2010 Population by Race/Ethnicity</b>	
Total	58,752
White Alone	29.7%
Black Alone	44.9%
American Indian Alone	0.5%
Asian Alone	6.7%
Pacific Islander Alone	0.1%
Hispanic Origin	34.8%
<b>2013 Population 25+ by Educational Attainment</b>	
Total	37,526
Less than 9th Grade	14.3%
9th - 12th Grade, No Diploma	11.3%
High School Graduate	23.8%
Some College, No Degree	23.4%
Associate Degree	4.4%
Bachelor's Degree	15.4%
Graduate/Professional Degree	7.3%
<b>2013 Employed Population 16+ by Industry</b>	
Total	28,616
Agriculture/Mining	1.5%
Construction	7.1%
Manufacturing	6.6%
Wholesale Trade	3.3%
Retail Trade	11.9%
Transportation/Utilities	5.2%
Information	0.5%
Finance/Insurance/Real Estate	6.1%
Services	55.0%
Public Administration	2.8%
<b>2010 Households by Tenure and Mortgage Status</b>	
Total	21,323
Owner Occupied	39.5%
Renter Occupied	60.5%
<b>2013 Consumer Spending</b>	
Food at Home: Total \$	\$86,678,821
Average Spent	\$3,936.19
Food Away from Home: Total \$	\$56,747,099
Average Spent	\$2,576.95
Health Care: Total \$	\$67,648,016
Average Spent	\$3,071.98
Shelter: Total \$	\$282,978,333
Average Spent	\$12,850.39
Vehicle Maintenance & Repairs: Total \$	\$18,396,903
Average Spent	\$835.43



### Population Summary

2000 Total Population	41,635
2010 Total Population	39,031
2018 Total Population	42,807

### Household Summary

2010 Households	17,506
2010 Average Household Size	2.23

### Housing Unit Summary

2010 Housing Units	19,959
Owner Occupied Housing Units	43.3%
Renter Occupied Housing Units	44.4%
Vacant Housing Units	12.3%

### Median Household Income

2013	\$58,830
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### Median Home Value

2013	\$242,311
2018	\$271,395

### Per Capita Income

2013	\$41,458
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### Median Age

2010	36.4
------	------

### 2010 Population by Race/Ethnicity

Total	39,031
White Alone	61.8%
Black Alone	19.9%
American Indian Alone	0.4%
Asian Alone	6.3%
Pacific Islander Alone	0.1%
Hispanic Origin	23.1%

### 2013 Population 25+ by Educational Attainment

Total	27,868
Less than 9th Grade	4.5%
9th - 12th Grade, No Diploma	4.0%
High School Graduate	13.4%
Some College, No Degree	21.2%
Associate Degree	5.6%
Bachelor's Degree	33.0%
Graduate/Professional Degree	18.4%

### 2013 Employed Population 16+ by Industry

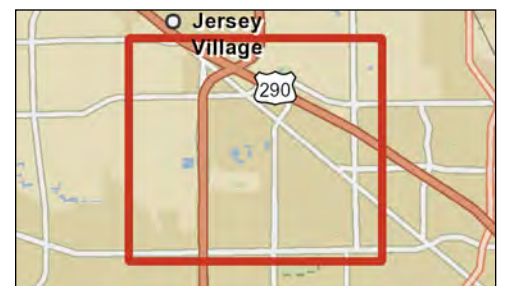
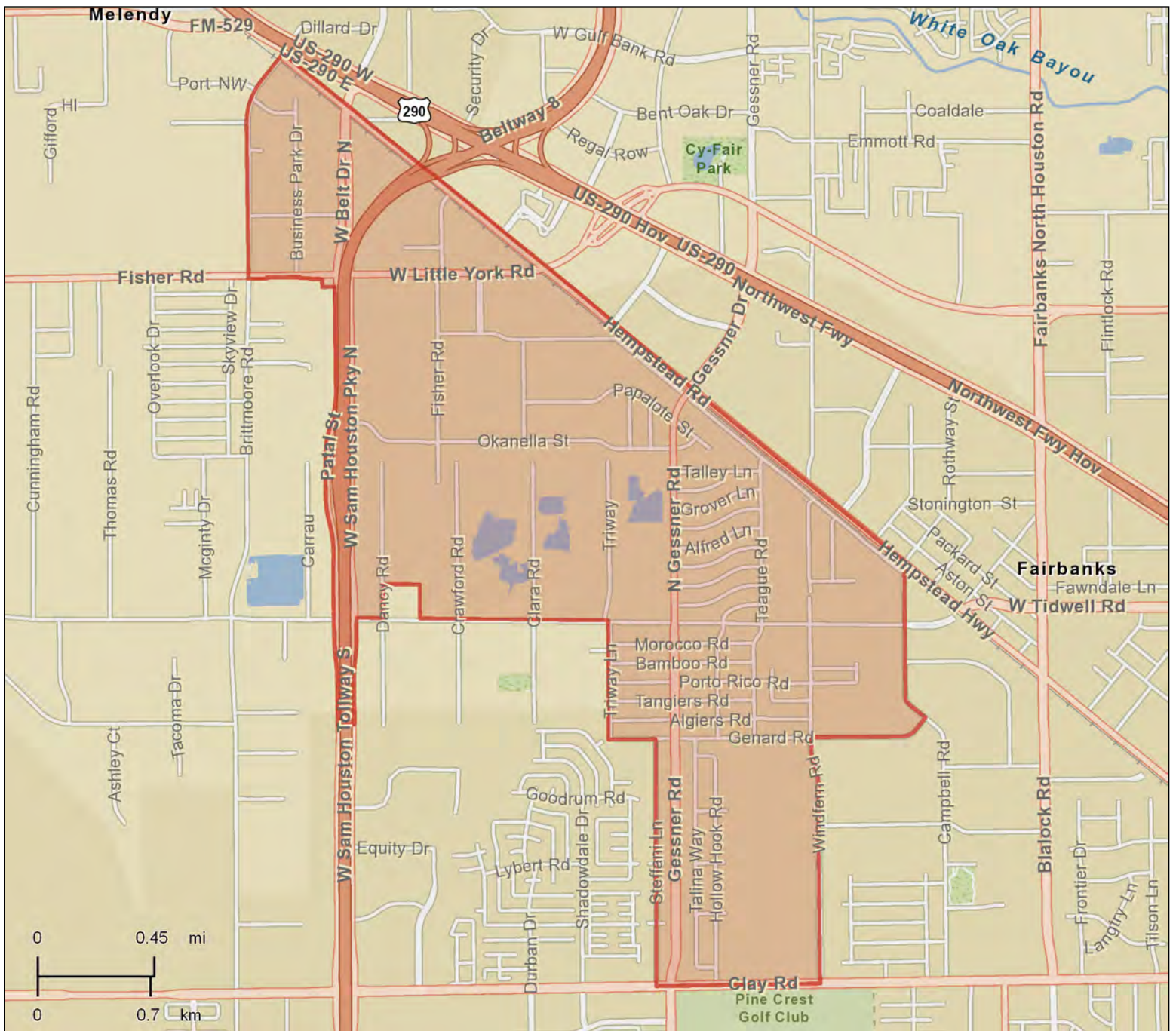
Total	21,729
Agriculture/Mining	4.2%
Construction	4.6%
Manufacturing	8.0%
Wholesale Trade	4.0%
Retail Trade	12.1%
Transportation/Utilities	2.8%
Information	1.4%
Finance/Insurance/Real Estate	9.8%
Services	51.3%
Public Administration	1.7%

### 2010 Households by Tenure and Mortgage Status

Total	17,506
Owner Occupied	49.3%
Renter Occupied	50.7%

### 2013 Consumer Spending

Food at Home: Total \$	\$115,208,396
Average Spent	\$6,433.71
Food Away from Home: Total \$	\$76,534,606
Average Spent	\$4,274.00
Health Care: Total \$	\$96,404,156
Average Spent	\$5,383.60
Shelter: Total \$	\$393,382,500
Average Spent	\$21,968.09
Vehicle Maintenance & Repairs: Total \$	\$25,501,546
Average Spent	\$1,424.11





## Population Summary

2000 Total Population	2,233
2010 Total Population	3,143
2018 Total Population	3,449

## Household Summary

2010 Households	797
2010 Average Household Size	3.92

## Housing Unit Summary

2010 Housing Units	887
Owner Occupied Housing Units	61.2%
Renter Occupied Housing Units	28.6%
Vacant Housing Units	10.1%

## Median Household Income

2013	\$40,187
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## Median Home Value

2013	\$115,715
2018	\$173,086

## Per Capita Income

2013	\$14,979
------	----------

## Median Age

2010	30.7
------	------

## 2010 Population by Race/Ethnicity

Total	3,143
White Alone	45.5%
Black Alone	21.3%
American Indian Alone	1.1%
Asian Alone	6.3%
Pacific Islander Alone	0.0%
Hispanic Origin	61.6%

## 2013 Population 25+ by Educational Attainment

Total	1,930
Less than 9th Grade	19.9%
9th - 12th Grade, No Diploma	14.2%
High School Graduate	38.4%
Some College, No Degree	17.7%
Associate Degree	0.6%
Bachelor's Degree	6.5%
Graduate/Professional Degree	2.7%

## 2013 Employed Population 16+ by Industry

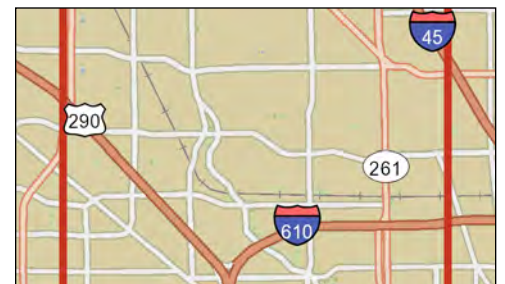
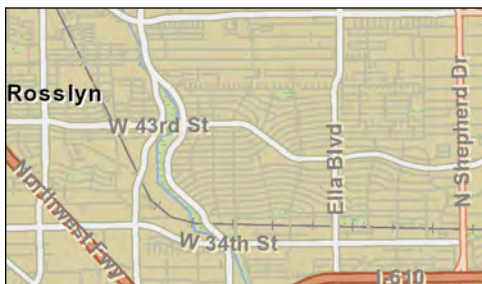
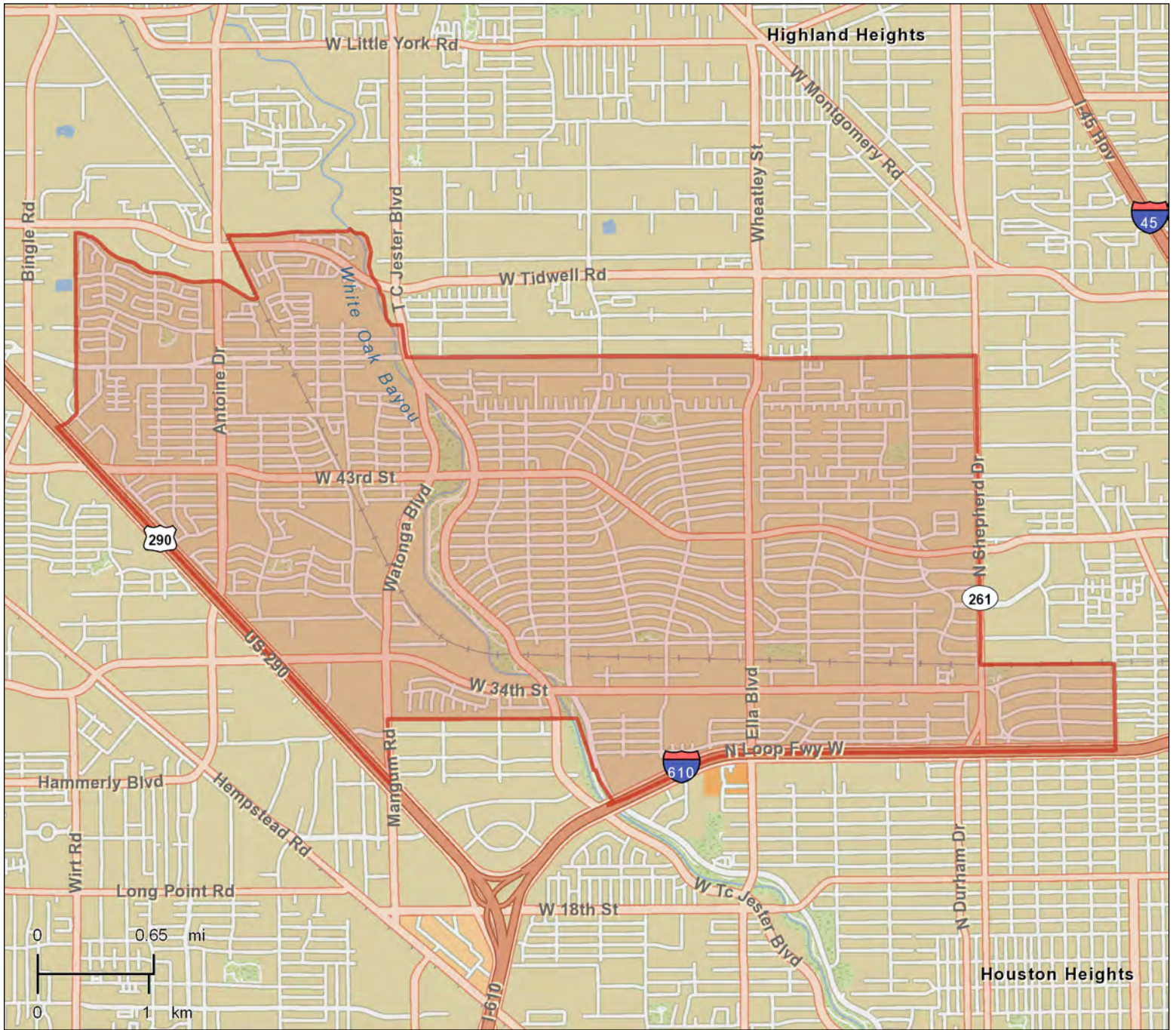
Total	1,310
Agriculture/Mining	6.5%
Construction	13.8%
Manufacturing	13.0%
Wholesale Trade	4.1%
Retail Trade	4.0%
Transportation/Utilities	4.4%
Information	2.4%
Finance/Insurance/Real Estate	3.1%
Services	46.7%
Public Administration	2.2%

## 2010 Households by Tenure and Mortgage Status

Total	797
Owner Occupied	68.1%
Renter Occupied	31.9%

## 2013 Consumer Spending

Food at Home: Total \$	\$3,197,813
Average Spent	\$3,928.52
Food Away from Home: Total \$	\$2,076,491
Average Spent	\$2,550.97
Health Care: Total \$	\$2,590,637
Average Spent	\$3,182.60
Shelter: Total \$	\$9,945,504
Average Spent	\$12,218.06
Vehicle Maintenance & Repairs: Total \$	\$676,893
Average Spent	\$831.56



### Population Summary

2000 Total Population	44,057
2010 Total Population	41,561
2018 Total Population	45,024

### Household Summary

2010 Households	17,030
2010 Average Household Size	2.43

### Housing Unit Summary

2010 Housing Units	19,024
Owner Occupied Housing Units	56.0%
Renter Occupied Housing Units	33.5%
Vacant Housing Units	10.5%

### Median Household Income

2013	\$50,176
------	----------

### Median Home Value

2013	\$201,545
2018	\$230,665

### Per Capita Income

2013	\$29,030
------	----------

### Median Age

2010	37.1
------	------

### 2010 Population by Race/Ethnicity

Total	41,560
White Alone	72.0%
Black Alone	8.3%
American Indian Alone	0.6%
Asian Alone	1.6%
Pacific Islander Alone	0.0%
Hispanic Origin	42.2%

### 2013 Population 25+ by Educational Attainment

Total	29,359
Less than 9th Grade	10.9%
9th - 12th Grade, No Diploma	10.7%
High School Graduate	24.6%
Some College, No Degree	19.9%
Associate Degree	4.9%
Bachelor's Degree	19.9%
Graduate/Professional Degree	9.1%

### 2013 Employed Population 16+ by Industry

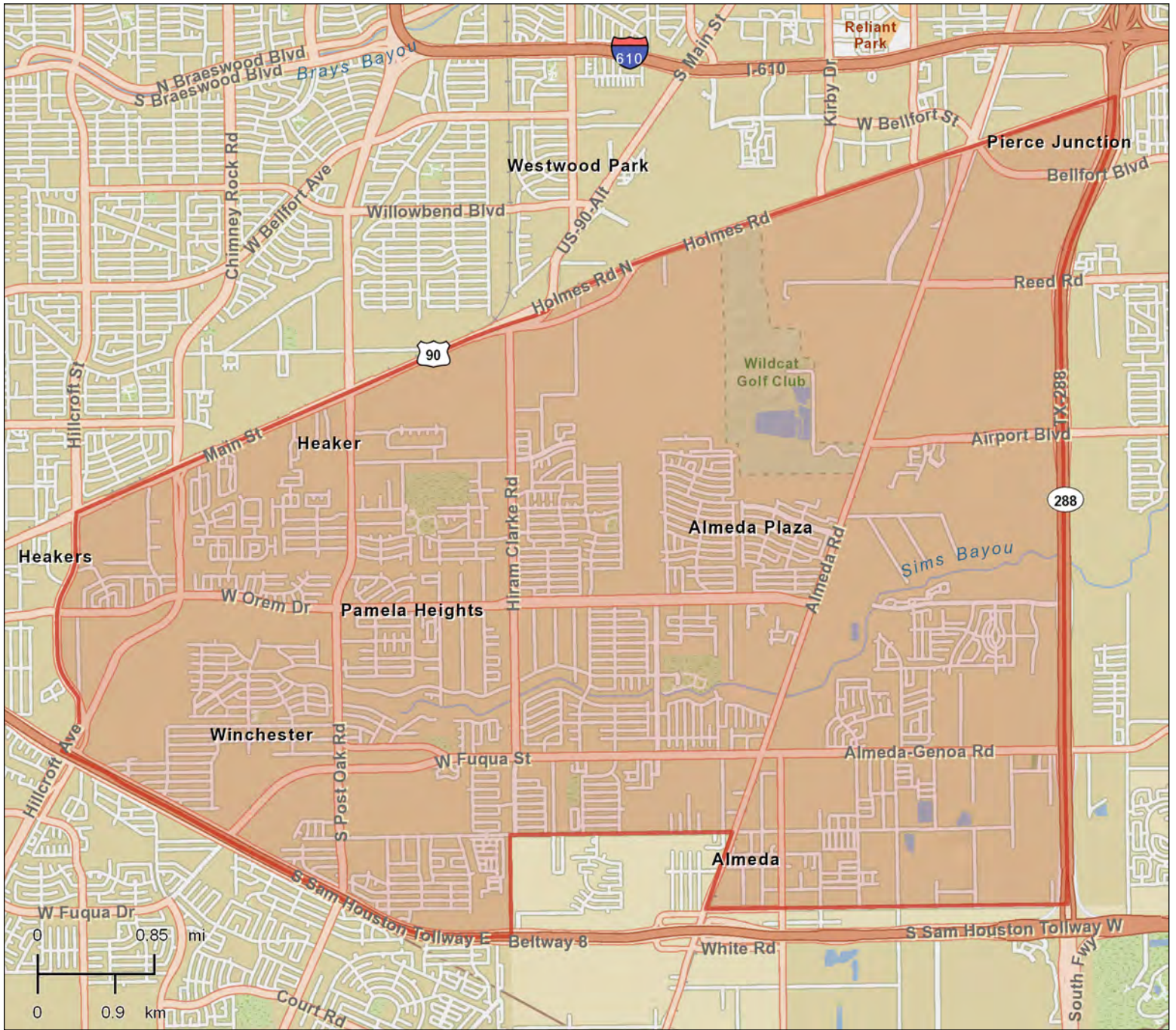
Total	21,954
Agriculture/Mining	3.3%
Construction	8.8%
Manufacturing	8.5%
Wholesale Trade	4.1%
Retail Trade	10.7%
Transportation/Utilities	5.3%
Information	0.9%
Finance/Insurance/Real Estate	6.9%
Services	49.0%
Public Administration	2.5%

### 2010 Households by Tenure and Mortgage Status

Total	17,030
Owner Occupied	62.6%
Renter Occupied	37.4%

### 2013 Consumer Spending

Food at Home: Total \$	\$88,221,017
Average Spent	\$5,078.05
Food Away from Home: Total \$	\$56,182,579
Average Spent	\$3,233.90
Health Care: Total \$	\$76,360,319
Average Spent	\$4,395.34
Shelter: Total \$	\$282,071,050
Average Spent	\$16,236.17
Vehicle Maintenance & Repairs: Total \$	\$19,034,133
Average Spent	\$1,095.62



### Population Summary

2000 Total Population	41,001
2010 Total Population	60,857
2018 Total Population	71,153

### Household Summary

2010 Households	17,829
2010 Average Household Size	3.41

### Housing Unit Summary

2010 Housing Units	19,004
Owner Occupied Housing Units	66.0%
Renter Occupied Housing Units	27.8%
Vacant Housing Units	6.2%

### Median Household Income

2013	\$42,650
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### Median Home Value

2013	\$115,349
2018	\$134,707

### Per Capita Income

2013	\$15,681
------	----------

### Median Age

2010	30.0
------	------

### 2010 Population by Race/Ethnicity

Total	60,857
White Alone	29.9%
Black Alone	43.5%
American Indian Alone	0.7%
Asian Alone	2.0%
Pacific Islander Alone	0.0%
Hispanic Origin	50.1%

### 2013 Population 25+ by Educational Attainment

Total	37,847
Less than 9th Grade	19.2%
9th - 12th Grade, No Diploma	12.3%
High School Graduate	26.9%
Some College, No Degree	21.1%
Associate Degree	4.6%
Bachelor's Degree	10.7%
Graduate/Professional Degree	5.1%

### 2013 Employed Population 16+ by Industry

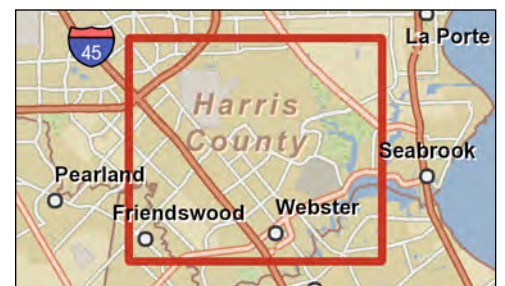
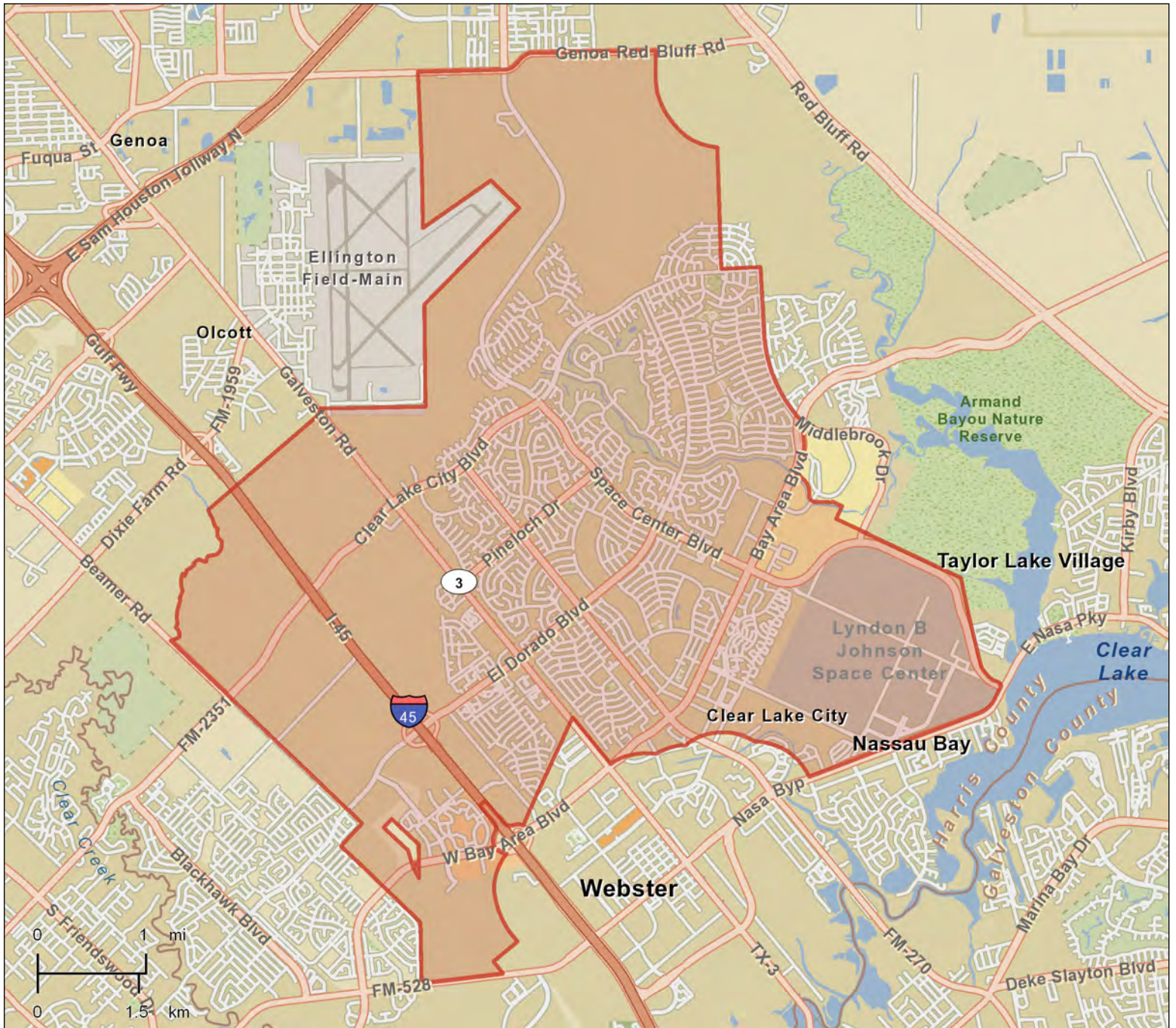
Total	27,817
Agriculture/Mining	0.5%
Construction	8.7%
Manufacturing	6.6%
Wholesale Trade	2.8%
Retail Trade	13.9%
Transportation/Utilities	6.1%
Information	0.7%
Finance/Insurance/Real Estate	3.6%
Services	54.5%
Public Administration	2.6%

### 2010 Households by Tenure and Mortgage Status

Total	17,829
Owner Occupied	70.4%
Renter Occupied	29.6%

### 2013 Consumer Spending

Food at Home: Total \$	\$71,150,537
Average Spent	\$3,770.76
Food Away from Home: Total \$	\$46,101,451
Average Spent	\$2,443.24
Health Care: Total \$	\$59,206,246
Average Spent	\$3,137.75
Shelter: Total \$	\$231,589,182
Average Spent	\$12,273.53
Vehicle Maintenance & Repairs: Total \$	\$15,435,938
Average Spent	\$818.06



### Population Summary

2000 Total Population	57,045
2010 Total Population	56,360
2018 Total Population	60,785

### Household Summary

2010 Households	22,597
2010 Average Household Size	2.49

### Housing Unit Summary

2010 Housing Units	24,182
Owner Occupied Housing Units	59.3%
Renter Occupied Housing Units	34.2%
Vacant Housing Units	6.6%

### Median Household Income

2013	\$76,481
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### Median Home Value

2013	\$203,914
2018	\$228,149

### Per Capita Income

2013	\$40,915
------	----------

### Median Age

2010	37.6
------	------

### 2010 Population by Race/Ethnicity

Total	56,360
White Alone	71.7%
Black Alone	6.6%
American Indian Alone	0.5%
Asian Alone	13.5%
Pacific Islander Alone	0.1%
Hispanic Origin	17.0%

### 2013 Population 25+ by Educational Attainment

Total	39,096
Less than 9th Grade	4.5%
9th - 12th Grade, No Diploma	3.2%
High School Graduate	14.2%
Some College, No Degree	20.4%
Associate Degree	7.3%
Bachelor's Degree	30.9%
Graduate/Professional Degree	19.5%

### 2013 Employed Population 16+ by Industry

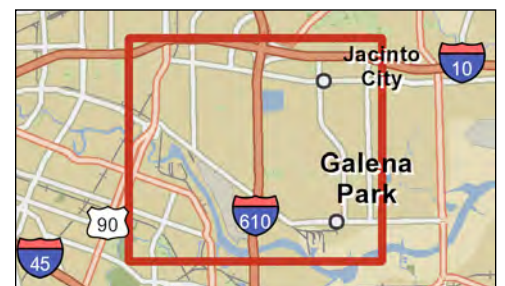
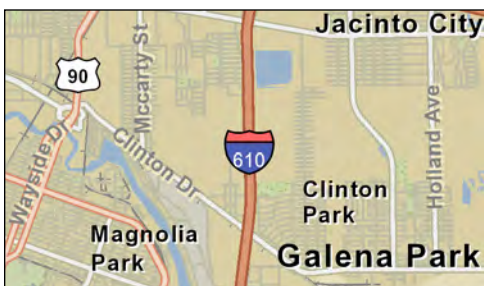
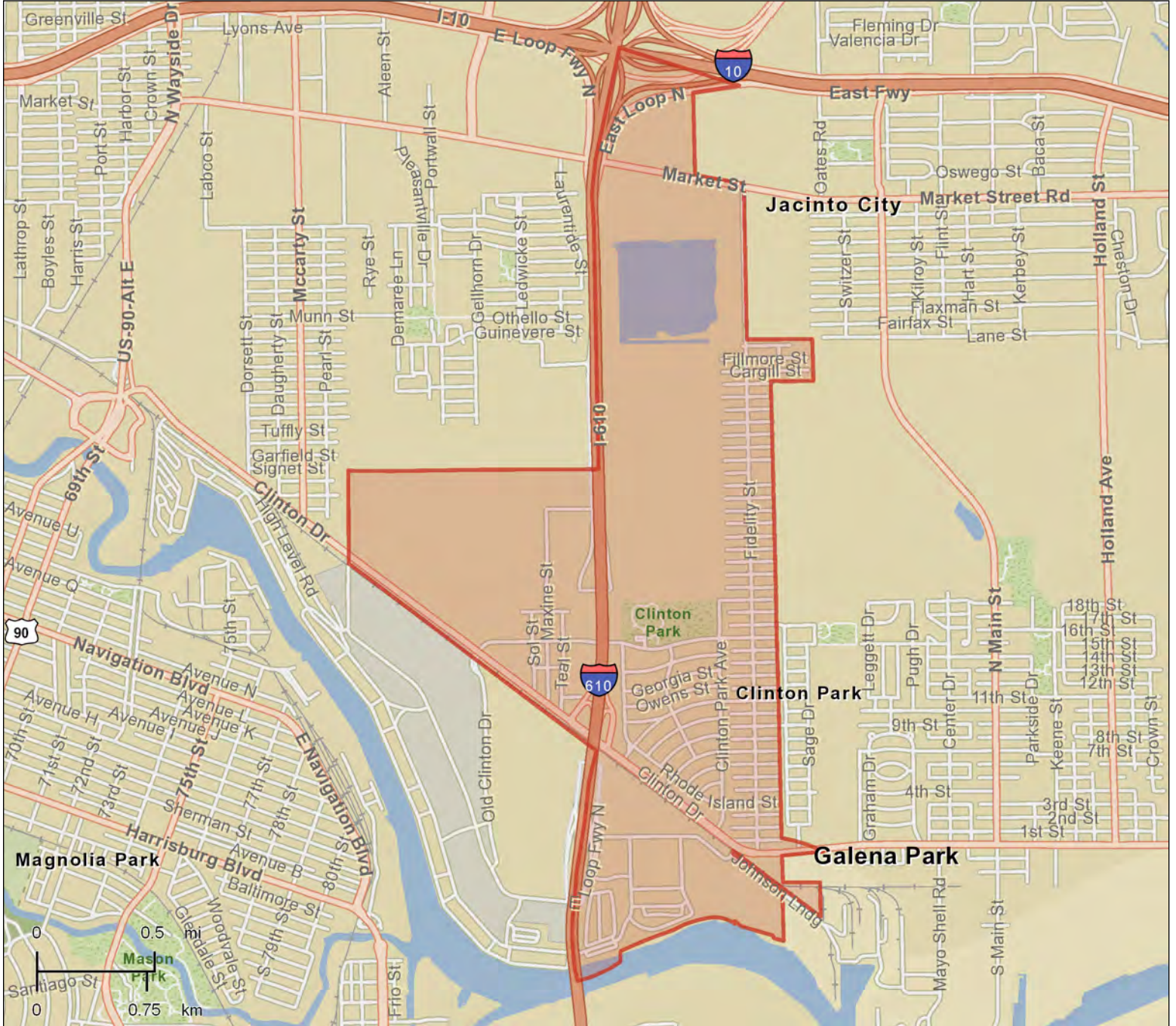
Total	30,440
Agriculture/Mining	1.3%
Construction	4.5%
Manufacturing	15.8%
Wholesale Trade	2.3%
Retail Trade	10.2%
Transportation/Utilities	5.0%
Information	0.9%
Finance/Insurance/Real Estate	5.7%
Services	50.0%
Public Administration	4.4%

### 2010 Households by Tenure and Mortgage Status

Total	22,597
Owner Occupied	63.4%
Renter Occupied	36.6%

### 2013 Consumer Spending

Food at Home: Total \$	\$162,566,035
Average Spent	\$7,047.56
Food Away from Home: Total \$	\$108,040,669
Average Spent	\$4,683.78
Health Care: Total \$	\$139,593,202
Average Spent	\$6,051.64
Shelter: Total \$	\$550,023,135
Average Spent	\$23,844.59
Vehicle Maintenance & Repairs: Total \$	\$36,381,882
Average Spent	\$1,577.23





### Population Summary

2000 Total Population	2,673
2010 Total Population	2,497
2018 Total Population	2,357

### Household Summary

2010 Households	940
2010 Average Household Size	2.66

### Housing Unit Summary

2010 Housing Units	1,133
Owner Occupied Housing Units	51.3%
Renter Occupied Housing Units	31.7%
Vacant Housing Units	17.0%

### Median Household Income

2013	\$24,414
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### Median Home Value

2013	\$63,301
2018	\$72,812

### Per Capita Income

2013	\$13,043
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### Median Age

2010	38.1
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### 2010 Population by Race/Ethnicity

Total	2,496
White Alone	9.2%
Black Alone	75.9%
American Indian Alone	0.5%
Asian Alone	0.3%
Pacific Islander Alone	0.0%
Hispanic Origin	23.5%

### 2013 Population 25+ by Educational Attainment

Total	1,581
Less than 9th Grade	11.8%
9th - 12th Grade, No Diploma	12.4%
High School Graduate	31.1%
Some College, No Degree	28.7%
Associate Degree	4.5%
Bachelor's Degree	9.2%
Graduate/Professional Degree	2.3%

### 2013 Employed Population 16+ by Industry

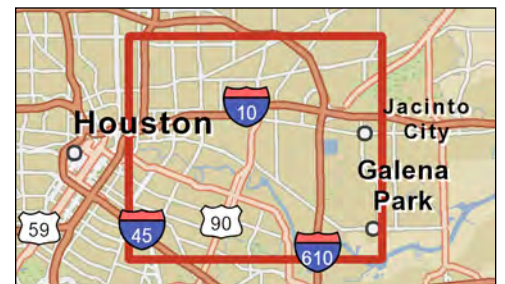
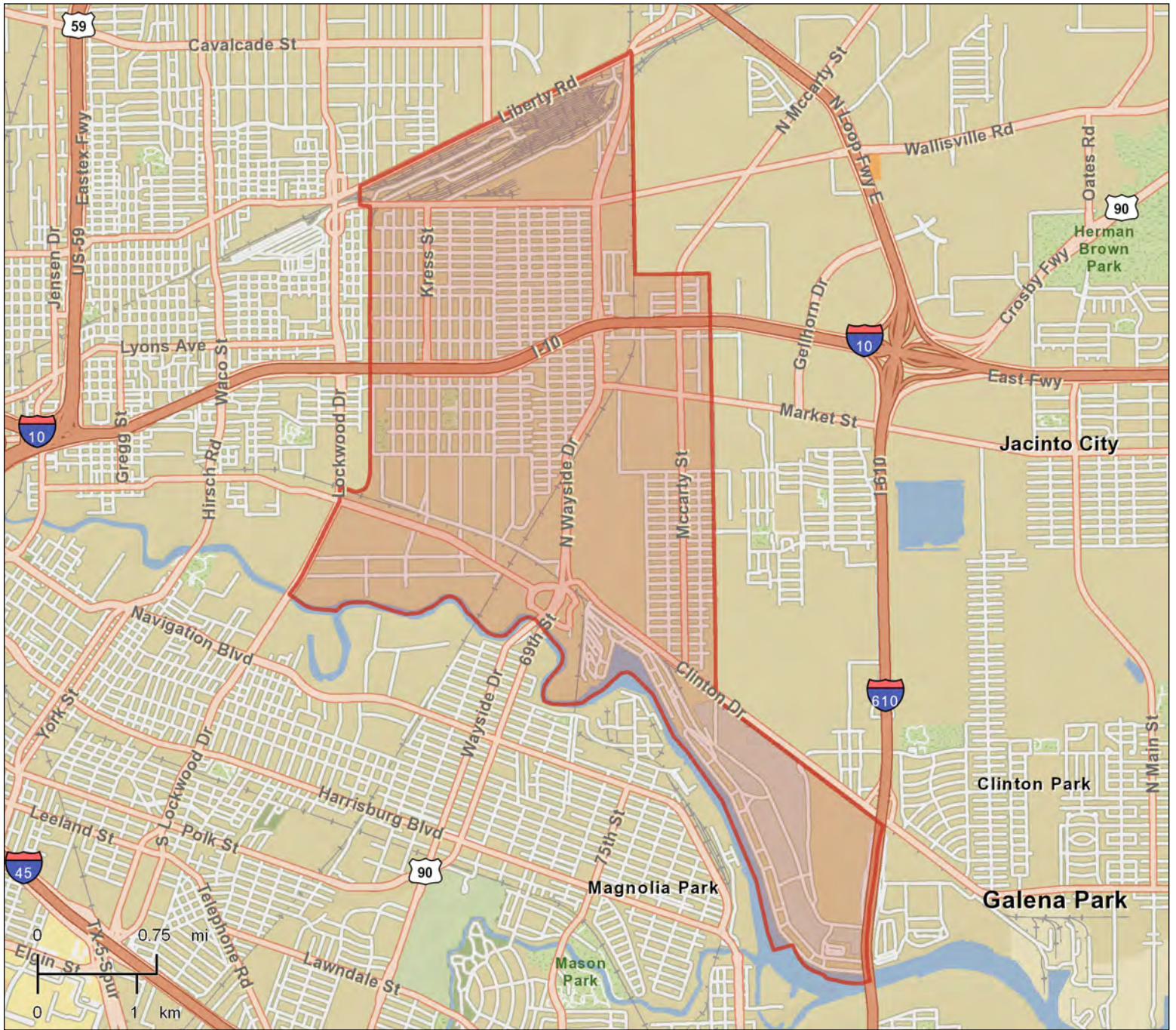
Total	960
Agriculture/Mining	2.9%
Construction	2.5%
Manufacturing	10.4%
Wholesale Trade	2.5%
Retail Trade	10.1%
Transportation/Utilities	15.1%
Information	6.5%
Finance/Insurance/Real Estate	2.0%
Services	45.8%
Public Administration	2.2%

### 2010 Households by Tenure and Mortgage Status

Total	940
Owner Occupied	61.8%
Renter Occupied	38.2%

### 2013 Consumer Spending

Food at Home: Total \$	\$2,357,009
Average Spent	\$2,615.99
Food Away from Home: Total \$	\$1,407,002
Average Spent	\$1,561.60
Health Care: Total \$	\$2,136,398
Average Spent	\$2,371.14
Shelter: Total \$	\$6,884,922
Average Spent	\$7,641.42
Vehicle Maintenance & Repairs: Total \$	\$492,128
Average Spent	\$546.20



### Population Summary

2000 Total Population	19,594
2010 Total Population	17,164
2018 Total Population	18,559

### Household Summary

2010 Households	4,745
2010 Average Household Size	3.62

### Housing Unit Summary

2010 Housing Units	5,289
Owner Occupied Housing Units	52.4%
Renter Occupied Housing Units	37.3%
Vacant Housing Units	10.3%

### Median Household Income

2013	\$29,836
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### Median Home Value

2013	\$78,759
2018	\$90,162

### Per Capita Income

2013	\$11,009
------	----------

### Median Age

2010	30.1
------	------

### 2010 Population by Race/Ethnicity

Total	17,164
White Alone	60.9%
Black Alone	5.1%
American Indian Alone	1.4%
Asian Alone	0.3%
Pacific Islander Alone	0.0%
Hispanic Origin	91.7%

### 2013 Population 25+ by Educational Attainment

Total	10,254
Less than 9th Grade	41.0%
9th - 12th Grade, No Diploma	20.3%
High School Graduate	22.4%
Some College, No Degree	9.9%
Associate Degree	1.6%
Bachelor's Degree	4.3%
Graduate/Professional Degree	0.4%

### 2013 Employed Population 16+ by Industry

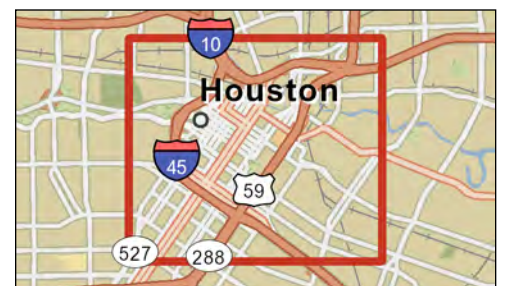
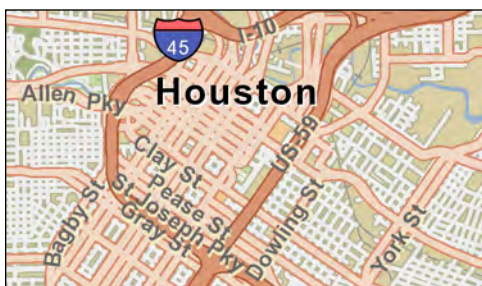
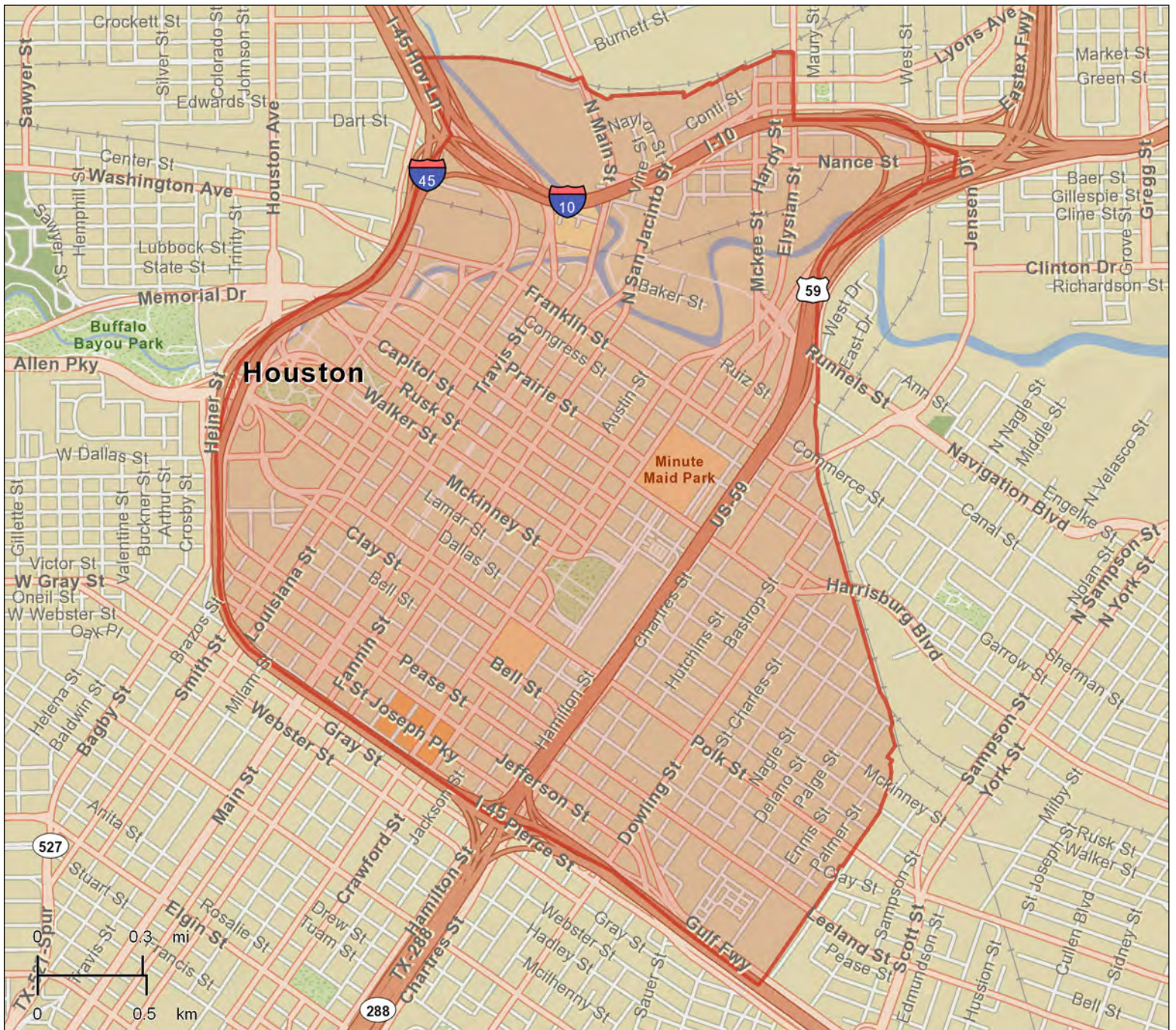
Total	6,414
Agriculture/Mining	0.4%
Construction	18.7%
Manufacturing	11.2%
Wholesale Trade	4.8%
Retail Trade	12.1%
Transportation/Utilities	5.1%
Information	1.3%
Finance/Insurance/Real Estate	2.9%
Services	41.6%
Public Administration	1.8%

### 2010 Households by Tenure and Mortgage Status

Total	4,745
Owner Occupied	58.4%
Renter Occupied	41.6%

### 2013 Consumer Spending

Food at Home: Total \$	\$14,559,028
Average Spent	\$2,998.77
Food Away from Home: Total \$	\$9,315,979
Average Spent	\$1,918.84
Health Care: Total \$	\$11,400,558
Average Spent	\$2,348.21
Shelter: Total \$	\$42,489,692
Average Spent	\$8,751.74
Vehicle Maintenance & Repairs: Total \$	\$2,951,778
Average Spent	\$607.99



### Population Summary

2000 Total Population	13,709
2010 Total Population	16,716
2018 Total Population	17,680

### Household Summary

2010 Households	2,921
2010 Average Household Size	1.54

### Housing Unit Summary

2010 Housing Units	3,664
Owner Occupied Housing Units	24.1%
Renter Occupied Housing Units	55.6%
Vacant Housing Units	20.3%

### Median Household Income

2013	\$47,028
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### Median Home Value

2013	\$191,957
2018	\$259,373

### Per Capita Income

2013	\$29,473
------	----------

### Median Age

2010	33.4
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### 2010 Population by Race/Ethnicity

Total	16,716
White Alone	50.7%
Black Alone	38.9%
American Indian Alone	0.2%
Asian Alone	2.0%
Pacific Islander Alone	0.0%
Hispanic Origin	22.7%

### 2013 Population 25+ by Educational Attainment

Total	13,078
Less than 9th Grade	10.7%
9th - 12th Grade, No Diploma	21.9%
High School Graduate	29.2%
Some College, No Degree	14.8%
Associate Degree	4.6%
Bachelor's Degree	9.9%
Graduate/Professional Degree	8.8%

### 2013 Employed Population 16+ by Industry

Total	3,600
Agriculture/Mining	4.6%
Construction	4.9%
Manufacturing	8.7%
Wholesale Trade	1.8%
Retail Trade	8.2%
Transportation/Utilities	4.8%
Information	0.4%
Finance/Insurance/Real Estate	7.8%
Services	53.4%
Public Administration	5.5%

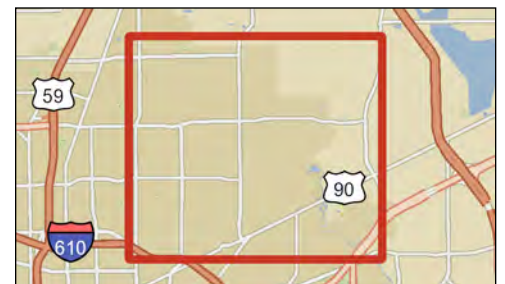
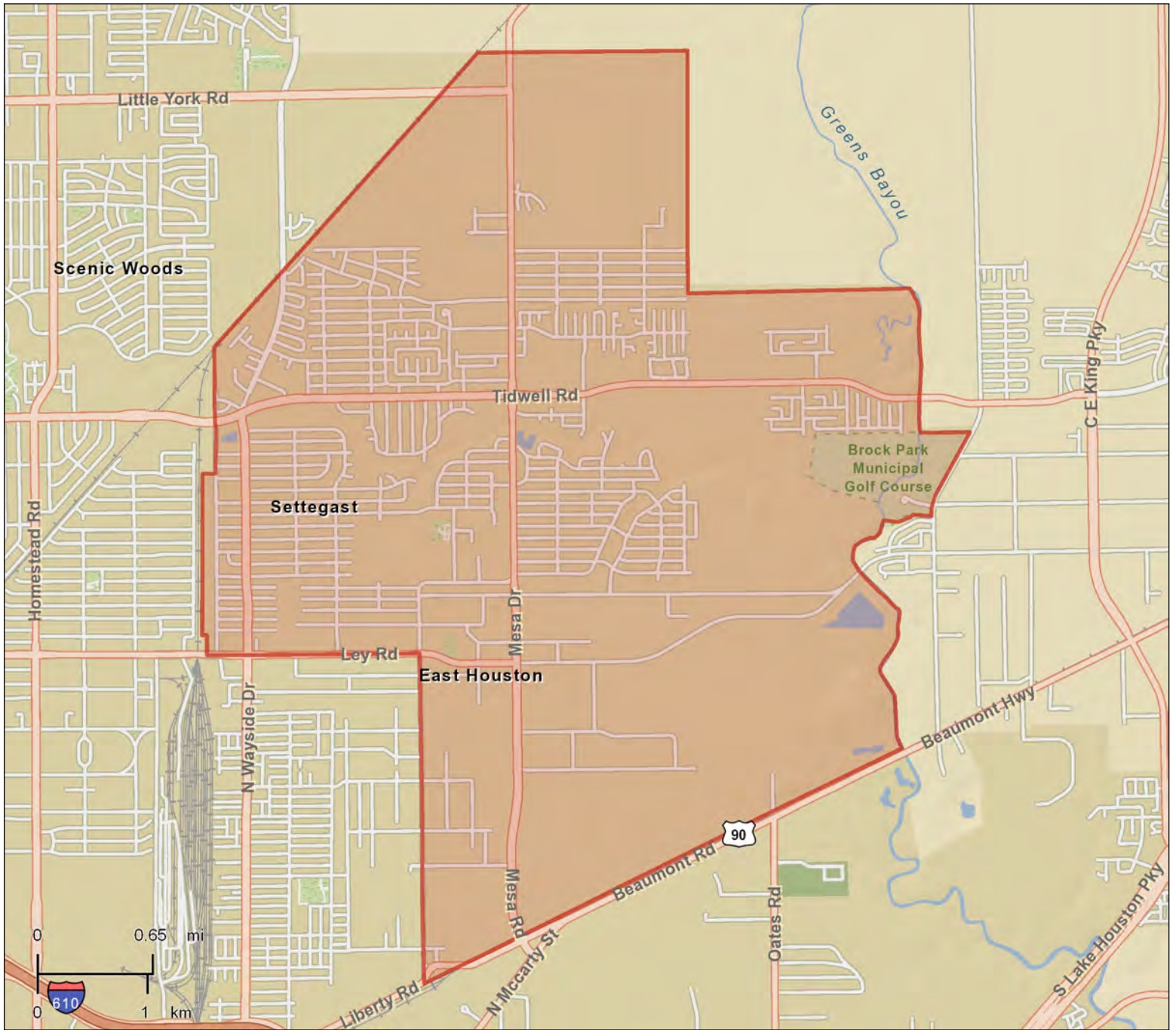
### 2010 Households by Tenure and Mortgage Status

Total	2,921
Owner Occupied	30.2%
Renter Occupied	69.8%

### 2013 Consumer Spending

Food at Home: Total \$	\$18,179,043
Average Spent	\$5,795.04
Food Away from Home: Total \$	\$11,800,071
Average Spent	\$3,761.58
Health Care: Total \$	\$13,358,202
Average Spent	\$4,258.27
Shelter: Total \$	\$59,789,127
Average Spent	\$19,059.33
Vehicle Maintenance & Repairs: Total \$	\$3,651,906
Average Spent	\$1,164.14

Source: ESRI Business Analyst 2013



### Population Summary

2000 Total Population	19,744
2010 Total Population	19,958
2018 Total Population	21,758

### Household Summary

2010 Households	6,070
2010 Average Household Size	3.27

### Housing Unit Summary

2010 Housing Units	6,799
Owner Occupied Housing Units	53.5%
Renter Occupied Housing Units	35.8%
Vacant Housing Units	10.7%

### Median Household Income

2013	\$30,949
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### Median Home Value

2013	\$72,529
2018	\$84,051

### Per Capita Income

2013	\$11,793
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### Median Age

2010	30.3
------	------

### 2010 Population by Race/Ethnicity

Total	19,958
White Alone	19.6%
Black Alone	62.0%
American Indian Alone	0.4%
Asian Alone	0.1%
Pacific Islander Alone	0.0%
Hispanic Origin	34.4%

### 2013 Population 25+ by Educational Attainment

Total	11,909
Less than 9th Grade	16.8%
9th - 12th Grade, No Diploma	21.4%
High School Graduate	32.5%
Some College, No Degree	19.9%
Associate Degree	3.1%
Bachelor's Degree	3.7%
Graduate/Professional Degree	2.5%

### 2013 Employed Population 16+ by Industry

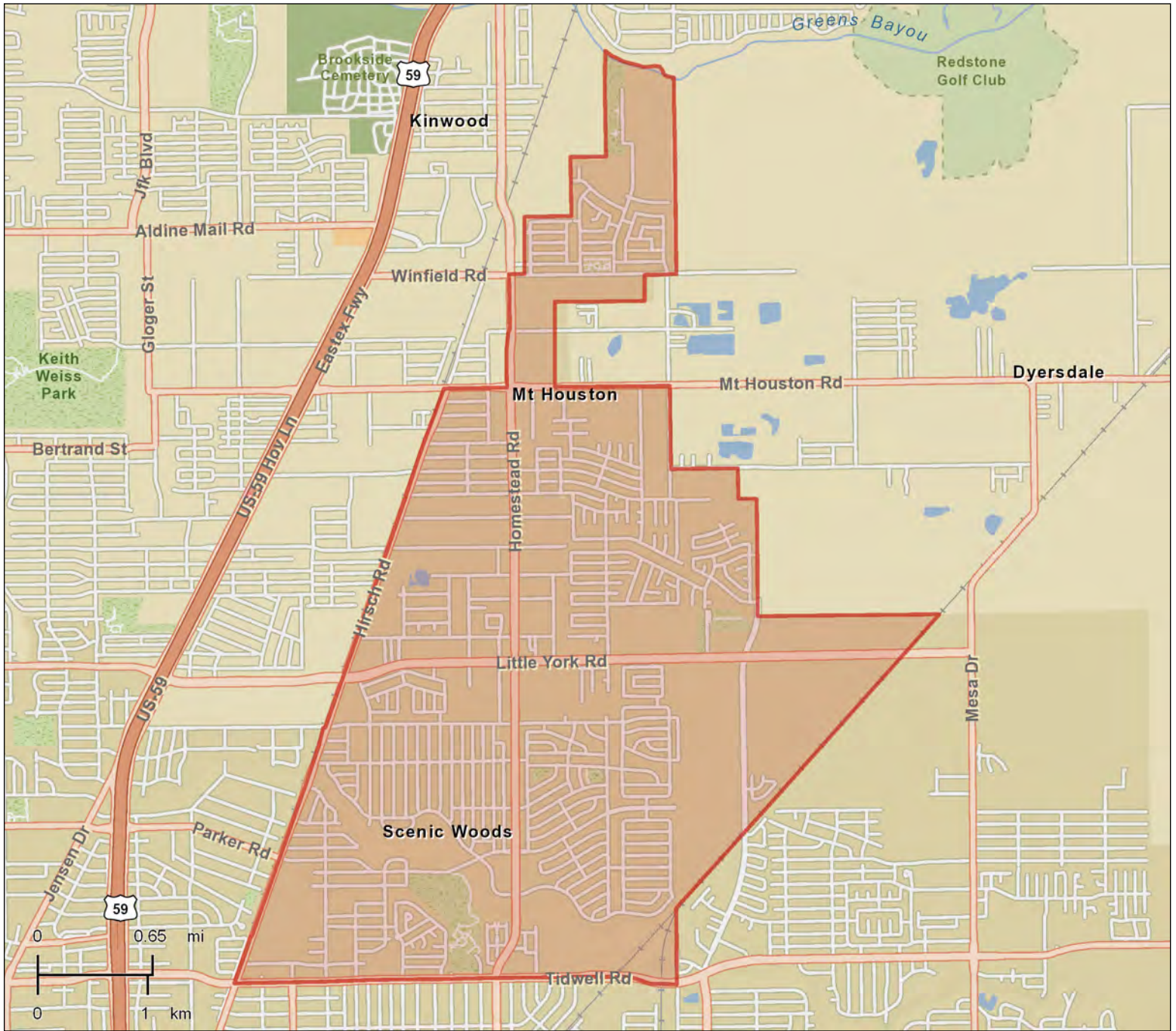
Total	6,993
Agriculture/Mining	1.4%
Construction	8.8%
Manufacturing	10.6%
Wholesale Trade	4.0%
Retail Trade	12.9%
Transportation/Utilities	10.7%
Information	0.4%
Finance/Insurance/Real Estate	2.8%
Services	45.4%
Public Administration	3.0%

### 2010 Households by Tenure and Mortgage Status

Total	6,070
Owner Occupied	59.9%
Renter Occupied	40.1%

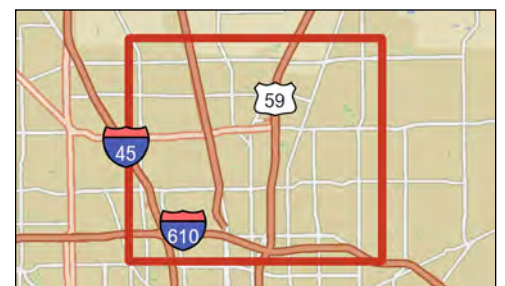
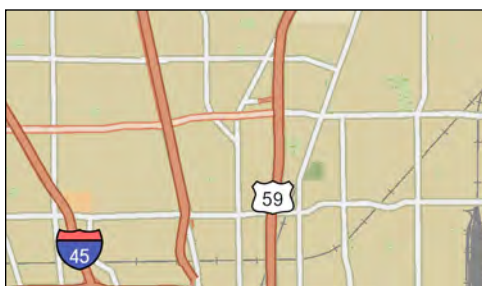
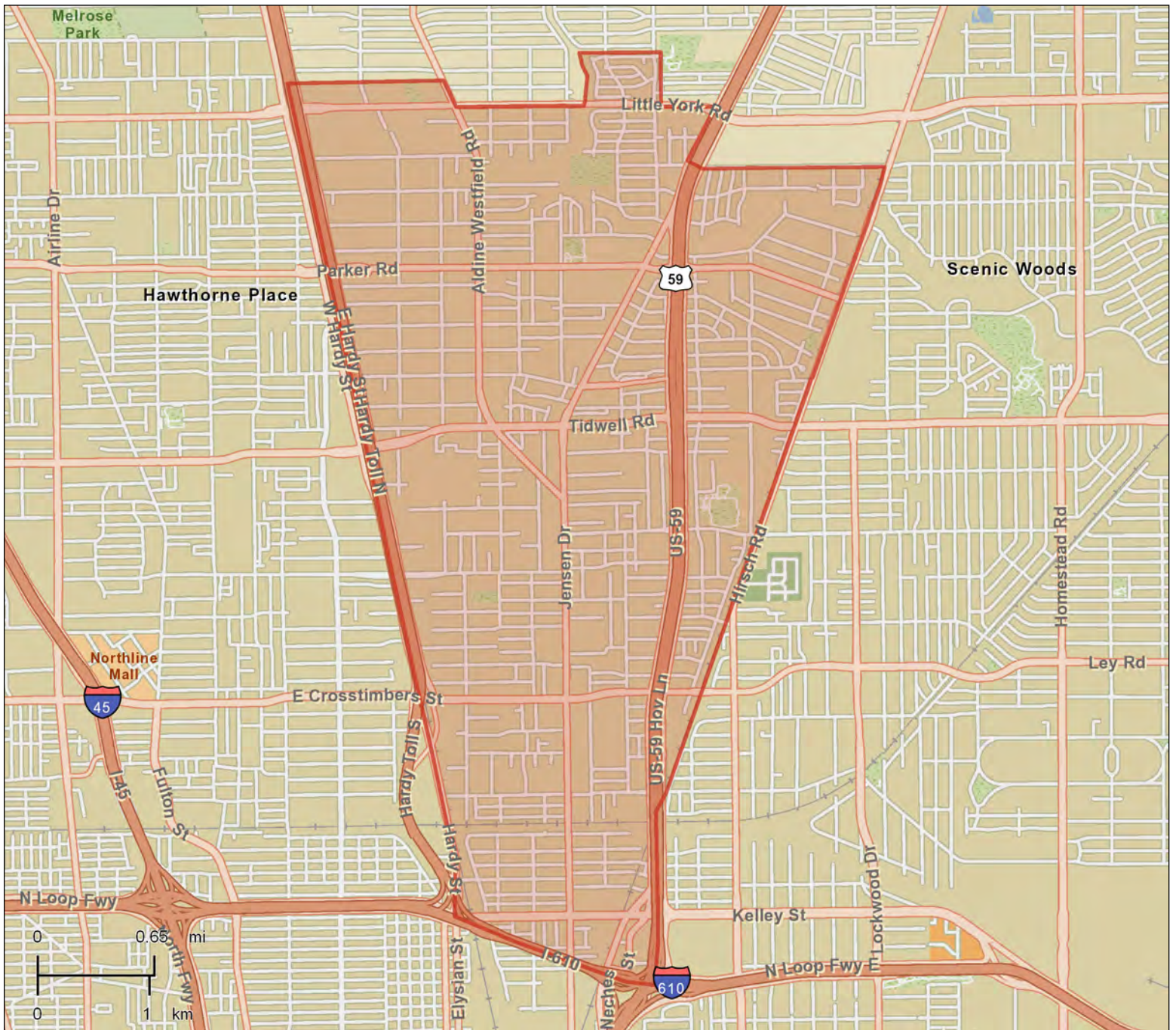
### 2013 Consumer Spending

Food at Home: Total \$	\$17,930,538
Average Spent	\$2,876.71
Food Away from Home: Total \$	\$11,139,131
Average Spent	\$1,787.12
Health Care: Total \$	\$15,048,387
Average Spent	\$2,414.31
Shelter: Total \$	\$53,800,303
Average Spent	\$8,631.53
Vehicle Maintenance & Repairs: Total \$	\$3,725,160
Average Spent	\$597.65





<b>Population Summary</b>	
2000 Total Population	21,709
2010 Total Population	20,266
2018 Total Population	21,718
<b>Household Summary</b>	
2010 Households	6,989
2010 Average Household Size	2.89
<b>Housing Unit Summary</b>	
2010 Housing Units	7,685
Owner Occupied Housing Units	66.2%
Renter Occupied Housing Units	24.8%
Vacant Housing Units	9.1%
<b>Median Household Income</b>	
2013	\$32,394
<b>Median Home Value</b>	
2013	\$73,612
2018	\$82,066
<b>Per Capita Income</b>	
2013	\$14,313
<b>Median Age</b>	
2010	39.0
<b>2010 Population by Race/Ethnicity</b>	
Total	20,265
White Alone	11.4%
Black Alone	75.2%
American Indian Alone	0.6%
Asian Alone	0.2%
Pacific Islander Alone	0.0%
Hispanic Origin	22.3%
<b>2013 Population 25+ by Educational Attainment</b>	
Total	13,656
Less than 9th Grade	10.9%
9th - 12th Grade, No Diploma	19.6%
High School Graduate	35.9%
Some College, No Degree	20.7%
Associate Degree	3.0%
Bachelor's Degree	6.5%
Graduate/Professional Degree	3.4%
<b>2013 Employed Population 16+ by Industry</b>	
Total	7,861
Agriculture/Mining	0.8%
Construction	6.5%
Manufacturing	9.0%
Wholesale Trade	3.7%
Retail Trade	11.0%
Transportation/Utilities	11.4%
Information	0.2%
Finance/Insurance/Real Estate	4.4%
Services	48.9%
Public Administration	4.1%
<b>2010 Households by Tenure and Mortgage Status</b>	
Total	6,989
Owner Occupied	72.7%
Renter Occupied	27.3%
<b>2013 Consumer Spending</b>	
Food at Home: Total \$	\$21,790,154
Average Spent	\$3,068.60
Food Away from Home: Total \$	\$13,264,735
Average Spent	\$1,868.01
Health Care: Total \$	\$20,045,222
Average Spent	\$2,822.87
Shelter: Total \$	\$64,899,197
Average Spent	\$9,139.44
Vehicle Maintenance & Repairs: Total \$	\$4,615,054
Average Spent	\$649.92



### Population Summary

2000 Total Population	27,859
2010 Total Population	27,985
2018 Total Population	30,510

### Household Summary

2010 Households	7,713
2010 Average Household Size	3.58

### Housing Unit Summary

2010 Housing Units	8,710
Owner Occupied Housing Units	46.9%
Renter Occupied Housing Units	41.6%
Vacant Housing Units	11.4%

### Median Household Income

2013	\$27,141
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### Median Home Value

2013	\$86,242
2018	\$115,290

### Per Capita Income

2013	\$9,646
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### Median Age

2010	28.1
------	------

### 2010 Population by Race/Ethnicity

Total	27,985
White Alone	45.8%
Black Alone	21.5%
American Indian Alone	1.0%
Asian Alone	0.4%
Pacific Islander Alone	0.0%
Hispanic Origin	73.3%

### 2013 Population 25+ by Educational Attainment

Total	16,028
Less than 9th Grade	30.1%
9th - 12th Grade, No Diploma	22.9%
High School Graduate	26.3%
Some College, No Degree	14.1%
Associate Degree	2.2%
Bachelor's Degree	3.8%
Graduate/Professional Degree	0.7%

### 2013 Employed Population 16+ by Industry

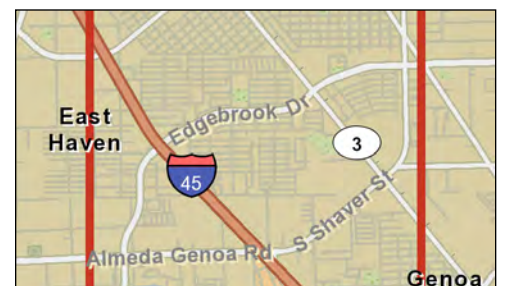
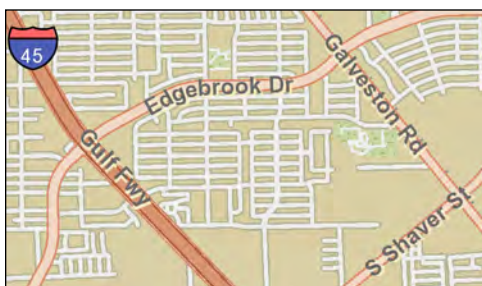
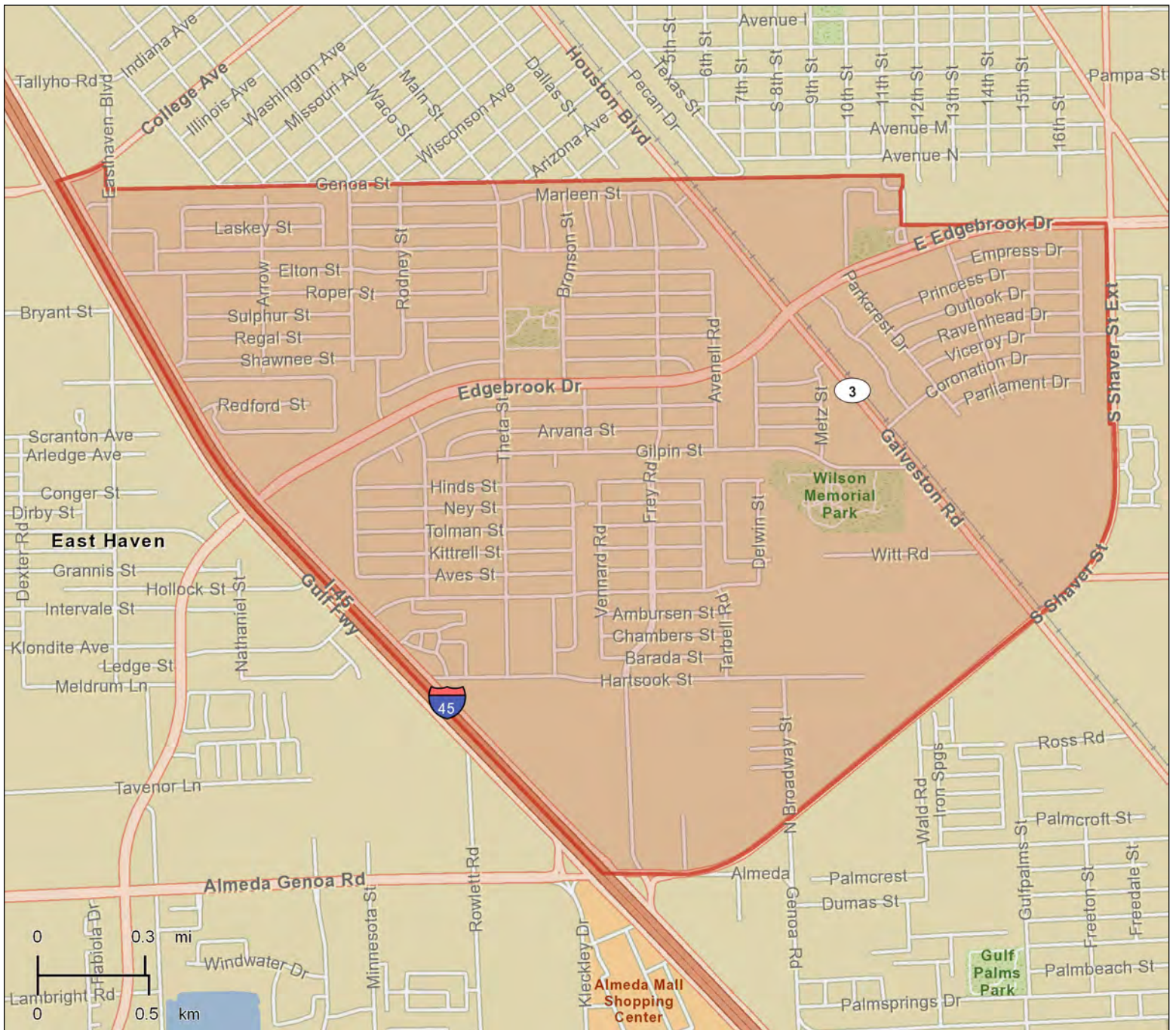
Total	10,014
Agriculture/Mining	3.7%
Construction	17.7%
Manufacturing	10.3%
Wholesale Trade	4.3%
Retail Trade	14.1%
Transportation/Utilities	6.9%
Information	1.2%
Finance/Insurance/Real Estate	1.3%
Services	39.1%
Public Administration	1.2%

### 2010 Households by Tenure and Mortgage Status

Total	7,713
Owner Occupied	53.0%
Renter Occupied	47.0%

### 2013 Consumer Spending

Food at Home: Total \$	\$20,628,733
Average Spent	\$2,613.22
Food Away from Home: Total \$	\$13,136,000
Average Spent	\$1,664.05
Health Care: Total \$	\$16,052,130
Average Spent	\$2,033.46
Shelter: Total \$	\$60,380,389
Average Spent	\$7,648.90
Vehicle Maintenance & Repairs: Total \$	\$4,168,436
Average Spent	\$528.05



### Population Summary

2000 Total Population	19,770
2010 Total Population	20,448
2018 Total Population	20,753

### Household Summary

2010 Households	6,221
2010 Average Household Size	3.28

### Housing Unit Summary

2010 Housing Units	7,299
Owner Occupied Housing Units	43.5%
Renter Occupied Housing Units	41.7%
Vacant Housing Units	14.8%

### Median Household Income

2013	\$40,360
------	----------

### Median Home Value

2013	\$119,246
2018	\$130,575

### Per Capita Income

2013	\$14,598
------	----------

### Median Age

2010	28.7
------	------

### 2010 Population by Race/Ethnicity

Total	20,448
White Alone	61.2%
Black Alone	9.1%
American Indian Alone	1.0%
Asian Alone	1.4%
Pacific Islander Alone	0.1%
Hispanic Origin	75.5%

### 2013 Population 25+ by Educational Attainment

Total	11,458
Less than 9th Grade	20.0%
9th - 12th Grade, No Diploma	16.2%
High School Graduate	28.3%
Some College, No Degree	21.7%
Associate Degree	5.8%
Bachelor's Degree	5.1%
Graduate/Professional Degree	2.8%

### 2013 Employed Population 16+ by Industry

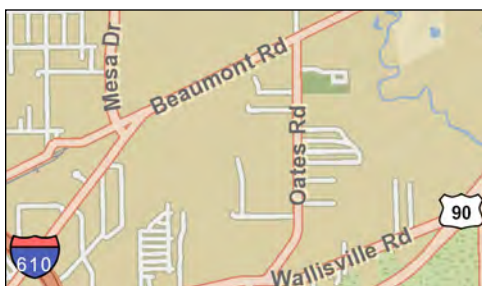
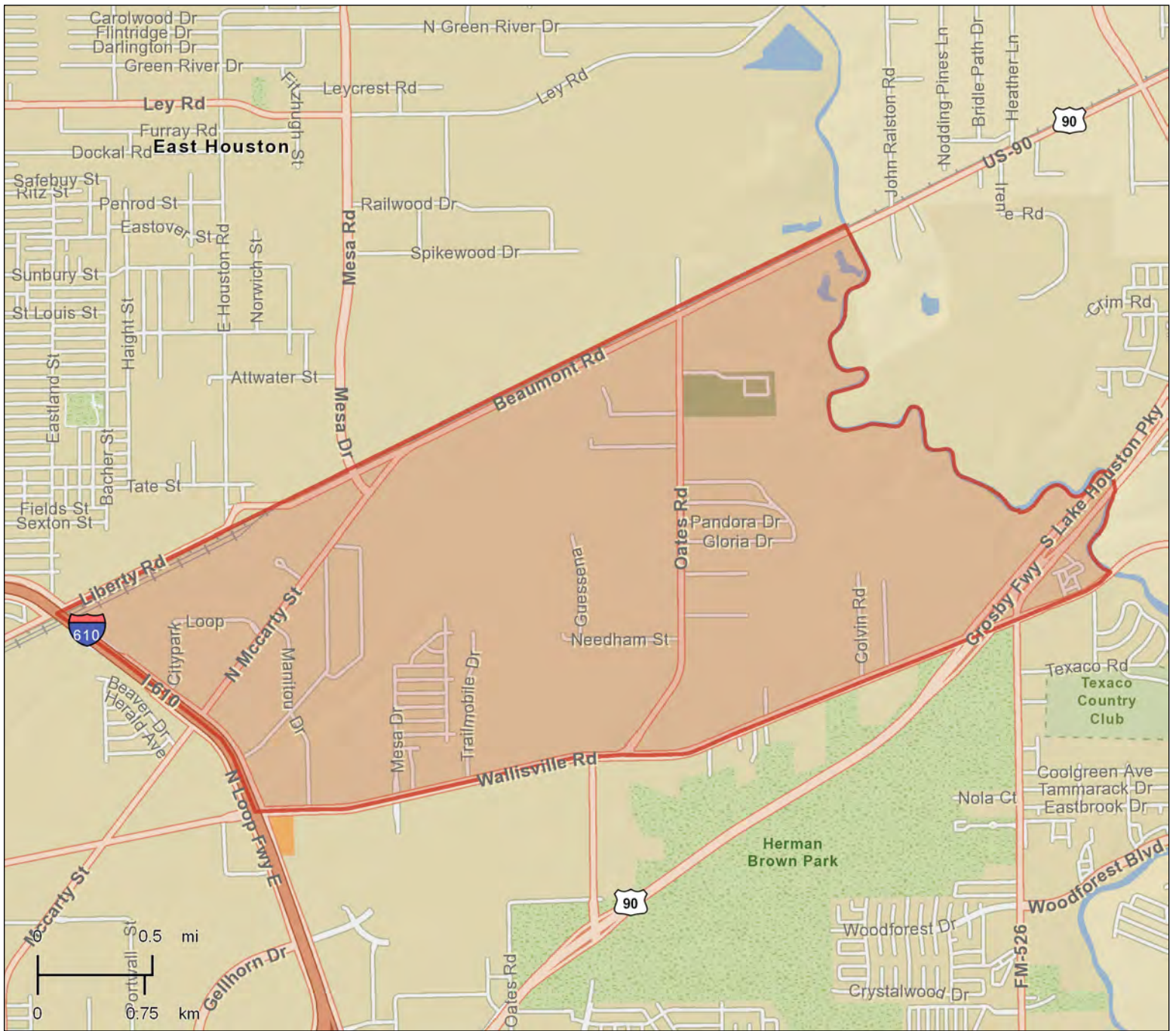
Total	8,362
Agriculture/Mining	1.4%
Construction	12.2%
Manufacturing	14.2%
Wholesale Trade	2.2%
Retail Trade	10.8%
Transportation/Utilities	8.6%
Information	0.1%
Finance/Insurance/Real Estate	4.4%
Services	44.3%
Public Administration	1.6%

### 2010 Households by Tenure and Mortgage Status

Total	6,221
Owner Occupied	51.1%
Renter Occupied	48.9%

### 2013 Consumer Spending

Food at Home: Total \$	\$21,875,252
Average Spent	\$3,587.28
Food Away from Home: Total \$	\$14,336,575
Average Spent	\$2,351.03
Health Care: Total \$	\$16,392,457
Average Spent	\$2,688.17
Shelter: Total \$	\$72,079,167
Average Spent	\$11,820.13
Vehicle Maintenance & Repairs: Total \$	\$4,617,834
Average Spent	\$757.27



## Population Summary

2000 Total Population	2,759
2010 Total Population	3,135
2018 Total Population	3,138

## Household Summary

2010 Households	797
2010 Average Household Size	3.32

## Housing Unit Summary

2010 Housing Units	865
Owner Occupied Housing Units	60.6%
Renter Occupied Housing Units	31.6%
Vacant Housing Units	7.9%

## Median Household Income

2013	\$41,550
------	----------

## Median Home Value

2013	\$97,857
2018	\$130,822

## Per Capita Income

2013	\$20,106
------	----------

## Median Age

2010	35.5
------	------

## 2010 Population by Race/Ethnicity

Total	3,135
White Alone	55.8%
Black Alone	19.1%
American Indian Alone	0.5%
Asian Alone	0.4%
Pacific Islander Alone	0.0%
Hispanic Origin	67.3%

## 2013 Population 25+ by Educational Attainment

Total	2,010
Less than 9th Grade	23.7%
9th - 12th Grade, No Diploma	16.5%
High School Graduate	34.3%
Some College, No Degree	15.5%
Associate Degree	3.9%
Bachelor's Degree	3.5%
Graduate/Professional Degree	2.5%

## 2013 Employed Population 16+ by Industry

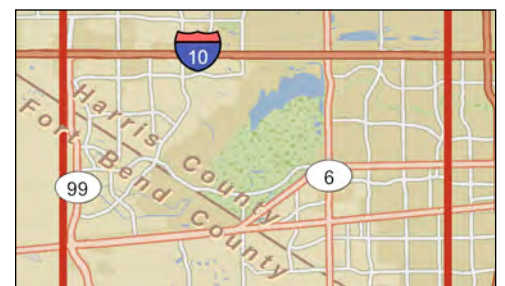
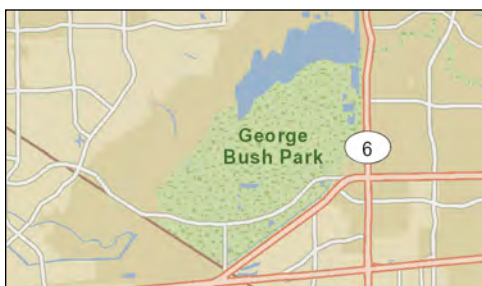
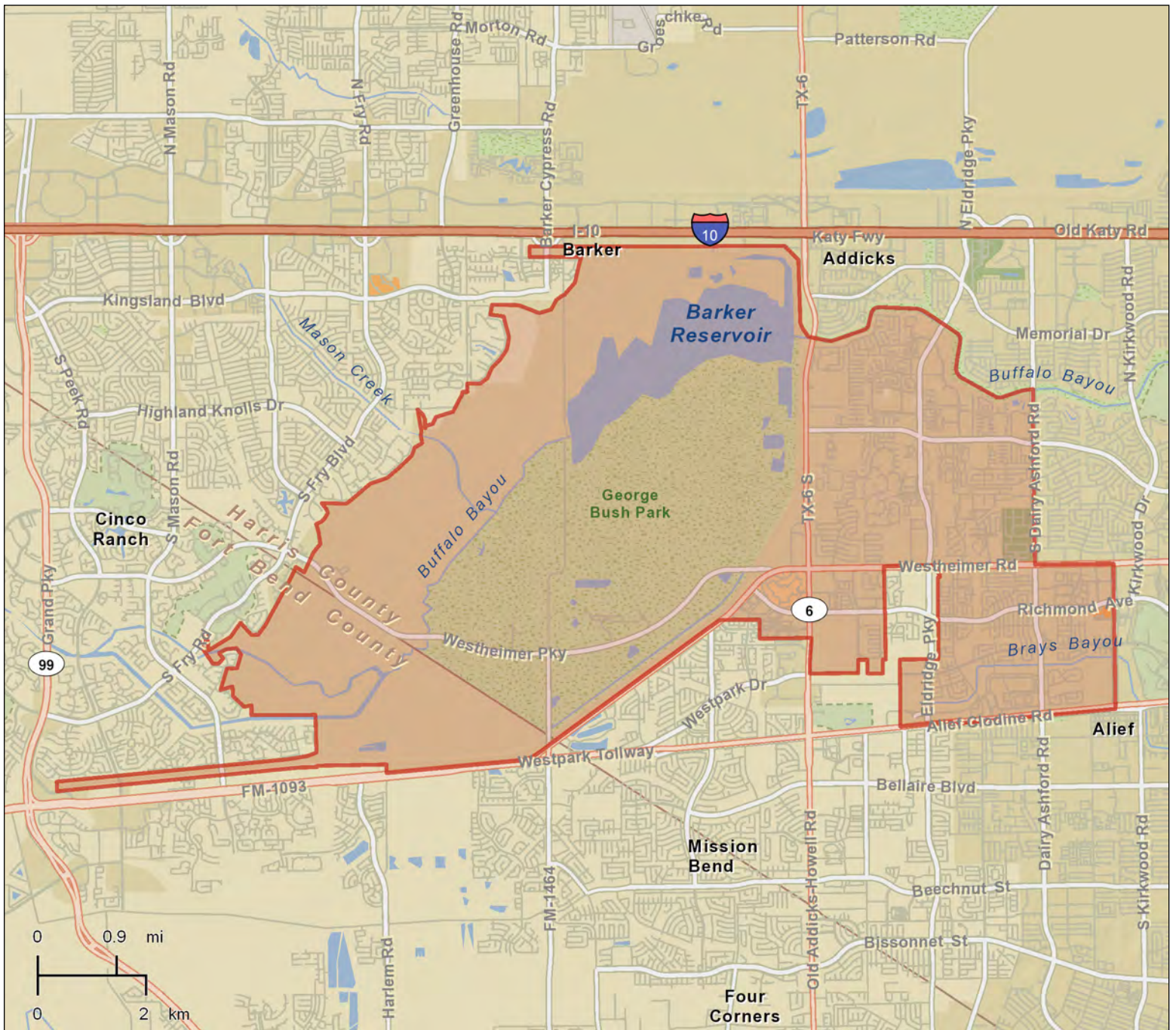
Total	961
Agriculture/Mining	0.0%
Construction	19.4%
Manufacturing	7.2%
Wholesale Trade	4.2%
Retail Trade	10.3%
Transportation/Utilities	9.4%
Information	1.2%
Finance/Insurance/Real Estate	0.0%
Services	48.3%
Public Administration	0.1%

## 2010 Households by Tenure and Mortgage Status

Total	797
Owner Occupied	65.7%
Renter Occupied	34.3%

## 2013 Consumer Spending

Food at Home: Total \$	\$3,969,310
Average Spent	\$5,037.20
Food Away from Home: Total \$	\$2,539,868
Average Spent	\$3,223.18
Health Care: Total \$	\$3,108,198
Average Spent	\$3,944.41
Shelter: Total \$	\$11,584,204
Average Spent	\$14,700.77
Vehicle Maintenance & Repairs: Total \$	\$804,760
Average Spent	\$1,021.27





## Population Summary

2000 Total Population	40,203
2010 Total Population	55,166
2018 Total Population	64,774

## Household Summary

2010 Households	25,043
2010 Average Household Size	2.20

## Housing Unit Summary

2010 Housing Units	28,413
Owner Occupied Housing Units	30.9%
Renter Occupied Housing Units	57.2%
Vacant Housing Units	11.9%

## Median Household Income

2013	\$54,446
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## Median Home Value

2013	\$211,287
2018	\$245,449

## Per Capita Income

2013	\$36,716
------	----------

## Median Age

2010	33.9
------	------

## 2010 Population by Race/Ethnicity

Total	55,166
White Alone	49.5%
Black Alone	24.3%
American Indian Alone	0.4%
Asian Alone	15.4%
Pacific Islander Alone	0.0%
Hispanic Origin	23.2%

## 2013 Population 25+ by Educational Attainment

Total	39,783
Less than 9th Grade	2.5%
9th - 12th Grade, No Diploma	3.9%
High School Graduate	17.2%
Some College, No Degree	21.6%
Associate Degree	6.8%
Bachelor's Degree	31.2%
Graduate/Professional Degree	16.8%

## 2013 Employed Population 16+ by Industry

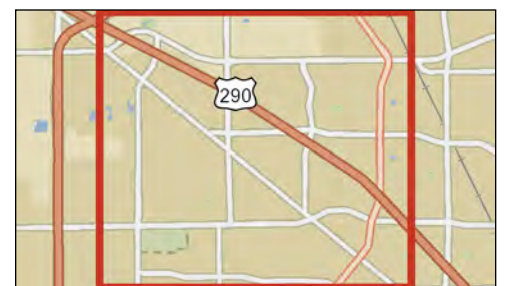
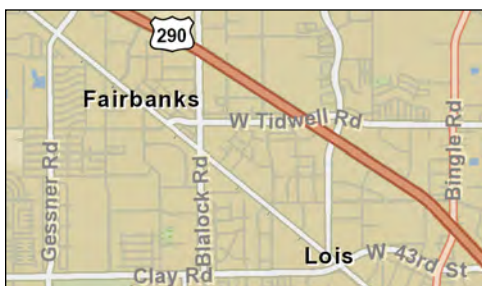
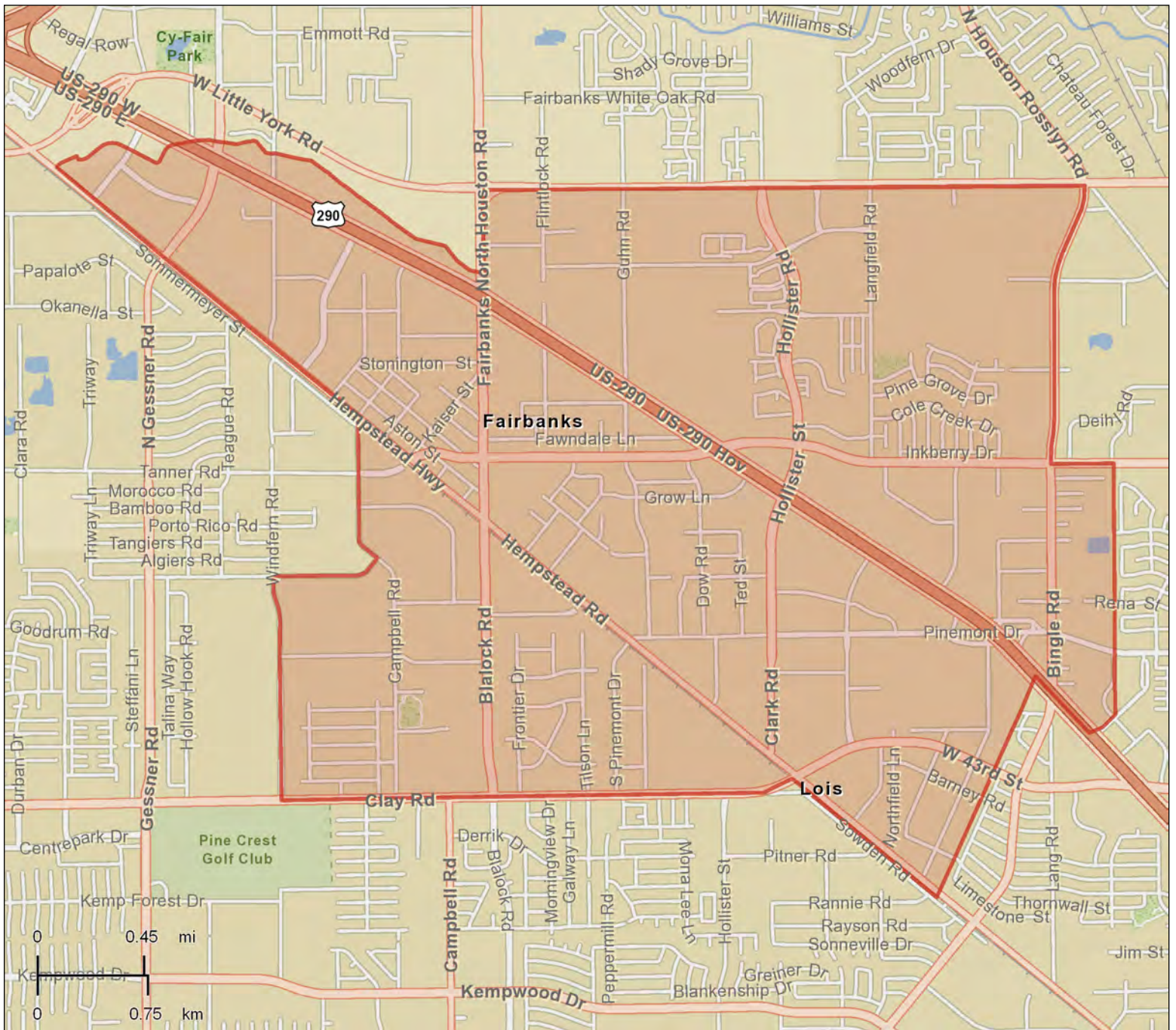
Total	32,144
Agriculture/Mining	7.7%
Construction	3.4%
Manufacturing	7.6%
Wholesale Trade	4.0%
Retail Trade	12.1%
Transportation/Utilities	4.2%
Information	1.2%
Finance/Insurance/Real Estate	7.5%
Services	50.4%
Public Administration	1.9%

## 2010 Households by Tenure and Mortgage Status

Total	25,043
Owner Occupied	35.1%
Renter Occupied	64.9%

## 2013 Consumer Spending

Food at Home: Total \$	\$152,859,994
Average Spent	\$5,760.04
Food Away from Home: Total \$	\$102,600,540
Average Spent	\$3,866.17
Health Care: Total \$	\$121,322,473
Average Spent	\$4,571.65
Shelter: Total \$	\$513,477,156
Average Spent	\$19,348.75
Vehicle Maintenance & Repairs: Total \$	\$33,470,321
Average Spent	\$1,261.22



## Population Summary

2000 Total Population	11,491
2010 Total Population	13,513
2018 Total Population	15,693

## Household Summary

2010 Households	5,502
2010 Average Household Size	2.46

## Housing Unit Summary

2010 Housing Units	6,479
Owner Occupied Housing Units	18.6%
Renter Occupied Housing Units	66.3%
Vacant Housing Units	15.1%

## Median Household Income

2013	\$35,779
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## Median Home Value

2013	\$138,537
2018	\$182,566

## Per Capita Income

2013	\$19,244
------	----------

## Median Age

2010	28.8
------	------

## 2010 Population by Race/Ethnicity

Total	13,514
White Alone	46.0%
Black Alone	21.9%
American Indian Alone	1.4%
Asian Alone	2.9%
Pacific Islander Alone	0.1%
Hispanic Origin	56.1%

## 2013 Population 25+ by Educational Attainment

Total	8,426
Less than 9th Grade	9.2%
9th - 12th Grade, No Diploma	13.5%
High School Graduate	34.7%
Some College, No Degree	20.2%
Associate Degree	4.0%
Bachelor's Degree	12.6%
Graduate/Professional Degree	5.7%

## 2013 Employed Population 16+ by Industry

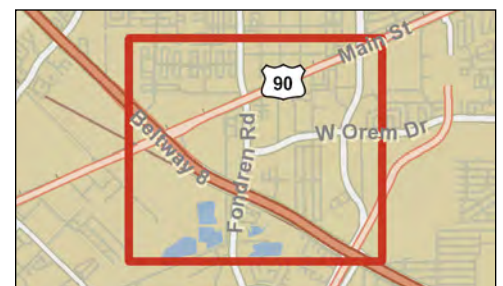
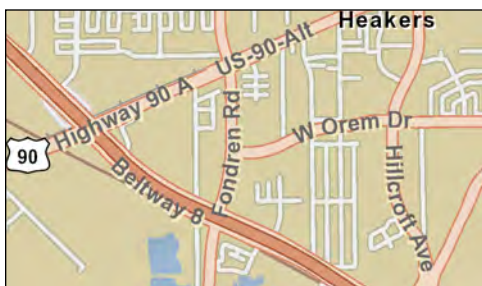
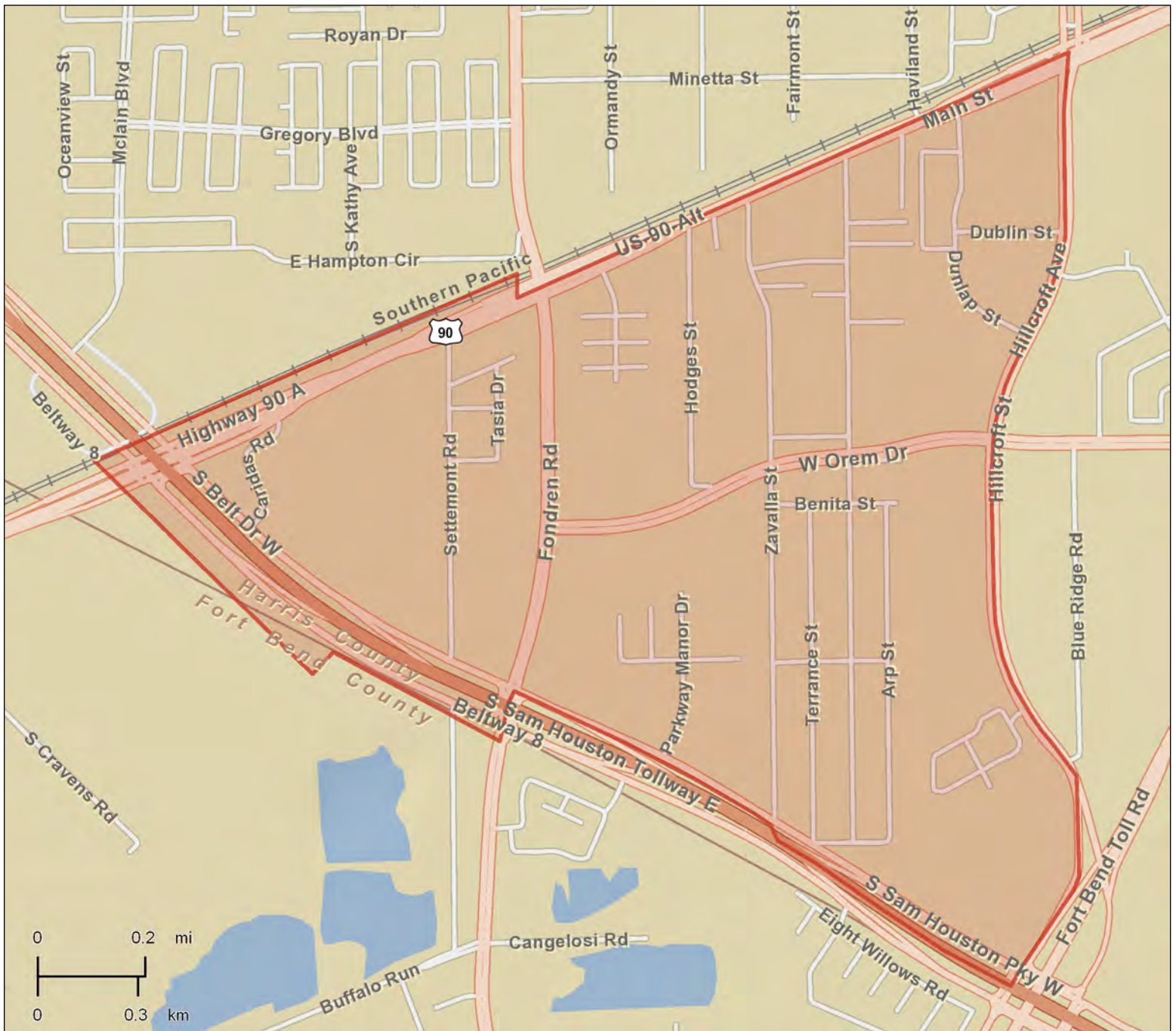
Total	7,644
Agriculture/Mining	1.3%
Construction	10.3%
Manufacturing	15.7%
Wholesale Trade	2.9%
Retail Trade	10.6%
Transportation/Utilities	4.0%
Information	1.8%
Finance/Insurance/Real Estate	3.0%
Services	46.8%
Public Administration	3.7%

## 2010 Households by Tenure and Mortgage Status

Total	5,502
Owner Occupied	21.9%
Renter Occupied	78.1%

## 2013 Consumer Spending

Food at Home: Total \$	\$20,829,287
Average Spent	\$3,618.08
Food Away from Home: Total \$	\$13,837,330
Average Spent	\$2,403.57
Health Care: Total \$	\$15,075,952
Average Spent	\$2,618.72
Shelter: Total \$	\$67,721,262
Average Spent	\$11,763.29
Vehicle Maintenance & Repairs: Total \$	\$4,384,725
Average Spent	\$761.63



### Polygon Study Area

#### Population Summary

2000 Total Population	2,216
2010 Total Population	2,896
2018 Total Population	3,492

#### Household Summary

2010 Households	995
2010 Average Household Size	2.91

#### Housing Unit Summary

2010 Housing Units	1,145
Owner Occupied Housing Units	22.6%
Renter Occupied Housing Units	64.3%
Vacant Housing Units	13.1%

#### Median Household Income

2013	\$33,198
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#### Median Home Value

2013	\$109,965
2018	\$146,645

#### Per Capita Income

2013	\$14,041
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#### Median Age

2010	27.9
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#### 2010 Population by Race/Ethnicity

Total	2,896
White Alone	37.7%
Black Alone	32.4%
American Indian Alone	1.0%
Asian Alone	0.4%
Pacific Islander Alone	0.0%
Hispanic Origin	59.4%

#### 2013 Population 25+ by Educational Attainment

Total	1,770
Less than 9th Grade	8.8%
9th - 12th Grade, No Diploma	21.1%
High School Graduate	29.3%
Some College, No Degree	25.3%
Associate Degree	2.8%
Bachelor's Degree	12.0%
Graduate/Professional Degree	0.7%

#### 2013 Employed Population 16+ by Industry

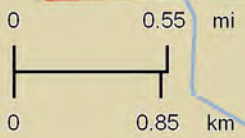
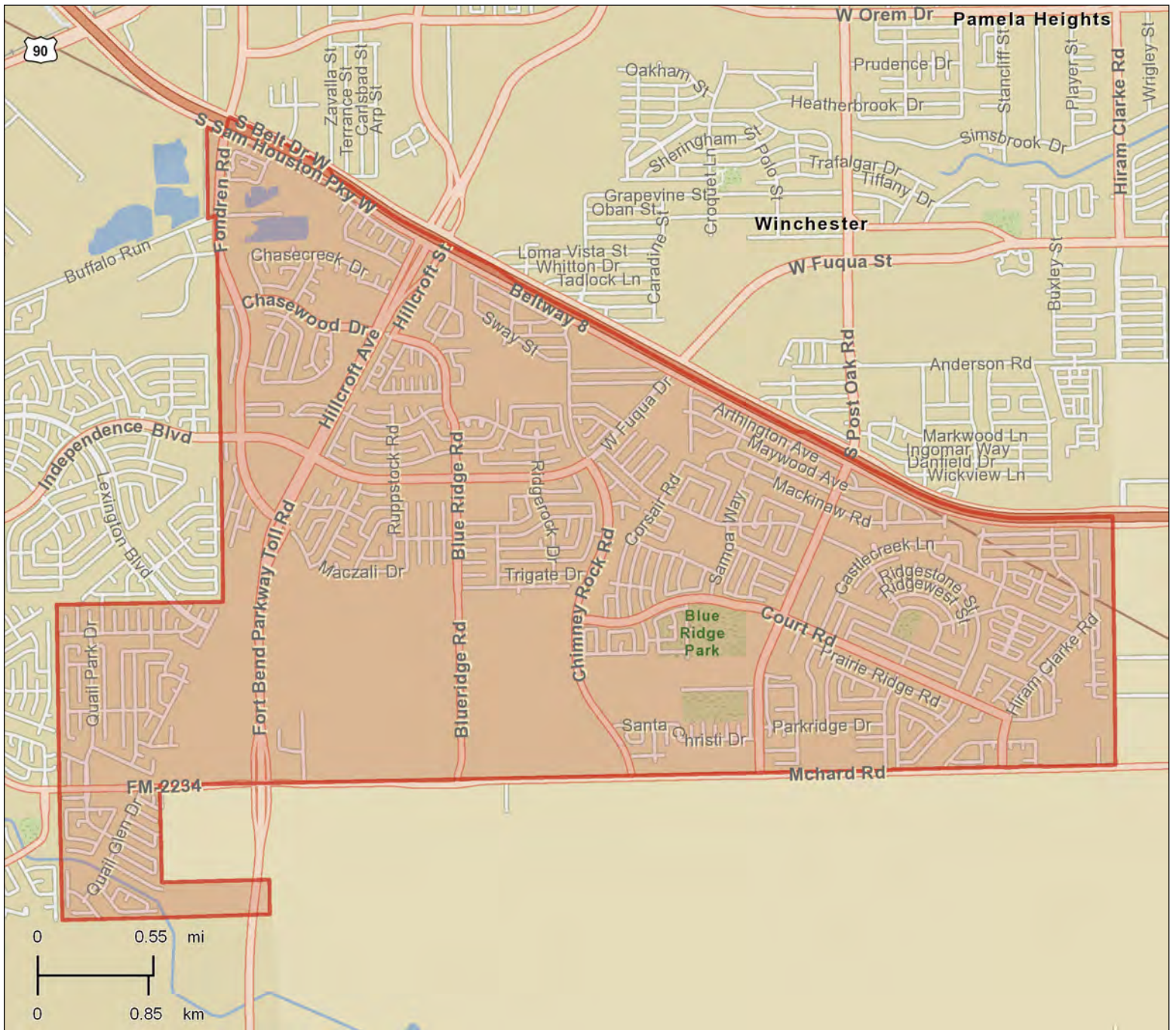
Total	1,442
Agriculture/Mining	0.0%
Construction	16.3%
Manufacturing	12.0%
Wholesale Trade	3.7%
Retail Trade	6.7%
Transportation/Utilities	10.1%
Information	4.7%
Finance/Insurance/Real Estate	1.9%
Services	40.7%
Public Administration	4.0%

#### 2010 Households by Tenure and Mortgage Status

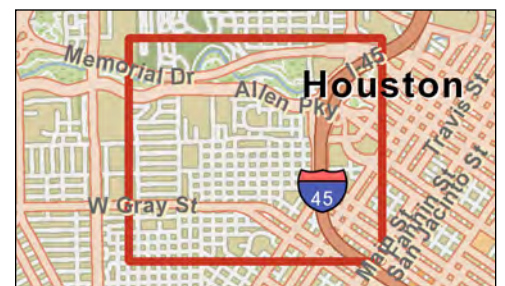
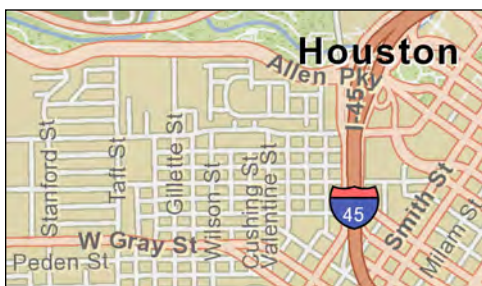
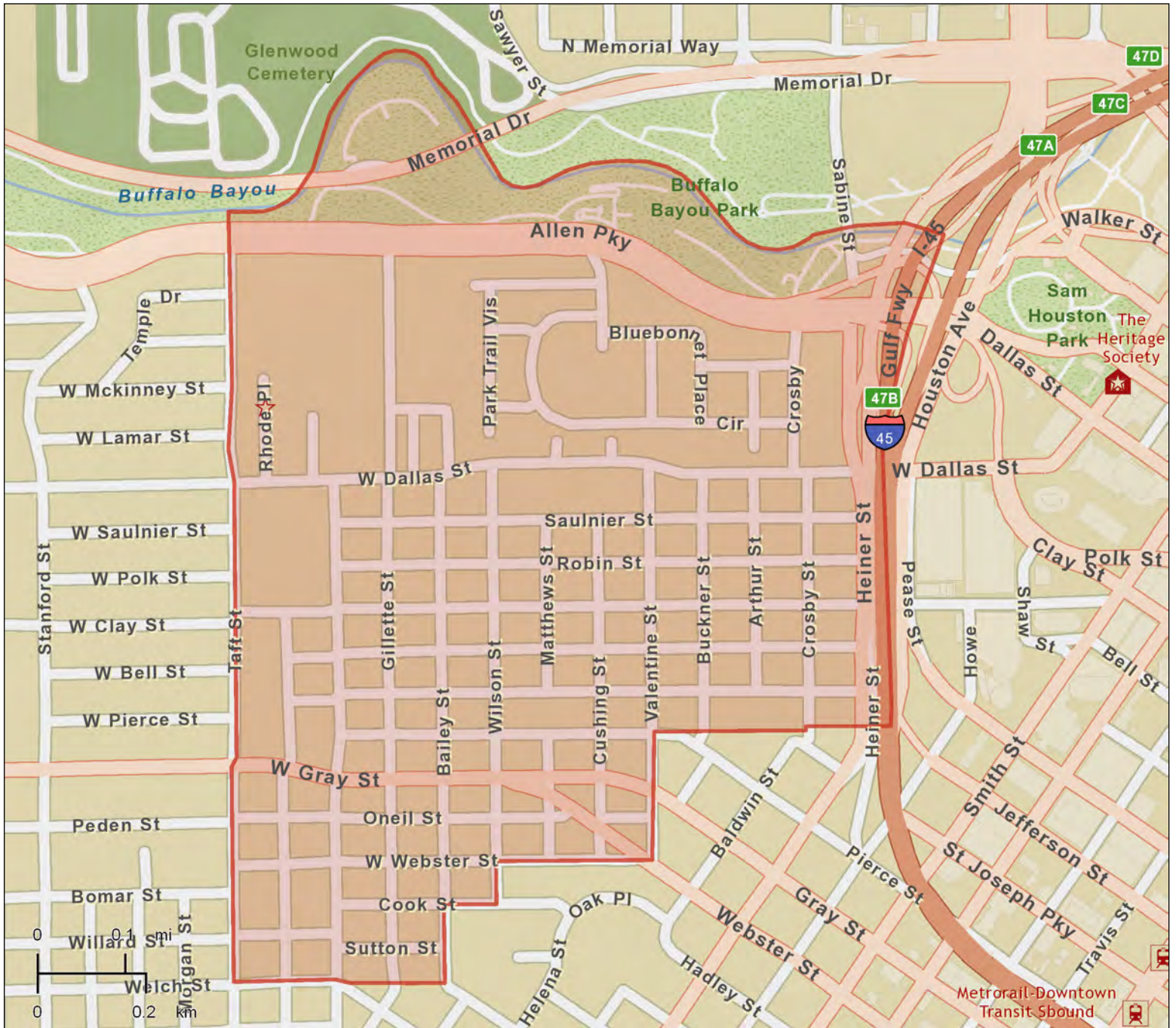
Total	995
Owner Occupied	26.0%
Renter Occupied	74.0%

#### 2013 Consumer Spending

Food at Home: Total \$	\$3,389,527
Average Spent	\$3,126.87
Food Away from Home: Total \$	\$2,147,094
Average Spent	\$1,980.71
Health Care: Total \$	\$2,351,619
Average Spent	\$2,169.39
Shelter: Total \$	\$10,824,469
Average Spent	\$9,985.67
Vehicle Maintenance & Repairs: Total \$	\$664,671
Average Spent	\$613.16



<b>Population Summary</b>	
2000 Total Population	32,248
2010 Total Population	34,520
2018 Total Population	41,707
<b>Household Summary</b>	
2010 Households	10,413
2010 Average Household Size	3.31
<b>Housing Unit Summary</b>	
2010 Housing Units	11,069
Owner Occupied Housing Units	68.9%
Renter Occupied Housing Units	25.2%
Vacant Housing Units	5.9%
<b>Median Household Income</b>	
2013	\$45,738
<b>Median Home Value</b>	
2013	\$105,269
2018	\$131,261
<b>Per Capita Income</b>	
2013	\$17,004
<b>Median Age</b>	
2010	31.7
<b>2010 Population by Race/Ethnicity</b>	
Total	34,520
White Alone	21.9%
Black Alone	63.3%
American Indian Alone	0.4%
Asian Alone	0.7%
Pacific Islander Alone	0.0%
Hispanic Origin	33.4%
<b>2013 Population 25+ by Educational Attainment</b>	
Total	21,701
Less than 9th Grade	11.2%
9th - 12th Grade, No Diploma	8.5%
High School Graduate	28.4%
Some College, No Degree	29.8%
Associate Degree	5.8%
Bachelor's Degree	11.5%
Graduate/Professional Degree	4.8%
<b>2013 Employed Population 16+ by Industry</b>	
Total	16,138
Agriculture/Mining	1.9%
Construction	7.9%
Manufacturing	8.5%
Wholesale Trade	1.7%
Retail Trade	11.7%
Transportation/Utilities	8.4%
Information	0.9%
Finance/Insurance/Real Estate	4.7%
Services	49.0%
Public Administration	5.4%
<b>2010 Households by Tenure and Mortgage Status</b>	
Total	10,413
Owner Occupied	73.2%
Renter Occupied	26.8%
<b>2013 Consumer Spending</b>	
Food at Home: Total \$	\$42,675,746
Average Spent	\$3,918.80
Food Away from Home: Total \$	\$28,098,763
Average Spent	\$2,580.24
Health Care: Total \$	\$37,051,182
Average Spent	\$3,402.31
Shelter: Total \$	\$141,046,019
Average Spent	\$12,951.88
Vehicle Maintenance & Repairs: Total \$	\$9,522,910
Average Spent	\$874.46





## Polygon Study Area

### Population Summary

2000 Total Population	1,964
2010 Total Population	3,881
2018 Total Population	4,525

### Household Summary

2010 Households	1,978
2010 Average Household Size	1.96

### Housing Unit Summary

2010 Housing Units	2,104
Owner Occupied Housing Units	34.3%
Renter Occupied Housing Units	59.7%
Vacant Housing Units	6.0%

### Median Household Income

2013	\$34,045
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### Median Home Value

2013	\$190,530
2018	\$270,947

### Per Capita Income

2013	\$33,211
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### Median Age

2010	31.1
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### 2010 Population by Race/Ethnicity

Total	3,881
White Alone	49.6%
Black Alone	34.0%
American Indian Alone	0.3%
Asian Alone	7.8%
Pacific Islander Alone	0.0%
Hispanic Origin	19.1%

### 2013 Population 25+ by Educational Attainment

Total	2,882
Less than 9th Grade	5.1%
9th - 12th Grade, No Diploma	6.7%
High School Graduate	18.0%
Some College, No Degree	17.1%
Associate Degree	5.3%
Bachelor's Degree	33.0%
Graduate/Professional Degree	14.7%

### 2013 Employed Population 16+ by Industry

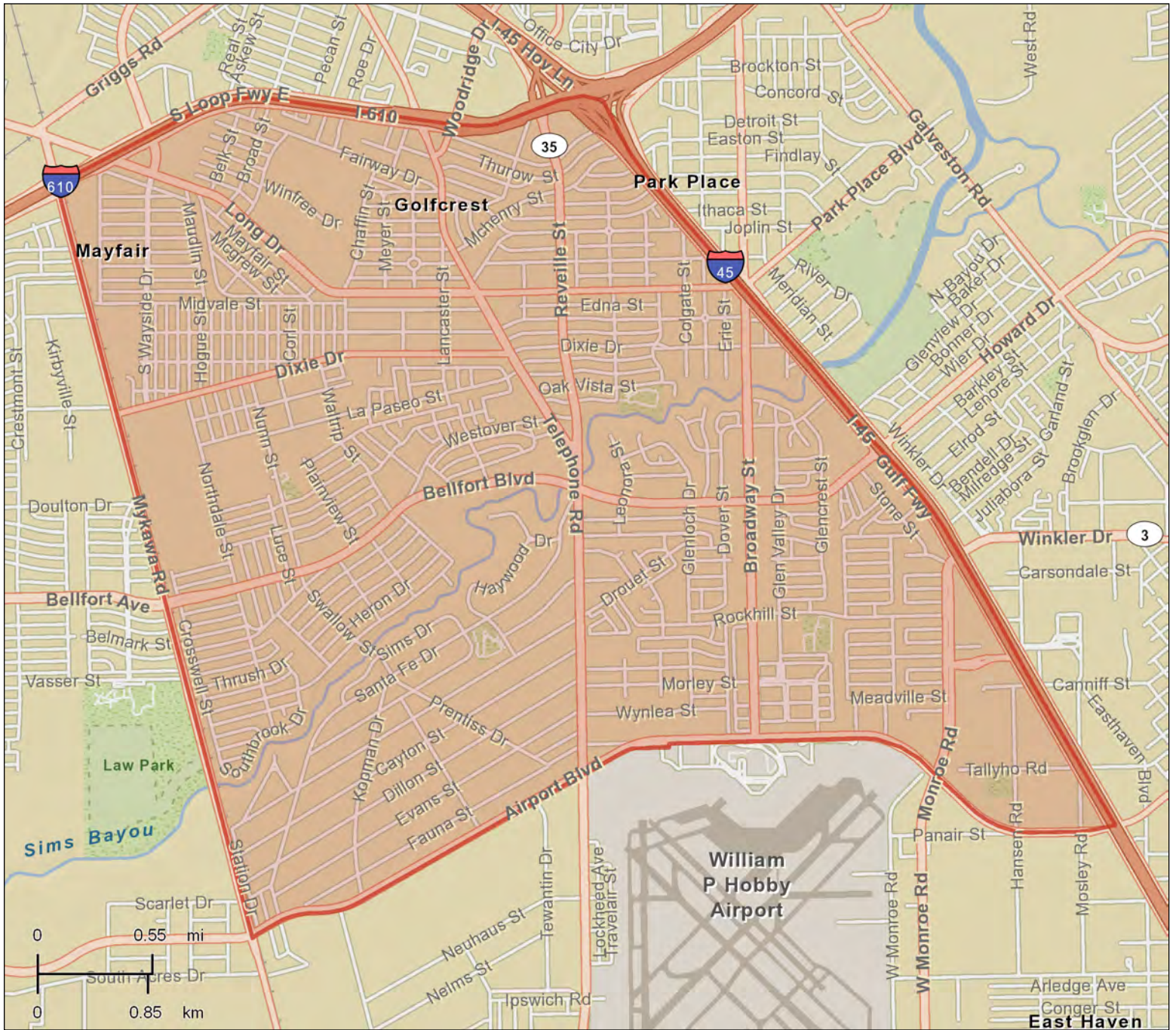
Total	2,351
Agriculture/Mining	6.6%
Construction	2.3%
Manufacturing	8.5%
Wholesale Trade	2.8%
Retail Trade	8.7%
Transportation/Utilities	9.3%
Information	0.6%
Finance/Insurance/Real Estate	9.7%
Services	49.5%
Public Administration	2.0%

### 2010 Households by Tenure and Mortgage Status

Total	1,978
Owner Occupied	36.5%
Renter Occupied	63.5%

### 2013 Consumer Spending

Food at Home: Total \$	\$9,790,987
Average Spent	\$4,644.68
Food Away from Home: Total \$	\$6,518,634
Average Spent	\$3,092.33
Health Care: Total \$	\$7,076,187
Average Spent	\$3,356.83
Shelter: Total \$	\$31,637,481
Average Spent	\$15,008.29
Vehicle Maintenance & Repairs: Total \$	\$2,059,256
Average Spent	\$976.88



## Population Summary

2000 Total Population	51,132
2010 Total Population	49,757
2018 Total Population	53,223

## Household Summary

2010 Households	15,549
2010 Average Household Size	3.18

## Housing Unit Summary

2010 Housing Units	17,530
Owner Occupied Housing Units	42.5%
Renter Occupied Housing Units	46.2%
Vacant Housing Units	11.3%

## Median Household Income

2013	\$32,828
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## Median Home Value

2013	\$120,075
2018	\$149,838

## Per Capita Income

2013	\$14,093
------	----------

## Median Age

2010	29.8
------	------

## 2010 Population by Race/Ethnicity

Total	49,758
White Alone	47.3%
Black Alone	19.7%
American Indian Alone	0.7%
Asian Alone	3.0%
Pacific Islander Alone	0.0%
Hispanic Origin	70.0%

## 2013 Population 25+ by Educational Attainment

Total	29,596
Less than 9th Grade	25.3%
9th - 12th Grade, No Diploma	17.6%
High School Graduate	28.9%
Some College, No Degree	15.7%
Associate Degree	2.7%
Bachelor's Degree	6.4%
Graduate/Professional Degree	3.3%

## 2013 Employed Population 16+ by Industry

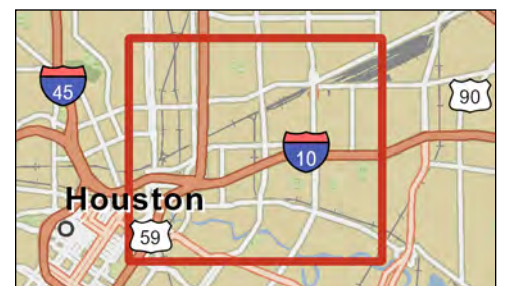
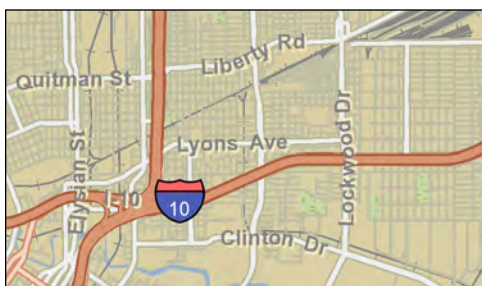
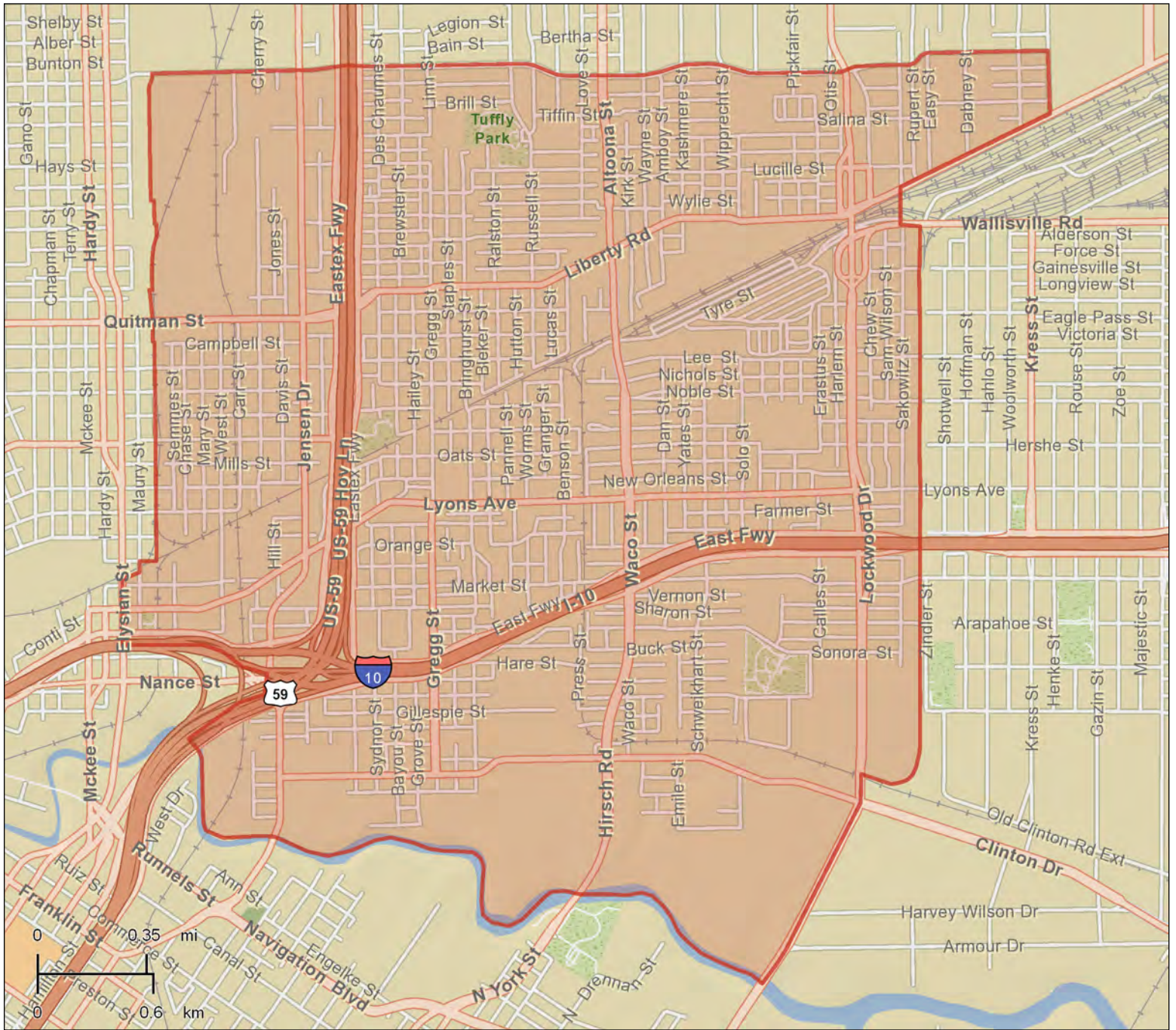
Total	20,959
Agriculture/Mining	1.6%
Construction	15.6%
Manufacturing	13.1%
Wholesale Trade	3.4%
Retail Trade	12.0%
Transportation/Utilities	6.7%
Information	0.5%
Finance/Insurance/Real Estate	3.9%
Services	41.1%
Public Administration	2.0%

## 2010 Households by Tenure and Mortgage Status

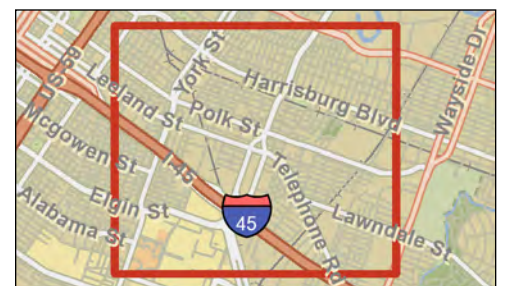
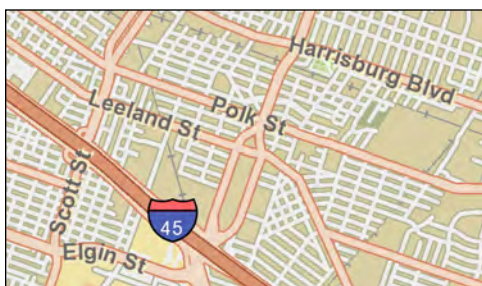
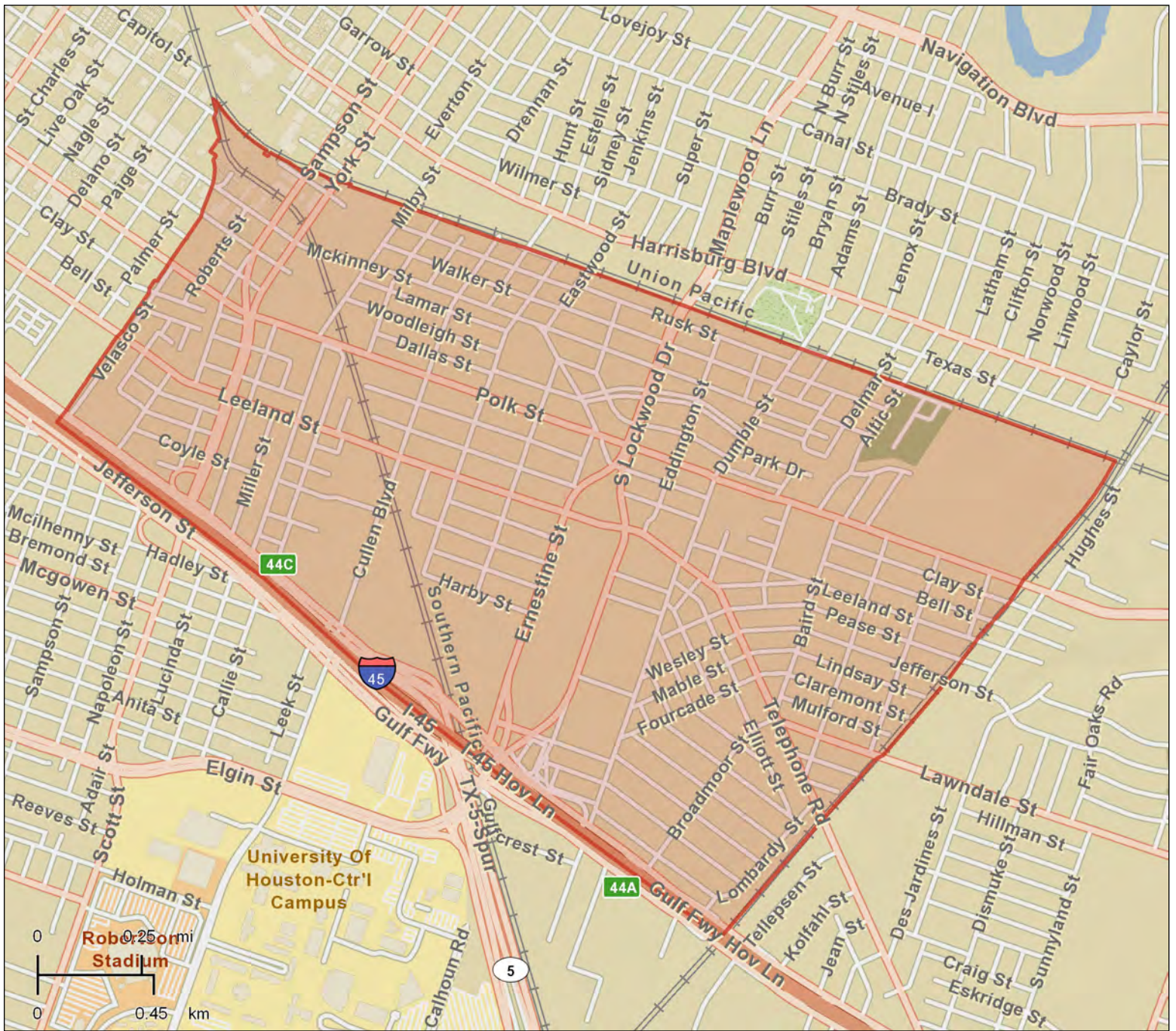
Total	15,549
Owner Occupied	47.9%
Renter Occupied	52.1%

## 2013 Consumer Spending

Food at Home: Total \$	\$53,104,410
Average Spent	\$3,370.42
Food Away from Home: Total \$	\$34,182,532
Average Spent	\$2,169.49
Health Care: Total \$	\$40,362,403
Average Spent	\$2,561.72
Shelter: Total \$	\$168,429,083
Average Spent	\$10,689.84
Vehicle Maintenance & Repairs: Total \$	\$10,968,915
Average Spent	\$696.17



<b>Population Summary</b>	
2000 Total Population	22,147
2010 Total Population	19,823
2018 Total Population	20,215
<b>Household Summary</b>	
2010 Households	6,874
2010 Average Household Size	2.86
<b>Housing Unit Summary</b>	
2010 Housing Units	8,609
Owner Occupied Housing Units	30.4%
Renter Occupied Housing Units	49.5%
Vacant Housing Units	20.2%
<b>Median Household Income</b>	
2013	\$18,897
<b>Median Home Value</b>	
2013	\$75,598
2018	\$97,153
<b>Per Capita Income</b>	
2013	\$11,210
<b>Median Age</b>	
2010	32.1
<b>2010 Population by Race/Ethnicity</b>	
Total	19,824
White Alone	27.5%
Black Alone	51.4%
American Indian Alone	0.5%
Asian Alone	0.5%
Pacific Islander Alone	0.1%
Hispanic Origin	45.6%
<b>2013 Population 25+ by Educational Attainment</b>	
Total	11,917
Less than 9th Grade	22.1%
9th - 12th Grade, No Diploma	25.1%
High School Graduate	29.6%
Some College, No Degree	11.9%
Associate Degree	2.0%
Bachelor's Degree	5.3%
Graduate/Professional Degree	4.0%
<b>2013 Employed Population 16+ by Industry</b>	
Total	6,073
Agriculture/Mining	1.8%
Construction	14.3%
Manufacturing	14.1%
Wholesale Trade	3.0%
Retail Trade	8.1%
Transportation/Utilities	4.8%
Information	1.4%
Finance/Insurance/Real Estate	3.6%
Services	46.1%
Public Administration	2.7%
<b>2010 Households by Tenure and Mortgage Status</b>	
Total	6,874
Owner Occupied	38.0%
Renter Occupied	62.0%
<b>2013 Consumer Spending</b>	
Food at Home: Total \$	\$17,025,240
Average Spent	\$2,495.64
Food Away from Home: Total \$	\$10,456,425
Average Spent	\$1,532.75
Health Care: Total \$	\$13,622,335
Average Spent	\$1,996.82
Shelter: Total \$	\$50,069,488
Average Spent	\$7,339.41
Vehicle Maintenance & Repairs: Total \$	\$3,425,617
Average Spent	\$502.14



### Population Summary

2000 Total Population	13,171
2010 Total Population	11,276
2018 Total Population	11,721

### Household Summary

2010 Households	3,917
2010 Average Household Size	2.88

### Housing Unit Summary

2010 Housing Units	4,778
Owner Occupied Housing Units	36.9%
Renter Occupied Housing Units	45.0%
Vacant Housing Units	18.0%

### Median Household Income

2013	\$31,684
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### Median Home Value

2013	\$143,047
2018	\$183,747

### Per Capita Income

2013	\$15,413
------	----------

### Median Age

2010	32.2
------	------

### 2010 Population by Race/Ethnicity

Total	11,276
White Alone	60.7%
Black Alone	4.7%
American Indian Alone	0.9%
Asian Alone	2.1%
Pacific Islander Alone	0.1%
Hispanic Origin	80.3%

### 2013 Population 25+ by Educational Attainment

Total	7,383
Less than 9th Grade	21.0%
9th - 12th Grade, No Diploma	13.1%
High School Graduate	23.6%
Some College, No Degree	21.5%
Associate Degree	4.4%
Bachelor's Degree	11.7%
Graduate/Professional Degree	4.7%

### 2013 Employed Population 16+ by Industry

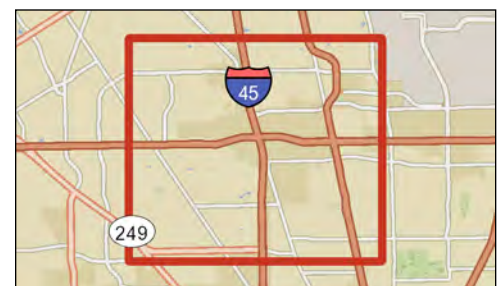
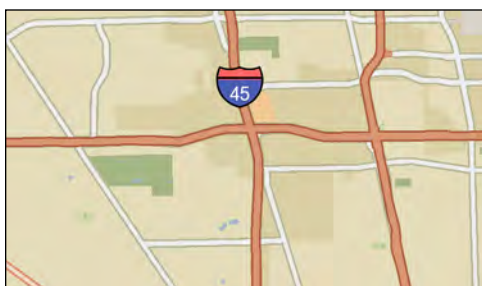
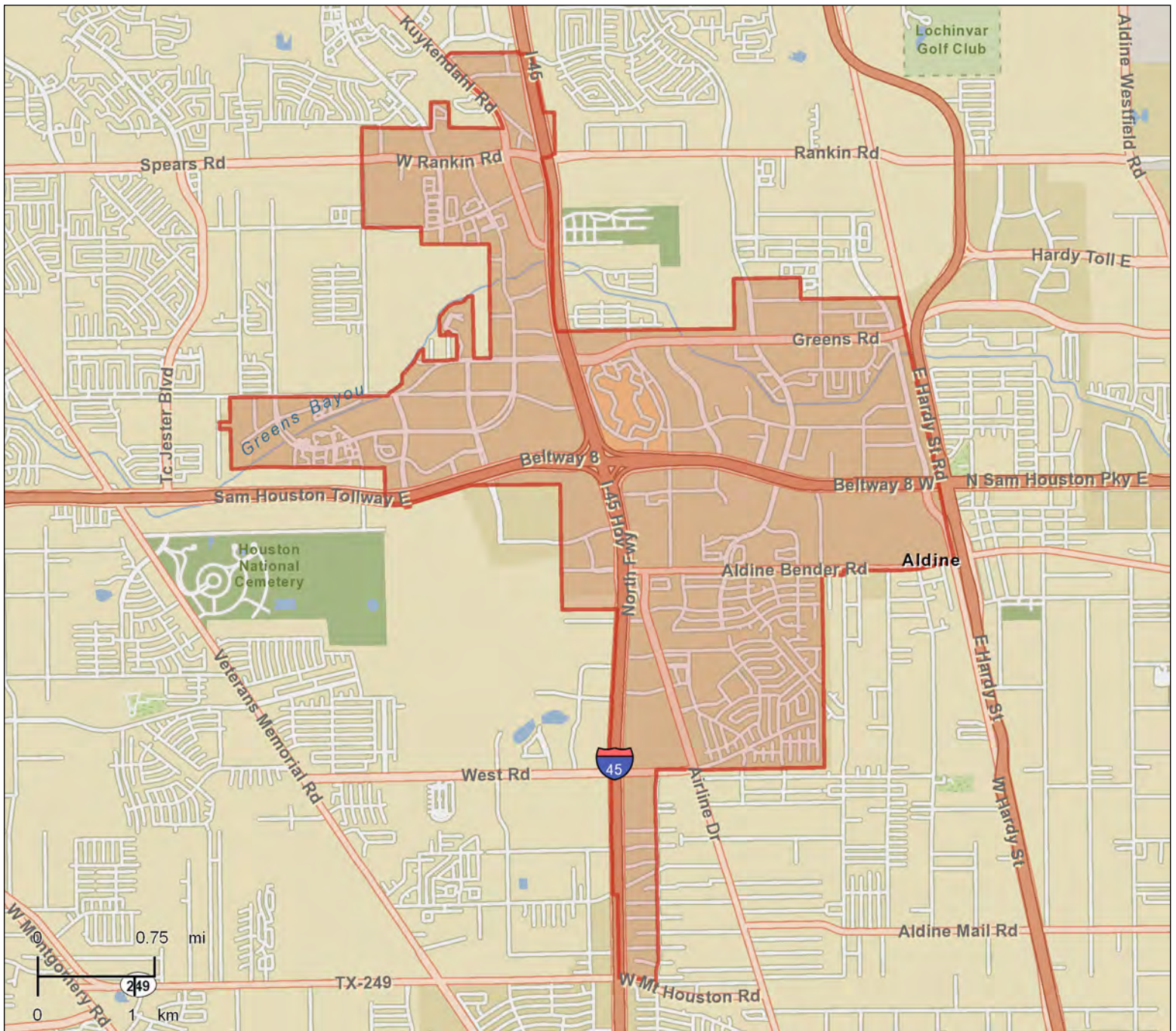
Total	5,302
Agriculture/Mining	1.4%
Construction	7.2%
Manufacturing	13.0%
Wholesale Trade	3.0%
Retail Trade	13.2%
Transportation/Utilities	4.0%
Information	2.6%
Finance/Insurance/Real Estate	4.1%
Services	48.9%
Public Administration	2.5%

### 2010 Households by Tenure and Mortgage Status

Total	3,917
Owner Occupied	45.1%
Renter Occupied	54.9%

### 2013 Consumer Spending

Food at Home: Total \$	\$12,760,157
Average Spent	\$3,246.86
Food Away from Home: Total \$	\$8,165,510
Average Spent	\$2,077.74
Health Care: Total \$	\$10,075,979
Average Spent	\$2,563.86
Shelter: Total \$	\$39,137,597
Average Spent	\$9,958.68
Vehicle Maintenance & Repairs: Total \$	\$2,652,857
Average Spent	\$675.03





### Population Summary

2000 Total Population	39,917
2010 Total Population	42,825
2018 Total Population	46,579

### Household Summary

2010 Households	15,071
2010 Average Household Size	2.84

### Housing Unit Summary

2010 Housing Units	18,641
Owner Occupied Housing Units	12.7%
Renter Occupied Housing Units	68.2%
Vacant Housing Units	19.2%

### Median Household Income

2013	\$26,730
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### Median Home Value

2013	\$119,095
2018	\$136,311

### Per Capita Income

2013	\$10,941
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### Median Age

2010	25.8
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### 2010 Population by Race/Ethnicity

Total	42,824
White Alone	39.0%
Black Alone	28.7%
American Indian Alone	1.1%
Asian Alone	1.0%
Pacific Islander Alone	0.0%
Hispanic Origin	65.6%

### 2013 Population 25+ by Educational Attainment

Total	22,973
Less than 9th Grade	27.8%
9th - 12th Grade, No Diploma	18.0%
High School Graduate	27.4%
Some College, No Degree	18.1%
Associate Degree	3.2%
Bachelor's Degree	4.2%
Graduate/Professional Degree	1.3%

### 2013 Employed Population 16+ by Industry

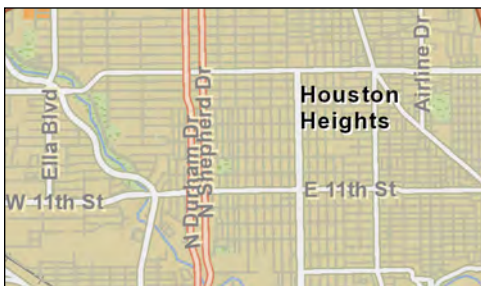
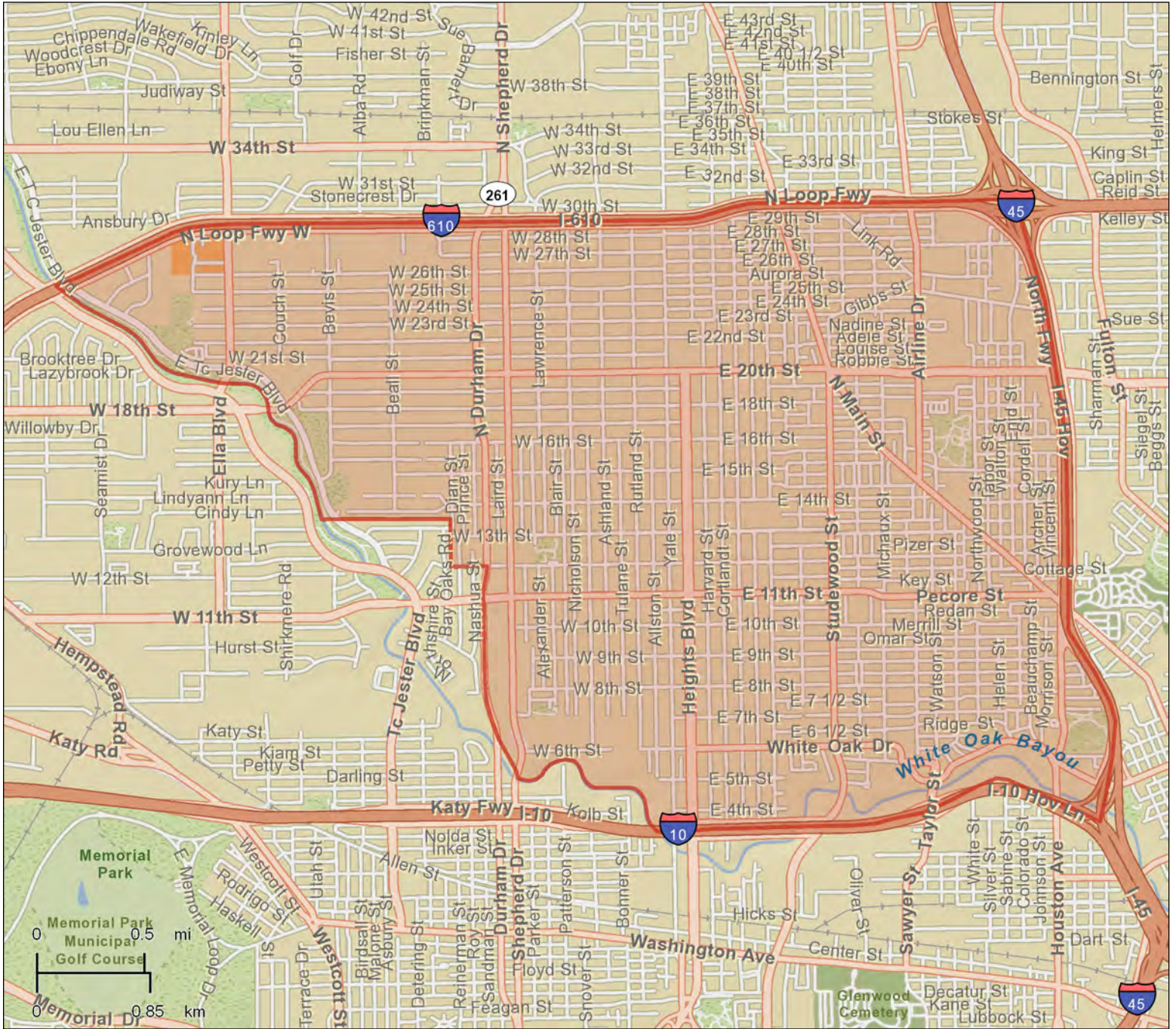
Total	20,336
Agriculture/Mining	1.5%
Construction	14.0%
Manufacturing	10.6%
Wholesale Trade	2.9%
Retail Trade	12.0%
Transportation/Utilities	7.4%
Information	0.9%
Finance/Insurance/Real Estate	2.7%
Services	46.5%
Public Administration	1.4%

### 2010 Households by Tenure and Mortgage Status

Total	15,071
Owner Occupied	15.7%
Renter Occupied	84.3%

### 2013 Consumer Spending

Food at Home: Total \$	\$38,202,555
Average Spent	\$2,485.04
Food Away from Home: Total \$	\$25,078,764
Average Spent	\$1,631.35
Health Care: Total \$	\$25,980,182
Average Spent	\$1,689.99
Shelter: Total \$	\$124,167,521
Average Spent	\$8,076.99
Vehicle Maintenance & Repairs: Total \$	\$7,696,612
Average Spent	\$500.66



### Population Summary

2000 Total Population	41,551
2010 Total Population	40,865
2018 Total Population	44,564

### Household Summary

2010 Households	18,908
2010 Average Household Size	2.15

### Housing Unit Summary

2010 Housing Units	21,257
Owner Occupied Housing Units	50.0%
Renter Occupied Housing Units	39.0%
Vacant Housing Units	11.1%

### Median Household Income

2013	\$58,338
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### Median Home Value

2013	\$279,418
2018	\$300,235

### Per Capita Income

2013	\$40,503
------	----------

### Median Age

2010	36.3
------	------

### 2010 Population by Race/Ethnicity

Total	40,866
White Alone	78.0%
Black Alone	3.8%
American Indian Alone	0.7%
Asian Alone	2.2%
Pacific Islander Alone	0.1%
Hispanic Origin	38.3%

### 2013 Population 25+ by Educational Attainment

Total	31,452
Less than 9th Grade	10.7%
9th - 12th Grade, No Diploma	6.6%
High School Graduate	16.3%
Some College, No Degree	14.5%
Associate Degree	4.1%
Bachelor's Degree	27.3%
Graduate/Professional Degree	20.4%

### 2013 Employed Population 16+ by Industry

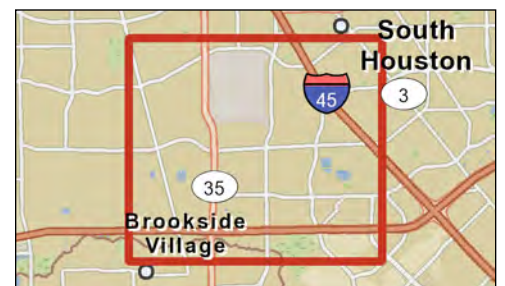
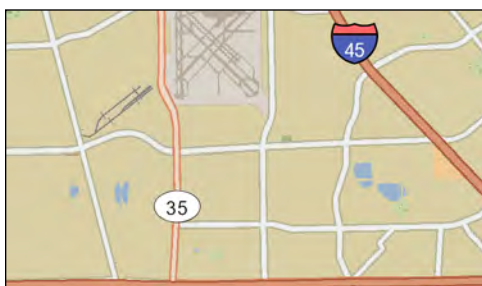
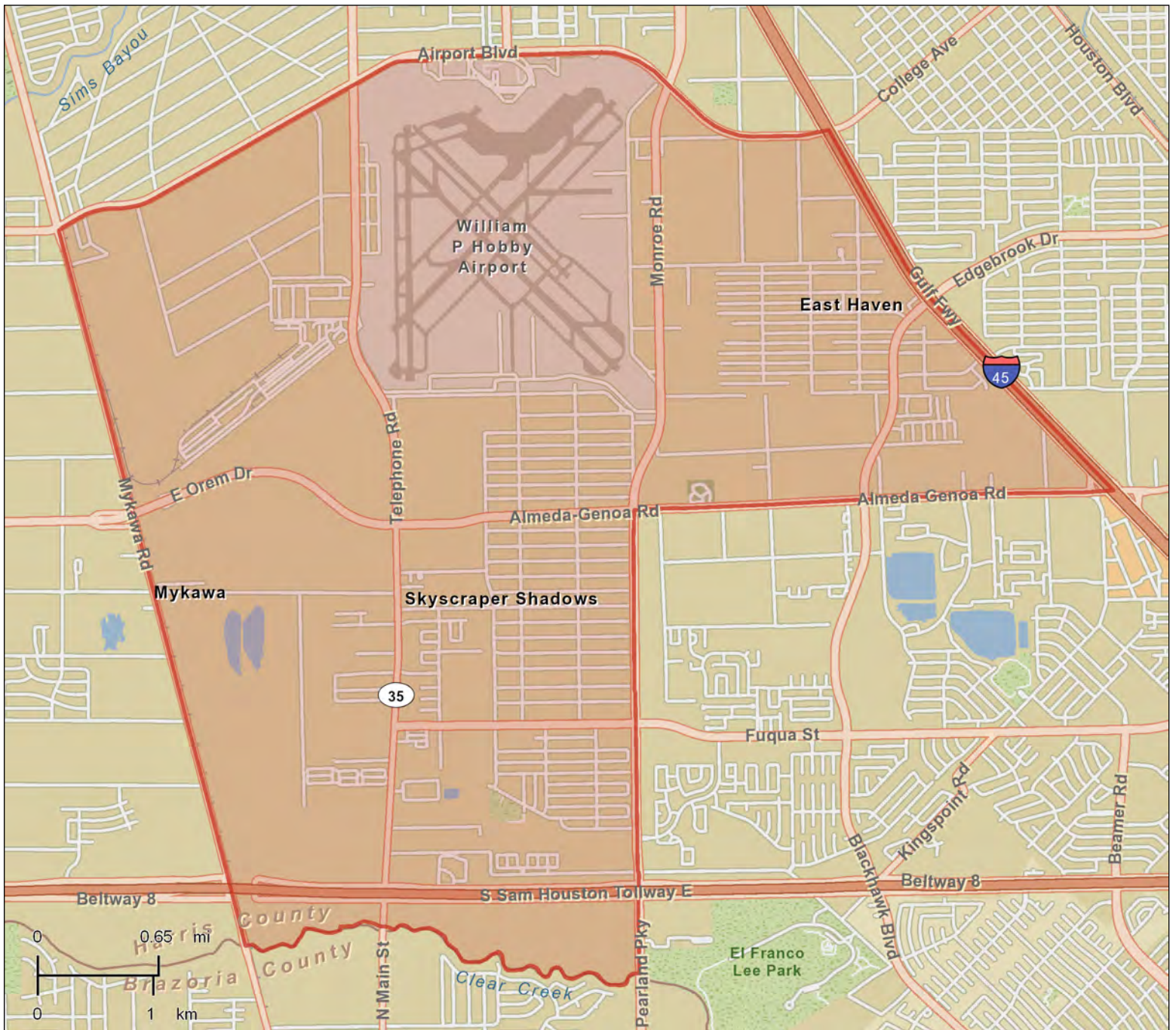
Total	24,872
Agriculture/Mining	5.6%
Construction	6.4%
Manufacturing	8.4%
Wholesale Trade	4.0%
Retail Trade	8.0%
Transportation/Utilities	4.6%
Information	1.2%
Finance/Insurance/Real Estate	8.0%
Services	51.4%
Public Administration	2.3%

### 2010 Households by Tenure and Mortgage Status

Total	18,908
Owner Occupied	56.2%
Renter Occupied	43.8%

### 2013 Consumer Spending

Food at Home: Total \$	\$119,769,048
Average Spent	\$6,179.71
Food Away from Home: Total \$	\$77,681,746
Average Spent	\$4,008.14
Health Care: Total \$	\$101,257,115
Average Spent	\$5,224.56
Shelter: Total \$	\$393,354,536
Average Spent	\$20,295.88
Vehicle Maintenance & Repairs: Total \$	\$25,966,997
Average Spent	\$1,339.82



### Population Summary

2000 Total Population	16,335
2010 Total Population	22,317
2018 Total Population	23,682

### Household Summary

2010 Households	6,734
2010 Average Household Size	3.31

### Housing Unit Summary

2010 Housing Units	7,411
Owner Occupied Housing Units	47.8%
Renter Occupied Housing Units	43.1%
Vacant Housing Units	9.1%

### Median Household Income

2013	\$38,816
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### Median Home Value

2013	\$125,560
2018	\$161,183

### Per Capita Income

2013	\$14,761
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### Median Age

2010	28.0
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### 2010 Population by Race/Ethnicity

Total	22,317
White Alone	50.4%
Black Alone	18.2%
American Indian Alone	0.5%
Asian Alone	3.2%
Pacific Islander Alone	0.0%
Hispanic Origin	69.3%

### 2013 Population 25+ by Educational Attainment

Total	12,539
Less than 9th Grade	19.2%
9th - 12th Grade, No Diploma	16.6%
High School Graduate	31.3%
Some College, No Degree	20.4%
Associate Degree	3.9%
Bachelor's Degree	6.6%
Graduate/Professional Degree	2.0%

### 2013 Employed Population 16+ by Industry

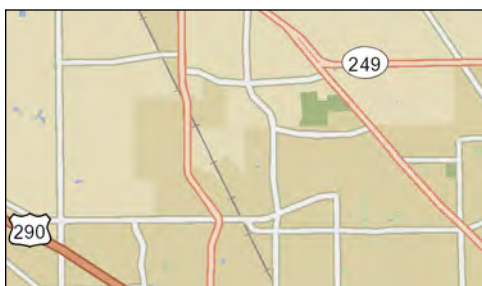
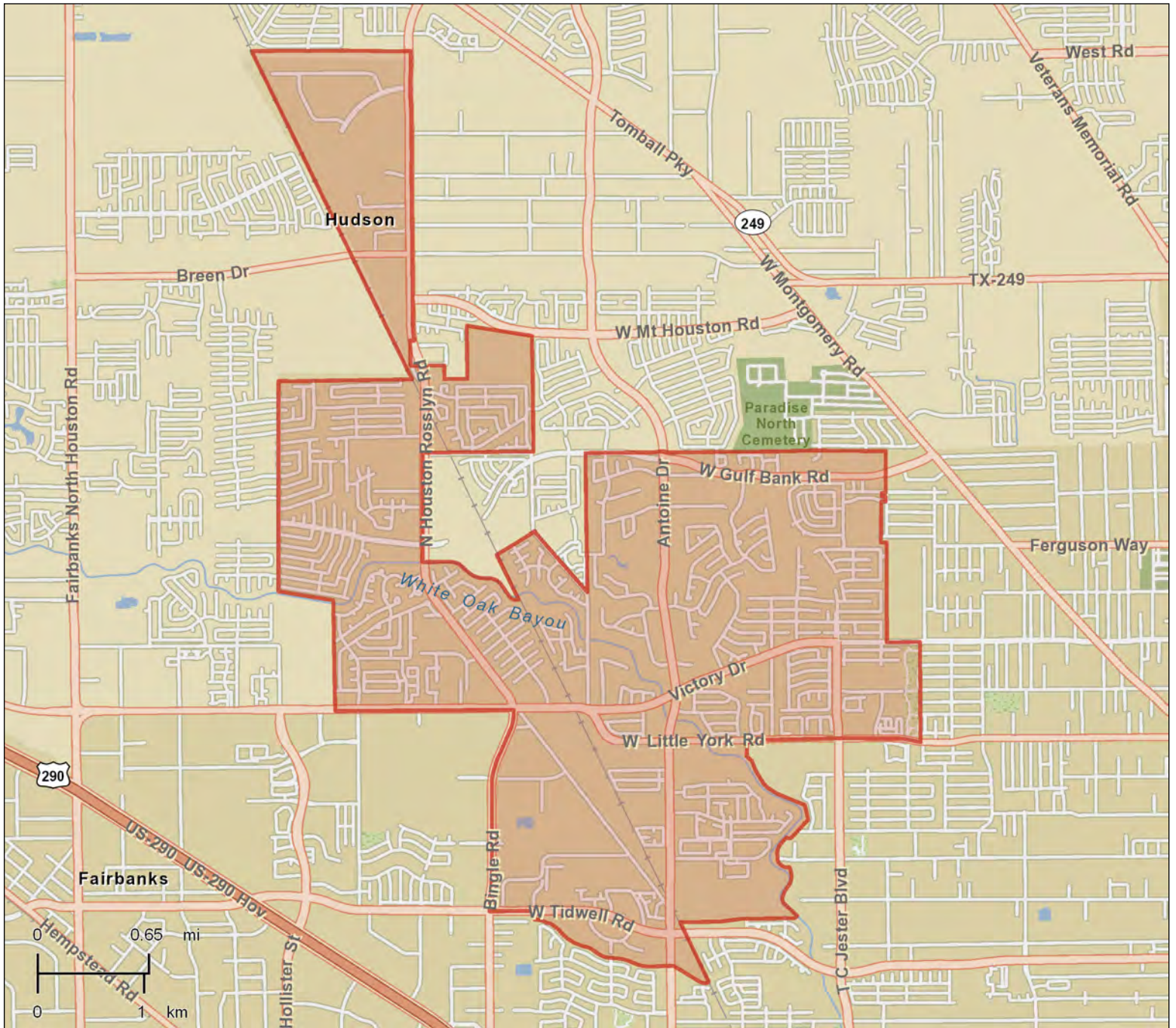
Total	10,145
Agriculture/Mining	1.9%
Construction	11.2%
Manufacturing	14.5%
Wholesale Trade	2.2%
Retail Trade	11.8%
Transportation/Utilities	7.3%
Information	0.7%
Finance/Insurance/Real Estate	4.0%
Services	44.4%
Public Administration	1.9%

### 2010 Households by Tenure and Mortgage Status

Total	6,734
Owner Occupied	52.6%
Renter Occupied	47.4%

### 2013 Consumer Spending

Food at Home: Total \$	\$24,751,426
Average Spent	\$3,643.67
Food Away from Home: Total \$	\$16,223,489
Average Spent	\$2,388.27
Health Care: Total \$	\$18,781,907
Average Spent	\$2,764.89
Shelter: Total \$	\$80,116,112
Average Spent	\$11,793.92
Vehicle Maintenance & Repairs: Total \$	\$5,208,994
Average Spent	\$766.82



### Population Summary

2000 Total Population	38,410
2010 Total Population	33,565
2018 Total Population	37,092

### Household Summary

2010 Households	11,372
2010 Average Household Size	2.95

### Housing Unit Summary

2010 Housing Units	15,077
Owner Occupied Housing Units	39.8%
Renter Occupied Housing Units	35.6%
Vacant Housing Units	24.6%

### Median Household Income

2013	\$37,271
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### Median Home Value

2013	\$123,908
2018	\$144,662

### Per Capita Income

2013	\$17,449
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### Median Age

2010	31.2
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### 2010 Population by Race/Ethnicity

Total	33,566
White Alone	38.6%
Black Alone	37.9%
American Indian Alone	0.8%
Asian Alone	2.4%
Pacific Islander Alone	0.0%
Hispanic Origin	45.1%

### 2013 Population 25+ by Educational Attainment

Total	20,726
Less than 9th Grade	10.8%
9th - 12th Grade, No Diploma	13.8%
High School Graduate	32.6%
Some College, No Degree	20.0%
Associate Degree	6.4%
Bachelor's Degree	11.9%
Graduate/Professional Degree	4.4%

### 2013 Employed Population 16+ by Industry

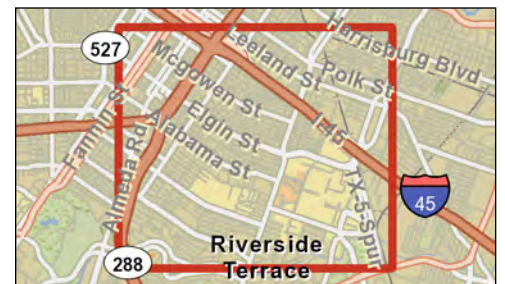
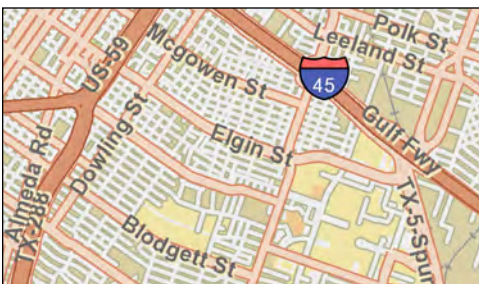
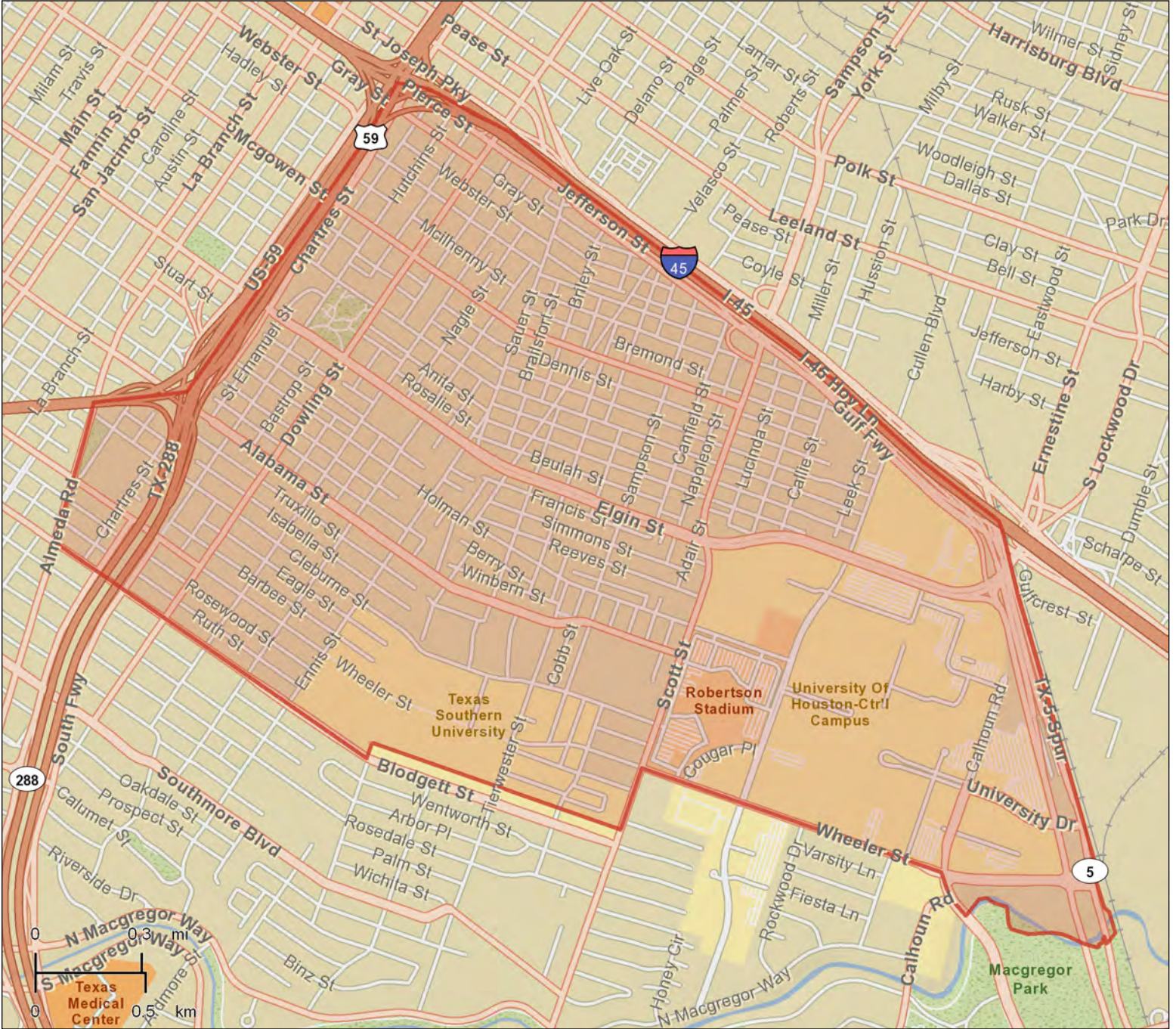
Total	15,558
Agriculture/Mining	1.2%
Construction	9.7%
Manufacturing	13.5%
Wholesale Trade	4.9%
Retail Trade	11.2%
Transportation/Utilities	7.0%
Information	0.9%
Finance/Insurance/Real Estate	7.3%
Services	42.2%
Public Administration	2.0%

### 2010 Households by Tenure and Mortgage Status

Total	11,372
Owner Occupied	52.8%
Renter Occupied	47.2%

### 2013 Consumer Spending

Food at Home: Total \$	\$43,713,743
Average Spent	\$3,729.21
Food Away from Home: Total \$	\$28,688,560
Average Spent	\$2,447.41
Health Care: Total \$	\$35,288,259
Average Spent	\$3,010.43
Shelter: Total \$	\$143,265,712
Average Spent	\$12,221.95
Vehicle Maintenance & Repairs: Total \$	\$9,447,801
Average Spent	\$805.99





### Population Summary

2000 Total Population	15,142
2010 Total Population	13,295
2018 Total Population	13,911

### Household Summary

2010 Households	4,352
2010 Average Household Size	2.28

### Housing Unit Summary

2010 Housing Units	5,824
Owner Occupied Housing Units	18.6%
Renter Occupied Housing Units	56.1%
Vacant Housing Units	25.3%

### Median Household Income

2013	\$22,822
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### Median Home Value

2013	\$96,129
2018	\$152,578

### Per Capita Income

2013	\$16,810
------	----------

### Median Age

2010	26.6
------	------

### 2010 Population by Race/Ethnicity

Total	13,295
White Alone	16.6%
Black Alone	70.3%
American Indian Alone	0.3%
Asian Alone	4.6%
Pacific Islander Alone	0.0%
Hispanic Origin	14.0%

### 2013 Population 25+ by Educational Attainment

Total	7,143
Less than 9th Grade	11.6%
9th - 12th Grade, No Diploma	21.3%
High School Graduate	28.6%
Some College, No Degree	17.7%
Associate Degree	3.3%
Bachelor's Degree	8.1%
Graduate/Professional Degree	9.4%

### 2013 Employed Population 16+ by Industry

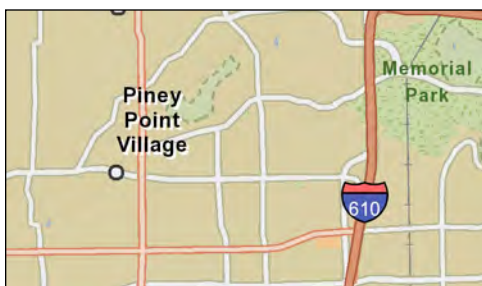
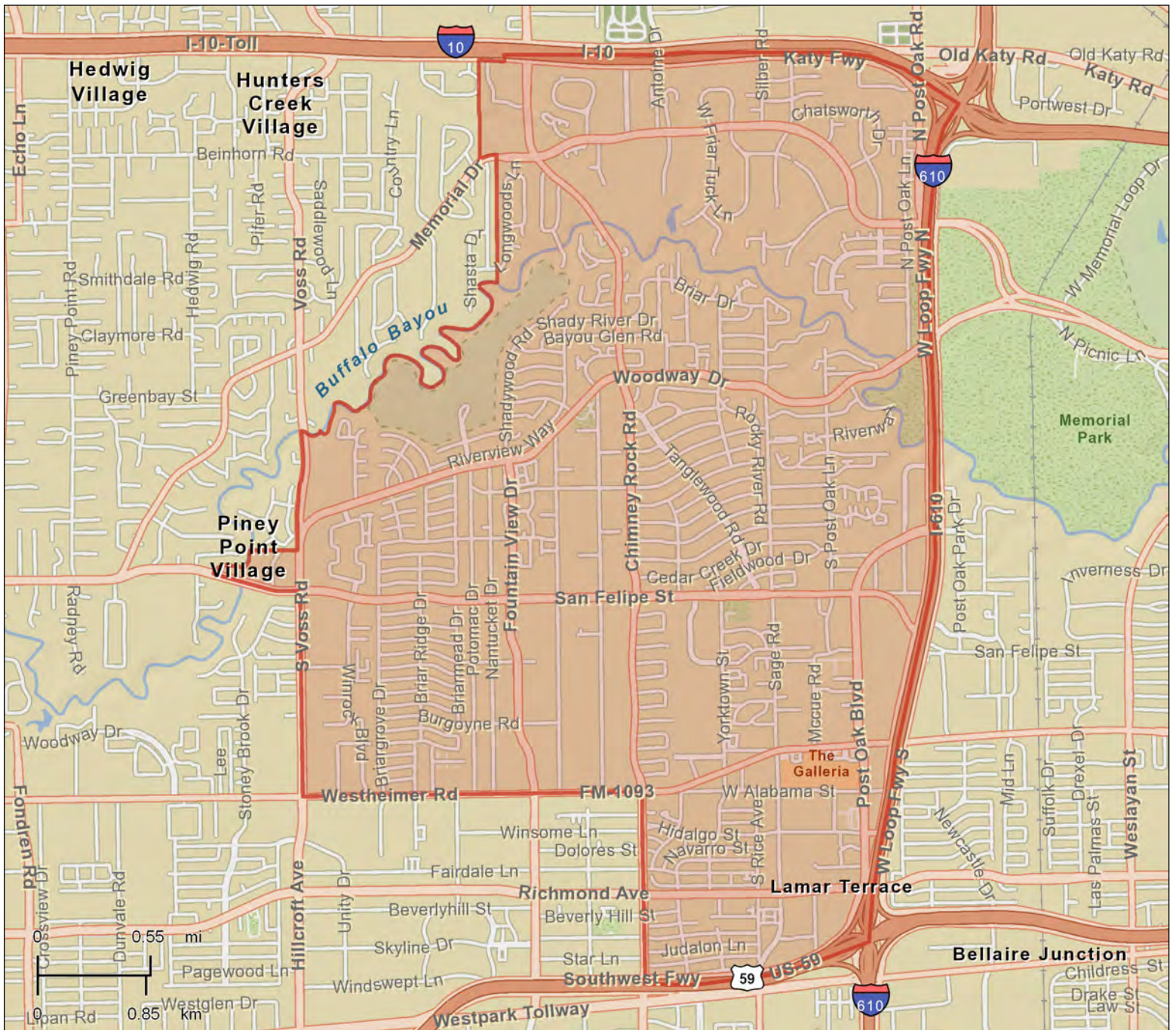
Total	4,808
Agriculture/Mining	0.5%
Construction	3.7%
Manufacturing	7.8%
Wholesale Trade	0.9%
Retail Trade	7.3%
Transportation/Utilities	6.1%
Information	0.2%
Finance/Insurance/Real Estate	1.2%
Services	68.7%
Public Administration	3.6%

### 2010 Households by Tenure and Mortgage Status

Total	4,352
Owner Occupied	24.9%
Renter Occupied	75.1%

### 2013 Consumer Spending

Food at Home: Total \$	\$11,772,809
Average Spent	\$2,672.60
Food Away from Home: Total \$	\$7,025,099
Average Spent	\$1,594.80
Health Care: Total \$	\$9,729,120
Average Spent	\$2,208.65
Shelter: Total \$	\$34,386,873
Average Spent	\$7,806.33
Vehicle Maintenance & Repairs: Total \$	\$2,381,918
Average Spent	\$540.73



### Population Summary

2000 Total Population	41,820
2010 Total Population	49,277
2018 Total Population	55,999

### Household Summary

2010 Households	27,432
2010 Average Household Size	1.78

### Housing Unit Summary

2010 Housing Units	31,563
Owner Occupied Housing Units	38.2%
Renter Occupied Housing Units	48.7%
Vacant Housing Units	13.1%

### Median Household Income

2013	\$66,476
------	----------

### Median Home Value

2013	\$330,066
2018	\$439,474

### Per Capita Income

2013	\$60,568
------	----------

### Median Age

2010	39.9
------	------

### 2010 Population by Race/Ethnicity

Total	49,277
White Alone	79.4%
Black Alone	4.8%
American Indian Alone	0.2%
Asian Alone	9.3%
Pacific Islander Alone	0.0%
Hispanic Origin	14.8%

### 2013 Population 25+ by Educational Attainment

Total	40,610
Less than 9th Grade	1.1%
9th - 12th Grade, No Diploma	1.6%
High School Graduate	7.8%
Some College, No Degree	19.0%
Associate Degree	4.7%
Bachelor's Degree	40.2%
Graduate/Professional Degree	25.6%

### 2013 Employed Population 16+ by Industry

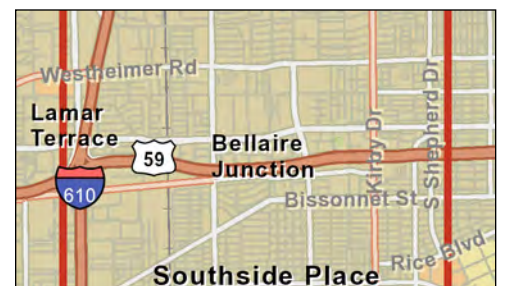
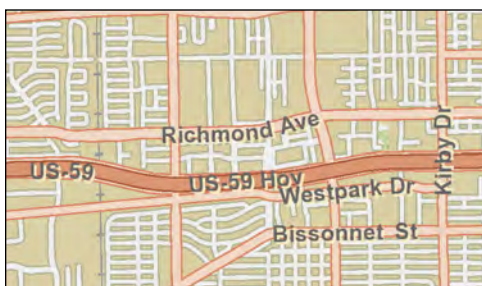
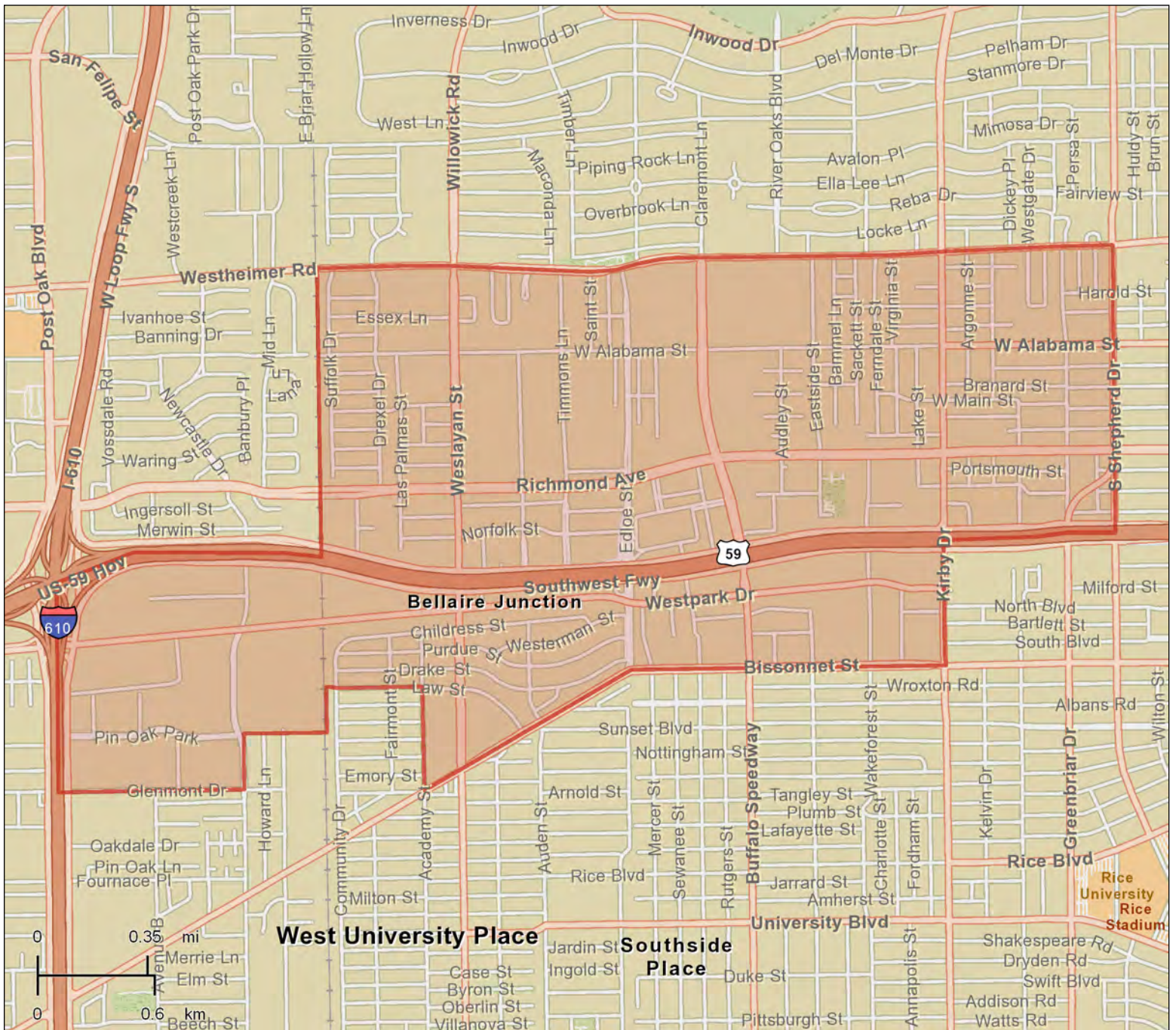
Total	30,672
Agriculture/Mining	7.3%
Construction	3.1%
Manufacturing	7.6%
Wholesale Trade	3.1%
Retail Trade	7.8%
Transportation/Utilities	4.6%
Information	1.7%
Finance/Insurance/Real Estate	12.0%
Services	51.4%
Public Administration	1.4%

### 2010 Households by Tenure and Mortgage Status

Total	27,432
Owner Occupied	44.0%
Renter Occupied	56.0%

### 2013 Consumer Spending

Food at Home: Total \$	\$215,267,610
Average Spent	\$7,512.92
Food Away from Home: Total \$	\$148,142,717
Average Spent	\$5,170.23
Health Care: Total \$	\$169,447,277
Average Spent	\$5,913.77
Shelter: Total \$	\$765,222,352
Average Spent	\$26,706.54
Vehicle Maintenance & Repairs: Total \$	\$46,490,598
Average Spent	\$1,622.54



### Population Summary

2000 Total Population	16,166
2010 Total Population	19,931
2018 Total Population	22,642

### Household Summary

2010 Households	12,793
2010 Average Household Size	1.56

### Housing Unit Summary

2010 Housing Units	15,091
Owner Occupied Housing Units	19.8%
Renter Occupied Housing Units	64.9%
Vacant Housing Units	15.2%

### Median Household Income

2013	\$64,591
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### Median Home Value

2013	\$309,174
2018	\$373,333

### Per Capita Income

2013	\$64,654
------	----------

### Median Age

2010	33.9
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### 2010 Population by Race/Ethnicity

Total	19,931
White Alone	78.7%
Black Alone	5.0%
American Indian Alone	0.3%
Asian Alone	11.0%
Pacific Islander Alone	0.1%
Hispanic Origin	13.1%

### 2013 Population 25+ by Educational Attainment

Total	16,957
Less than 9th Grade	1.4%
9th - 12th Grade, No Diploma	1.5%
High School Graduate	7.6%
Some College, No Degree	13.5%
Associate Degree	4.8%
Bachelor's Degree	35.8%
Graduate/Professional Degree	35.5%

### 2013 Employed Population 16+ by Industry

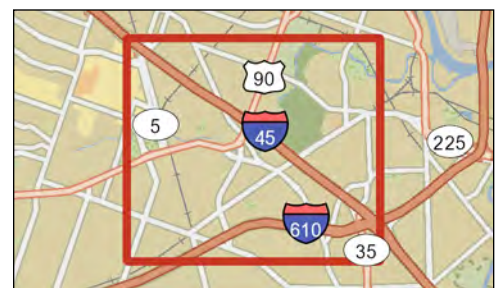
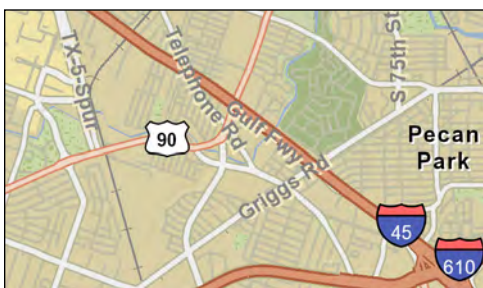
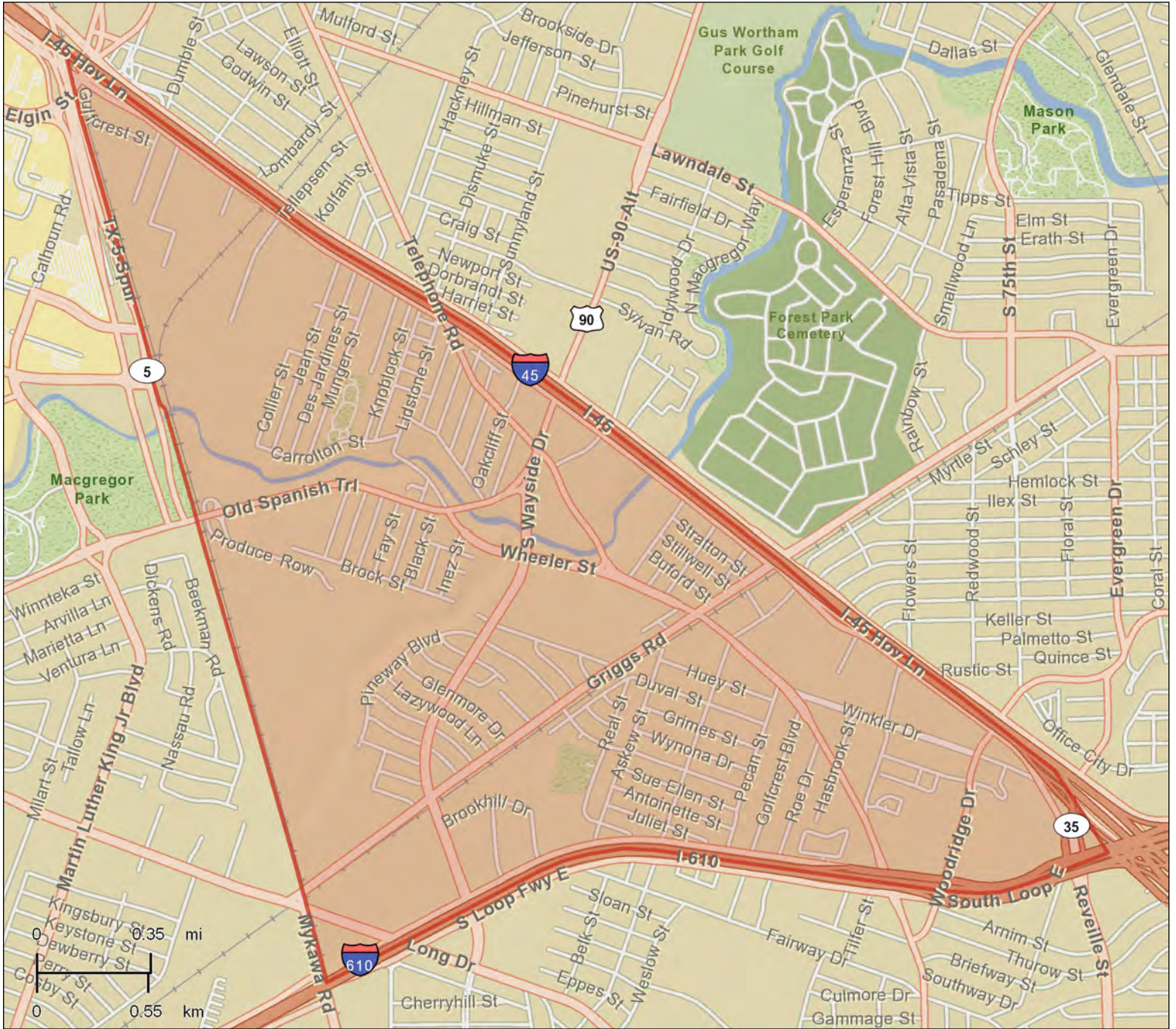
Total	14,214
Agriculture/Mining	6.8%
Construction	1.4%
Manufacturing	6.2%
Wholesale Trade	4.2%
Retail Trade	7.6%
Transportation/Utilities	3.8%
Information	1.7%
Finance/Insurance/Real Estate	10.9%
Services	55.5%
Public Administration	1.9%

### 2010 Households by Tenure and Mortgage Status

Total	12,793
Owner Occupied	23.4%
Renter Occupied	76.6%

### 2013 Consumer Spending

Food at Home: Total \$	\$96,010,737
Average Spent	\$7,190.20
Food Away from Home: Total \$	\$67,038,084
Average Spent	\$5,020.45
Health Care: Total \$	\$69,335,402
Average Spent	\$5,192.50
Shelter: Total \$	\$334,260,452
Average Spent	\$25,032.61
Vehicle Maintenance & Repairs: Total \$	\$20,075,429
Average Spent	\$1,503.44



## Population Summary

2000 Total Population	12,905
2010 Total Population	12,583
2018 Total Population	13,686

## Household Summary

2010 Households	3,595
2010 Average Household Size	3.48

## Housing Unit Summary

2010 Housing Units	3,950
Owner Occupied Housing Units	40.2%
Renter Occupied Housing Units	50.8%
Vacant Housing Units	9.0%

## Median Household Income

2013	\$33,746
------	----------

## Median Home Value

2013	\$111,902
2018	\$135,133

## Per Capita Income

2013	\$12,918
------	----------

## Median Age

2010	27.9
------	------

## 2010 Population by Race/Ethnicity

Total	12,583
White Alone	53.2%
Black Alone	5.8%
American Indian Alone	0.9%
Asian Alone	1.0%
Pacific Islander Alone	0.0%
Hispanic Origin	88.6%

## 2013 Population 25+ by Educational Attainment

Total	7,300
Less than 9th Grade	28.3%
9th - 12th Grade, No Diploma	20.3%
High School Graduate	27.9%
Some College, No Degree	12.7%
Associate Degree	2.8%
Bachelor's Degree	5.5%
Graduate/Professional Degree	2.5%

## 2013 Employed Population 16+ by Industry

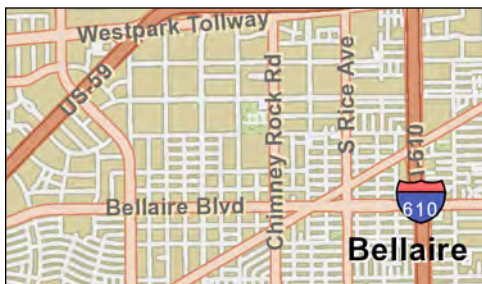
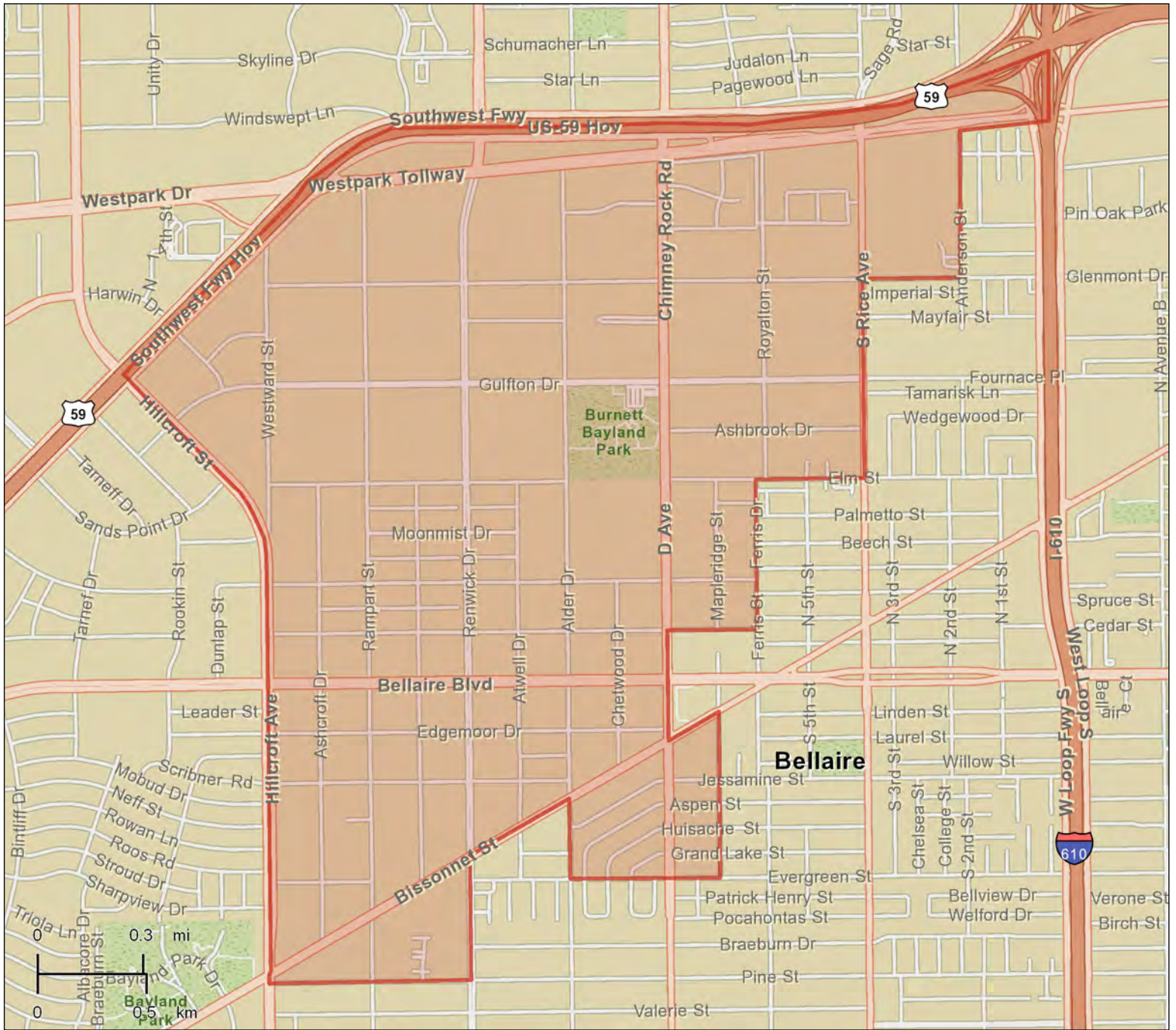
Total	5,541
Agriculture/Mining	0.5%
Construction	22.6%
Manufacturing	10.6%
Wholesale Trade	5.8%
Retail Trade	10.4%
Transportation/Utilities	5.3%
Information	1.6%
Finance/Insurance/Real Estate	2.2%
Services	38.9%
Public Administration	2.1%

## 2010 Households by Tenure and Mortgage Status

Total	3,595
Owner Occupied	44.1%
Renter Occupied	55.9%

## 2013 Consumer Spending

Food at Home: Total \$	\$12,804,648
Average Spent	\$3,476.69
Spending Potential Index	69
Food Away from Home: Total \$	\$8,257,171
Average Spent	\$2,241.97
Health Care: Total \$	\$9,300,058
Average Spent	\$2,525.13
Shelter: Total \$	\$38,983,180
Average Spent	\$10,584.63
Vehicle Maintenance & Repairs: Total \$	\$2,549,506
Average Spent	\$692.24





## Population Summary

2000 Total Population	46,454
2010 Total Population	43,947
2018 Total Population	48,998

## Household Summary

2010 Households	14,620
2010 Average Household Size	2.99

## Housing Unit Summary

2010 Housing Units	17,283
Owner Occupied Housing Units	5.0%
Renter Occupied Housing Units	79.6%
Vacant Housing Units	15.4%

## Median Household Income

2013	\$26,592
------	----------

## Median Home Value

2013	\$170,151
2018	\$212,971

## Per Capita Income

2013	\$12,188
------	----------

## Median Age

2010	27.7
------	------

## 2010 Population by Race/Ethnicity

Total	43,947
White Alone	50.3%
Black Alone	10.3%
American Indian Alone	1.0%
Asian Alone	5.3%
Pacific Islander Alone	0.0%
Hispanic Origin	77.6%

## 2013 Population 25+ by Educational Attainment

Total	25,758
Less than 9th Grade	34.8%
9th - 12th Grade, No Diploma	14.6%
High School Graduate	19.2%
Some College, No Degree	13.8%
Associate Degree	2.2%
Bachelor's Degree	10.0%
Graduate/Professional Degree	5.4%

## 2013 Employed Population 16+ by Industry

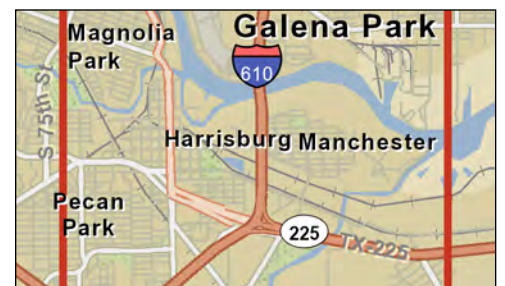
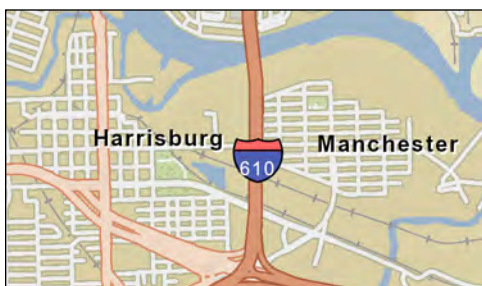
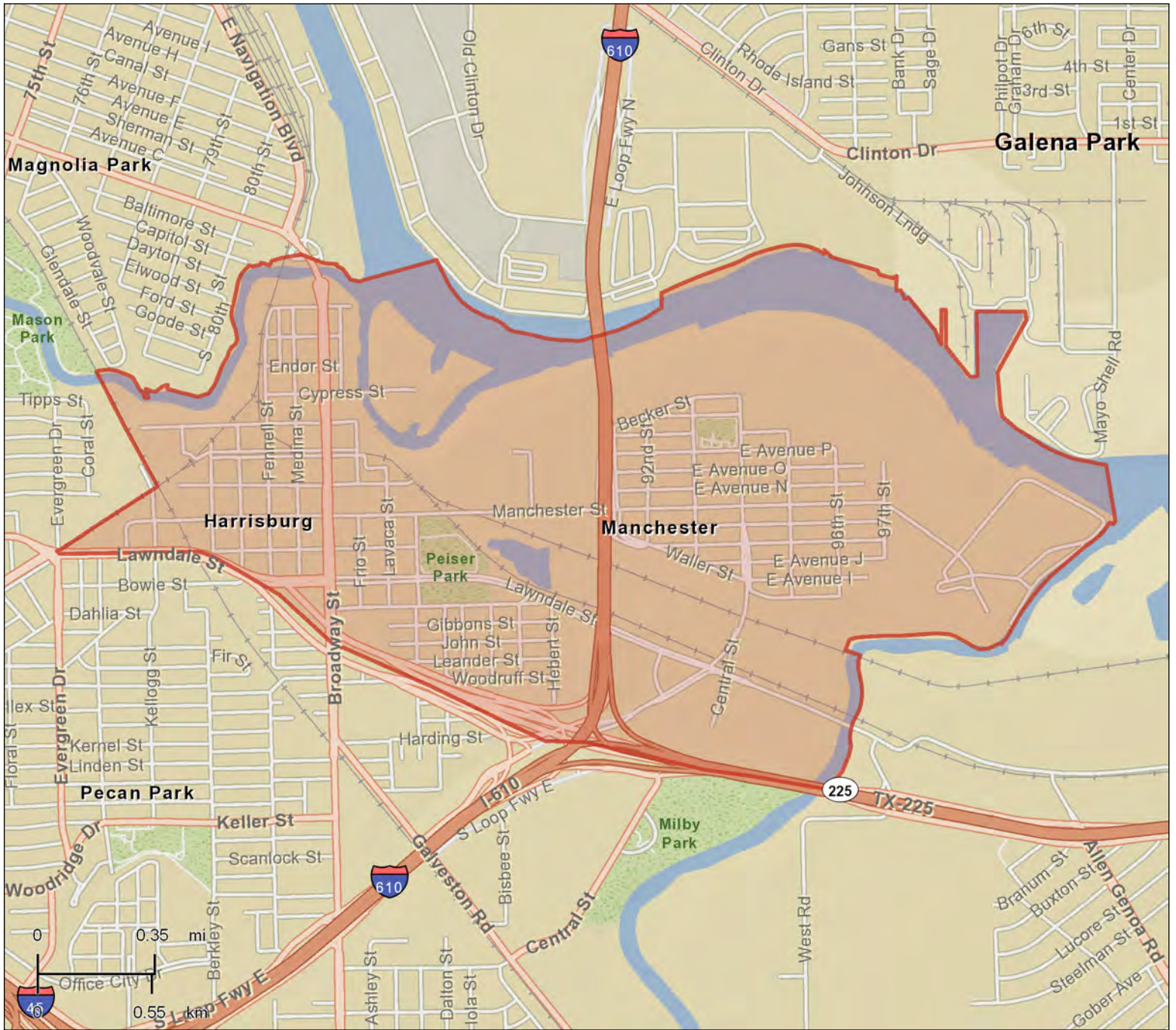
Total	22,546
Agriculture/Mining	0.6%
Construction	18.3%
Manufacturing	7.0%
Wholesale Trade	1.3%
Retail Trade	10.4%
Transportation/Utilities	2.6%
Information	0.6%
Finance/Insurance/Real Estate	3.1%
Services	55.3%
Public Administration	0.7%

## 2010 Households by Tenure and Mortgage Status

Total	14,620
Owner Occupied	5.9%
Renter Occupied	94.1%

## 2013 Consumer Spending

Food at Home: Total \$	\$42,593,893
Average Spent	\$2,810.37
Food Away from Home: Total \$	\$28,062,019
Average Spent	\$1,851.55
Health Care: Total \$	\$27,817,725
Average Spent	\$1,835.43
Shelter: Total \$	\$139,209,958
Average Spent	\$9,185.14
Vehicle Maintenance & Repairs: Total \$	\$8,440,786
Average Spent	\$556.93



## Population Summary

2000 Total Population	3,777
2010 Total Population	3,158
2018 Total Population	3,168

## Household Summary

2010 Households	910
2010 Average Household Size	3.47

## Housing Unit Summary

2010 Housing Units	1,046
Owner Occupied Housing Units	47.3%
Renter Occupied Housing Units	39.7%
Vacant Housing Units	13.0%

## Median Household Income

2013	\$22,559
------	----------

## Median Home Value

2013	\$76,840
2018	\$87,294

## Per Capita Income

2013	\$11,115
------	----------

## Median Age

2010	30.5
------	------

## 2010 Population by Race/Ethnicity

Total	3,157
White Alone	57.8%
Black Alone	6.5%
American Indian Alone	1.2%
Asian Alone	0.3%
Pacific Islander Alone	0.0%
Hispanic Origin	89.9%

## 2013 Population 25+ by Educational Attainment

Total	1,808
Less than 9th Grade	30.8%
9th - 12th Grade, No Diploma	17.1%
High School Graduate	23.9%
Some College, No Degree	19.1%
Associate Degree	3.2%
Bachelor's Degree	4.6%
Graduate/Professional Degree	1.3%

## 2013 Employed Population 16+ by Industry

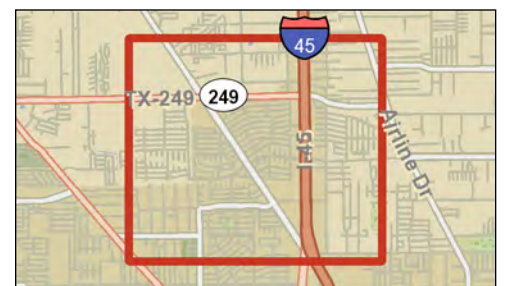
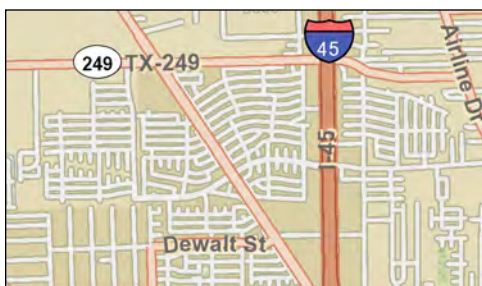
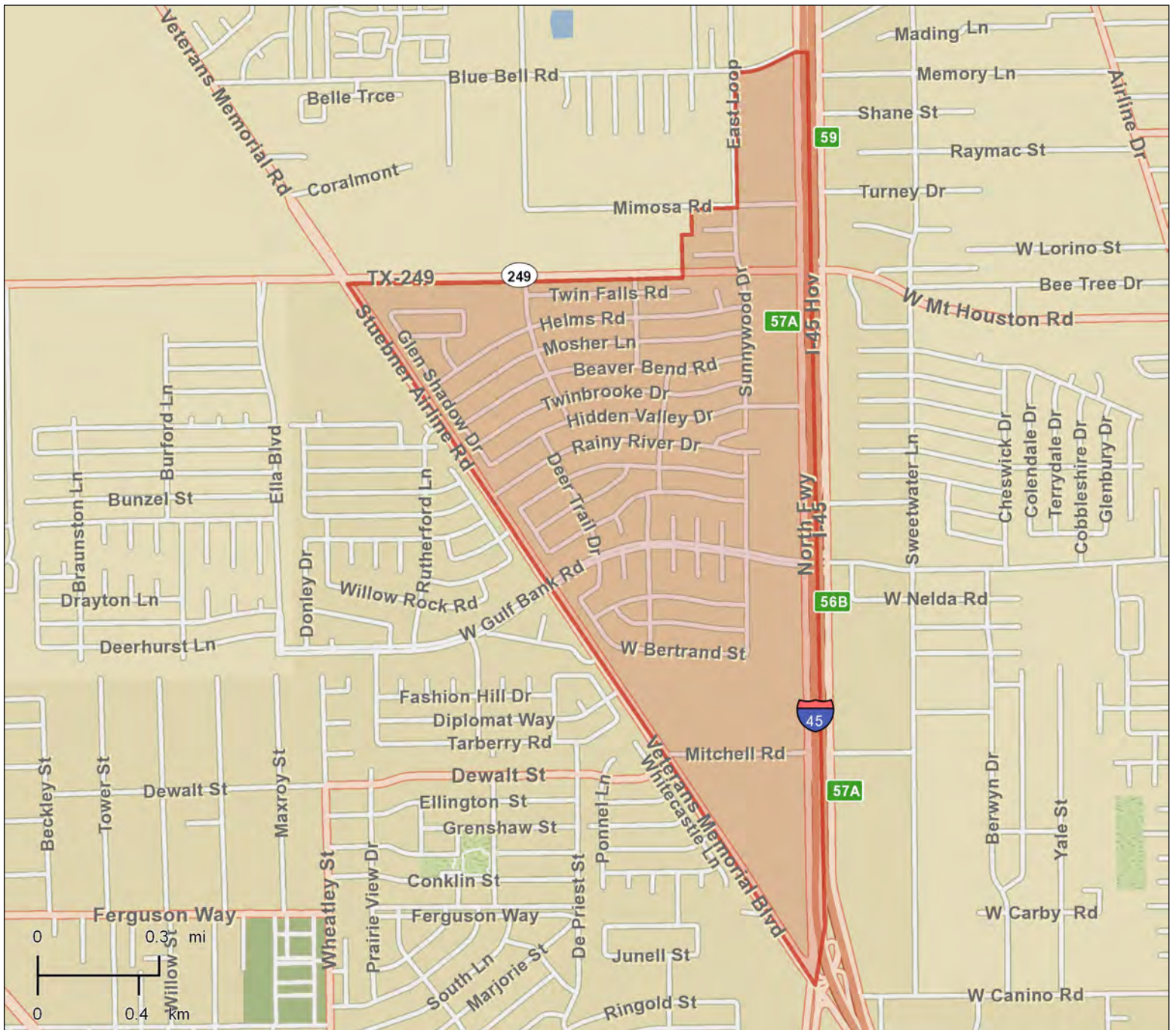
Total	1,170
Agriculture/Mining	0.9%
Construction	24.2%
Manufacturing	5.0%
Wholesale Trade	2.5%
Retail Trade	18.1%
Transportation/Utilities	4.6%
Information	0.9%
Finance/Insurance/Real Estate	1.8%
Services	40.9%
Public Administration	0.9%

## 2010 Households by Tenure and Mortgage Status

Total	910
Owner Occupied	54.4%
Renter Occupied	45.6%

## 2013 Consumer Spending

Food at Home: Total \$	\$2,651,640
Average Spent	\$2,946.27
Food Away from Home: Total \$	\$1,696,722
Average Spent	\$1,885.25
Health Care: Total \$	\$2,076,387
Average Spent	\$2,307.10
Shelter: Total \$	\$7,738,660
Average Spent	\$8,598.51
Vehicle Maintenance & Repairs: Total \$	\$537,608
Average Spent	\$597.34



### Population Summary

2000 Total Population	3,906
2010 Total Population	4,362
2018 Total Population	5,032

### Household Summary

2010 Households	1,219
2010 Average Household Size	3.57

### Housing Unit Summary

2010 Housing Units	1,268
Owner Occupied Housing Units	82.0%
Renter Occupied Housing Units	14.1%
Vacant Housing Units	3.9%

### Median Household Income

2013	\$46,495
------	----------

### Median Home Value

2013	\$124,375
2018	\$133,936

### Per Capita Income

2013	\$15,435
------	----------

### Median Age

2010	32.8
------	------

### 2010 Population by Race/Ethnicity

Total	4,361
White Alone	52.4%
Black Alone	13.8%
American Indian Alone	0.8%
Asian Alone	3.9%
Pacific Islander Alone	0.0%
Hispanic Origin	67.8%

### 2013 Population 25+ by Educational Attainment

Total	2,795
Less than 9th Grade	17.4%
9th - 12th Grade, No Diploma	15.1%
High School Graduate	31.1%
Some College, No Degree	22.4%
Associate Degree	1.5%
Bachelor's Degree	7.1%
Graduate/Professional Degree	5.4%

### 2013 Employed Population 16+ by Industry

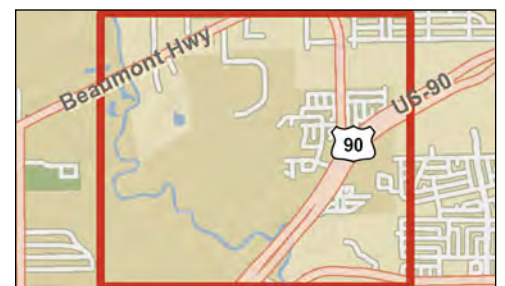
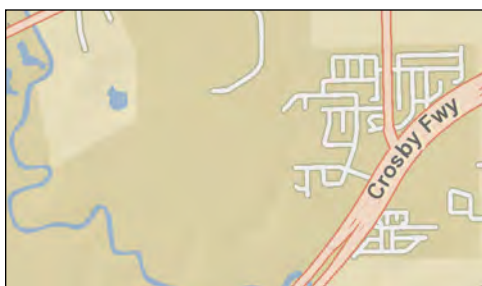
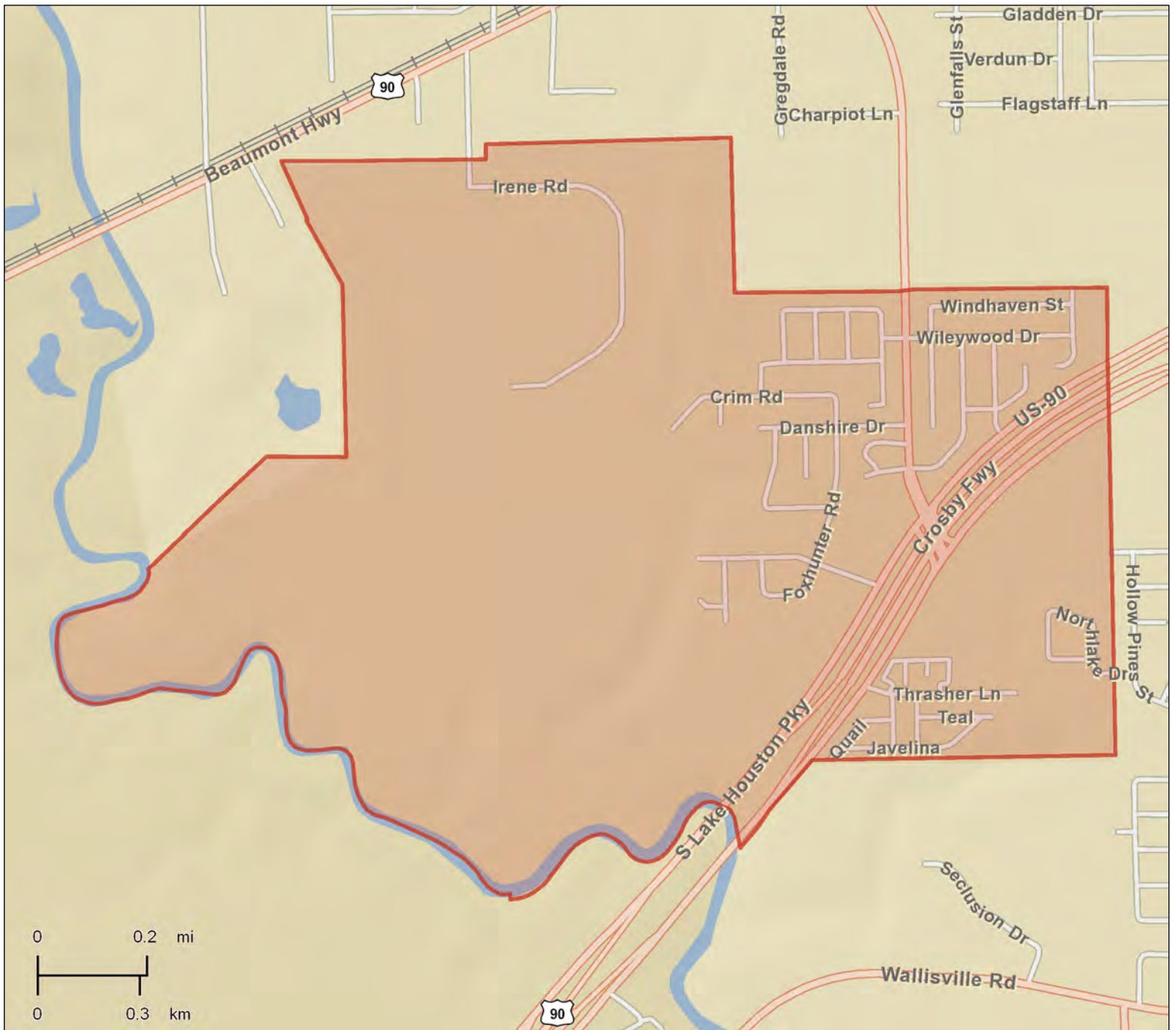
Total	1,874
Agriculture/Mining	1.1%
Construction	11.8%
Manufacturing	11.4%
Wholesale Trade	3.6%
Retail Trade	14.9%
Transportation/Utilities	8.4%
Information	6.0%
Finance/Insurance/Real Estate	2.2%
Services	36.2%
Public Administration	4.6%

### 2010 Households by Tenure and Mortgage Status

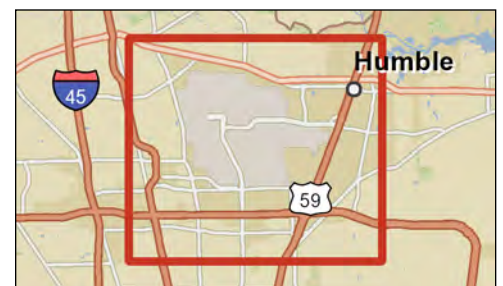
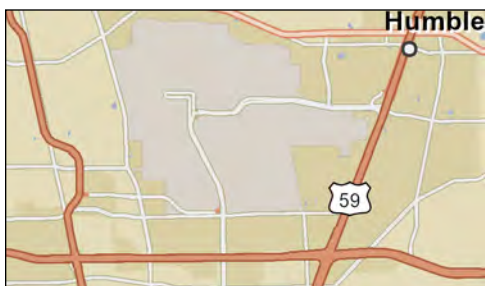
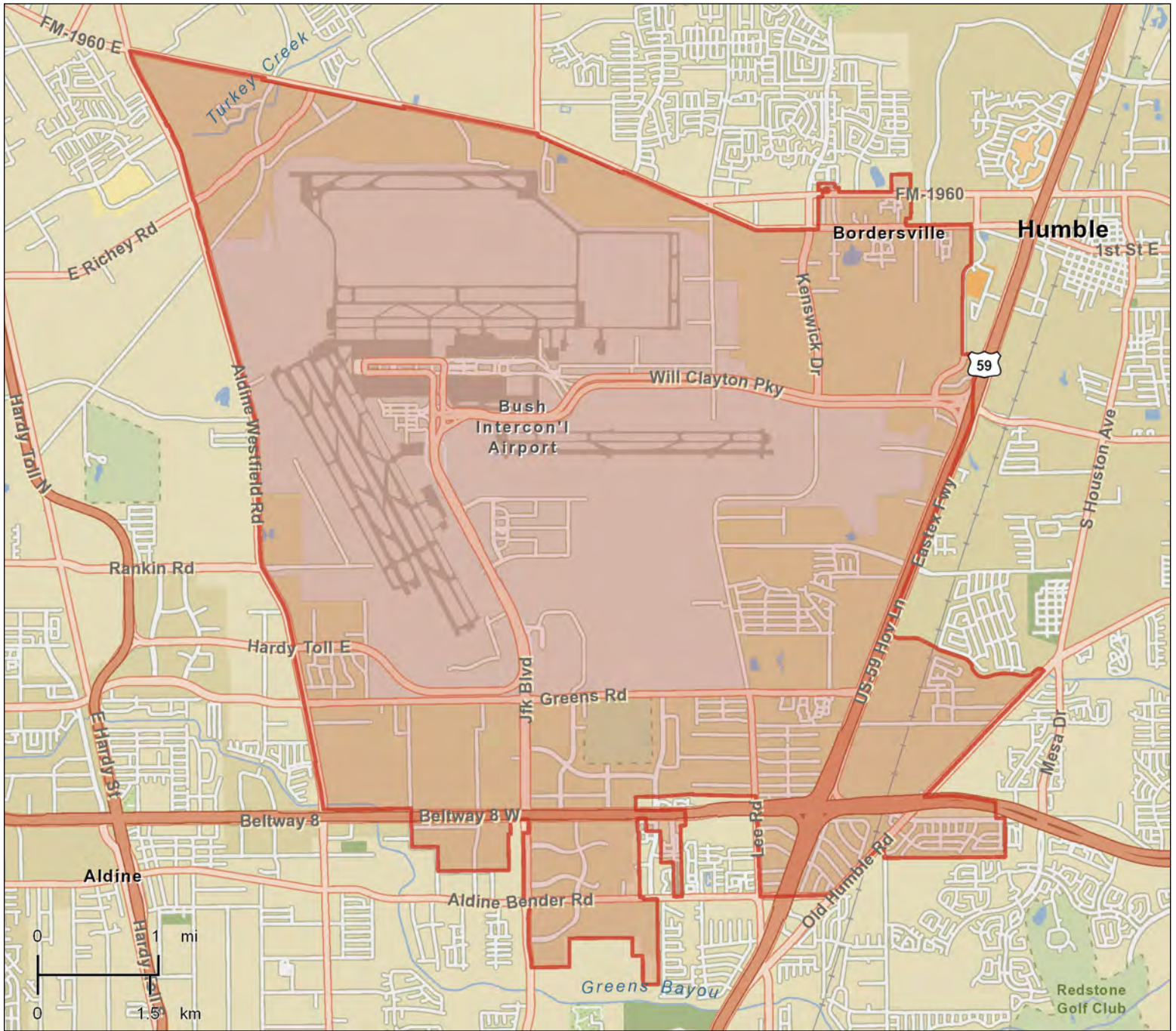
Total	1,219
Owner Occupied	85.3%
Renter Occupied	14.7%

### 2013 Consumer Spending

Food at Home: Total \$	\$5,100,313
Average Spent	\$4,015.99
Food Away from Home: Total \$	\$3,349,449
Average Spent	\$2,637.36
Health Care: Total \$	\$4,038,941
Average Spent	\$3,180.27
Shelter: Total \$	\$17,009,816
Average Spent	\$13,393.56
Vehicle Maintenance & Repairs: Total \$	\$1,108,862
Average Spent	\$873.12



<b>Population Summary</b>	
2000 Total Population	2,097
2010 Total Population	2,526
2018 Total Population	2,999
<b>Household Summary</b>	
2010 Households	706
2010 Average Household Size	3.58
<b>Housing Unit Summary</b>	
2010 Housing Units	877
Owner Occupied Housing Units	56.3%
Renter Occupied Housing Units	24.2%
Vacant Housing Units	19.5%
<b>Median Household Income</b>	
2013	\$52,002
<b>Median Home Value</b>	
2013	\$115,375
2018	\$165,153
<b>Per Capita Income</b>	
2013	\$19,259
<b>Median Age</b>	
2010	28.1
<b>2010 Population by Race/Ethnicity</b>	
Total	2,526
White Alone	45.6%
Black Alone	26.4%
American Indian Alone	0.8%
Asian Alone	3.0%
Pacific Islander Alone	0.0%
Hispanic Origin	64.0%
<b>2013 Population 25+ by Educational Attainment</b>	
Total	1,524
Less than 9th Grade	12.0%
9th - 12th Grade, No Diploma	10.9%
High School Graduate	36.2%
Some College, No Degree	20.7%
Associate Degree	8.1%
Bachelor's Degree	8.9%
Graduate/Professional Degree	3.2%
<b>2013 Employed Population 16+ by Industry</b>	
Total	1,000
Agriculture/Mining	5.1%
Construction	5.5%
Manufacturing	3.7%
Wholesale Trade	6.3%
Retail Trade	17.1%
Transportation/Utilities	11.6%
Information	0.3%
Finance/Insurance/Real Estate	2.6%
Services	46.5%
Public Administration	1.5%
<b>2010 Households by Tenure and Mortgage Status</b>	
Total	706
Owner Occupied	70.0%
Renter Occupied	30.0%
<b>2013 Consumer Spending</b>	
Food at Home: Total \$	\$3,690,643
Average Spent	\$4,927.43
Food Away from Home: Total \$	\$2,430,493
Average Spent	\$3,244.98
Health Care: Total \$	\$3,024,609
Average Spent	\$4,038.20
Shelter: Total \$	\$12,286,518
Average Spent	\$16,403.90
Vehicle Maintenance & Repairs: Total \$	\$811,330
Average Spent	\$1,083.22





## Population Summary

2000 Total Population	6,497
2010 Total Population	10,394
2018 Total Population	11,665

## Household Summary

2010 Households	3,409
2010 Average Household Size	2.84

## Housing Unit Summary

2010 Housing Units	3,793
Owner Occupied Housing Units	27.0%
Renter Occupied Housing Units	62.9%
Vacant Housing Units	10.1%

## Median Household Income

2013	\$28,444
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## Median Home Value

2013	\$102,228
2018	\$129,591

## Per Capita Income

2013	\$14,810
------	----------

## Median Age

2010	27.5
------	------

## 2010 Population by Race/Ethnicity

Total	10,394
White Alone	38.4%
Black Alone	41.5%
American Indian Alone	1.1%
Asian Alone	1.7%
Pacific Islander Alone	0.4%
Hispanic Origin	37.2%

## 2013 Population 25+ by Educational Attainment

Total	5,842
Less than 9th Grade	14.7%
9th - 12th Grade, No Diploma	16.8%
High School Graduate	32.5%
Some College, No Degree	22.4%
Associate Degree	4.6%
Bachelor's Degree	6.7%
Graduate/Professional Degree	2.4%

## 2013 Employed Population 16+ by Industry

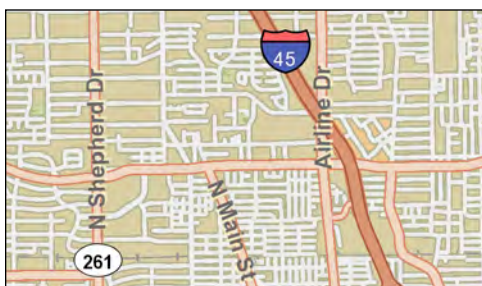
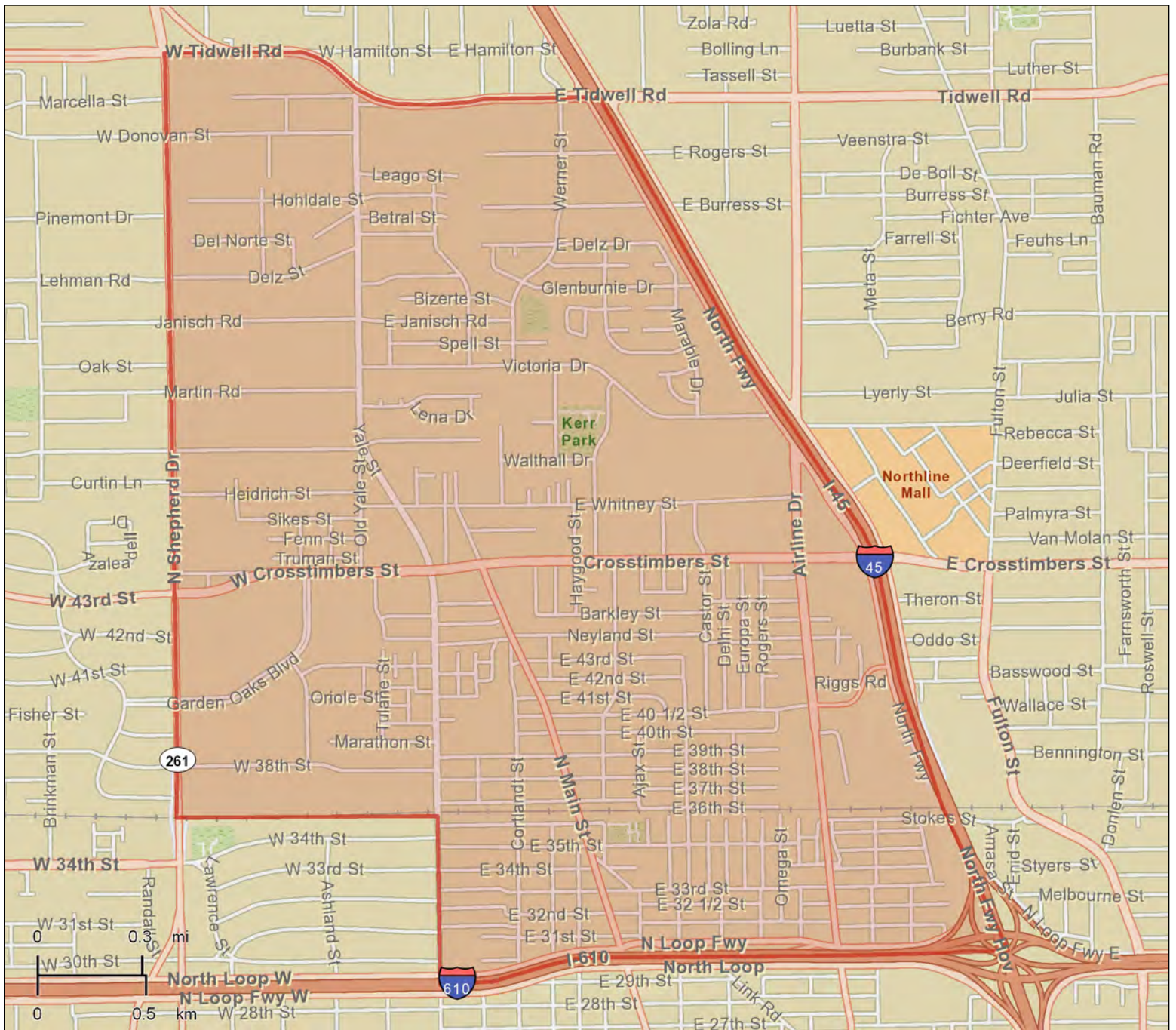
Total	3,901
Agriculture/Mining	0.8%
Construction	9.4%
Manufacturing	8.0%
Wholesale Trade	2.8%
Retail Trade	15.2%
Transportation/Utilities	10.5%
Information	1.6%
Finance/Insurance/Real Estate	4.2%
Services	45.9%
Public Administration	1.6%

## 2010 Households by Tenure and Mortgage Status

Total	3,409
Owner Occupied	30.1%
Renter Occupied	69.9%

## 2013 Consumer Spending

Food at Home: Total \$	\$10,561,338
Average Spent	\$3,004.65
Food Away from Home: Total \$	\$6,889,911
Average Spent	\$1,960.15
Health Care: Total \$	\$7,802,988
Average Spent	\$2,219.91
Shelter: Total \$	\$34,329,761
Average Spent	\$9,766.65
Vehicle Maintenance & Repairs: Total \$	\$2,203,945
Average Spent	\$627.01



### Population Summary

2000 Total Population	14,227
2010 Total Population	13,388
2018 Total Population	15,713

### Household Summary

2010 Households	4,539
2010 Average Household Size	2.83

### Housing Unit Summary

2010 Housing Units	5,550
Owner Occupied Housing Units	38.3%
Renter Occupied Housing Units	43.4%
Vacant Housing Units	18.2%

### Median Household Income

2013	\$22,848
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### Median Home Value

2013	\$86,166
2018	\$125,562

### Per Capita Income

2013	\$12,083
------	----------

### Median Age

2010	35.6
------	------

### 2010 Population by Race/Ethnicity

Total	13,387
White Alone	29.3%
Black Alone	46.8%
American Indian Alone	0.8%
Asian Alone	0.4%
Pacific Islander Alone	0.0%
Hispanic Origin	45.9%

### 2013 Population 25+ by Educational Attainment

Total	9,273
Less than 9th Grade	17.7%
9th - 12th Grade, No Diploma	18.8%
High School Graduate	33.8%
Some College, No Degree	17.4%
Associate Degree	4.2%
Bachelor's Degree	5.7%
Graduate/Professional Degree	2.5%

### 2013 Employed Population 16+ by Industry

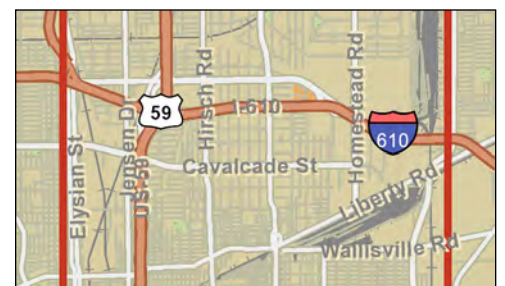
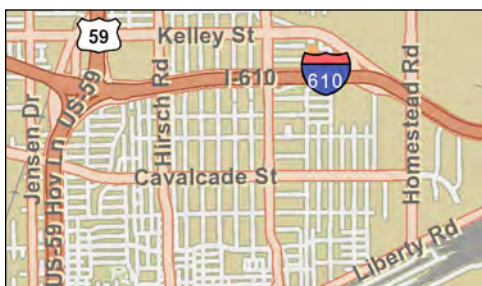
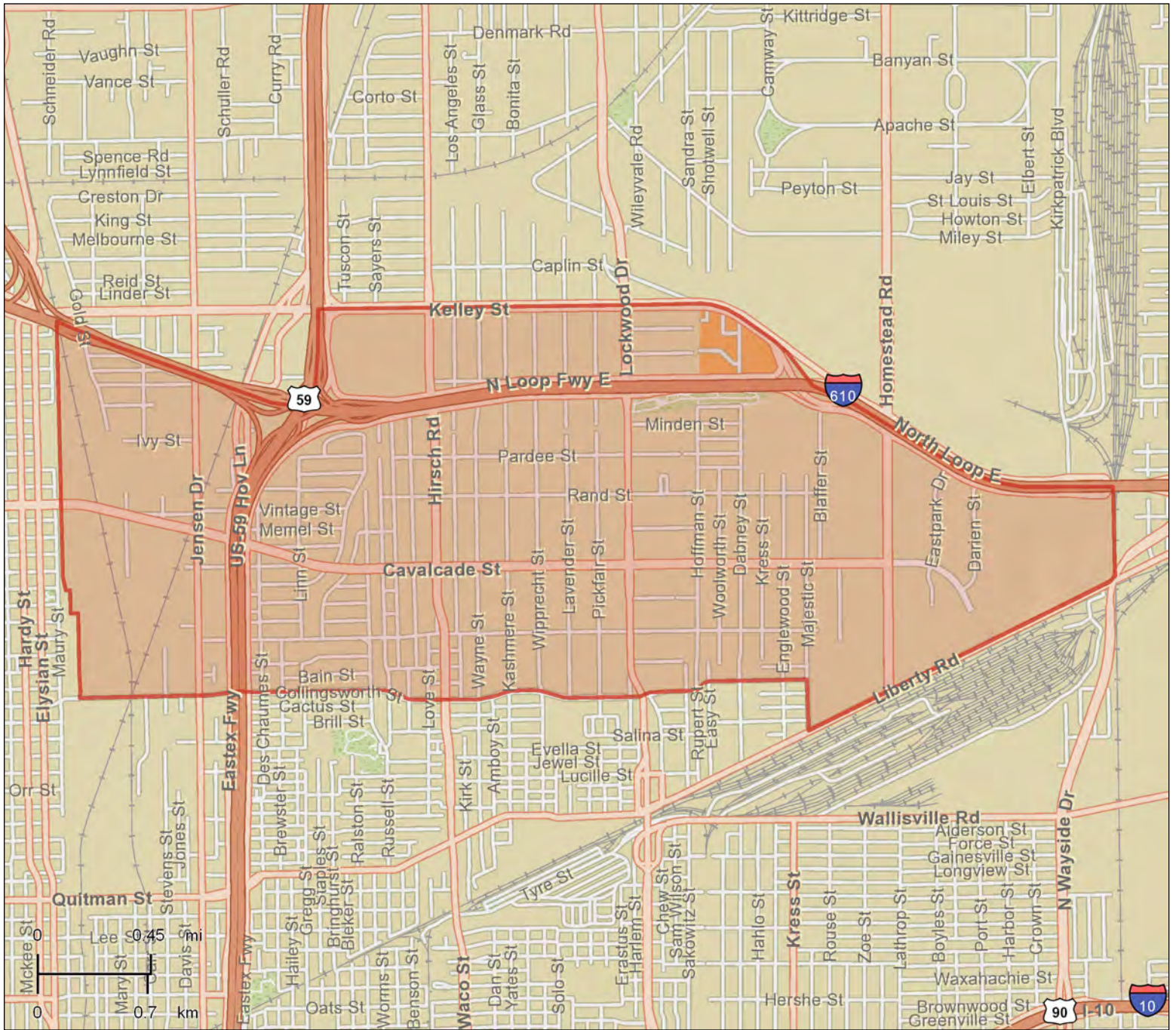
Total	5,266
Agriculture/Mining	0.3%
Construction	14.7%
Manufacturing	10.9%
Wholesale Trade	1.3%
Retail Trade	11.8%
Transportation/Utilities	7.2%
Information	0.9%
Finance/Insurance/Real Estate	2.7%
Services	48.6%
Public Administration	1.6%

### 2010 Households by Tenure and Mortgage Status

Total	4,539
Owner Occupied	46.9%
Renter Occupied	53.1%

### 2013 Consumer Spending

Food at Home: Total \$	\$12,068,357
Average Spent	\$2,499.14
Food Away from Home: Total \$	\$7,450,869
Average Spent	\$1,542.94
Health Care: Total \$	\$9,890,524
Average Spent	\$2,048.15
Shelter: Total \$	\$36,794,546
Average Spent	\$7,619.50
Vehicle Maintenance & Repairs: Total \$	\$2,487,143
Average Spent	\$515.04



### Population Summary

2000 Total Population	11,075
2010 Total Population	9,527
2018 Total Population	9,136

### Household Summary

2010 Households	3,640
2010 Average Household Size	2.61

### Housing Unit Summary

2010 Housing Units	4,413
Owner Occupied Housing Units	34.4%
Renter Occupied Housing Units	48.1%
Vacant Housing Units	17.5%
Vacant Housing Units	21.6%

### Median Household Income

2013	\$18,769
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### Median Home Value

2013	\$69,377
2018	\$86,817

### Per Capita Income

2013	\$11,414
------	----------

### Median Age

2010	38.0
------	------

### 2010 Population by Race/Ethnicity

Total	9,526
White Alone	13.9%
Black Alone	71.4%
American Indian Alone	0.4%
Asian Alone	0.5%
Pacific Islander Alone	0.0%
Hispanic Origin	26.2%

### 2013 Population 25+ by Educational Attainment

Total	6,081
Less than 9th Grade	16.2%
9th - 12th Grade, No Diploma	21.4%
High School Graduate	39.3%
Some College, No Degree	14.2%
Associate Degree	2.9%
Bachelor's Degree	3.1%
Graduate/Professional Degree	3.0%

### 2013 Employed Population 16+ by Industry

Total	3,085
Agriculture/Mining	1.0%
Construction	8.7%
Manufacturing	8.8%
Wholesale Trade	0.9%
Retail Trade	11.5%
Transportation/Utilities	13.4%
Information	1.2%
Finance/Insurance/Real Estate	2.1%
Services	45.8%
Public Administration	6.6%

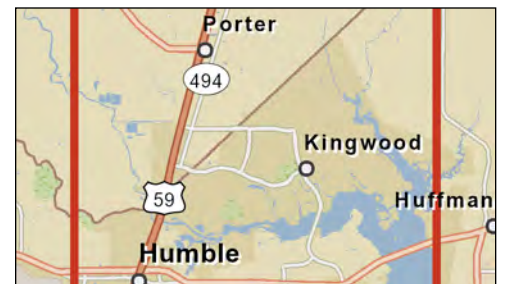
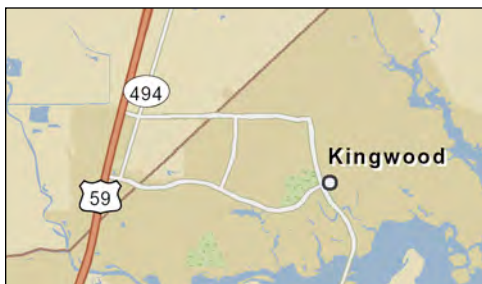
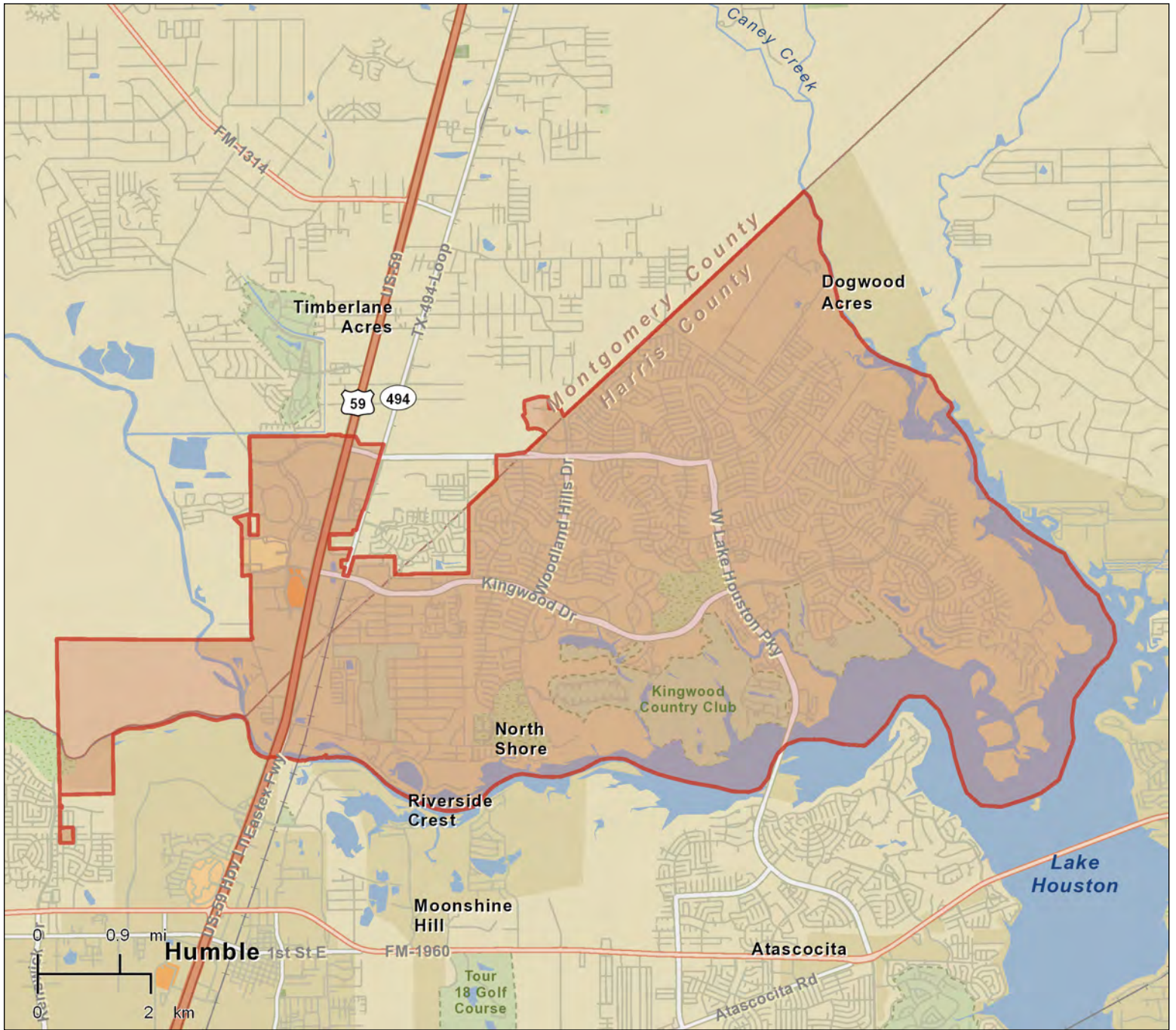
### 2010 Households by Tenure and Mortgage Status

Total	3,640
Owner Occupied	41.7%
Renter Occupied	58.3%

### 2013 Consumer Spending

Food at Home: Total \$	\$8,137,687
Average Spent	\$2,313.16
Food Away from Home: Total \$	\$4,774,841
Average Spent	\$1,357.26
Health Care: Total \$	\$7,107,801
Average Spent	\$2,020.41
Shelter: Total \$	\$22,927,951
Average Spent	\$6,517.33
Vehicle Maintenance & Repairs: Total \$	\$1,656,430
Average Spent	\$470.84

Source: ESRI Business Analyst 2013



### Population Summary

2000 Total Population	53,152
2010 Total Population	59,646
2018 Total Population	67,595

### Household Summary

2010 Households	22,728
2010 Average Household Size	2.62

### Housing Unit Summary

2010 Housing Units	24,367
Owner Occupied Housing Units	70.7%
Renter Occupied Housing Units	22.6%
Vacant Housing Units	6.7%

### Median Household Income

2013	\$97,683
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### Median Home Value

2013	\$213,642
2018	\$240,831

### Per Capita Income

2013	\$47,851
------	----------

### Median Age

2010	39.8
------	------

### 2010 Population by Race/Ethnicity

Total	59,645
White Alone	87.9%
Black Alone	3.7%
American Indian Alone	0.4%
Asian Alone	3.0%
Pacific Islander Alone	0.1%
Hispanic Origin	12.2%

### 2013 Population 25+ by Educational Attainment

Total	41,886
Less than 9th Grade	1.8%
9th - 12th Grade, No Diploma	2.5%
High School Graduate	15.6%
Some College, No Degree	23.4%
Associate Degree	7.3%
Bachelor's Degree	32.9%
Graduate/Professional Degree	16.4%

### 2013 Employed Population 16+ by Industry

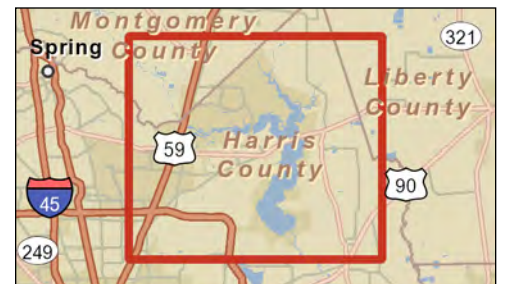
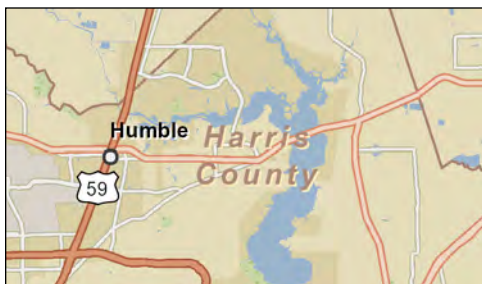
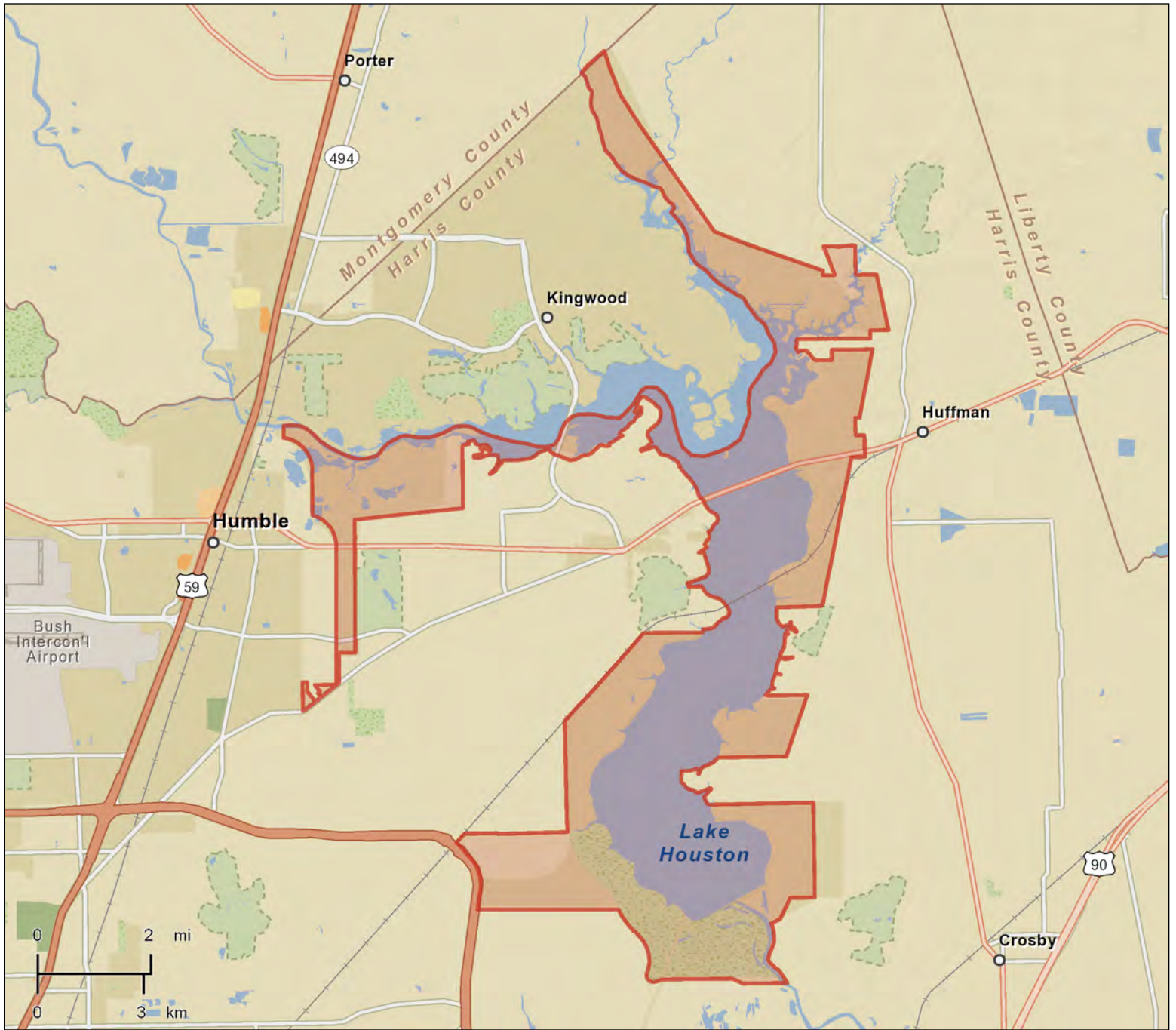
Total	30,386
Agriculture/Mining	4.9%
Construction	4.7%
Manufacturing	9.7%
Wholesale Trade	5.2%
Retail Trade	9.9%
Transportation/Utilities	9.9%
Information	1.4%
Finance/Insurance/Real Estate	5.7%
Services	45.8%
Public Administration	2.8%

### 2010 Households by Tenure and Mortgage Status

Total	22,728
Owner Occupied	75.8%
Renter Occupied	24.2%

### 2013 Consumer Spending

Food at Home: Total \$	\$201,335,749
Average Spent	\$8,458.42
Food Away from Home: Total \$	\$133,423,007
Average Spent	\$5,605.30
Health Care: Total \$	\$183,204,505
Average Spent	\$7,696.70
Shelter: Total \$	\$697,317,929
Average Spent	\$29,295.38
Vehicle Maintenance & Repairs: Total \$	\$46,005,817
Average Spent	\$1,932.77





## Population Summary

2000 Total Population	5,022
2010 Total Population	14,626
2018 Total Population	20,394

## Household Summary

2010 Households	4,960
2010 Average Household Size	2.95

## Housing Unit Summary

2010 Housing Units	5,307
Owner Occupied Housing Units	78.1%
Renter Occupied Housing Units	15.3%
Vacant Housing Units	6.5%

## Median Household Income

2013	\$93,387
------	----------

## Median Home Value

2013	\$214,153
2018	\$258,516

## Per Capita Income

2013	\$38,096
------	----------

## Median Age

2010	33.5
------	------

## 2010 Population by Race/Ethnicity

Total	14,625
White Alone	73.9%
Black Alone	13.8%
American Indian Alone	0.5%
Asian Alone	3.5%
Pacific Islander Alone	0.1%
Hispanic Origin	19.9%

## 2013 Population 25+ by Educational Attainment

Total	10,705
Less than 9th Grade	3.2%
9th - 12th Grade, No Diploma	6.0%
High School Graduate	24.0%
Some College, No Degree	24.9%
Associate Degree	7.6%
Bachelor's Degree	21.6%
Graduate/Professional Degree	12.7%

## 2013 Employed Population 16+ by Industry

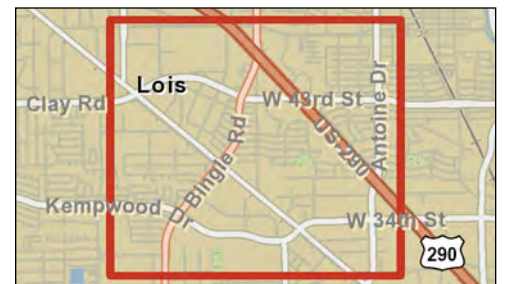
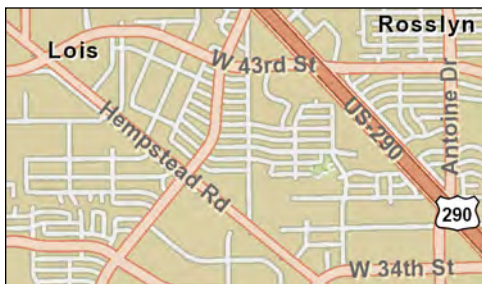
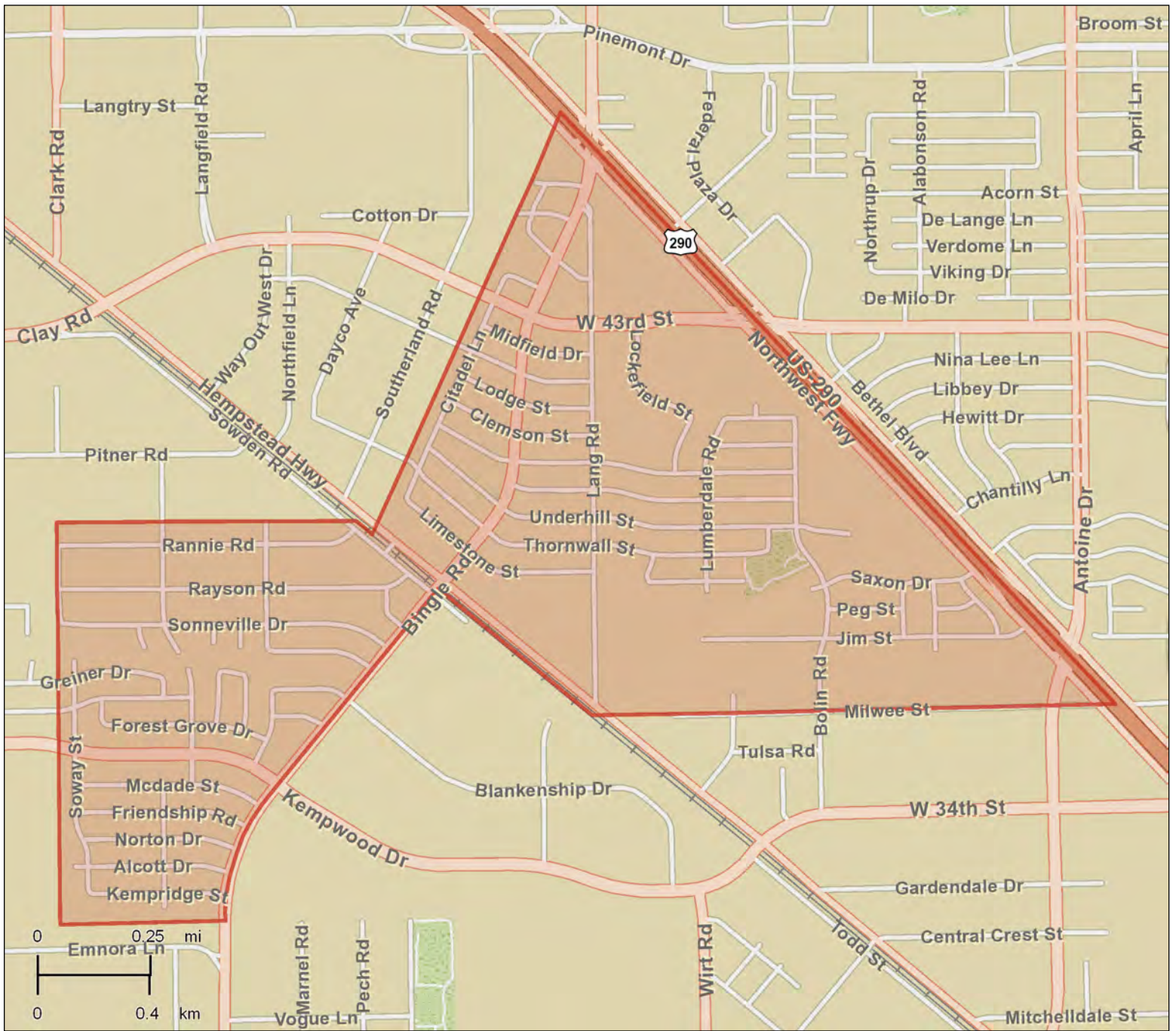
Total	8,419
Agriculture/Mining	2.4%
Construction	6.4%
Manufacturing	20.0%
Wholesale Trade	4.8%
Retail Trade	8.9%
Transportation/Utilities	9.1%
Information	1.0%
Finance/Insurance/Real Estate	5.6%
Services	39.5%
Public Administration	2.4%

## 2010 Households by Tenure and Mortgage Status

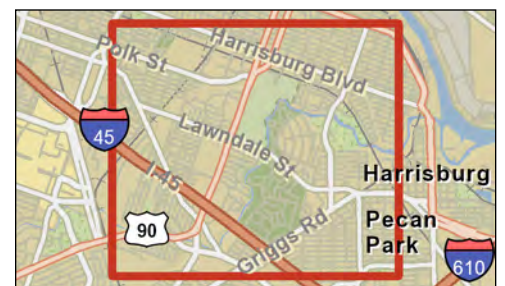
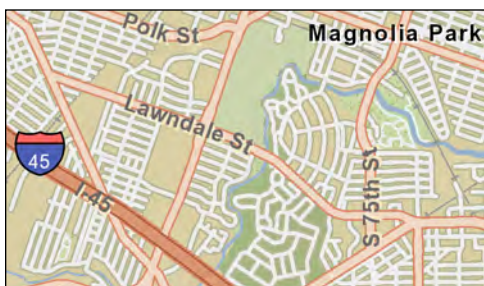
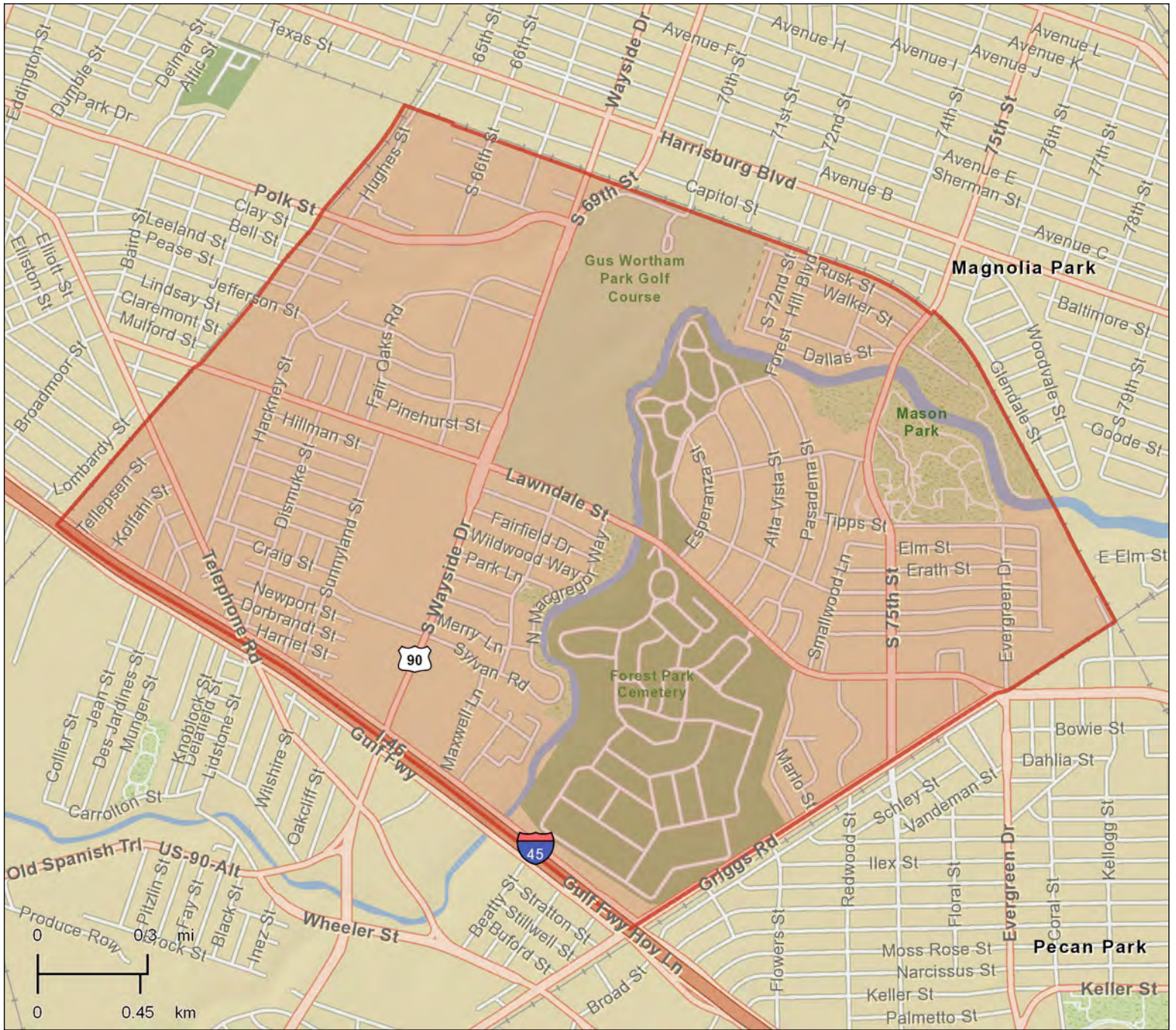
Total	4,960
Owner Occupied	83.6%
Renter Occupied	16.4%

## 2013 Consumer Spending

Food at Home: Total \$	\$44,620,788
Average Spent	\$7,707.86
Food Away from Home: Total \$	\$29,809,711
Average Spent	\$5,149.37
Health Care: Total \$	\$39,556,902
Average Spent	\$6,833.11
Shelter: Total \$	\$150,915,502
Average Spent	\$26,069.36
Vehicle Maintenance & Repairs: Total \$	\$10,177,047
Average Spent	\$1,758.00



<b>Population Summary</b>	
2000 Total Population	9,044
2010 Total Population	8,954
2018 Total Population	9,669
<b>Household Summary</b>	
2010 Households	2,740
2010 Average Household Size	3.26
<b>Housing Unit Summary</b>	
2010 Housing Units	3,066
Owner Occupied Housing Units	42.5%
Renter Occupied Housing Units	46.9%
Vacant Housing Units	10.6%
<b>Median Household Income</b>	
2013	\$34,216
<b>Median Home Value</b>	
2013	\$118,828
2018	\$133,984
<b>Per Capita Income</b>	
2013	\$13,221
<b>Median Age</b>	
2010	29.8
<b>2010 Population by Race/Ethnicity</b>	
Total	8,953
White Alone	58.5%
Black Alone	4.9%
American Indian Alone	1.2%
Asian Alone	0.9%
Pacific Islander Alone	0.0%
Hispanic Origin	76.9%
<b>2013 Population 25+ by Educational Attainment</b>	
Total	5,379
Less than 9th Grade	29.2%
9th - 12th Grade, No Diploma	16.3%
High School Graduate	30.3%
Some College, No Degree	9.9%
Associate Degree	2.8%
Bachelor's Degree	8.2%
Graduate/Professional Degree	3.2%
<b>2013 Employed Population 16+ by Industry</b>	
Total	3,914
Agriculture/Mining	1.0%
Construction	13.8%
Manufacturing	19.1%
Wholesale Trade	3.0%
Retail Trade	10.2%
Transportation/Utilities	2.1%
Information	1.4%
Finance/Insurance/Real Estate	4.0%
Services	42.5%
Public Administration	3.0%
<b>2010 Households by Tenure and Mortgage Status</b>	
Total	2,740
Owner Occupied	47.6%
Renter Occupied	52.4%
<b>2013 Consumer Spending</b>	
Food at Home: Total \$	\$9,006,245
Average Spent	\$3,231.52
Food Away from Home: Total \$	\$5,898,877
Average Spent	\$2,116.57
Health Care: Total \$	\$6,415,044
Average Spent	\$2,301.77
Shelter: Total \$	\$29,682,132
Average Spent	\$10,650.21
Vehicle Maintenance & Repairs: Total \$	\$1,849,201
Average Spent	\$663.51



## Population Summary

2000 Total Population	14,096
2010 Total Population	12,648
2018 Total Population	14,411

## Household Summary

2010 Households	3,894
2010 Average Household Size	3.22

## Housing Unit Summary

2010 Housing Units	4,636
Owner Occupied Housing Units	39.4%
Renter Occupied Housing Units	44.6%
Vacant Housing Units	16.0%

## Median Household Income

2013	\$32,915
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## Median Home Value

2013	\$133,680
2018	\$171,880

## Per Capita Income

2013	\$14,925
------	----------

## Median Age

2010	30.4
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## 2010 Population by Race/Ethnicity

Total	12,649
White Alone	64.9%
Black Alone	1.8%
American Indian Alone	0.9%
Asian Alone	0.5%
Pacific Islander Alone	0.0%
Hispanic Origin	89.6%

## 2013 Population 25+ by Educational Attainment

Total	7,900
Less than 9th Grade	36.1%
9th - 12th Grade, No Diploma	19.4%
High School Graduate	22.0%
Some College, No Degree	9.2%
Associate Degree	2.6%
Bachelor's Degree	7.1%
Graduate/Professional Degree	3.6%

## 2013 Employed Population 16+ by Industry

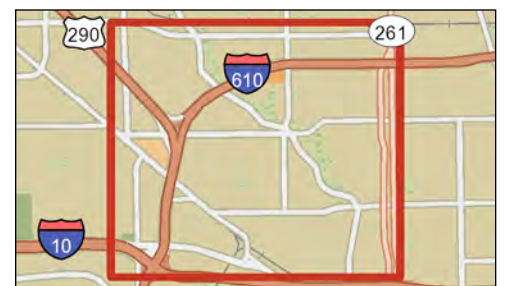
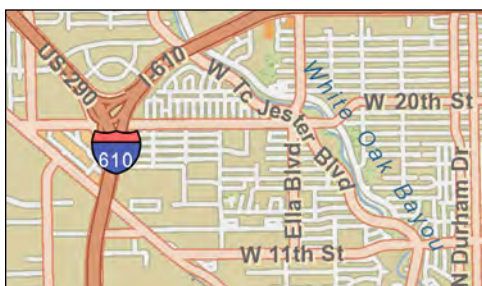
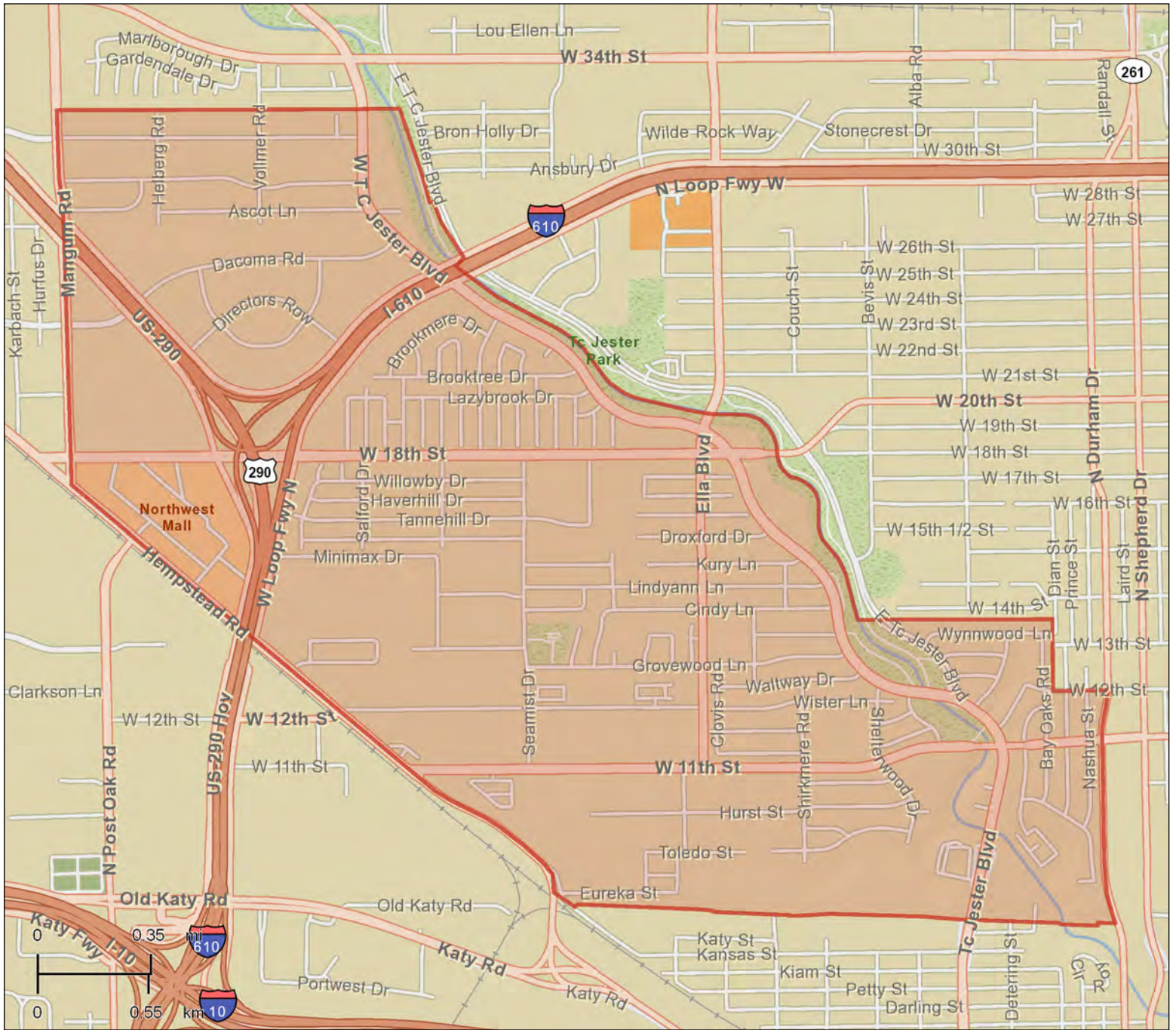
Total	5,881
Agriculture/Mining	1.4%
Construction	16.4%
Manufacturing	12.0%
Wholesale Trade	2.5%
Retail Trade	12.7%
Transportation/Utilities	6.6%
Information	0.4%
Finance/Insurance/Real Estate	4.2%
Services	41.3%
Public Administration	2.4%

## 2010 Households by Tenure and Mortgage Status

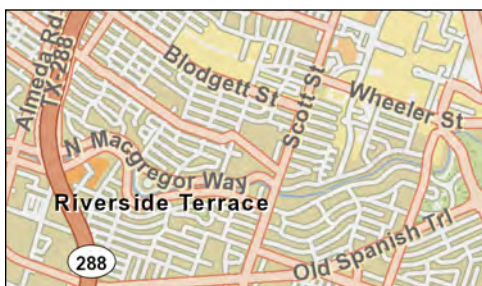
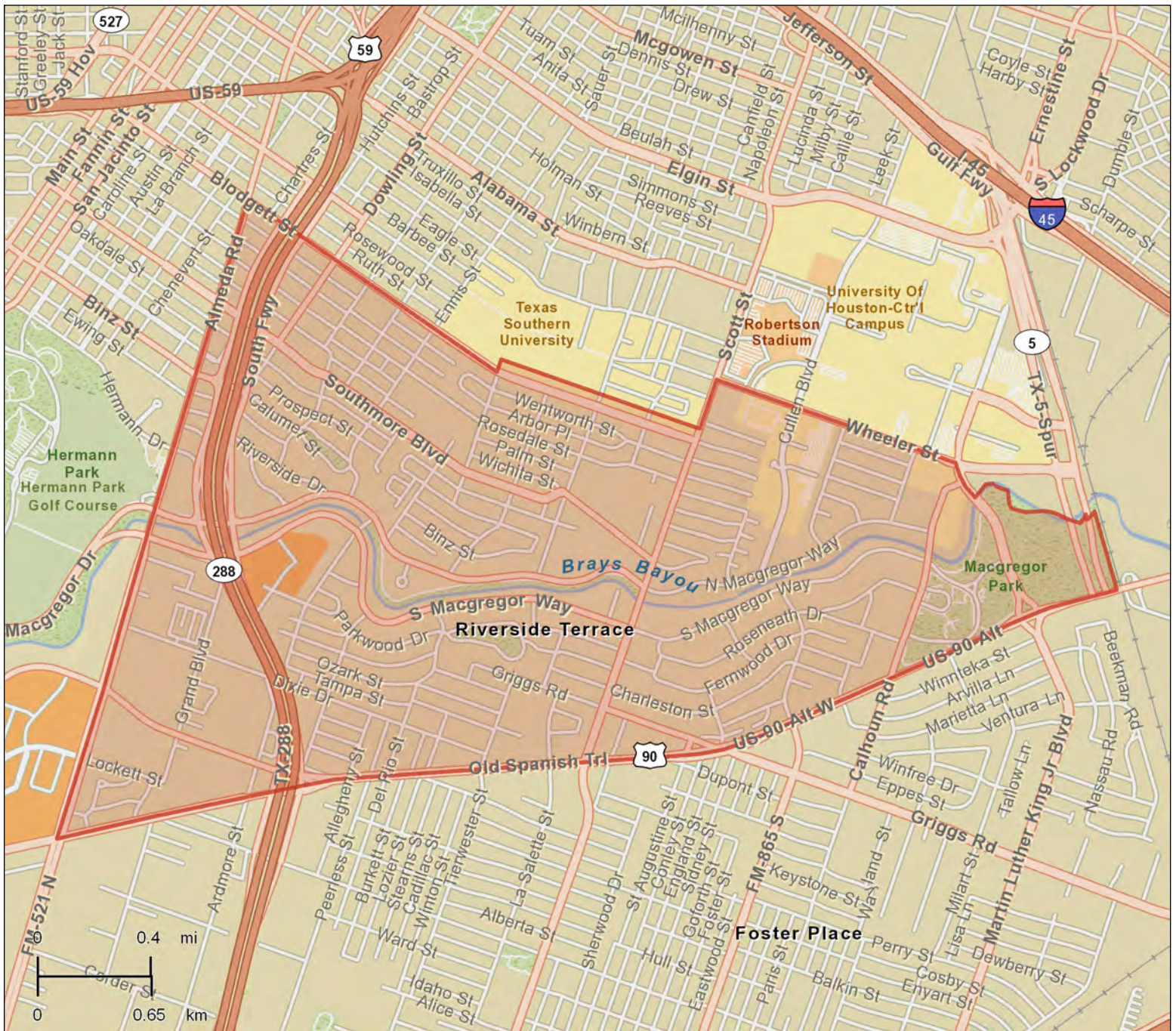
Total	3,894
Owner Occupied	46.9%
Renter Occupied	53.1%

## 2013 Consumer Spending

Food at Home: Total \$	\$14,841,518
Average Spent	\$3,635.84
Food Away from Home: Total \$	\$9,631,902
Average Spent	\$2,359.60
Health Care: Total \$	\$10,652,754
Average Spent	\$2,609.69
Shelter: Total \$	\$48,212,044
Average Spent	\$11,810.89
Vehicle Maintenance & Repairs: Total \$	\$3,002,072
Average Spent	\$735.44



<b>Population Summary</b>	
2000 Total Population	11,015
2010 Total Population	11,715
2018 Total Population	12,707
<b>Household Summary</b>	
2010 Households	5,746
2010 Average Household Size	2.04
<b>Housing Unit Summary</b>	
2010 Housing Units	6,264
Owner Occupied Housing Units	39.4%
Renter Occupied Housing Units	52.4%
Vacant Housing Units	8.3%
<b>Median Household Income</b>	
2013	\$52,488
<b>Median Home Value</b>	
2013	\$316,643
2018	\$331,612
<b>Per Capita Income</b>	
2013	\$37,281
<b>Median Age</b>	
2010	35.9
<b>2010 Population by Race/Ethnicity</b>	
Total	11,716
White Alone	74.3%
Black Alone	6.2%
American Indian Alone	1.0%
Asian Alone	2.8%
Pacific Islander Alone	0.0%
Hispanic Origin	39.5%
<b>2013 Population 25+ by Educational Attainment</b>	
Total	8,738
Less than 9th Grade	11.2%
9th - 12th Grade, No Diploma	6.3%
High School Graduate	18.1%
Some College, No Degree	20.6%
Associate Degree	3.8%
Bachelor's Degree	24.7%
Graduate/Professional Degree	15.3%
<b>2013 Employed Population 16+ by Industry</b>	
Total	6,980
Agriculture/Mining	4.3%
Construction	6.5%
Manufacturing	8.6%
Wholesale Trade	4.7%
Retail Trade	7.1%
Transportation/Utilities	6.5%
Information	1.2%
Finance/Insurance/Real Estate	10.9%
Services	46.7%
Public Administration	3.6%
<b>2010 Households by Tenure and Mortgage Status</b>	
Total	5,746
Owner Occupied	42.9%
Renter Occupied	57.1%
<b>2013 Consumer Spending</b>	
Food at Home: Total \$	\$32,719,804
Average Spent	\$5,557.98
Food Away from Home: Total \$	\$21,505,676
Average Spent	\$3,653.08
Health Care: Total \$	\$26,130,314
Average Spent	\$4,438.65
Shelter: Total \$	\$109,268,597
Average Spent	\$18,561.00
Vehicle Maintenance & Repairs: Total \$	\$6,997,830
Average Spent	\$1,188.69





## Population Summary

2000 Total Population	14,468
2010 Total Population	17,323
2018 Total Population	18,884

## Household Summary

2010 Households	7,187
2010 Average Household Size	2.01

## Housing Unit Summary

2010 Housing Units	9,322
Owner Occupied Housing Units	29.5%
Renter Occupied Housing Units	47.6%
Vacant Housing Units	22.9%

## Median Household Income

2013	\$34,732
------	----------

## Median Home Value

2013	\$222,923
2018	\$273,862

## Per Capita Income

2013	\$28,465
------	----------

## Median Age

2010	29.7
------	------

## 2010 Population by Race/Ethnicity

Total	17,325
White Alone	23.4%
Black Alone	65.1%
American Indian Alone	0.4%
Asian Alone	5.8%
Pacific Islander Alone	0.1%
Hispanic Origin	8.5%

## 2013 Population 25+ by Educational Attainment

Total	10,807
Less than 9th Grade	3.1%
9th - 12th Grade, No Diploma	6.8%
High School Graduate	14.8%
Some College, No Degree	19.4%
Associate Degree	3.8%
Bachelor's Degree	25.1%
Graduate/Professional Degree	27.0%

## 2013 Employed Population 16+ by Industry

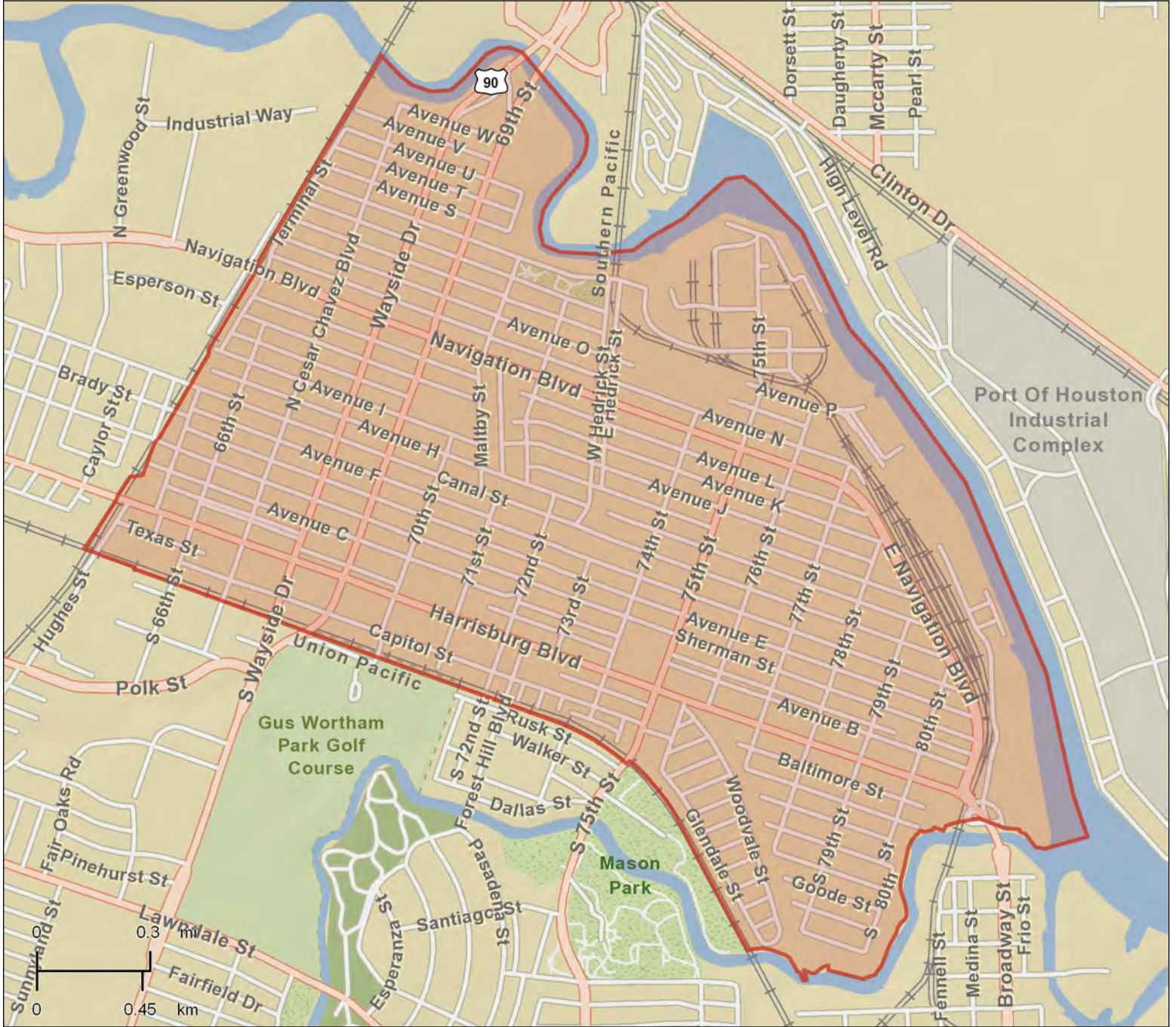
Total	8,686
Agriculture/Mining	3.9%
Construction	2.8%
Manufacturing	5.7%
Wholesale Trade	1.6%
Retail Trade	10.1%
Transportation/Utilities	6.0%
Information	0.6%
Finance/Insurance/Real Estate	6.5%
Services	58.1%
Public Administration	4.7%

## 2010 Households by Tenure and Mortgage Status

Total	7,187
Owner Occupied	38.3%
Renter Occupied	61.7%

## 2013 Consumer Spending

Food at Home: Total \$	\$33,502,971
Average Spent	\$4,428.68
Food Away from Home: Total \$	\$21,918,547
Average Spent	\$2,897.36
Health Care: Total \$	\$26,469,005
Average Spent	\$3,498.88
Shelter: Total \$	\$109,245,690
Average Spent	\$14,440.94
Vehicle Maintenance & Repairs: Total \$	\$7,057,346
Average Spent	\$932.89



## Polygon Study Area

### Population Summary

2000 Total Population	21,338
2010 Total Population	17,684
2018 Total Population	18,591

### Household Summary

2010 Households	5,395
2010 Average Household Size	3.28

### Housing Unit Summary

2010 Housing Units	6,322
Owner Occupied Housing Units	38.3%
Renter Occupied Housing Units	47.1%
Vacant Housing Units	14.7%

### Median Household Income

2013	\$26,783
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### Median Home Value

2013	\$83,080
2018	\$93,844

### Per Capita Income

2013	\$11,809
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### Median Age

2010	31.5
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### 2010 Population by Race/Ethnicity

Total	17,683
White Alone	64.0%
Black Alone	1.4%
American Indian Alone	1.0%
Asian Alone	0.2%
Pacific Islander Alone	0.1%
Hispanic Origin	96.5%

### 2013 Population 25+ by Educational Attainment

Total	10,681
Less than 9th Grade	41.2%
9th - 12th Grade, No Diploma	19.7%
High School Graduate	24.3%
Some College, No Degree	9.6%
Associate Degree	1.6%
Bachelor's Degree	2.6%
Graduate/Professional Degree	1.0%

### 2013 Employed Population 16+ by Industry

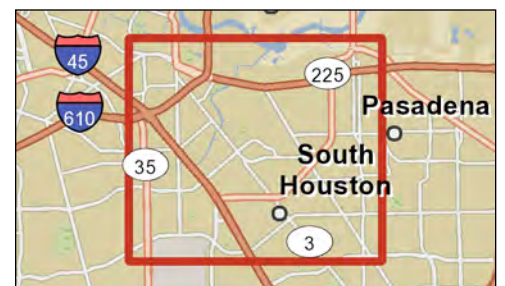
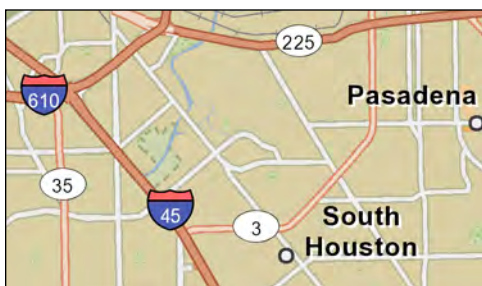
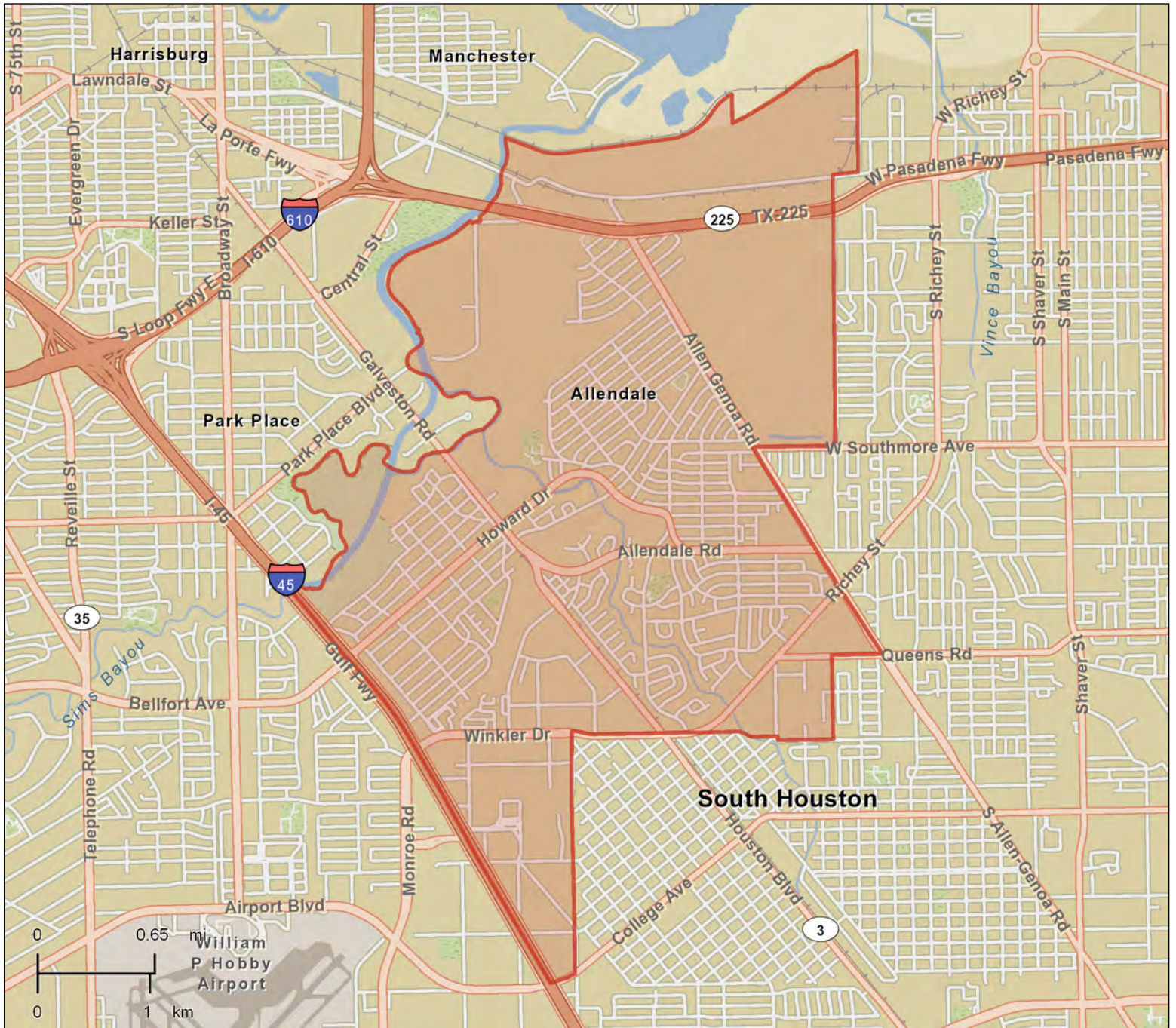
Total	6,684
Agriculture/Mining	0.7%
Construction	19.6%
Manufacturing	15.4%
Wholesale Trade	1.9%
Retail Trade	9.8%
Transportation/Utilities	6.5%
Information	0.3%
Finance/Insurance/Real Estate	1.8%
Services	42.1%
Public Administration	1.9%

### 2010 Households by Tenure and Mortgage Status

Total	5,395
Owner Occupied	44.8%
Renter Occupied	55.2%

### 2013 Consumer Spending

Food at Home: Total \$	\$16,128,512
Average Spent	\$2,965.35
Food Away from Home: Total \$	\$10,339,316
Average Spent	\$1,900.96
Health Care: Total \$	\$12,412,360
Average Spent	\$2,282.10
Shelter: Total \$	\$47,552,381
Average Spent	\$8,742.85
Vehicle Maintenance & Repairs: Total \$	\$3,256,062
Average Spent	\$598.65



## Population Summary

2000 Total Population	23,293
2010 Total Population	23,156
2018 Total Population	25,187

## Household Summary

2010 Households	6,742
2010 Average Household Size	3.43

## Housing Unit Summary

2010 Housing Units	7,526
Owner Occupied Housing Units	55.7%
Renter Occupied Housing Units	33.8%
Vacant Housing Units	10.4%

## Median Household Income

2013	\$35,699
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## Median Home Value

2013	\$109,414
2018	\$130,981

## Per Capita Income

2013	\$13,356
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## Median Age

2010	30.1
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## 2010 Population by Race/Ethnicity

Total	23,157
White Alone	63.8%
Black Alone	3.0%
American Indian Alone	0.7%
Asian Alone	2.5%
Pacific Islander Alone	0.0%
Hispanic Origin	82.9%

## 2013 Population 25+ by Educational Attainment

Total	13,794
Less than 9th Grade	22.2%
9th - 12th Grade, No Diploma	15.8%
High School Graduate	32.2%
Some College, No Degree	19.4%
Associate Degree	3.5%
Bachelor's Degree	4.9%
Graduate/Professional Degree	2.1%

## 2013 Employed Population 16+ by Industry

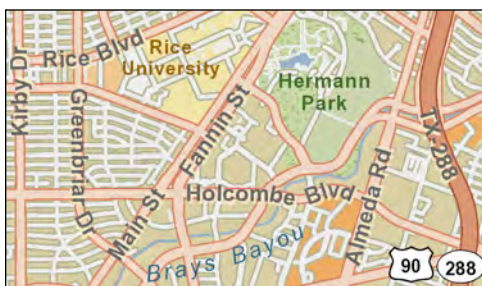
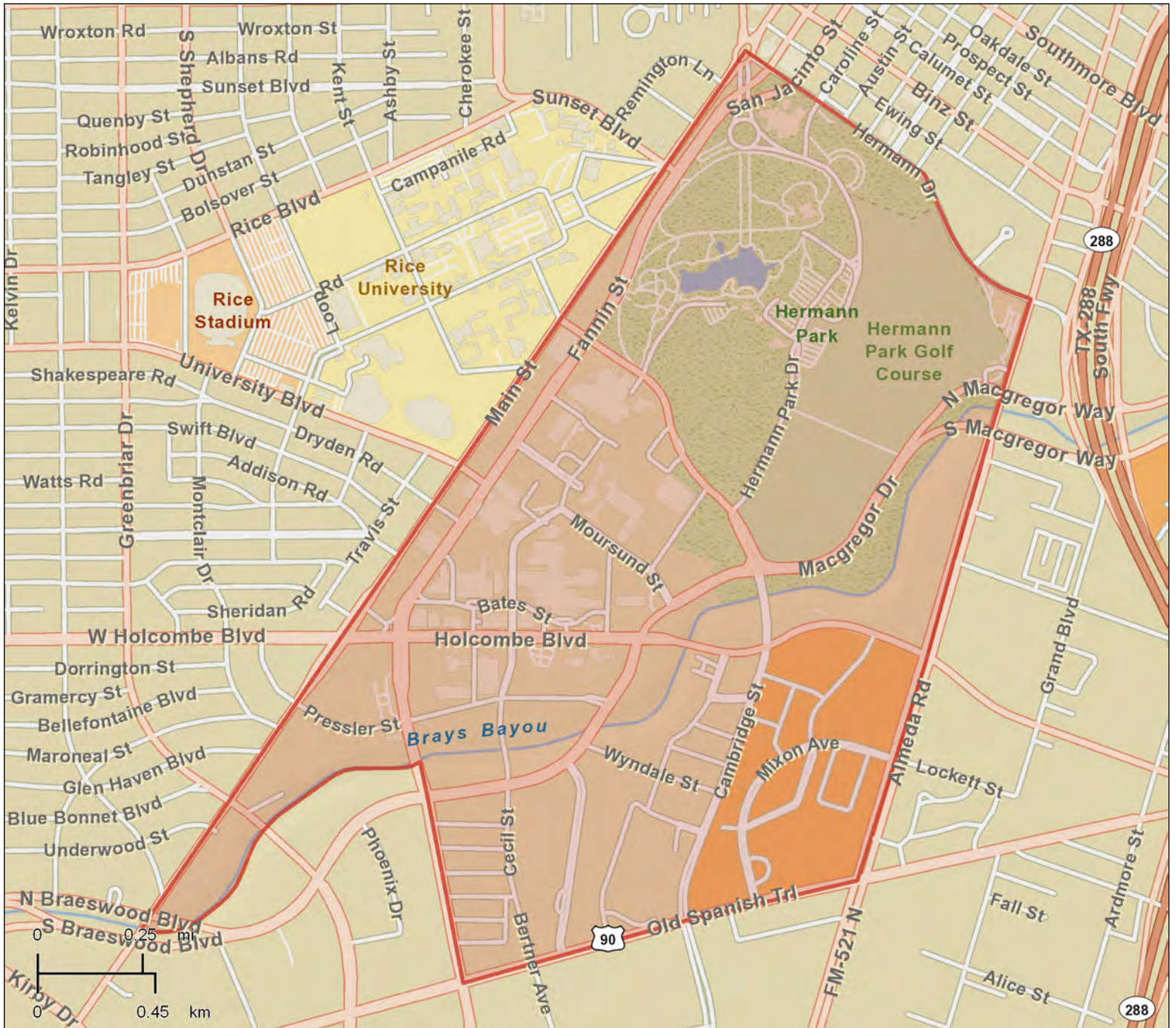
Total	9,702
Agriculture/Mining	0.3%
Construction	17.1%
Manufacturing	14.7%
Wholesale Trade	3.0%
Retail Trade	11.1%
Transportation/Utilities	6.7%
Information	0.6%
Finance/Insurance/Real Estate	4.6%
Services	38.4%
Public Administration	3.4%

## 2010 Households by Tenure and Mortgage Status

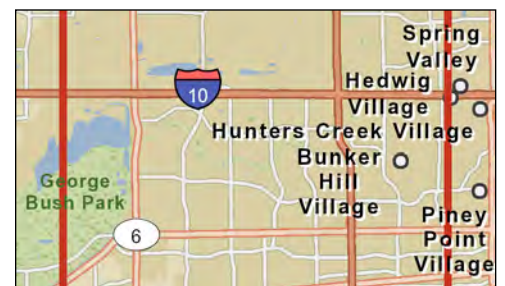
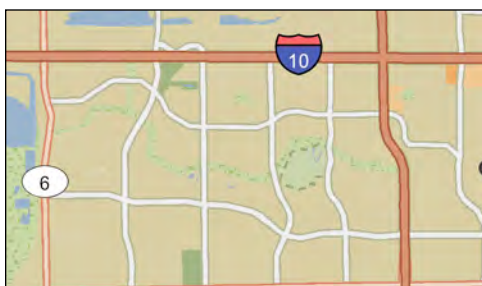
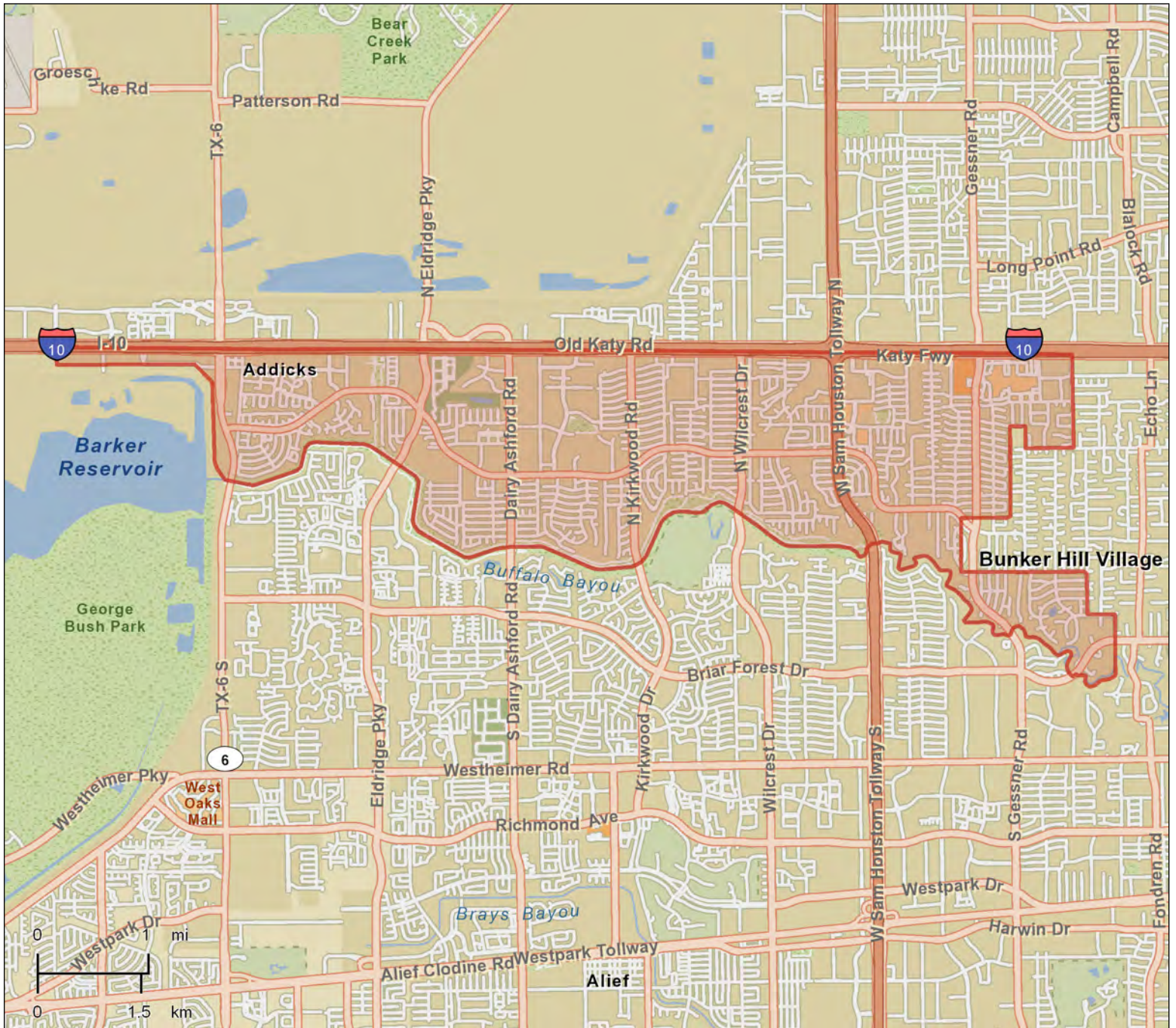
Total	6,742
Owner Occupied	62.2%
Renter Occupied	37.8%

## 2013 Consumer Spending

Food at Home: Total \$	\$23,954,909
Average Spent	\$3,462.69
Food Away from Home: Total \$	\$15,387,150
Average Spent	\$2,224.22
Health Care: Total \$	\$18,677,081
Average Spent	\$2,699.78
Shelter: Total \$	\$73,495,674
Average Spent	\$10,623.83
Vehicle Maintenance & Repairs: Total \$	\$4,934,893
Average Spent	\$713.34



<b>Population Summary</b>	
2000 Total Population	2,093
2010 Total Population	1,343
2018 Total Population	1,455
<b>Household Summary</b>	
2010 Households	529
2010 Average Household Size	2.12
<b>Housing Unit Summary</b>	
2010 Housing Units	729
Owner Occupied Housing Units	27.2%
Renter Occupied Housing Units	45.4%
Vacant Housing Units	27.4%
<b>Median Household Income</b>	
2013	\$59,416
<b>Median Home Value</b>	
2013	\$383,269
2018	\$408,561
<b>Per Capita Income</b>	
2013	\$53,679
<b>Median Age</b>	
2010	34.6
<b>2010 Population by Race/Ethnicity</b>	
Total	1,344
White Alone	58.5%
Black Alone	14.0%
American Indian Alone	0.1%
Asian Alone	21.8%
Pacific Islander Alone	0.2%
Hispanic Origin	11.3%
<b>2013 Population 25+ by Educational Attainment</b>	
Total	1,081
Less than 9th Grade	3.4%
9th - 12th Grade, No Diploma	0.7%
High School Graduate	11.5%
Some College, No Degree	9.2%
Associate Degree	5.6%
Bachelor's Degree	28.2%
Graduate/Professional Degree	41.4%
<b>2013 Employed Population 16+ by Industry</b>	
Total	866
Agriculture/Mining	2.5%
Construction	4.0%
Manufacturing	4.8%
Wholesale Trade	0.2%
Retail Trade	6.4%
Transportation/Utilities	1.3%
Information	0.0%
Finance/Insurance/Real Estate	3.3%
Services	74.7%
Public Administration	2.7%
<b>2010 Households by Tenure and Mortgage Status</b>	
Total	529
Owner Occupied	37.4%
Renter Occupied	62.6%
<b>2013 Consumer Spending</b>	
Food at Home: Total \$	\$4,169,238
Average Spent	\$7,649.98
Food Away from Home: Total \$	\$2,916,170
Average Spent	\$5,350.77
Health Care: Total \$	\$2,989,155
Average Spent	\$5,484.69
Shelter: Total \$	\$14,533,170
Average Spent	\$26,666.37
Vehicle Maintenance & Repairs: Total \$	\$868,686
Average Spent	\$1,593.92





### Population Summary

2000 Total Population	43,600
2010 Total Population	45,296
2018 Total Population	51,321

### Household Summary

2010 Households	18,266
2010 Average Household Size	2.48

### Housing Unit Summary

2010 Housing Units	20,072
Owner Occupied Housing Units	62.1%
Renter Occupied Housing Units	28.9%
Vacant Housing Units	9.0%

### Median Household Income

2013	\$99,600
------	----------

### Median Home Value

2013	\$373,882
2018	\$426,819

### Per Capita Income

2013	\$55,988
------	----------

### Median Age

2010	41.4
------	------

### 2010 Population by Race/Ethnicity

Total	45,295
White Alone	76.7%
Black Alone	5.9%
American Indian Alone	0.3%
Asian Alone	10.8%
Pacific Islander Alone	0.1%
Hispanic Origin	13.1%

### 2013 Population 25+ by Educational Attainment

Total	32,303
Less than 9th Grade	1.0%
9th - 12th Grade, No Diploma	1.7%
High School Graduate	11.5%
Some College, No Degree	16.0%
Associate Degree	5.4%
Bachelor's Degree	39.5%
Graduate/Professional Degree	24.8%

### 2013 Employed Population 16+ by Industry

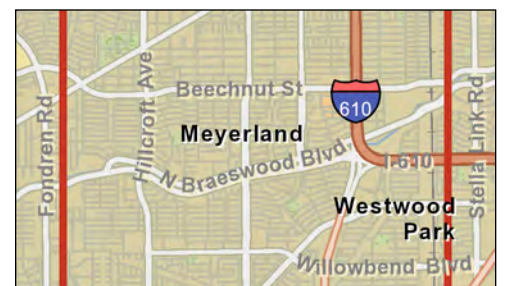
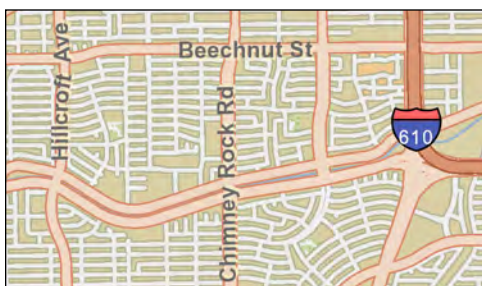
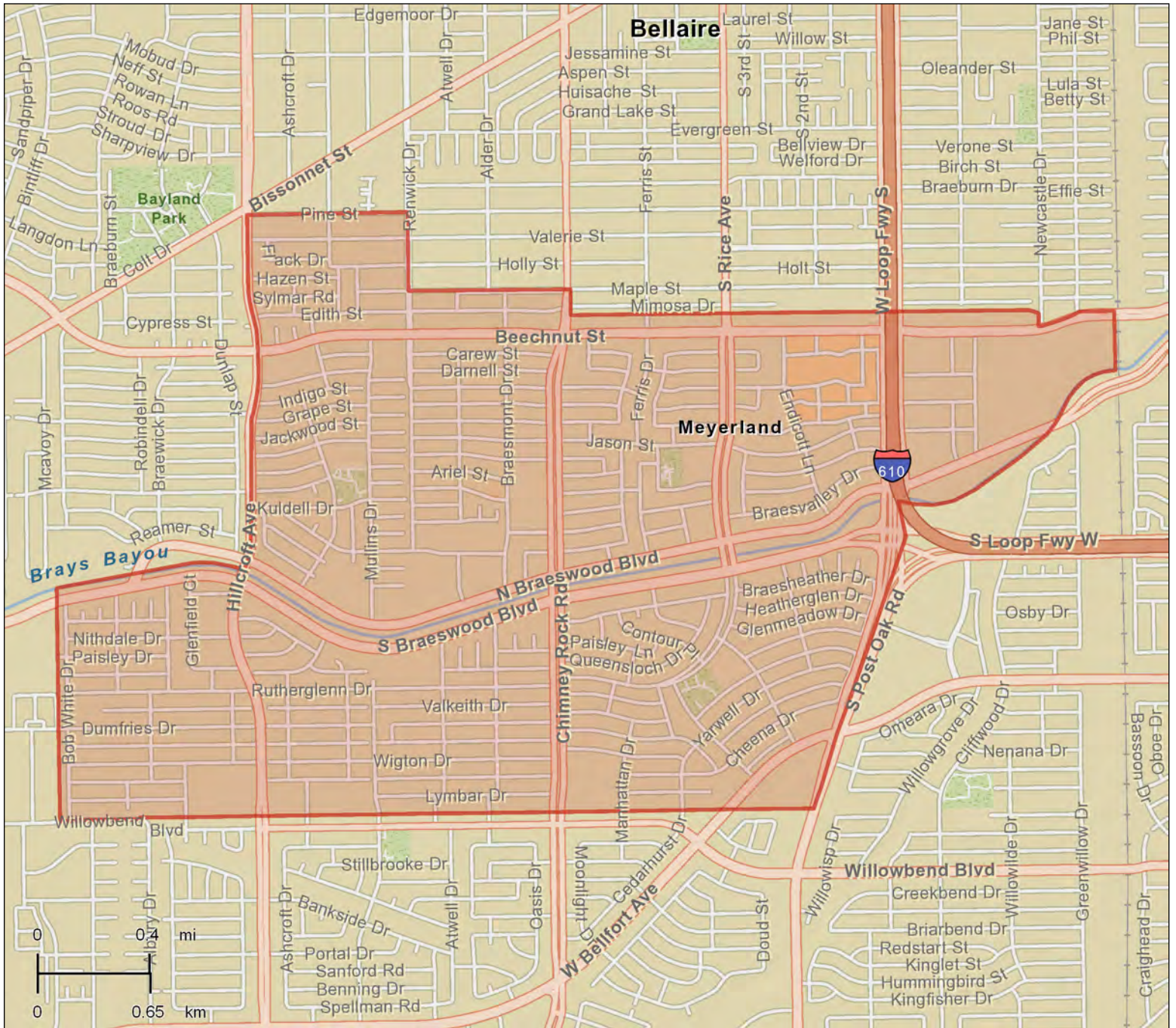
Total	22,600
Agriculture/Mining	6.6%
Construction	3.2%
Manufacturing	8.8%
Wholesale Trade	6.1%
Retail Trade	7.8%
Transportation/Utilities	4.3%
Information	1.8%
Finance/Insurance/Real Estate	10.8%
Services	49.0%
Public Administration	1.5%

### 2010 Households by Tenure and Mortgage Status

Total	18,266
Owner Occupied	68.2%
Renter Occupied	31.8%

### 2013 Consumer Spending

Food at Home: Total \$	\$175,953,308
Average Spent	\$9,217.04
Food Away from Home: Total \$	\$117,219,059
Average Spent	\$6,140.34
Health Care: Total \$	\$160,726,568
Average Spent	\$8,419.41
Shelter: Total \$	\$631,225,690
Average Spent	\$33,065.78
Vehicle Maintenance & Repairs: Total \$	\$40,443,593
Average Spent	\$2,118.57



### Population Summary

2000 Total Population	19,818
2010 Total Population	19,700
2018 Total Population	21,763

### Household Summary

2010 Households	8,646
2010 Average Household Size	2.28

### Housing Unit Summary

2010 Housing Units	9,361
Owner Occupied Housing Units	55.4%
Renter Occupied Housing Units	37.0%
Vacant Housing Units	7.6%

### Median Household Income

2013	\$66,875
------	----------

### Median Home Value

2013	\$325,690
2018	\$341,600

### Per Capita Income

2013	\$46,231
------	----------

### Median Age

2010	42.0
------	------

### 2010 Population by Race/Ethnicity

Total	19,699
White Alone	73.1%
Black Alone	9.4%
American Indian Alone	0.3%
Asian Alone	10.2%
Pacific Islander Alone	0.0%
Hispanic Origin	14.7%

### 2013 Population 25+ by Educational Attainment

Total	14,403
Less than 9th Grade	2.7%
9th - 12th Grade, No Diploma	2.8%
High School Graduate	11.0%
Some College, No Degree	20.5%
Associate Degree	3.7%
Bachelor's Degree	32.6%
Graduate/Professional Degree	26.7%

### 2013 Employed Population 16+ by Industry

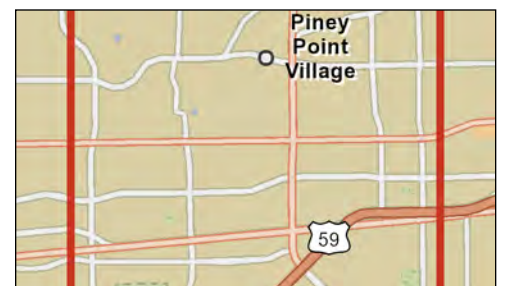
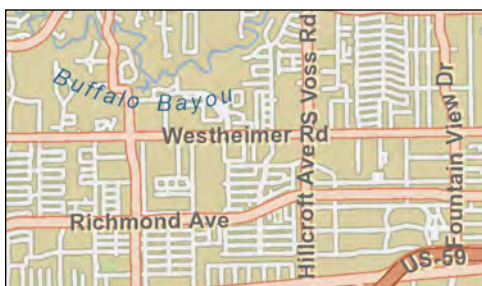
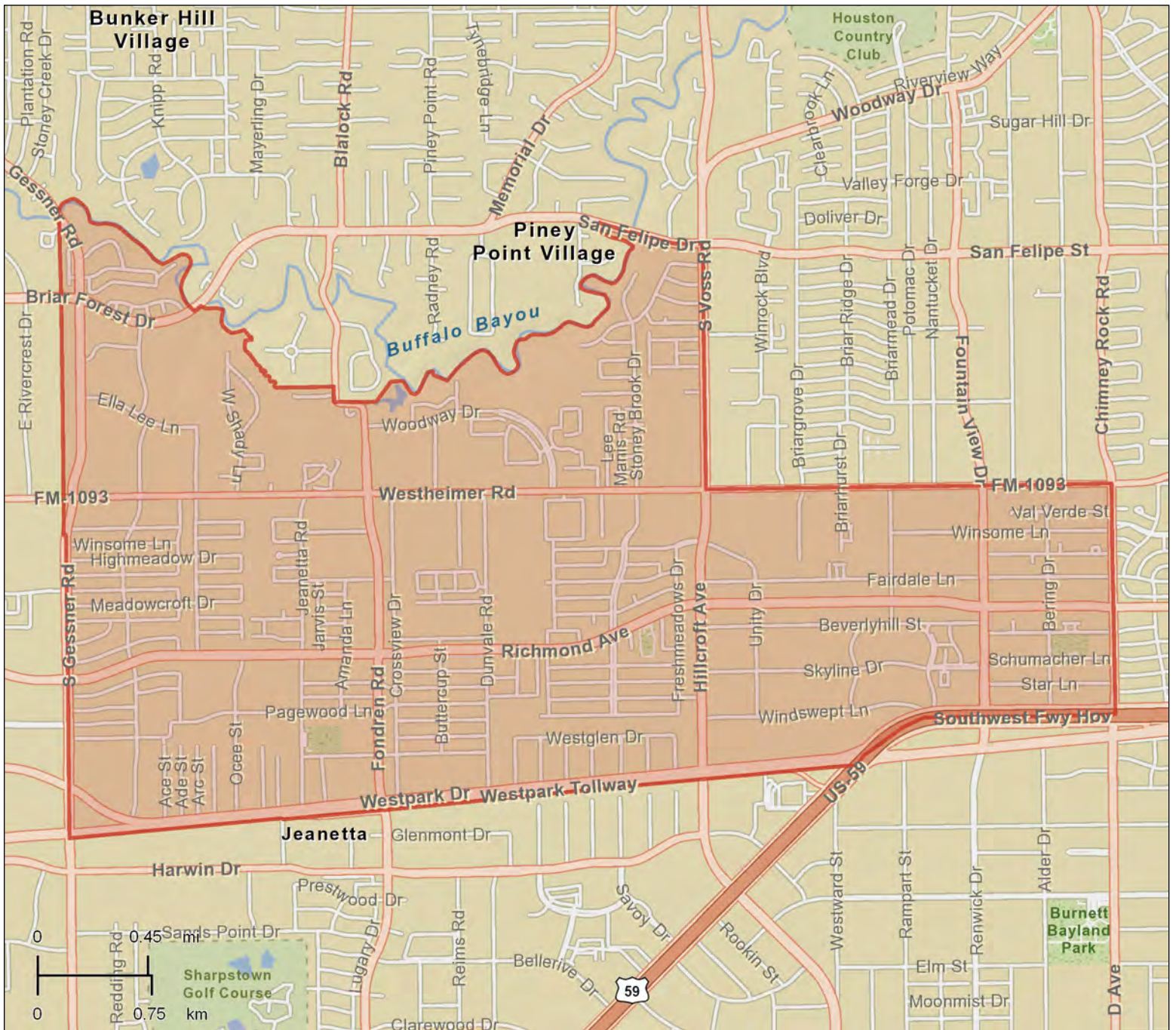
Total	10,484
Agriculture/Mining	2.7%
Construction	3.7%
Manufacturing	5.9%
Wholesale Trade	2.8%
Retail Trade	10.5%
Transportation/Utilities	3.3%
Information	1.9%
Finance/Insurance/Real Estate	7.1%
Services	60.1%
Public Administration	1.9%

### 2010 Households by Tenure and Mortgage Status

Total	8,646
Owner Occupied	60.0%
Renter Occupied	40.0%

### 2013 Consumer Spending

Food at Home: Total \$	\$64,178,304
Average Spent	\$7,209.43
Food Away from Home: Total \$	\$42,221,054
Average Spent	\$4,742.87
Health Care: Total \$	\$56,855,078
Average Spent	\$6,386.78
Shelter: Total \$	\$222,410,306
Average Spent	\$24,984.31
Vehicle Maintenance & Repairs: Total \$	\$14,301,667
Average Spent	\$1,606.57



## Population Summary

2000 Total Population	40,672
2010 Total Population	47,958
2018 Total Population	53,479

## Household Summary

2010 Households	22,631
2010 Average Household Size	2.11

## Housing Unit Summary

2010 Housing Units	25,981
Owner Occupied Housing Units	20.4%
Renter Occupied Housing Units	66.7%
Vacant Housing Units	12.9%

## Median Household Income

2013	\$39,989
------	----------

## Median Home Value

2013	\$205,836
2018	\$257,798

## Per Capita Income

2013	\$28,215
------	----------

## Median Age

2010	31.0
------	------

## 2010 Population by Race/Ethnicity

Total	47,958
White Alone	56.2%
Black Alone	15.7%
American Indian Alone	2.5%
Asian Alone	7.6%
Pacific Islander Alone	0.1%
Hispanic Origin	43.3%

## 2013 Population 25+ by Educational Attainment

Total	34,048
Less than 9th Grade	14.5%
9th - 12th Grade, No Diploma	5.5%
High School Graduate	15.5%
Some College, No Degree	19.4%
Associate Degree	6.5%
Bachelor's Degree	26.8%
Graduate/Professional Degree	11.8%

## 2013 Employed Population 16+ by Industry

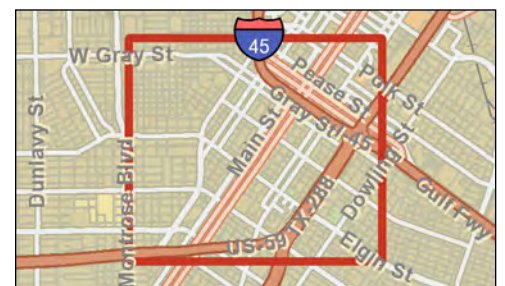
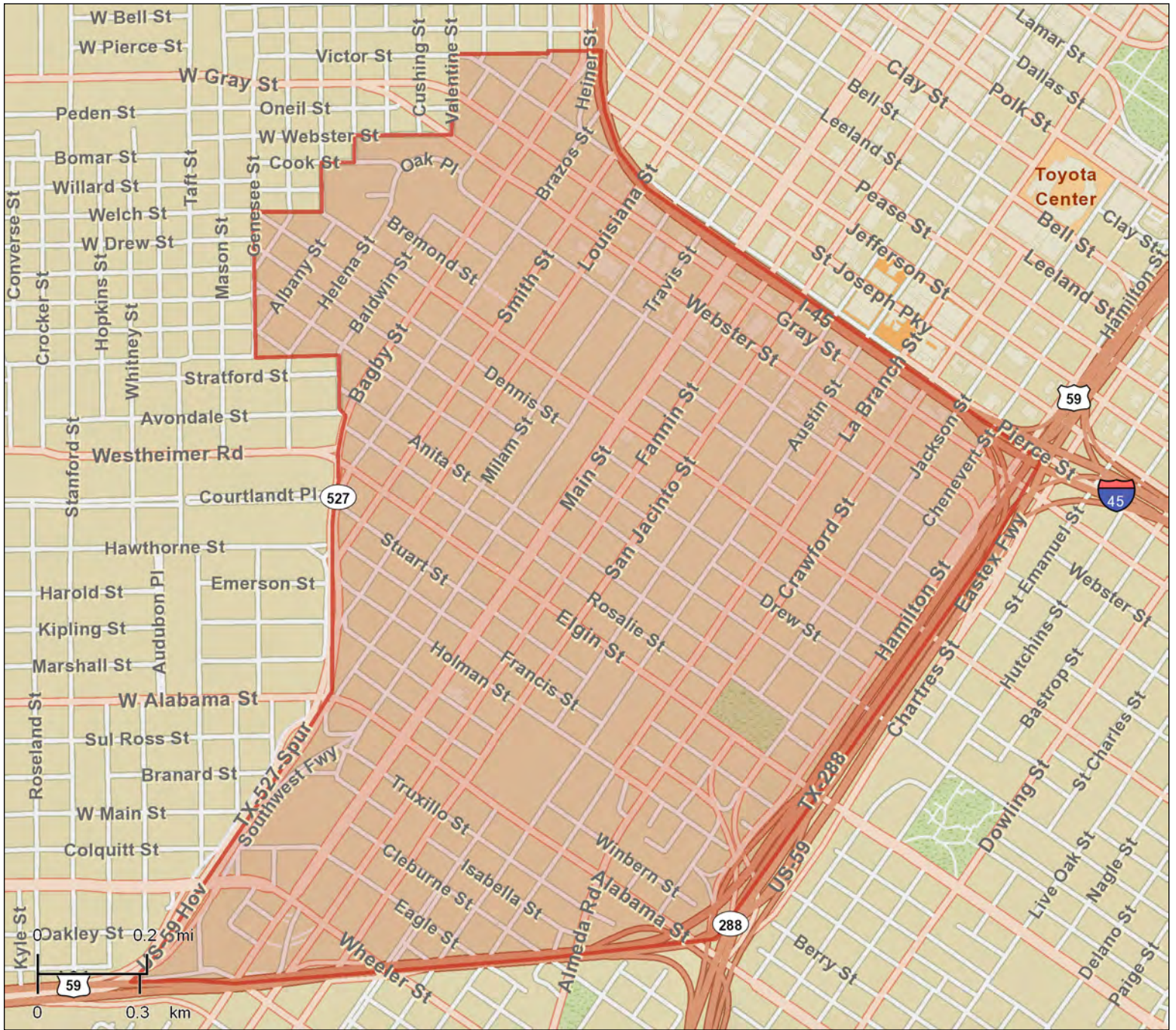
Total	29,098
Agriculture/Mining	3.7%
Construction	8.2%
Manufacturing	5.6%
Wholesale Trade	2.1%
Retail Trade	11.3%
Transportation/Utilities	2.9%
Information	0.9%
Finance/Insurance/Real Estate	8.5%
Services	54.5%
Public Administration	2.2%

## 2010 Households by Tenure and Mortgage Status

Total	22,631
Owner Occupied	23.4%
Renter Occupied	76.6%

## 2013 Consumer Spending

Food at Home: Total \$	\$103,976,425
Average Spent	\$4,469.22
Food Away from Home: Total \$	\$70,147,846
Average Spent	\$3,015.17
Health Care: Total \$	\$75,547,071
Average Spent	\$3,247.24
Shelter: Total \$	\$347,788,260
Average Spent	\$14,948.99
Vehicle Maintenance & Repairs: Total \$	\$21,838,511
Average Spent	\$938.69



## Population Summary

2000 Total Population	5,520
2010 Total Population	8,526
2018 Total Population	9,911

## Household Summary

2010 Households	4,658
2010 Average Household Size	1.52

## Housing Unit Summary

2010 Housing Units	5,568
Owner Occupied Housing Units	28.1%
Renter Occupied Housing Units	55.6%
Vacant Housing Units	16.3%

## Median Household Income

2013	\$59,901
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## Median Home Value

2013	\$263,788
2018	\$286,215

## Per Capita Income

2013	\$50,409
------	----------

## Median Age

2010	33.3
------	------

## 2010 Population by Race/Ethnicity

Total	8,526
White Alone	64.5%
Black Alone	20.8%
American Indian Alone	0.5%
Asian Alone	6.8%
Pacific Islander Alone	0.0%
Hispanic Origin	16.1%

## 2013 Population 25+ by Educational Attainment

Total	7,173
Less than 9th Grade	2.0%
9th - 12th Grade, No Diploma	4.7%
High School Graduate	9.7%
Some College, No Degree	12.9%
Associate Degree	2.7%
Bachelor's Degree	34.7%
Graduate/Professional Degree	33.3%

## 2013 Employed Population 16+ by Industry

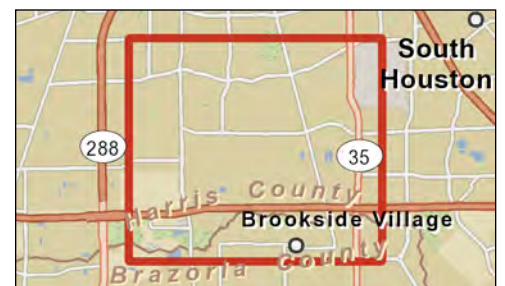
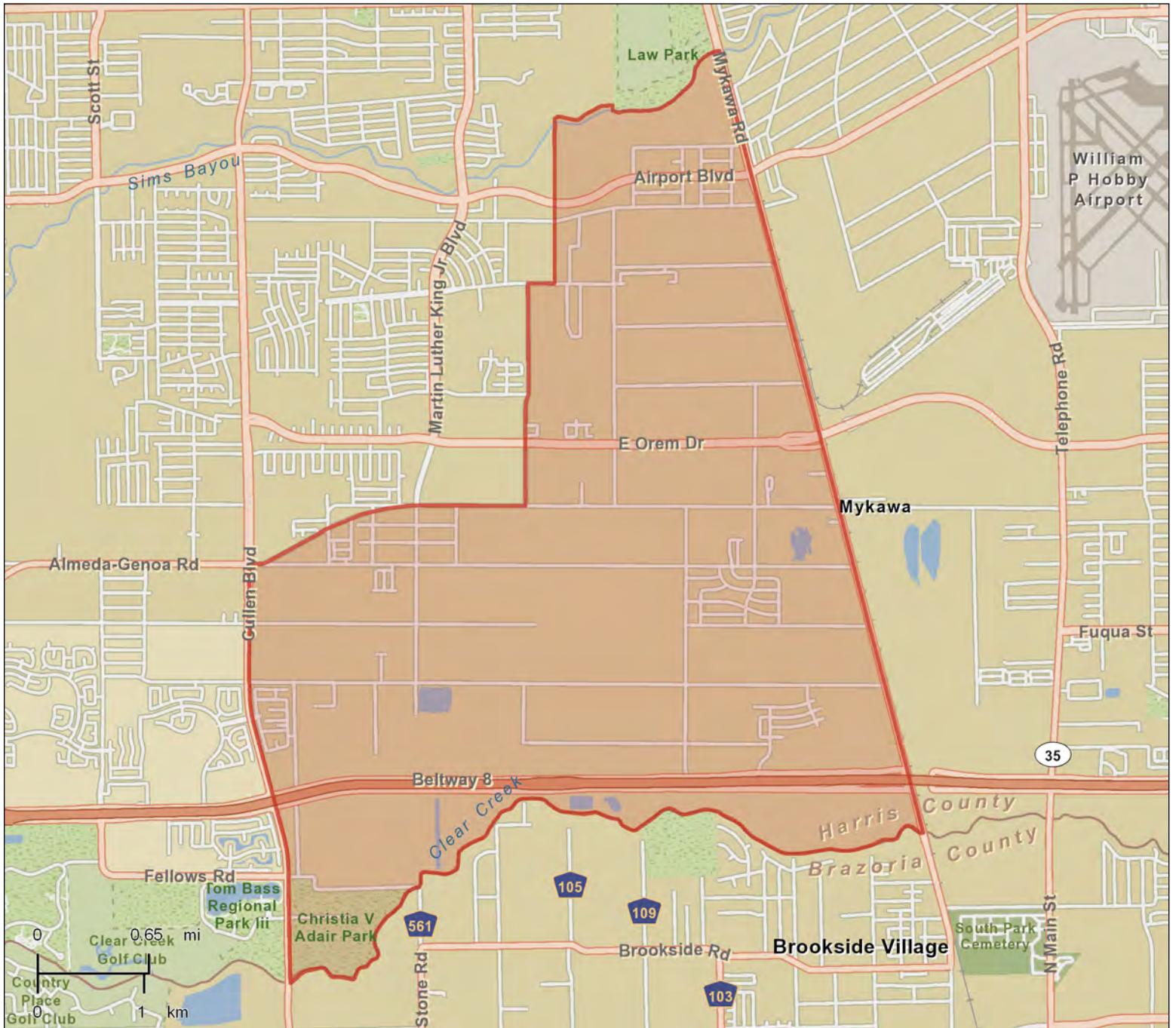
Total	6,281
Agriculture/Mining	9.3%
Construction	4.0%
Manufacturing	11.0%
Wholesale Trade	3.1%
Retail Trade	4.6%
Transportation/Utilities	6.8%
Information	1.1%
Finance/Insurance/Real Estate	8.8%
Services	48.6%
Public Administration	2.5%

## 2010 Households by Tenure and Mortgage Status

Total	4,658
Owner Occupied	33.5%
Renter Occupied	66.5%

## 2013 Consumer Spending

Food at Home: Total \$	\$31,144,297
Average Spent	\$6,188.02
Food Away from Home: Total \$	\$21,741,758
Average Spent	\$4,319.84
Health Care: Total \$	\$22,273,208
Average Spent	\$4,425.43
Shelter: Total \$	\$108,118,895
Average Spent	\$21,482.00
Vehicle Maintenance & Repairs: Total \$	\$6,492,353
Average Spent	\$1,289.96





## Population Summary

2000 Total Population	2,332
2010 Total Population	3,503
2018 Total Population	4,129

## Household Summary

2010 Households	1,124
2010 Average Household Size	3.12

## Housing Unit Summary

2010 Housing Units	1,282
Owner Occupied Housing Units	60.4%
Renter Occupied Housing Units	27.3%
Vacant Housing Units	12.3%

## Median Household Income

2013	\$26,771
------	----------

## Median Home Value

2013	\$135,547
2018	\$178,875

## Per Capita Income

2013	\$11,594
------	----------

## Median Age

2010	30.2
------	------

## 2010 Population by Race/Ethnicity

Total	3,502
White Alone	36.7%
Black Alone	46.3%
American Indian Alone	0.9%
Asian Alone	2.8%
Pacific Islander Alone	0.1%
Hispanic Origin	42.1%

## 2013 Population 25+ by Educational Attainment

Total	2,159
Less than 9th Grade	19.4%
9th - 12th Grade, No Diploma	15.9%
High School Graduate	32.2%
Some College, No Degree	23.7%
Associate Degree	1.3%
Bachelor's Degree	5.0%
Graduate/Professional Degree	2.5%

## 2013 Employed Population 16+ by Industry

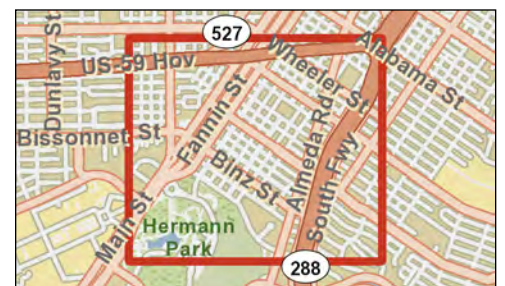
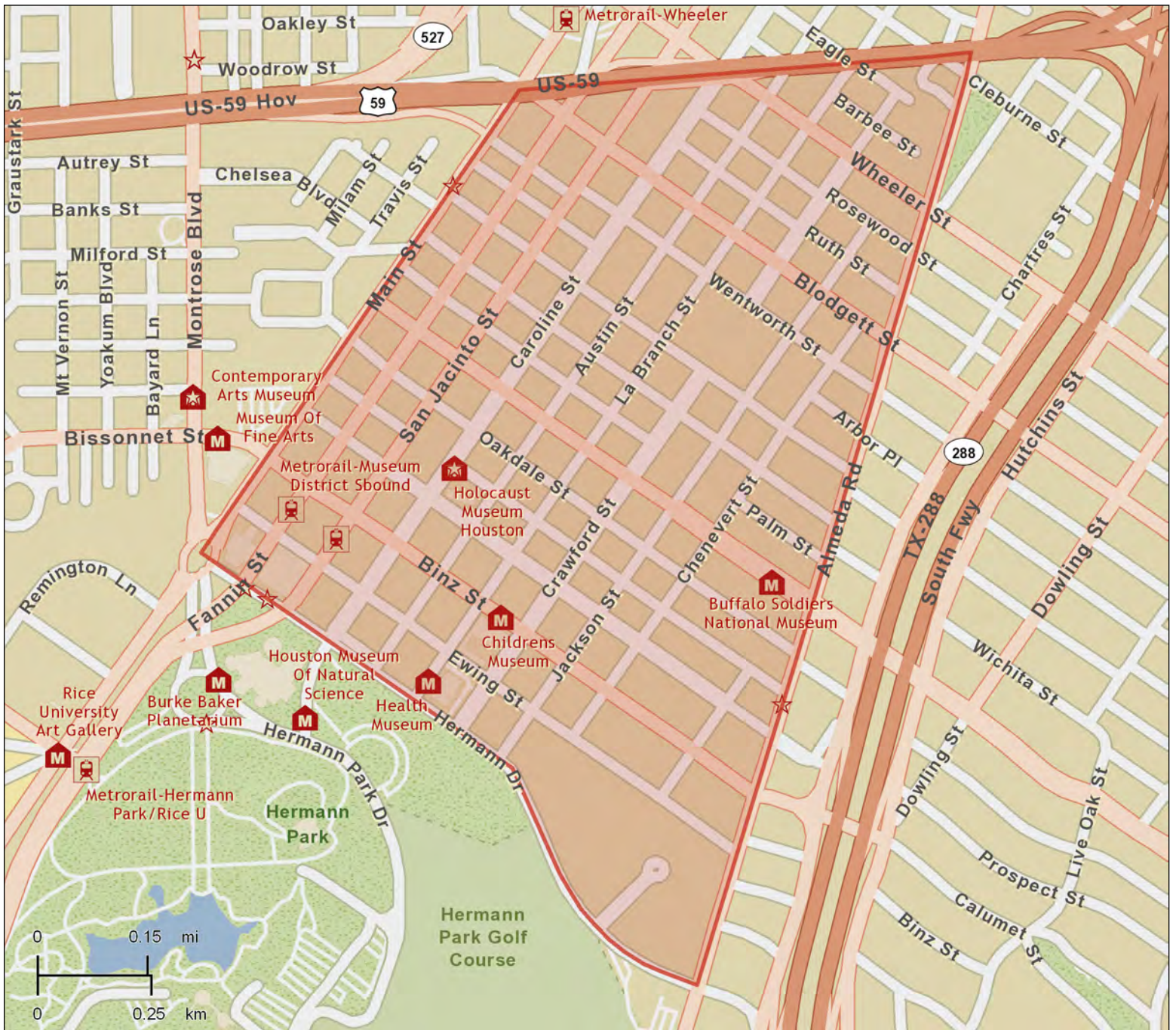
Total	1,485
Agriculture/Mining	0.0%
Construction	18.9%
Manufacturing	17.0%
Wholesale Trade	2.4%
Retail Trade	10.7%
Transportation/Utilities	8.4%
Information	0.1%
Finance/Insurance/Real Estate	5.7%
Services	33.0%
Public Administration	3.8%

## 2010 Households by Tenure and Mortgage Status

Total	1,124
Owner Occupied	68.9%
Renter Occupied	31.1%

## 2013 Consumer Spending

Food at Home: Total \$	\$3,175,386
Average Spent	\$2,666.15
Food Away from Home: Total \$	\$2,046,852
Average Spent	\$1,718.60
Health Care: Total \$	\$2,462,303
Average Spent	\$2,067.43
Shelter: Total \$	\$10,377,976
Average Spent	\$8,713.67
Vehicle Maintenance & Repairs: Total \$	\$671,476
Average Spent	\$563.79



### Population Summary

2000 Total Population	3,583
2010 Total Population	4,877
2018 Total Population	5,972

### Household Summary

2010 Households	2,491
2010 Average Household Size	1.80

### Housing Unit Summary

2010 Housing Units	3,123
Owner Occupied Housing Units	21.8%
Renter Occupied Housing Units	58.0%
Vacant Housing Units	20.2%

### Median Household Income

2013	\$59,901
------	----------

### Median Home Value

2013	\$374,015
2018	\$400,071

### Per Capita Income

2013	\$50,650
------	----------

### Median Age

2010	35.0
------	------

### 2010 Population by Race/Ethnicity

Total	4,877
White Alone	57.1%
Black Alone	24.1%
American Indian Alone	0.3%
Asian Alone	9.7%
Pacific Islander Alone	0.0%
Hispanic Origin	16.2%

### 2013 Population 25+ by Educational Attainment

Total	4,180
Less than 9th Grade	3.5%
9th - 12th Grade, No Diploma	2.7%
High School Graduate	6.3%
Some College, No Degree	10.3%
Associate Degree	5.2%
Bachelor's Degree	36.3%
Graduate/Professional Degree	35.6%

### 2013 Employed Population 16+ by Industry

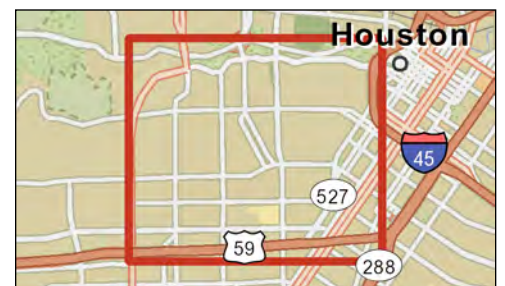
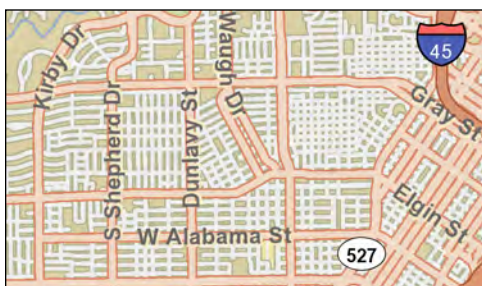
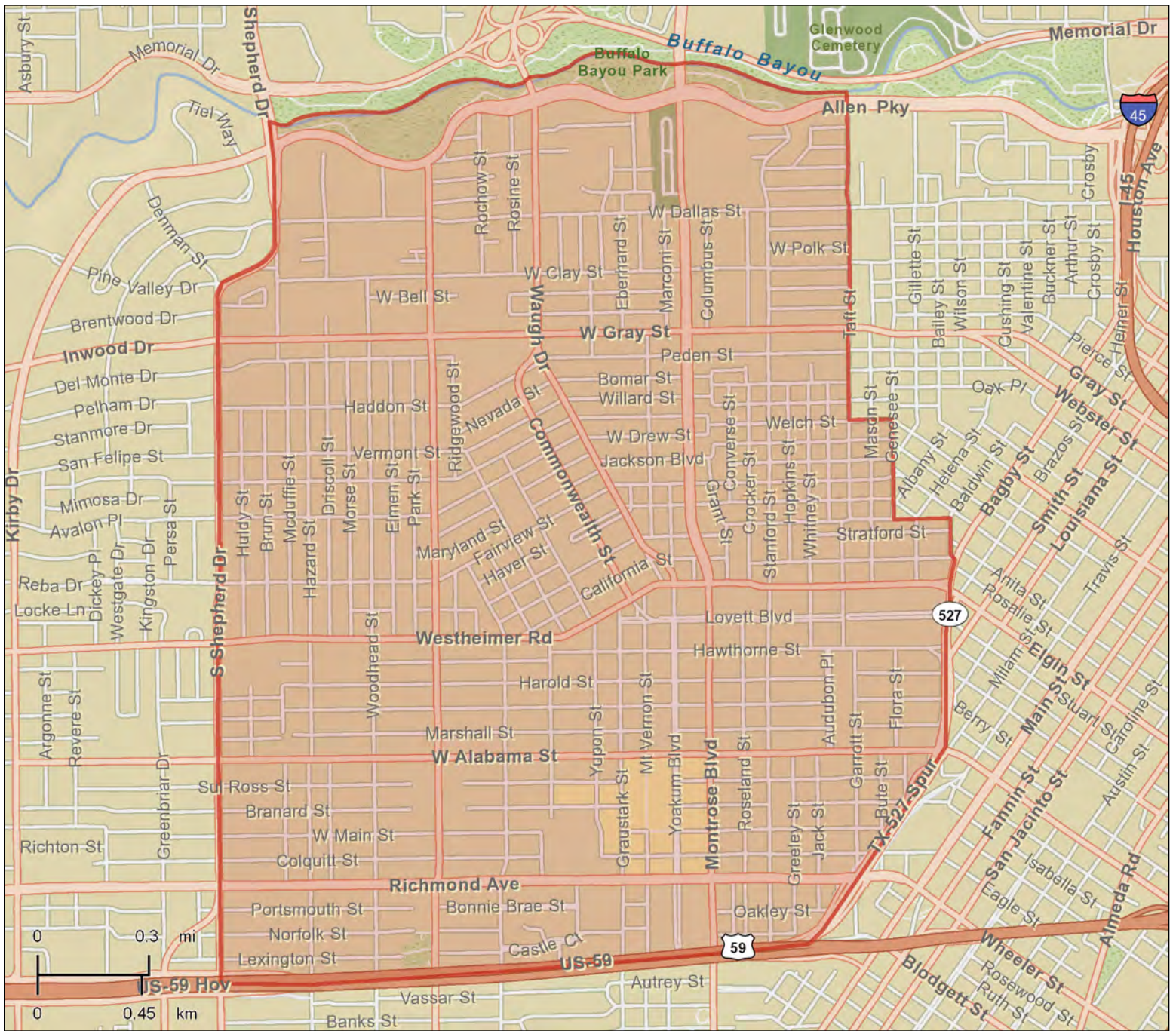
Total	3,417
Agriculture/Mining	10.1%
Construction	1.8%
Manufacturing	2.8%
Wholesale Trade	1.8%
Retail Trade	8.5%
Transportation/Utilities	3.8%
Information	1.1%
Finance/Insurance/Real Estate	8.4%
Services	60.6%
Public Administration	1.0%

### 2010 Households by Tenure and Mortgage Status

Total	2,491
Owner Occupied	27.3%
Renter Occupied	72.7%

### 2013 Consumer Spending

Food at Home: Total \$	\$18,401,135
Average Spent	\$6,780.08
Food Away from Home: Total \$	\$12,761,451
Average Spent	\$4,702.08
Health Care: Total \$	\$13,337,068
Average Spent	\$4,914.17
Shelter: Total \$	\$64,521,582
Average Spent	\$23,773.61
Vehicle Maintenance & Repairs: Total \$	\$3,846,748
Average Spent	\$1,417.37



### Population Summary

2000 Total Population	44,057
2010 Total Population	41,561
2018 Total Population	45,024

### Household Summary

2010 Households	17,030
2010 Average Household Size	2.43

### Housing Unit Summary

2010 Housing Units	19,024
Owner Occupied Housing Units	56.0%
Renter Occupied Housing Units	33.5%
Vacant Housing Units	10.5%

### Median Household Income

2013	\$50,176
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### Median Home Value

2013	\$201,545
2018	\$230,665

### Per Capita Income

2013	\$29,030
------	----------

### Median Age

2010	37.1
------	------

### 2010 Population by Race/Ethnicity

Total	41,560
White Alone	72.0%
Black Alone	8.3%
American Indian Alone	0.6%
Asian Alone	1.6%
Pacific Islander Alone	0.0%
Hispanic Origin	42.2%

### 2013 Population 25+ by Educational Attainment

Total	29,359
Less than 9th Grade	10.9%
9th - 12th Grade, No Diploma	10.7%
High School Graduate	24.6%
Some College, No Degree	19.9%
Associate Degree	4.9%
Bachelor's Degree	19.9%
Graduate/Professional Degree	9.1%

### 2013 Employed Population 16+ by Industry

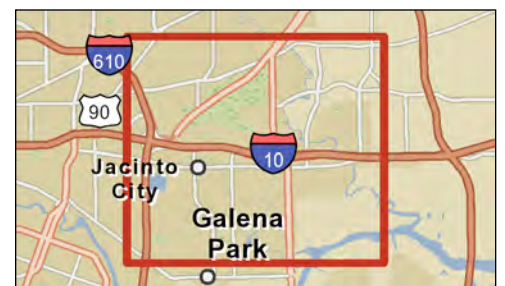
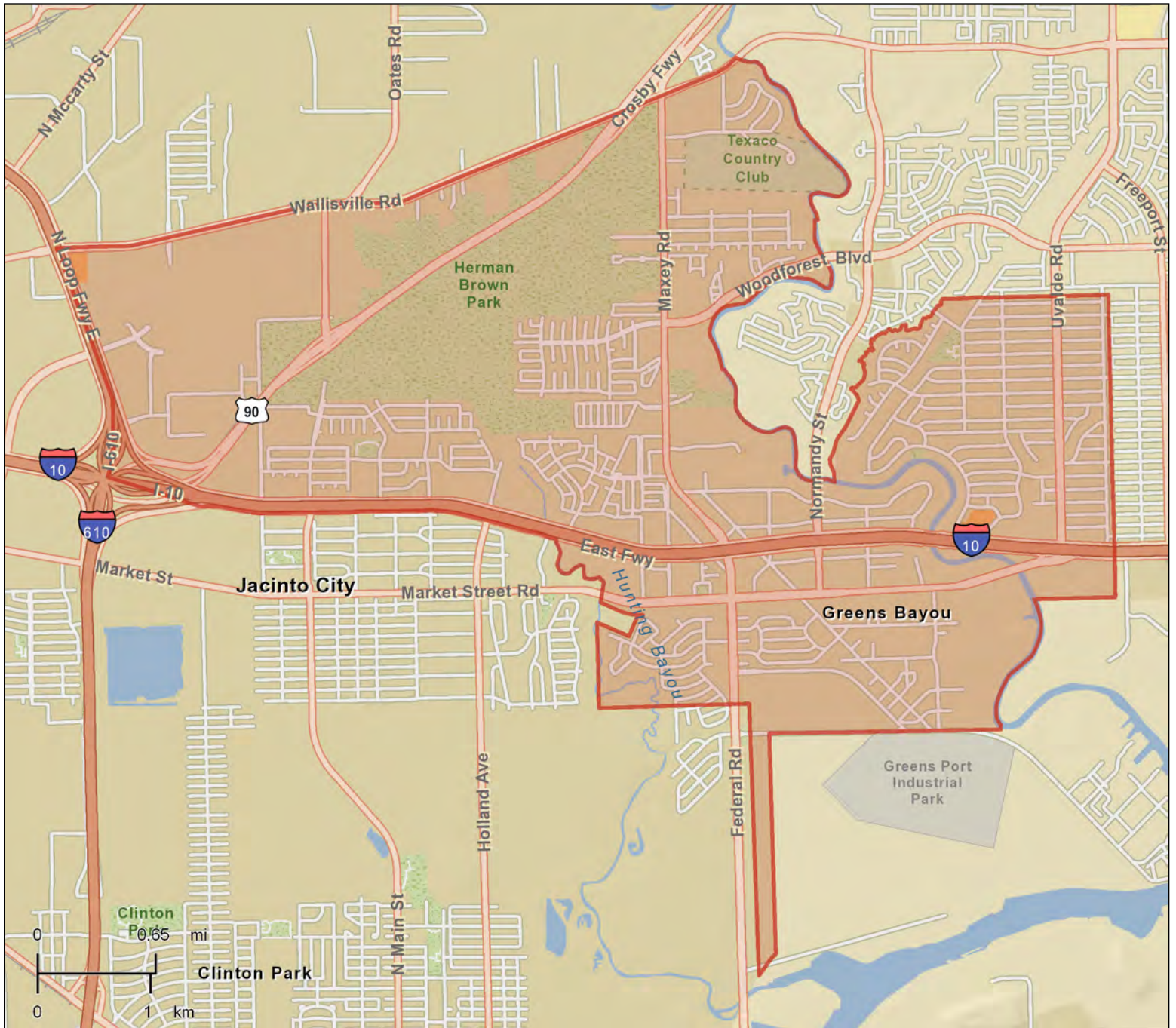
Total	21,954
Agriculture/Mining	3.3%
Construction	8.8%
Manufacturing	8.5%
Wholesale Trade	4.1%
Retail Trade	10.7%
Transportation/Utilities	5.3%
Information	0.9%
Finance/Insurance/Real Estate	6.9%
Services	49.0%
Public Administration	2.5%

### 2010 Households by Tenure and Mortgage Status

Total	17,030
Owner Occupied	62.6%
Renter Occupied	37.4%

### 2013 Consumer Spending

Food at Home: Total \$	\$88,221,017
Average Spent	\$5,078.05
Food Away from Home: Total \$	\$56,182,579
Average Spent	\$3,233.90
Health Care: Total \$	\$76,360,319
Average Spent	\$4,395.34
Shelter: Total \$	\$282,071,050
Average Spent	\$16,236.17
Vehicle Maintenance & Repairs: Total \$	\$19,034,133
Average Spent	\$1,095.62



### Population Summary

2000 Total Population	27,442
2010 Total Population	26,963
2018 Total Population	28,745

### Household Summary

2010 Households	7,846
2010 Average Household Size	3.42

### Housing Unit Summary

2010 Housing Units	9,012
Owner Occupied Housing Units	44.7%
Renter Occupied Housing Units	42.3%
Vacant Housing Units	12.9%

### Median Household Income

2013	\$35,355
------	----------

### Median Home Value

2013	\$98,822
2018	\$118,271

### Per Capita Income

2013	\$13,010
------	----------

### Median Age

2010	28.6
------	------

### 2010 Population by Race/Ethnicity

Total	26,963
White Alone	56.1%
Black Alone	13.3%
American Indian Alone	1.9%
Asian Alone	0.6%
Pacific Islander Alone	0.0%
Hispanic Origin	73.7%

### 2013 Population 25+ by Educational Attainment

Total	15,459
Less than 9th Grade	26.3%
9th - 12th Grade, No Diploma	17.7%
High School Graduate	29.1%
Some College, No Degree	16.0%
Associate Degree	4.0%
Bachelor's Degree	4.2%
Graduate/Professional Degree	2.6%

### 2013 Employed Population 16+ by Industry

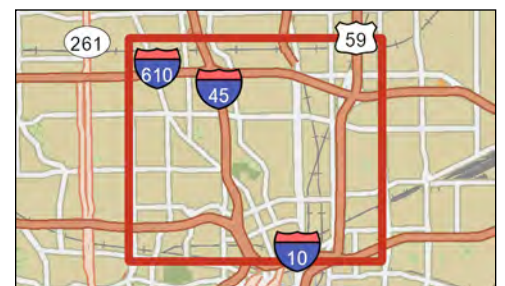
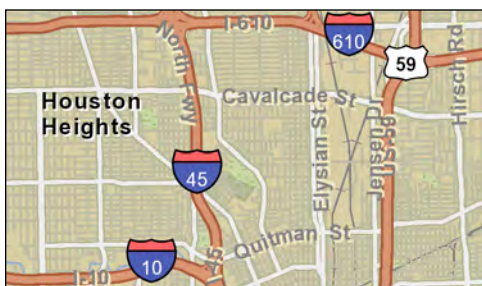
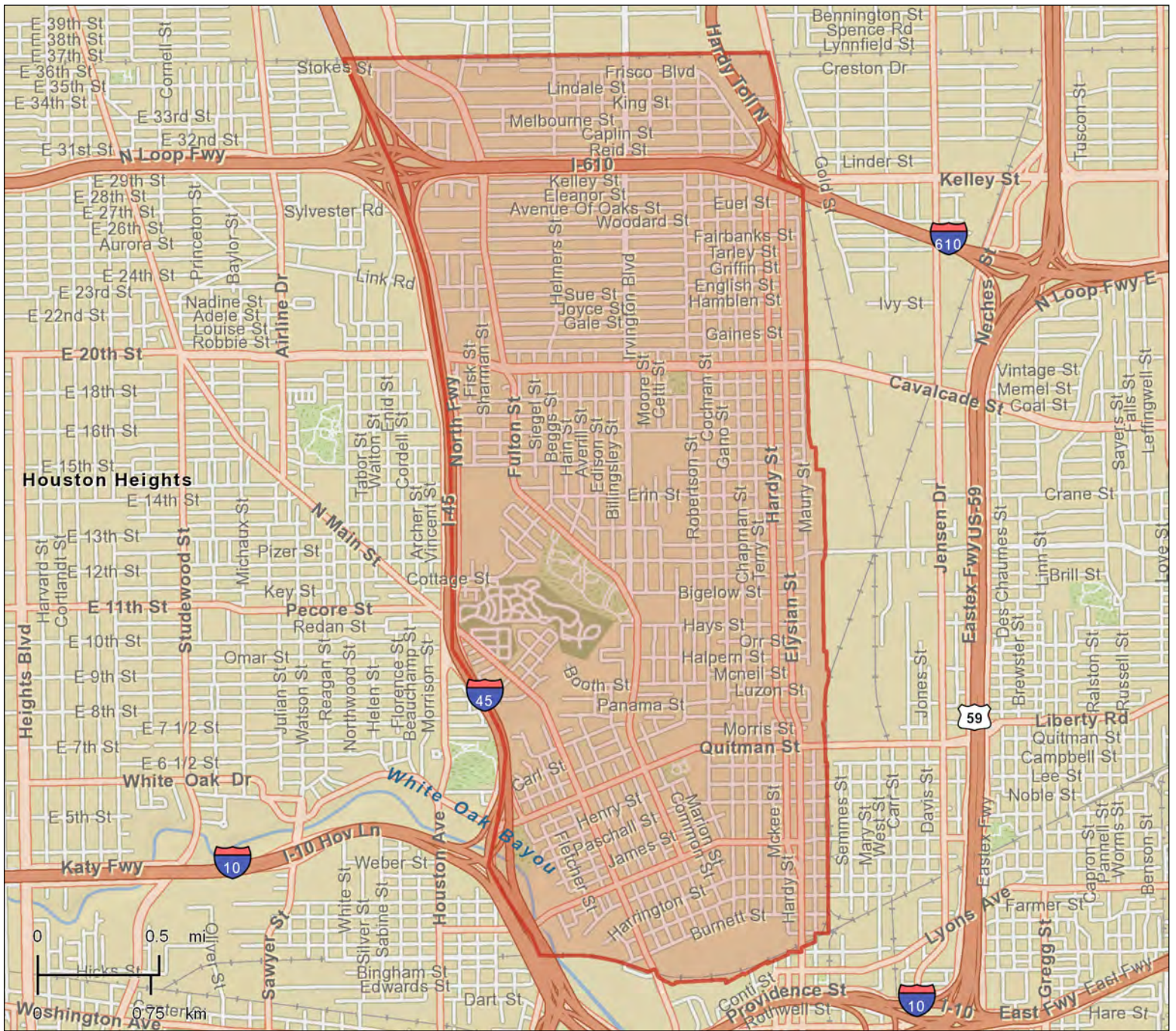
Total	10,833
Agriculture/Mining	1.4%
Construction	15.0%
Manufacturing	14.9%
Wholesale Trade	4.0%
Retail Trade	9.4%
Transportation/Utilities	9.8%
Information	1.0%
Finance/Insurance/Real Estate	2.1%
Services	41.5%
Public Administration	1.0%

### 2010 Households by Tenure and Mortgage Status

Total	7,846
Owner Occupied	51.4%
Renter Occupied	48.6%

### 2013 Consumer Spending

Food at Home: Total \$	\$26,406,874
Average Spent	\$3,322.04
Food Away from Home: Total \$	\$17,168,362
Average Spent	\$2,159.81
Health Care: Total \$	\$19,457,797
Average Spent	\$2,447.83
Shelter: Total \$	\$87,226,606
Average Spent	\$10,973.28
Vehicle Maintenance & Repairs: Total \$	\$5,496,705
Average Spent	\$691.50





### Population Summary

2000 Total Population	30,004
2010 Total Population	26,831
2018 Total Population	28,878

### Household Summary

2010 Households	8,505
2010 Average Household Size	3.10

### Housing Unit Summary

2010 Housing Units	9,664
Owner Occupied Housing Units	43.3%
Renter Occupied Housing Units	44.7%
Vacant Housing Units	12.0%

### Median Household Income

2013	\$28,837
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### Median Home Value

2013	\$116,105
2018	\$157,593

### Per Capita Income

2013	\$13,899
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### Median Age

2010	33.0
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### 2010 Population by Race/Ethnicity

Total	26,830
White Alone	56.0%
Black Alone	9.5%
American Indian Alone	1.0%
Asian Alone	0.4%
Pacific Islander Alone	0.0%
Hispanic Origin	82.4%

### 2013 Population 25+ by Educational Attainment

Total	16,887
Less than 9th Grade	28.3%
9th - 12th Grade, No Diploma	20.0%
High School Graduate	27.6%
Some College, No Degree	13.6%
Associate Degree	2.3%
Bachelor's Degree	5.5%
Graduate/Professional Degree	2.6%

### 2013 Employed Population 16+ by Industry

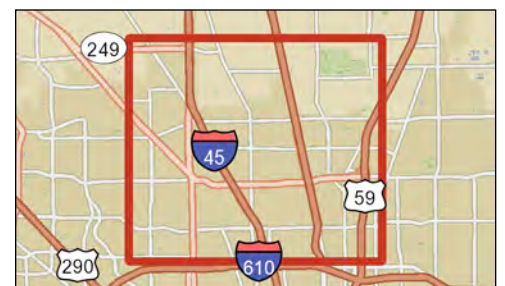
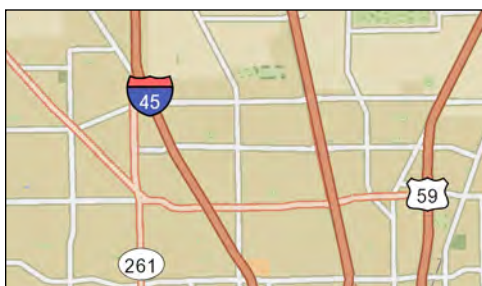
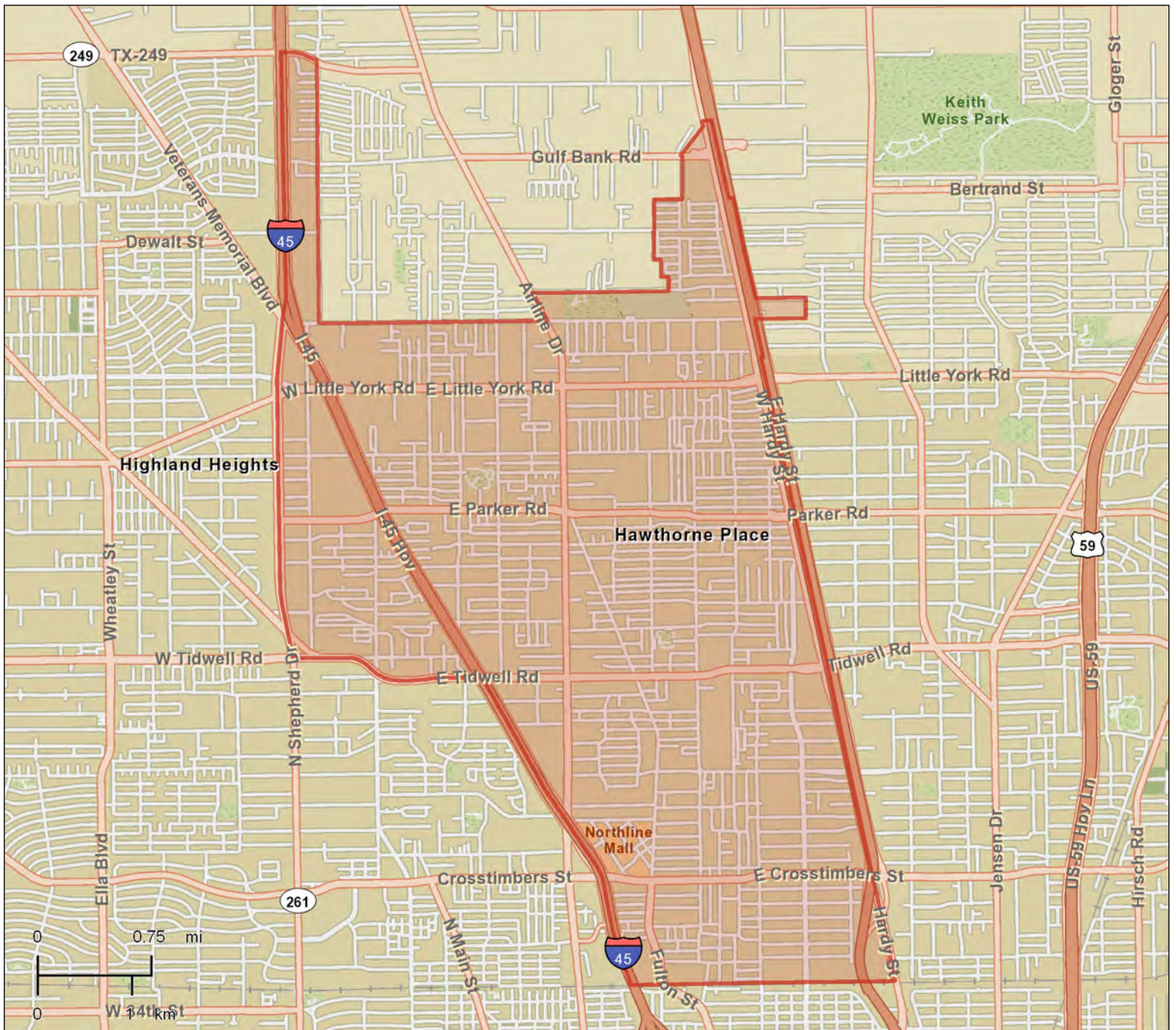
Total	10,629
Agriculture/Mining	0.8%
Construction	15.7%
Manufacturing	12.1%
Wholesale Trade	3.9%
Retail Trade	9.2%
Transportation/Utilities	6.1%
Information	0.7%
Finance/Insurance/Real Estate	4.3%
Services	45.1%
Public Administration	2.3%

### 2010 Households by Tenure and Mortgage Status

Total	8,505
Owner Occupied	49.2%
Renter Occupied	50.8%

### 2013 Consumer Spending

Food at Home: Total \$	\$27,967,899
Average Spent	\$3,223.59
Food Away from Home: Total \$	\$17,805,913
Average Spent	\$2,052.32
Health Care: Total \$	\$22,478,208
Average Spent	\$2,590.85
Shelter: Total \$	\$82,513,882
Average Spent	\$9,510.59
Vehicle Maintenance & Repairs: Total \$	\$5,735,935
Average Spent	\$661.13



### Population Summary

2000 Total Population	54,611
2010 Total Population	58,833
2018 Total Population	62,563

### Household Summary

2010 Households	16,815
2010 Average Household Size	3.48

### Housing Unit Summary

2010 Housing Units	18,329
Owner Occupied Housing Units	44.3%
Renter Occupied Housing Units	47.4%
Vacant Housing Units	8.3%

### Median Household Income

2013	\$30,992
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### Median Home Value

2013	\$104,569
2018	\$129,161

### Per Capita Income

2013	\$11,756
------	----------

### Median Age

2010	28.1
------	------

### 2010 Population by Race/Ethnicity

Total	58,833
White Alone	57.3%
Black Alone	8.4%
American Indian Alone	0.8%
Asian Alone	0.4%
Pacific Islander Alone	0.0%
Hispanic Origin	82.7%

### 2013 Population 25+ by Educational Attainment

Total	33,456
Less than 9th Grade	28.3%
9th - 12th Grade, No Diploma	22.9%
High School Graduate	31.2%
Some College, No Degree	11.3%
Associate Degree	2.2%
Bachelor's Degree	3.4%
Graduate/Professional Degree	0.8%

### 2013 Employed Population 16+ by Industry

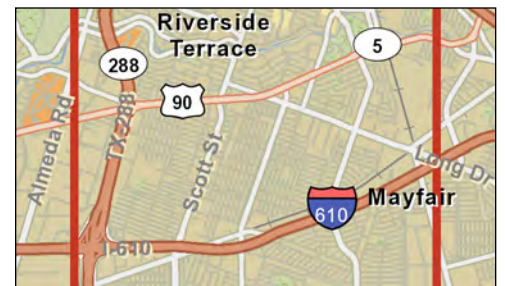
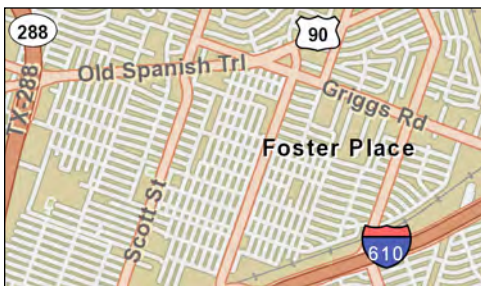
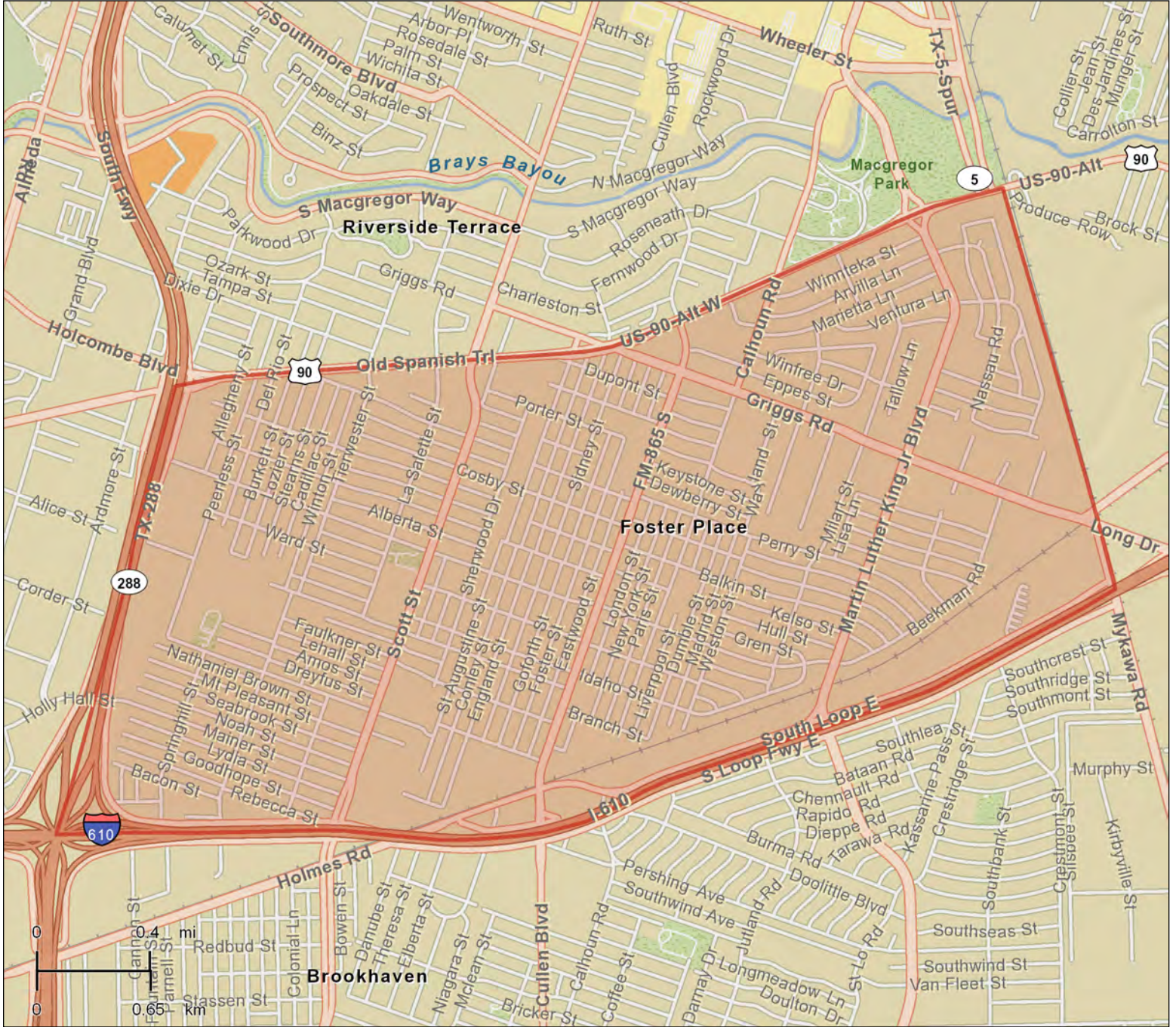
Total	23,401
Agriculture/Mining	1.2%
Construction	21.2%
Manufacturing	10.7%
Wholesale Trade	2.5%
Retail Trade	13.5%
Transportation/Utilities	5.1%
Information	0.3%
Finance/Insurance/Real Estate	4.1%
Services	39.0%
Public Administration	2.4%

### 2010 Households by Tenure and Mortgage Status

Total	16,815
Owner Occupied	48.3%
Renter Occupied	51.7%

### 2013 Consumer Spending

Food at Home: Total \$	\$53,329,115
Average Spent	\$3,142.92
Food Away from Home: Total \$	\$34,340,021
Average Spent	\$2,023.81
Health Care: Total \$	\$39,681,587
Average Spent	\$2,338.61
Shelter: Total \$	\$163,381,383
Average Spent	\$9,628.79
Vehicle Maintenance & Repairs: Total \$	\$10,736,073
Average Spent	\$632.72



## Polygon Study Area

### Population Summary

2000 Total Population	19,516
2010 Total Population	20,152
2018 Total Population	22,355

### Household Summary

2010 Households	7,339
2010 Average Household Size	2.74

### Housing Unit Summary

2010 Housing Units	8,550
Owner Occupied Housing Units	40.0%
Renter Occupied Housing Units	45.8%
Vacant Housing Units	14.2%

### Median Household Income

2013	\$22,447
------	----------

### Median Home Value

2013	\$81,751
2018	\$98,666

### Per Capita Income

2013	\$12,604
------	----------

### Median Age

2010	33.7
------	------

### 2010 Population by Race/Ethnicity

Total	20,152
White Alone	8.1%
Black Alone	80.6%
American Indian Alone	0.3%
Asian Alone	0.4%
Pacific Islander Alone	0.0%
Hispanic Origin	17.1%

### 2013 Population 25+ by Educational Attainment

Total	12,899
Less than 9th Grade	10.9%
9th - 12th Grade, No Diploma	16.9%
High School Graduate	35.5%
Some College, No Degree	22.2%
Associate Degree	4.1%
Bachelor's Degree	7.1%
Graduate/Professional Degree	3.3%

### 2013 Employed Population 16+ by Industry

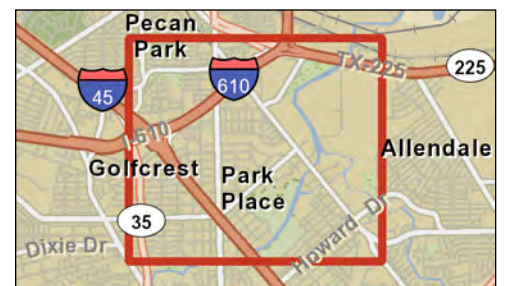
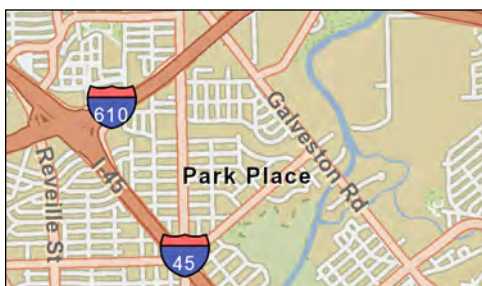
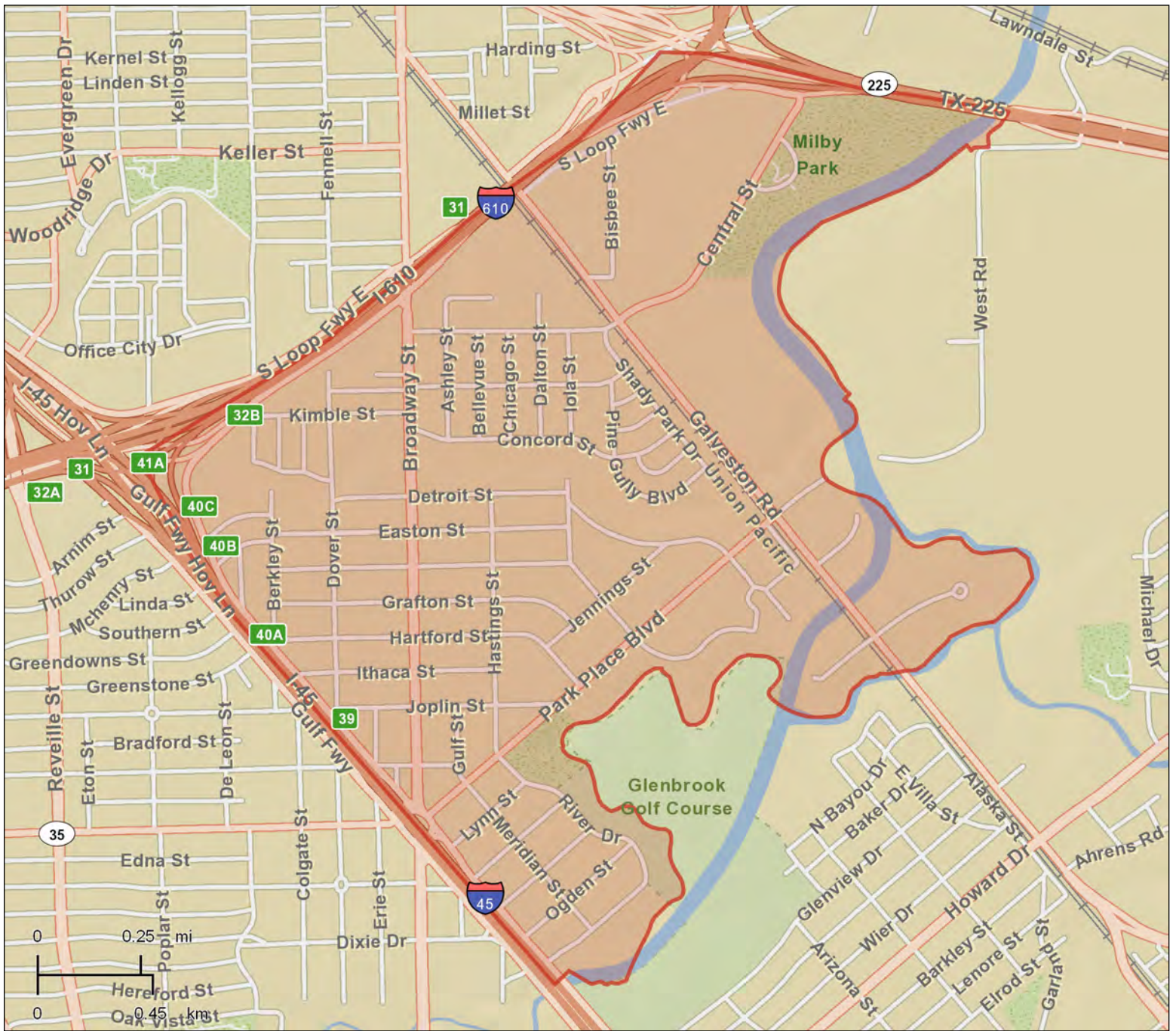
Total	6,917
Agriculture/Mining	0.4%
Construction	7.6%
Manufacturing	7.6%
Wholesale Trade	1.4%
Retail Trade	7.0%
Transportation/Utilities	7.0%
Information	0.8%
Finance/Insurance/Real Estate	4.3%
Services	60.6%
Public Administration	3.3%

### 2010 Households by Tenure and Mortgage Status

Total	7,339
Owner Occupied	46.6%
Renter Occupied	53.4%

### 2013 Consumer Spending

Food at Home: Total \$	\$19,936,754
Average Spent	\$2,637.14
Food Away from Home: Total \$	\$11,911,739
Average Spent	\$1,575.63
Health Care: Total \$	\$16,905,302
Average Spent	\$2,236.15
Shelter: Total \$	\$58,281,525
Average Spent	\$7,709.20
Vehicle Maintenance & Repairs: Total \$	\$4,065,716
Average Spent	\$537.79



## Population Summary

2000 Total Population	9,589
2010 Total Population	9,237
2018 Total Population	9,743

## Household Summary

2010 Households	2,784
2010 Average Household Size	3.28

## Housing Unit Summary

2010 Housing Units	3,191
Owner Occupied Housing Units	31.2%
Renter Occupied Housing Units	56.0%
Vacant Housing Units	12.8%

## Median Household Income

2013	\$28,739
------	----------

## Median Home Value

2013	\$113,908
2018	\$156,226

## Per Capita Income

2013	\$12,417
------	----------

## Median Age

2010	28.6
------	------

## 2010 Population by Race/Ethnicity

Total	9,237
White Alone	61.0%
Black Alone	3.4%
American Indian Alone	1.1%
Asian Alone	8.5%
Pacific Islander Alone	0.0%
Hispanic Origin	81.2%

## 2013 Population 25+ by Educational Attainment

Total	5,289
Less than 9th Grade	32.7%
9th - 12th Grade, No Diploma	11.5%
High School Graduate	26.4%
Some College, No Degree	17.3%
Associate Degree	4.0%
Bachelor's Degree	5.1%
Graduate/Professional Degree	3.0%

## 2013 Employed Population 16+ by Industry

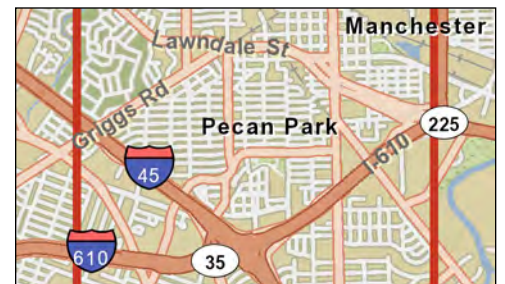
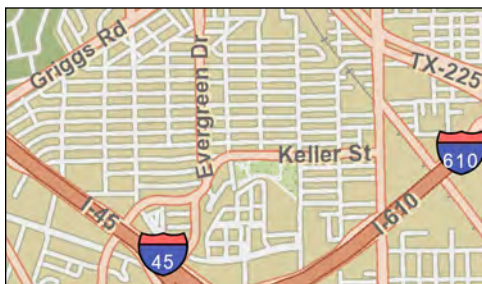
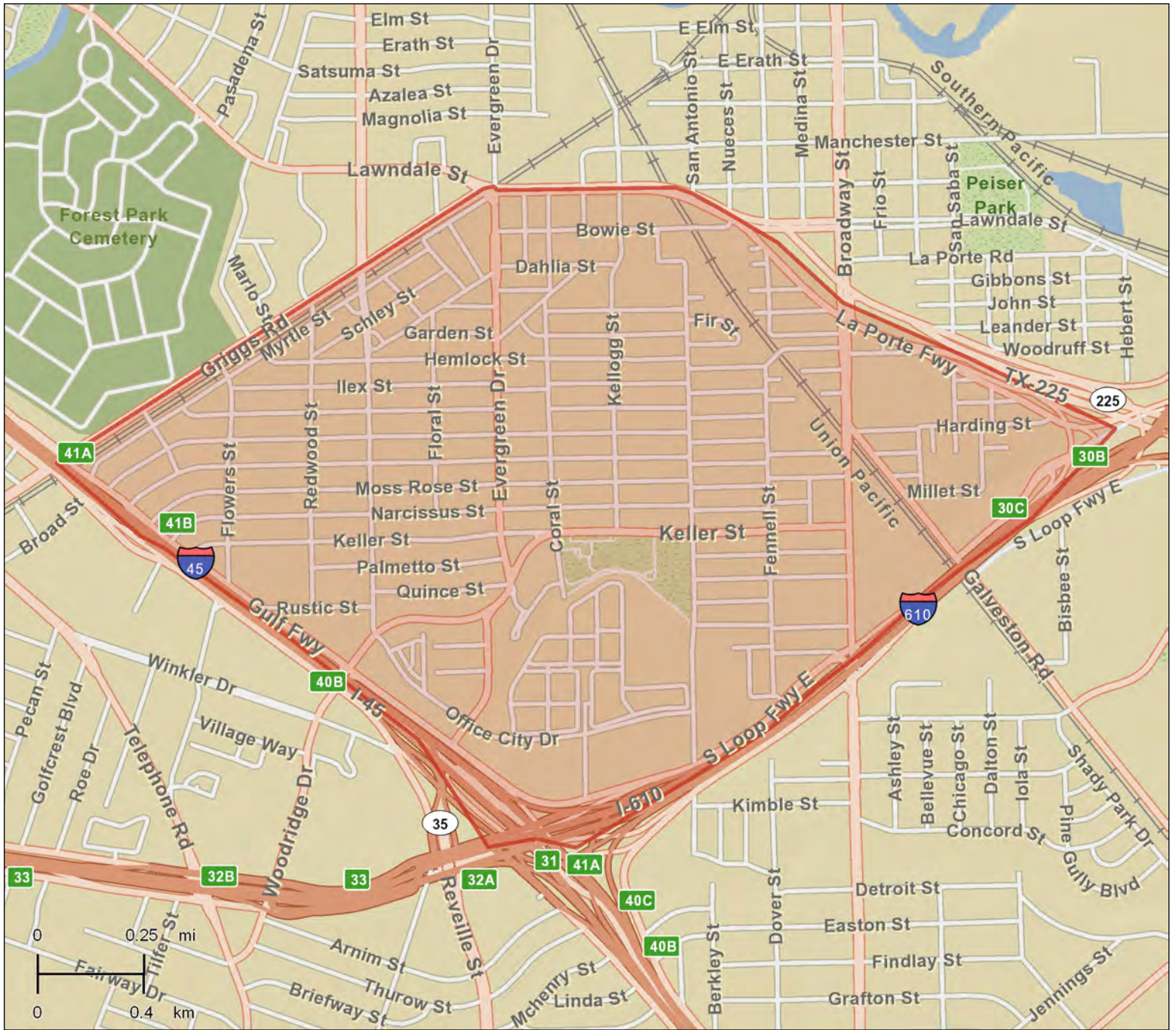
Total	3,676
Agriculture/Mining	4.8%
Construction	18.3%
Manufacturing	13.3%
Wholesale Trade	4.8%
Retail Trade	13.8%
Transportation/Utilities	4.0%
Information	1.4%
Finance/Insurance/Real Estate	1.6%
Services	37.1%
Public Administration	0.8%

## 2010 Households by Tenure and Mortgage Status

Total	2,784
Owner Occupied	35.8%
Renter Occupied	64.2%

## 2013 Consumer Spending

Food at Home: Total \$	\$8,777,929
Average Spent	\$3,114.95
Food Away from Home: Total \$	\$5,653,524
Average Spent	\$2,006.22
Health Care: Total \$	\$6,455,059
Average Spent	\$2,290.65
Shelter: Total \$	\$26,547,231
Average Spent	\$9,420.59
Vehicle Maintenance & Repairs: Total \$	\$1,752,858
Average Spent	\$622.02





## Polygon Study Area

### Population Summary

2000 Total Population	19,222
2010 Total Population	16,941
2018 Total Population	18,396

### Household Summary

2010 Households	4,803
2010 Average Household Size	3.50

### Housing Unit Summary

2010 Housing Units	5,440
Owner Occupied Housing Units	38.1%
Renter Occupied Housing Units	50.2%
Vacant Housing Units	11.7%

### Median Household Income

2013	\$30,849
------	----------

### Median Home Value

2013	\$111,184
2018	\$133,368

### Per Capita Income

2013	\$12,545
------	----------

### Median Age

2010	28.3
------	------

### 2010 Population by Race/Ethnicity

Total	16,942
White Alone	62.7%
Black Alone	2.4%
American Indian Alone	0.7%
Asian Alone	1.6%
Pacific Islander Alone	0.0%
Hispanic Origin	92.5%

### 2013 Population 25+ by Educational Attainment

Total	9,797
Less than 9th Grade	35.8%
9th - 12th Grade, No Diploma	14.5%
High School Graduate	28.8%
Some College, No Degree	11.8%
Associate Degree	1.5%
Bachelor's Degree	6.6%
Graduate/Professional Degree	1.0%

### 2013 Employed Population 16+ by Industry

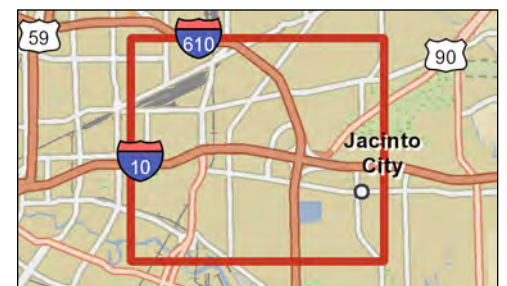
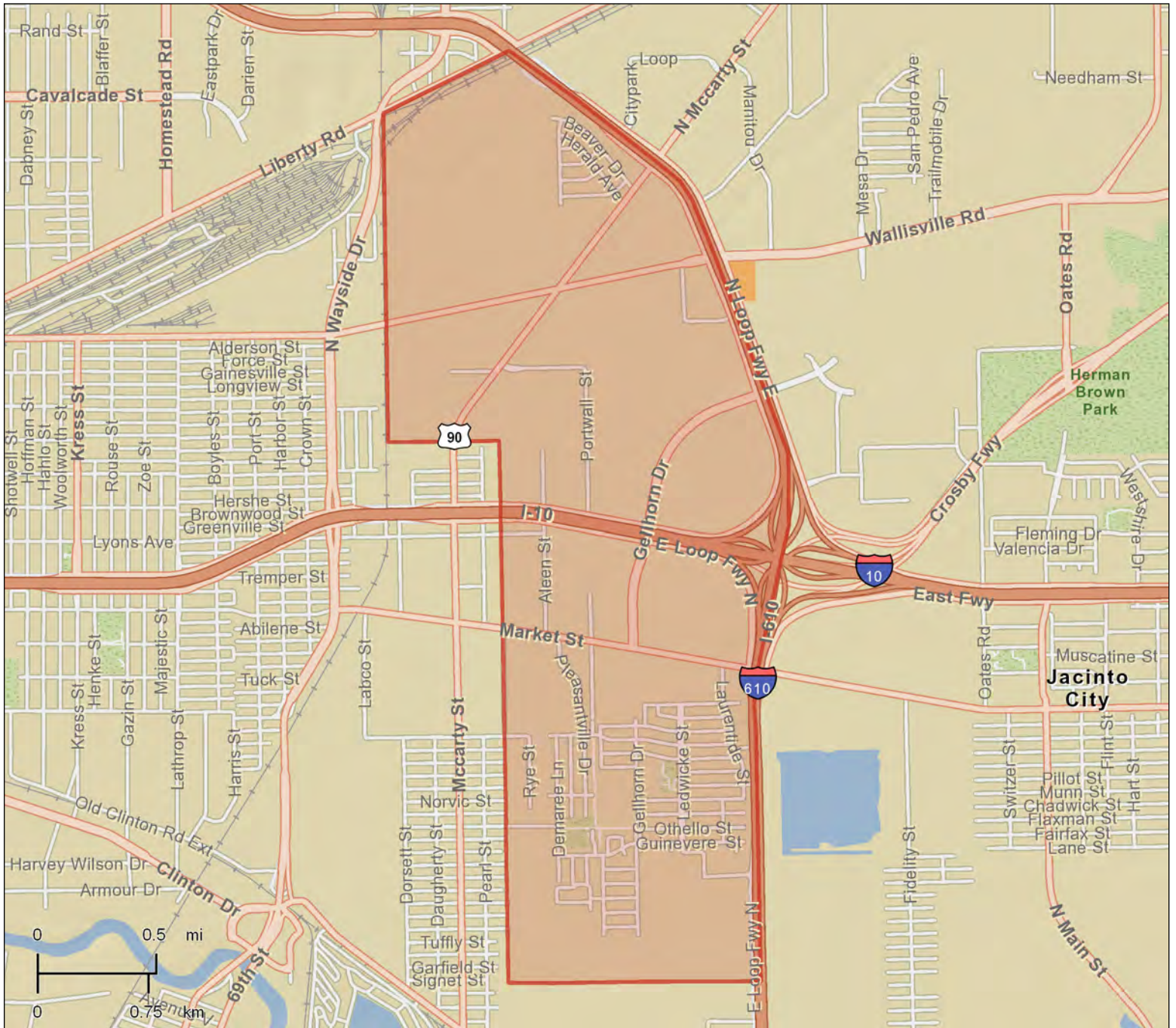
Total	7,511
Agriculture/Mining	1.1%
Construction	23.0%
Manufacturing	13.1%
Wholesale Trade	3.2%
Retail Trade	14.0%
Transportation/Utilities	5.4%
Information	0.9%
Finance/Insurance/Real Estate	1.8%
Services	36.6%
Public Administration	1.0%

### 2010 Households by Tenure and Mortgage Status

Total	4,803
Owner Occupied	43.2%
Renter Occupied	56.8%

### 2013 Consumer Spending

Food at Home: Total \$	\$16,671,195
Average Spent	\$3,398.12
Food Away from Home: Total \$	\$10,771,530
Average Spent	\$2,195.58
Health Care: Total \$	\$11,869,193
Average Spent	\$2,419.32
Shelter: Total \$	\$51,285,698
Average Spent	\$10,453.67
Vehicle Maintenance & Repairs: Total \$	\$3,304,037
Average Spent	\$673.47



### Population Summary

2000 Total Population	3,509
2010 Total Population	3,141
2018 Total Population	3,091

### Household Summary

2010 Households	1,208
2010 Average Household Size	2.60

### Housing Unit Summary

2010 Housing Units	1,350
Owner Occupied Housing Units	63.7%
Renter Occupied Housing Units	25.8%
Vacant Housing Units	10.5%

### Median Household Income

2013	\$31,160
------	----------

### Median Home Value

2013	\$85,966
2018	\$98,355

### Per Capita Income

2013	\$14,613
------	----------

### Median Age

2010	43.6
------	------

### 2010 Population by Race/Ethnicity

Total	3,141
White Alone	17.1%
Black Alone	67.9%
American Indian Alone	0.5%
Asian Alone	0.2%
Pacific Islander Alone	0.0%
Hispanic Origin	30.0%

### 2013 Population 25+ by Educational Attainment

Total	2,139
Less than 9th Grade	16.5%
9th - 12th Grade, No Diploma	17.5%
High School Graduate	30.2%
Some College, No Degree	25.2%
Associate Degree	3.6%
Bachelor's Degree	4.4%
Graduate/Professional Degree	2.8%

### 2013 Employed Population 16+ by Industry

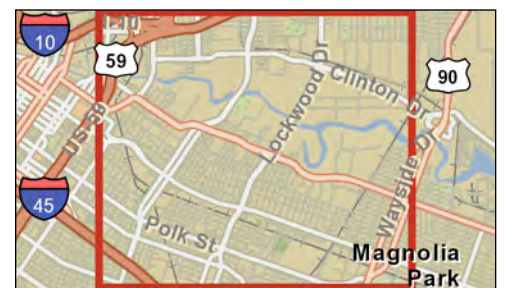
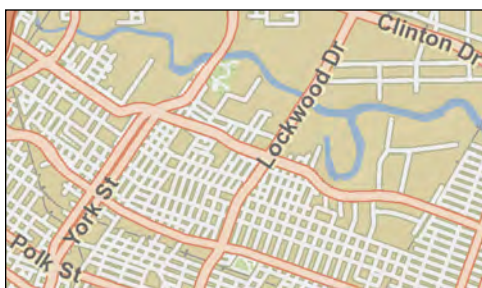
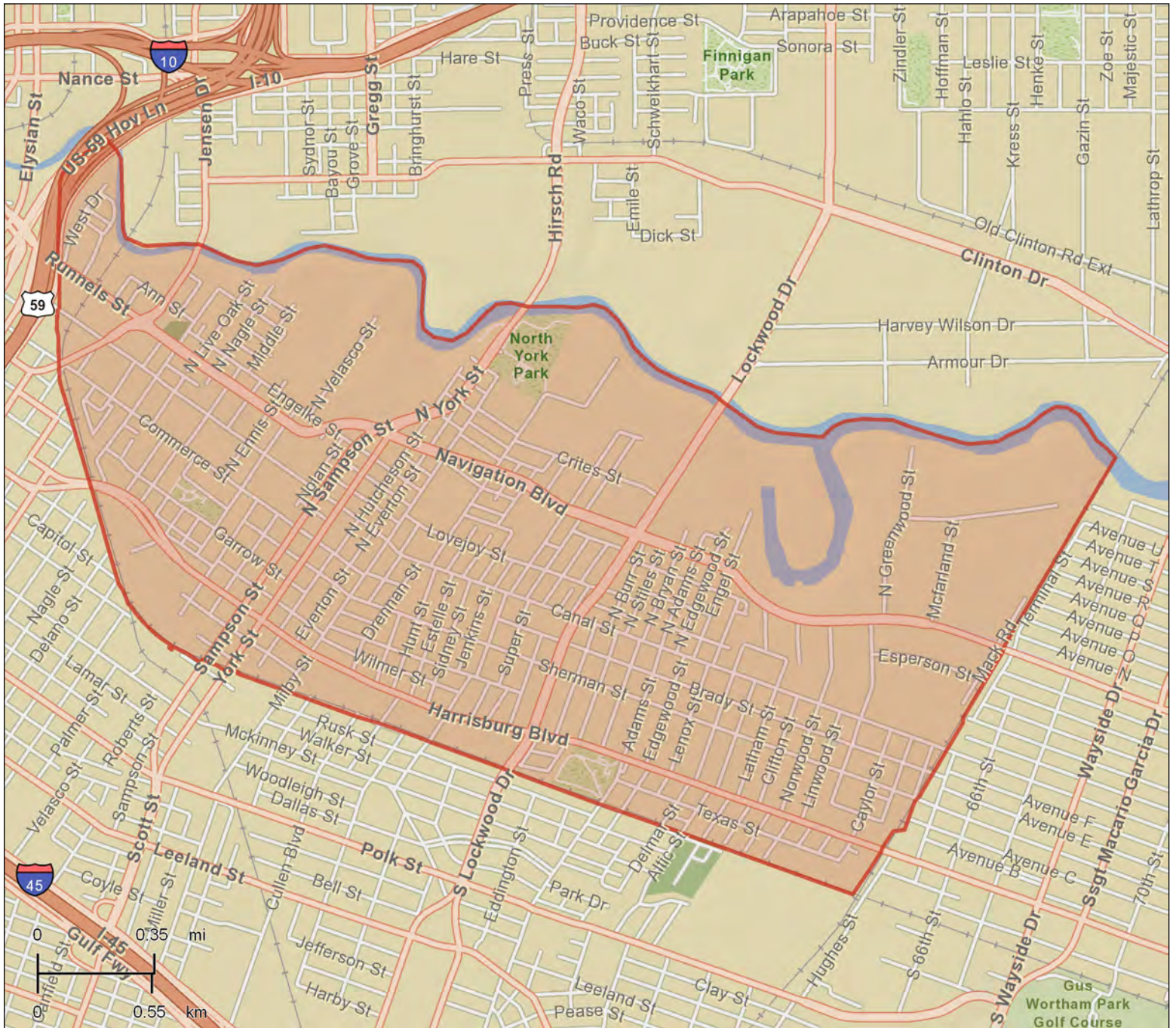
Total	1,094
Agriculture/Mining	0.5%
Construction	9.2%
Manufacturing	3.7%
Wholesale Trade	1.2%
Retail Trade	12.4%
Transportation/Utilities	13.2%
Information	1.8%
Finance/Insurance/Real Estate	4.9%
Services	51.6%
Public Administration	1.5%

### 2010 Households by Tenure and Mortgage Status

Total	1,208
Owner Occupied	71.2%
Renter Occupied	28.8%

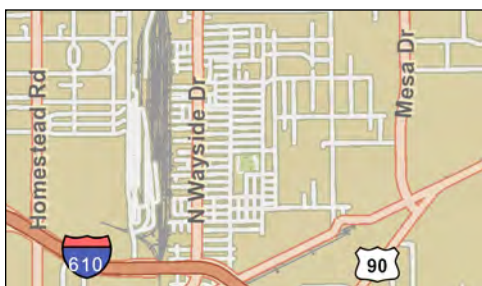
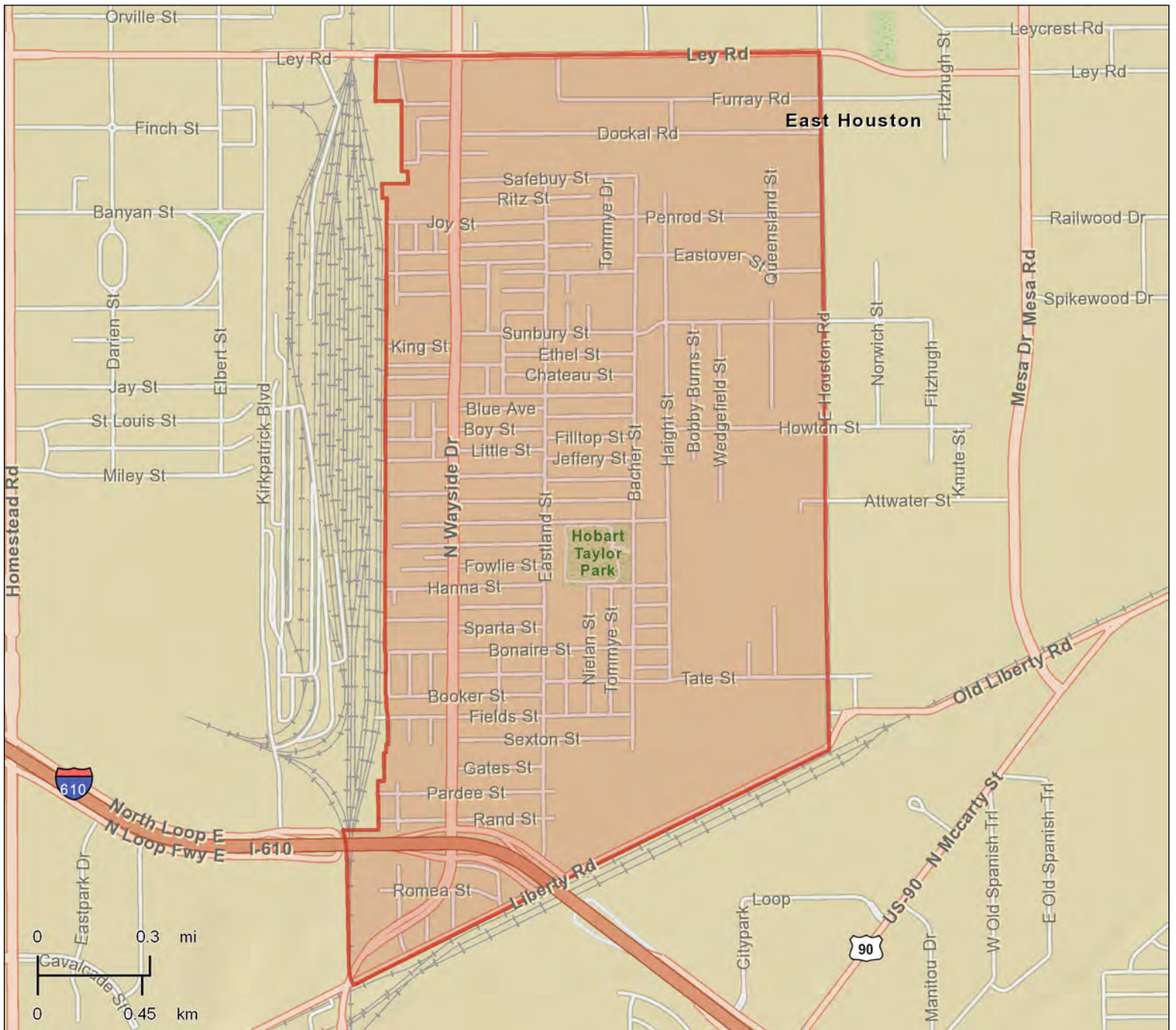
### 2013 Consumer Spending

Food at Home: Total \$	\$3,357,913
Average Spent	\$2,843.28
Food Away from Home: Total \$	\$2,068,997
Average Spent	\$1,751.90
Health Care: Total \$	\$2,973,156
Average Spent	\$2,517.49
Shelter: Total \$	\$9,996,985
Average Spent	\$8,464.85
Vehicle Maintenance & Repairs: Total \$	\$704,350
Average Spent	\$596.40





<b>Population Summary</b>	
2000 Total Population	14,015
2010 Total Population	13,471
2018 Total Population	14,148
<b>Household Summary</b>	
2010 Households	4,406
2010 Average Household Size	2.86
<b>Housing Unit Summary</b>	
2010 Housing Units	5,120
Owner Occupied Housing Units	29.3%
Renter Occupied Housing Units	56.7%
Vacant Housing Units	13.9%
<b>Median Household Income</b>	
2013	\$25,993
<b>Median Home Value</b>	
2013	\$103,053
2018	\$143,624
<b>Per Capita Income</b>	
2013	\$14,552
<b>Median Age</b>	
2010	31.7
<b>2010 Population by Race/Ethnicity</b>	
Total	13,472
White Alone	58.3%
Black Alone	14.0%
American Indian Alone	0.9%
Asian Alone	0.9%
Pacific Islander Alone	0.0%
Hispanic Origin	75.0%
<b>2013 Population 25+ by Educational Attainment</b>	
Total	8,554
Less than 9th Grade	32.8%
9th - 12th Grade, No Diploma	15.4%
High School Graduate	22.5%
Some College, No Degree	12.7%
Associate Degree	4.0%
Bachelor's Degree	8.8%
Graduate/Professional Degree	3.8%
<b>2013 Employed Population 16+ by Industry</b>	
Total	5,376
Agriculture/Mining	1.9%
Construction	11.5%
Manufacturing	15.0%
Wholesale Trade	4.1%
Retail Trade	10.8%
Transportation/Utilities	4.7%
Information	1.4%
Finance/Insurance/Real Estate	2.9%
Services	45.3%
Public Administration	2.4%
<b>2010 Households by Tenure and Mortgage Status</b>	
Total	4,406
Owner Occupied	34.1%
Renter Occupied	65.9%
<b>2013 Consumer Spending</b>	
Food at Home: Total \$	\$13,483,811
Average Spent	\$3,025.99
Food Away from Home: Total \$	\$8,582,843
Average Spent	\$1,926.13
Health Care: Total \$	\$10,271,076
Average Spent	\$2,305.00
Shelter: Total \$	\$40,675,593
Average Spent	\$9,128.28
Vehicle Maintenance & Repairs: Total \$	\$2,722,778
Average Spent	\$611.04



## Population Summary

2000 Total Population	3,408
2010 Total Population	3,448
2018 Total Population	3,861

## Household Summary

2010 Households	1,252
2010 Average Household Size	2.75

## Housing Unit Summary

2010 Housing Units	1,457
Owner Occupied Housing Units	55.3%
Renter Occupied Housing Units	30.6%
Vacant Housing Units	14.1%

## Median Household Income

2013	\$24,598
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## Median Home Value

2013	\$63,841
2018	\$83,029

## Per Capita Income

2013	\$13,049
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## Median Age

2010	36.7
------	------

## 2010 Population by Race/Ethnicity

Total	3,448
White Alone	13.3%
Black Alone	76.7%
American Indian Alone	0.2%
Asian Alone	0.0%
Pacific Islander Alone	0.0%
Hispanic Origin	20.8%

## 2013 Population 25+ by Educational Attainment

Total	2,323
Less than 9th Grade	18.6%
9th - 12th Grade, No Diploma	21.7%
High School Graduate	36.0%
Some College, No Degree	18.8%
Associate Degree	1.5%
Bachelor's Degree	3.1%
Graduate/Professional Degree	0.3%

## 2013 Employed Population 16+ by Industry

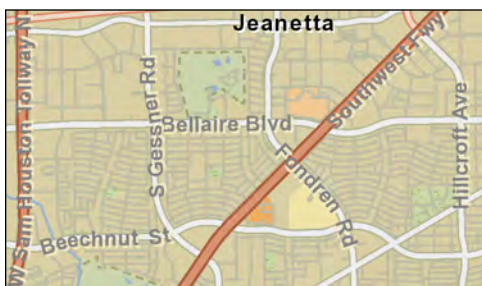
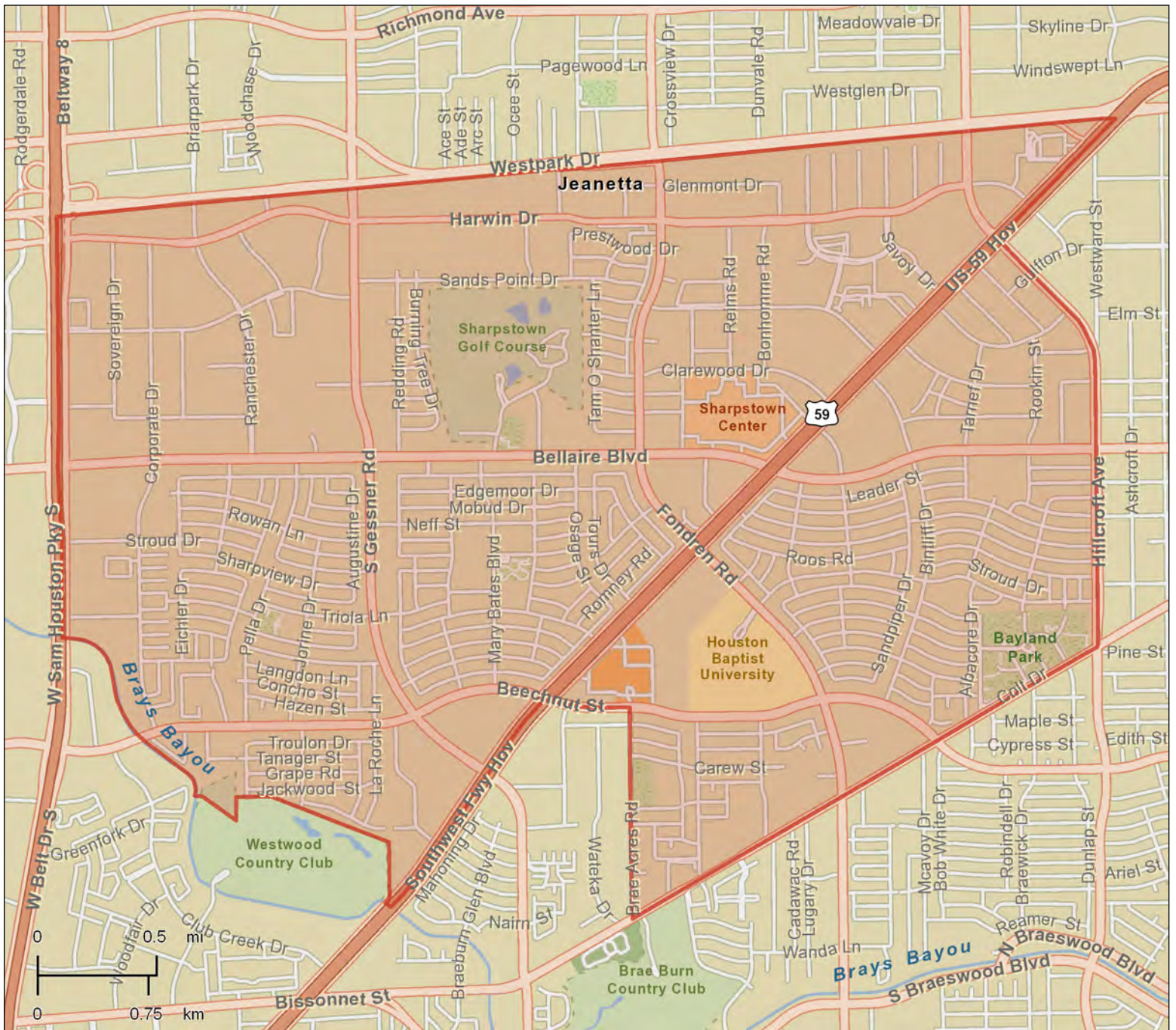
Total	1,121
Agriculture/Mining	0.0%
Construction	8.1%
Manufacturing	15.4%
Wholesale Trade	4.5%
Retail Trade	2.4%
Transportation/Utilities	7.9%
Information	0.5%
Finance/Insurance/Real Estate	8.7%
Services	48.3%
Public Administration	4.0%

## 2010 Households by Tenure and Mortgage Status

Total	1,252
Owner Occupied	64.4%
Renter Occupied	35.6%

## 2013 Consumer Spending

Food at Home: Total \$	\$3,652,906
Average Spent	\$2,814.26
Food Away from Home: Total \$	\$2,146,272
Average Spent	\$1,653.52
Health Care: Total \$	\$3,135,179
Average Spent	\$2,415.39
Shelter: Total \$	\$10,369,215
Average Spent	\$7,988.61
Vehicle Maintenance & Repairs: Total \$	\$739,921
Average Spent	\$570.05





### Population Summary

2000 Total Population	76,464
2010 Total Population	75,724
2018 Total Population	82,392

### Household Summary

2010 Households	25,636
2010 Average Household Size	2.90

### Housing Unit Summary

2010 Housing Units	30,285
Owner Occupied Housing Units	24.4%
Renter Occupied Housing Units	60.3%
Vacant Housing Units	15.4%

### Median Household Income

2013	\$29,284
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### Median Home Value

2013	\$137,202
2018	\$164,863

### Per Capita Income

2013	\$14,524
------	----------

### Median Age

2010	30.3
------	------

### 2010 Population by Race/Ethnicity

Total	75,724
White Alone	41.7%
Black Alone	14.4%
American Indian Alone	1.2%
Asian Alone	15.0%
Pacific Islander Alone	0.2%
Hispanic Origin	57.0%

### 2013 Population 25+ by Educational Attainment

Total	47,032
Less than 9th Grade	26.3%
9th - 12th Grade, No Diploma	12.7%
High School Graduate	23.4%
Some College, No Degree	16.1%
Associate Degree	3.9%
Bachelor's Degree	12.6%
Graduate/Professional Degree	5.0%

### 2013 Employed Population 16+ by Industry

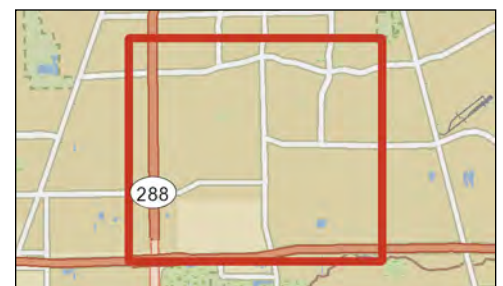
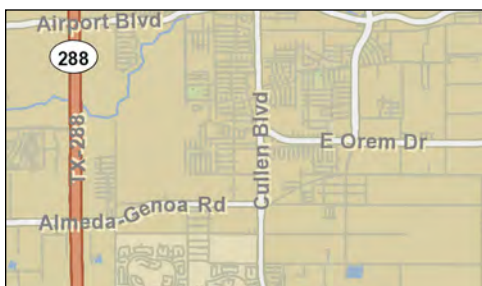
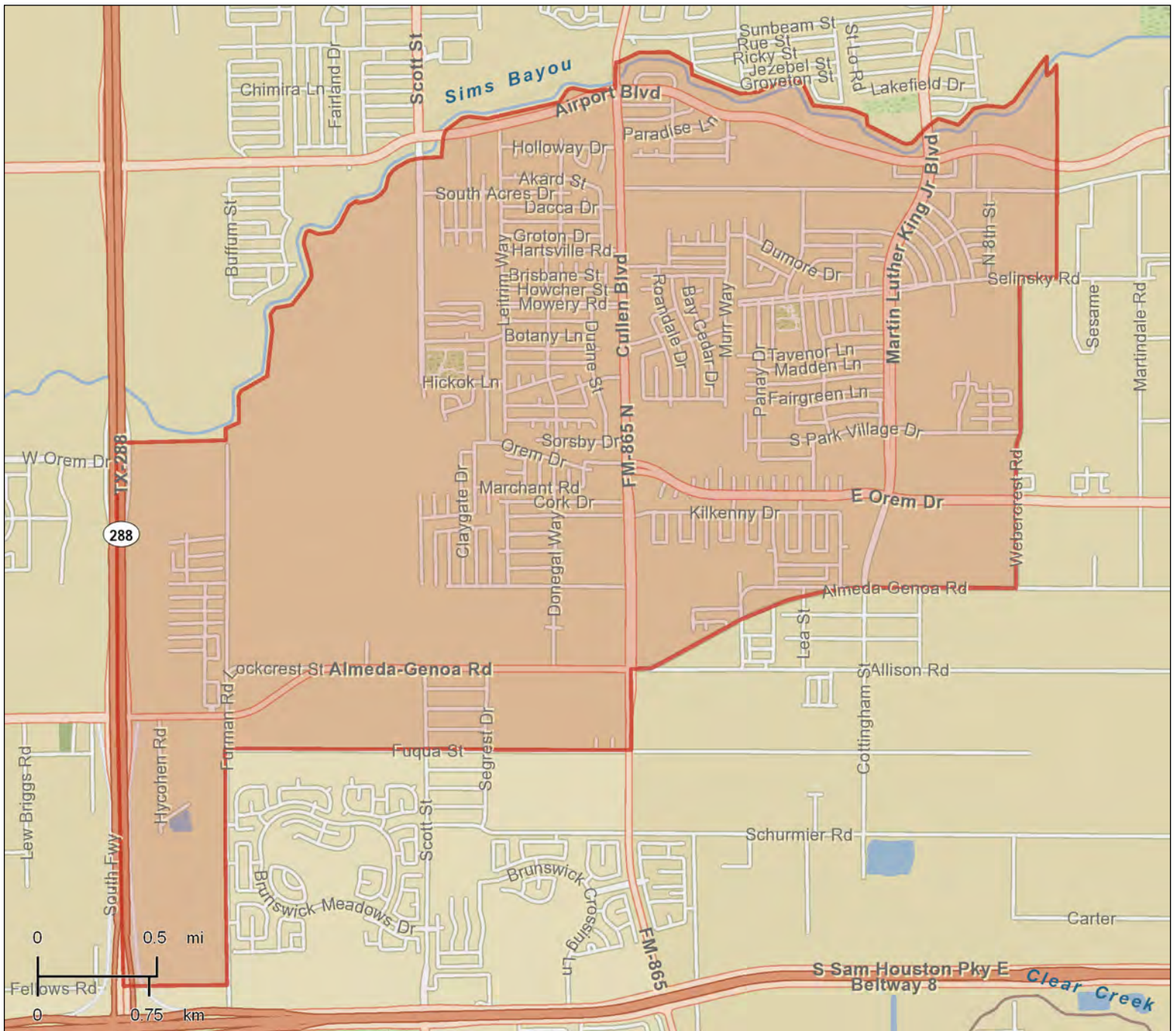
Total	35,563
Agriculture/Mining	1.2%
Construction	12.8%
Manufacturing	7.8%
Wholesale Trade	2.0%
Retail Trade	11.5%
Transportation/Utilities	3.8%
Information	1.0%
Finance/Insurance/Real Estate	4.7%
Services	54.0%
Public Administration	1.4%

### 2010 Households by Tenure and Mortgage Status

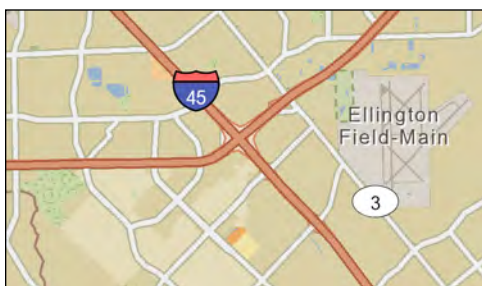
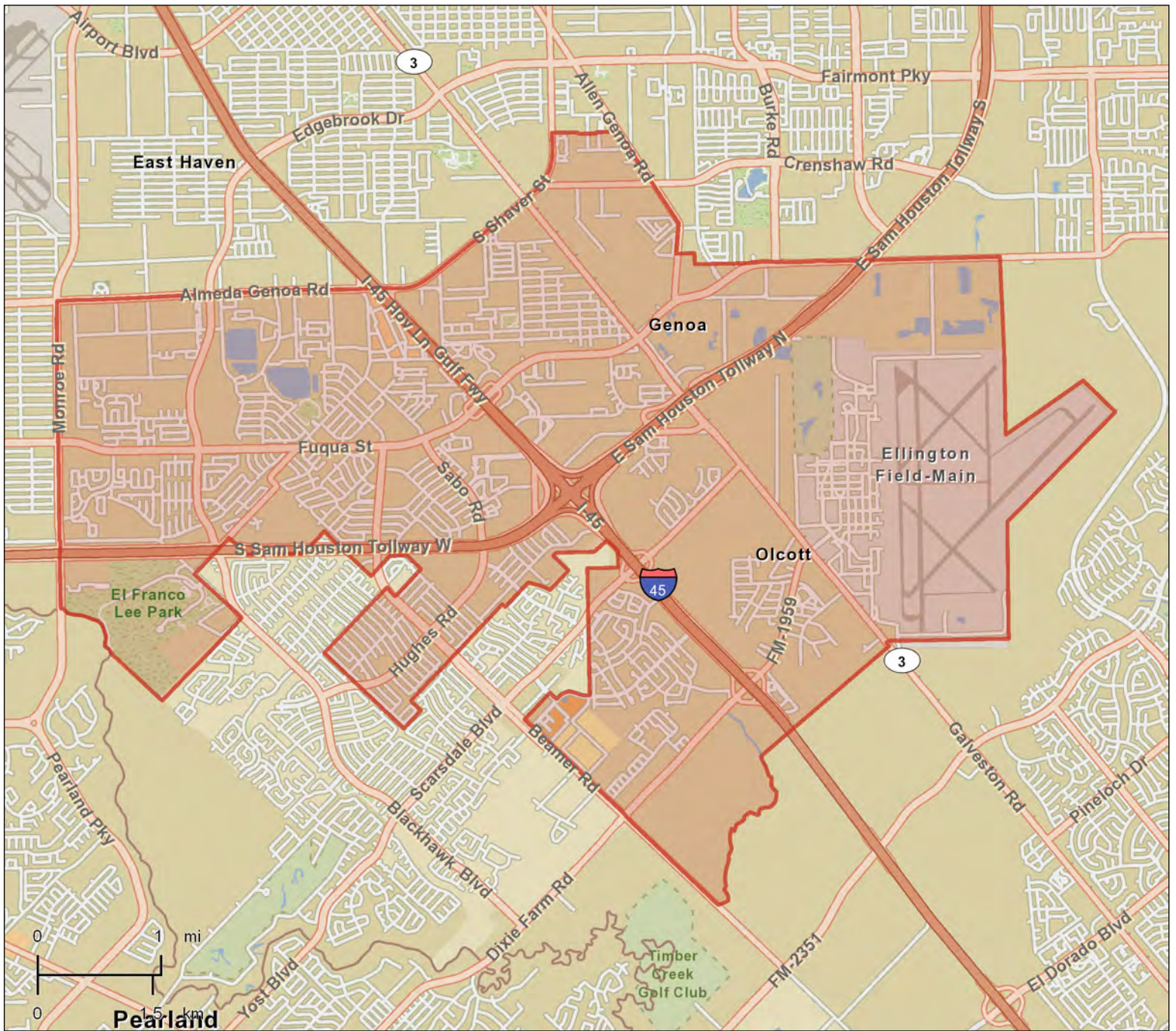
Total	25,636
Owner Occupied	28.8%
Renter Occupied	71.2%

### 2013 Consumer Spending

Food at Home: Total \$	\$83,168,343
Average Spent	\$3,175.21
Food Away from Home: Total \$	\$54,092,321
Average Spent	\$2,065.14
Health Care: Total \$	\$59,162,953
Average Spent	\$2,258.73
Shelter: Total \$	\$270,600,888
Average Spent	\$10,331.04
Vehicle Maintenance & Repairs: Total \$	\$16,874,115
Average Spent	\$644.22



<b>Population Summary</b>	
2000 Total Population	18,124
2010 Total Population	18,941
2018 Total Population	21,906
<b>Household Summary</b>	
2010 Households	6,737
2010 Average Household Size	2.81
<b>Housing Unit Summary</b>	
2010 Housing Units	8,041
Owner Occupied Housing Units	57.6%
Renter Occupied Housing Units	26.2%
Vacant Housing Units	16.2%
<b>Median Household Income</b>	
2013	\$31,270
<b>Median Home Value</b>	
2013	\$97,162
2018	\$119,106
<b>Per Capita Income</b>	
2013	\$15,071
<b>Median Age</b>	
2010	36.6
<b>2010 Population by Race/Ethnicity</b>	
Total	18,941
White Alone	5.8%
Black Alone	88.7%
American Indian Alone	0.3%
Asian Alone	0.5%
Pacific Islander Alone	0.0%
Hispanic Origin	9.0%
<b>2013 Population 25+ by Educational Attainment</b>	
Total	12,944
Less than 9th Grade	5.0%
9th - 12th Grade, No Diploma	15.2%
High School Graduate	35.8%
Some College, No Degree	25.3%
Associate Degree	4.5%
Bachelor's Degree	9.3%
Graduate/Professional Degree	4.9%
<b>2013 Employed Population 16+ by Industry</b>	
Total	7,637
Agriculture/Mining	2.0%
Construction	3.7%
Manufacturing	9.1%
Wholesale Trade	3.1%
Retail Trade	9.7%
Transportation/Utilities	9.7%
Information	0.7%
Finance/Insurance/Real Estate	3.9%
Services	53.5%
Public Administration	4.6%
<b>2010 Households by Tenure and Mortgage Status</b>	
Total	6,737
Owner Occupied	68.8%
Renter Occupied	31.2%
<b>2013 Consumer Spending</b>	
Food at Home: Total \$	\$22,120,756
Average Spent	\$3,112.09
Food Away from Home: Total \$	\$13,529,558
Average Spent	\$1,903.43
Health Care: Total \$	\$19,859,309
Average Spent	\$2,793.94
Shelter: Total \$	\$67,290,458
Average Spent	\$9,466.86
Vehicle Maintenance & Repairs: Total \$	341 \$4,693,623



### Population Summary

2000 Total Population	35,325
2010 Total Population	54,726
2018 Total Population	64,011

### Household Summary

2010 Households	18,405
2010 Average Household Size	2.97

### Housing Unit Summary

2010 Housing Units	19,736
Owner Occupied Housing Units	52.9%
Renter Occupied Housing Units	40.4%
Vacant Housing Units	6.7%

### Median Household Income

2013	\$49,222
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### Median Home Value

2013	\$135,604
2018	\$162,548

### Per Capita Income

2013	\$19,681
------	----------

### Median Age

2010	29.4
------	------

### 2010 Population by Race/Ethnicity

Total	54,726
White Alone	53.6%
Black Alone	15.5%
American Indian Alone	0.7%
Asian Alone	8.8%
Pacific Islander Alone	0.1%
Hispanic Origin	54.1%

### 2013 Population 25+ by Educational Attainment

Total	34,331
Less than 9th Grade	10.3%
9th - 12th Grade, No Diploma	10.8%
High School Graduate	28.2%
Some College, No Degree	26.3%
Associate Degree	6.9%
Bachelor's Degree	13.7%
Graduate/Professional Degree	3.8%

### 2013 Employed Population 16+ by Industry

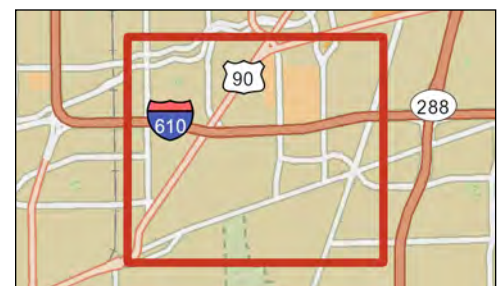
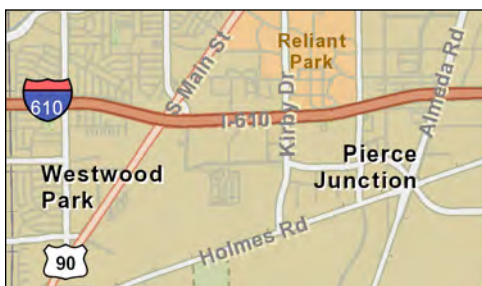
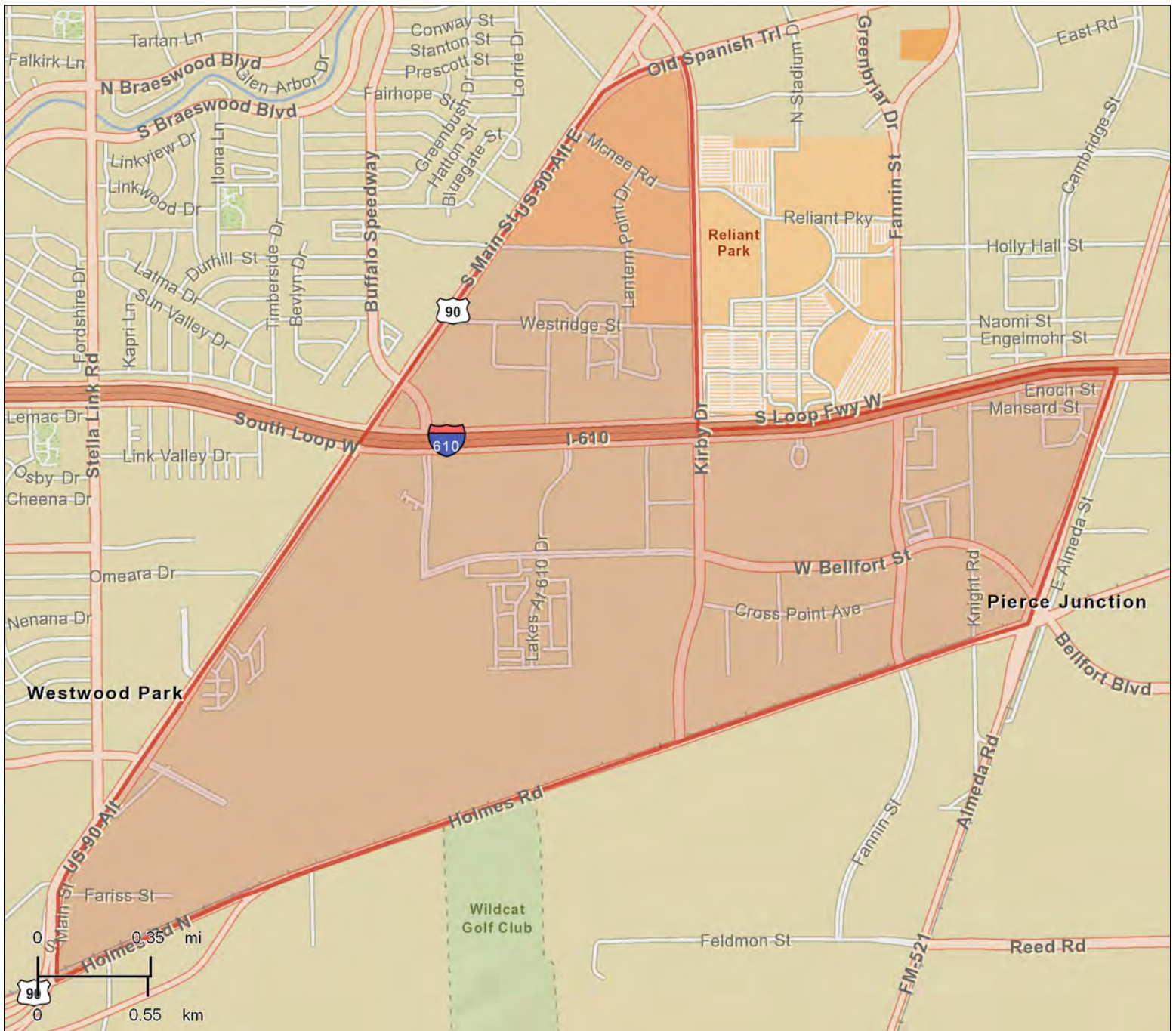
Total	28,674
Agriculture/Mining	1.4%
Construction	6.9%
Manufacturing	13.8%
Wholesale Trade	2.5%
Retail Trade	13.7%
Transportation/Utilities	8.2%
Information	1.5%
Finance/Insurance/Real Estate	5.3%
Services	44.1%
Public Administration	2.8%

### 2010 Households by Tenure and Mortgage Status

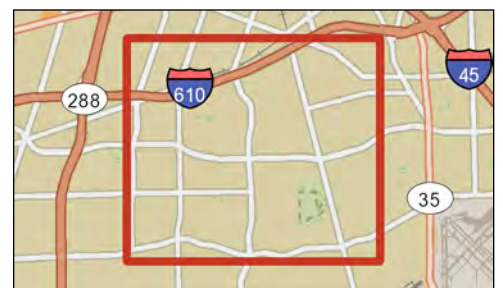
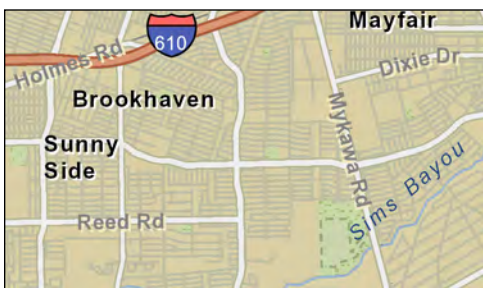
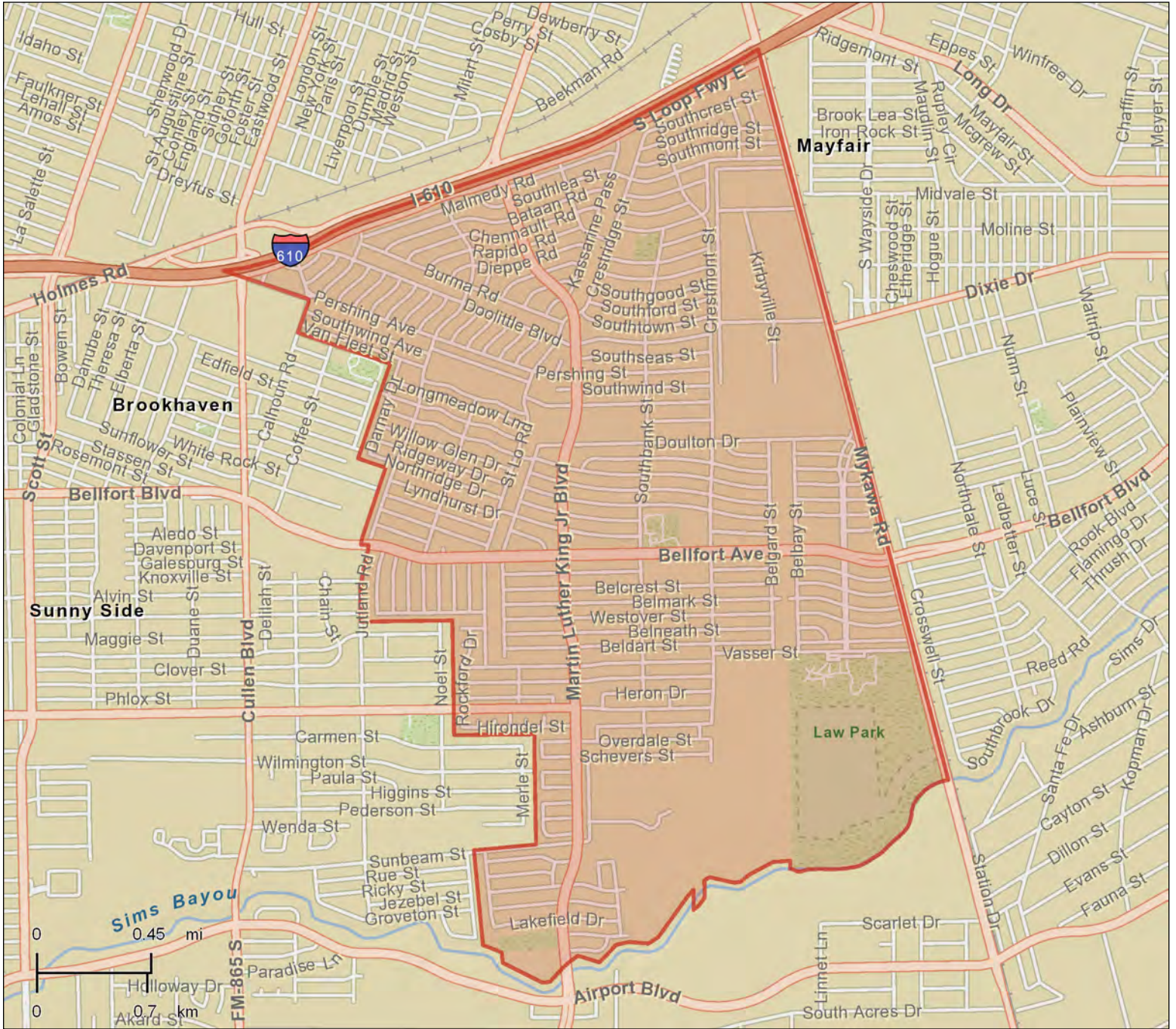
Total	18,405
Owner Occupied	56.7%
Renter Occupied	43.3%

### 2013 Consumer Spending

Food at Home: Total \$	\$81,791,847
Average Spent	\$4,217.81
Food Away from Home: Total \$	\$54,046,556
Average Spent	\$2,787.05
Health Care: Total \$	\$66,156,344
Average Spent	\$3,411.53
Shelter: Total \$	\$267,716,554
Average Spent	\$13,805.52
Vehicle Maintenance & Repairs: Total \$	\$17,826,896
Average Spent	\$919.29

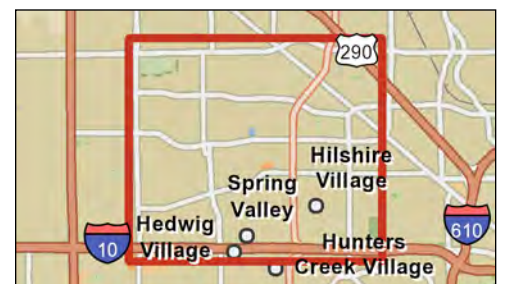
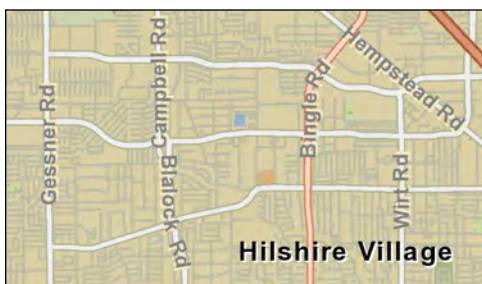
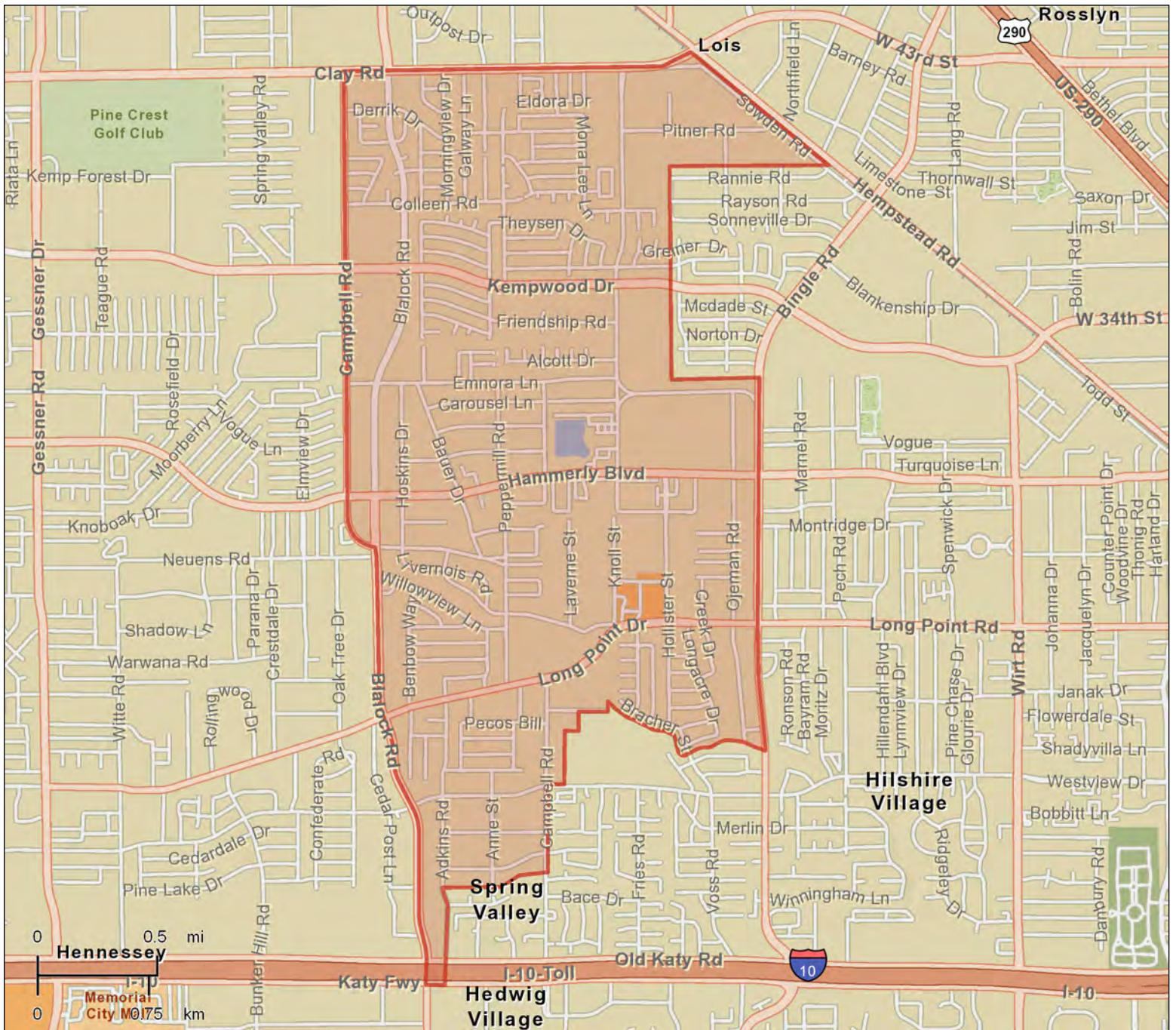


<b>Population Summary</b>	
2000 Total Population	5,540
2010 Total Population	6,976
2018 Total Population	8,635
<b>Household Summary</b>	
2010 Households	3,799
2010 Average Household Size	1.84
<b>Housing Unit Summary</b>	
2010 Housing Units	4,464
Owner Occupied Housing Units	15.6%
Renter Occupied Housing Units	69.5%
Vacant Housing Units	14.9%
<b>Median Household Income</b>	
2013	\$29,943
<b>Median Home Value</b>	
2013	\$148,434
2018	\$225,292
<b>Per Capita Income</b>	
2013	\$19,248
<b>Median Age</b>	
2010	28.7
<b>2010 Population by Race/Ethnicity</b>	
Total	6,976
White Alone	16.1%
Black Alone	68.3%
American Indian Alone	0.4%
Asian Alone	6.6%
Pacific Islander Alone	0.0%
Hispanic Origin	16.3%
<b>2013 Population 25+ by Educational Attainment</b>	
Total	4,748
Less than 9th Grade	2.6%
9th - 12th Grade, No Diploma	3.0%
High School Graduate	26.5%
Some College, No Degree	33.5%
Associate Degree	5.5%
Bachelor's Degree	17.1%
Graduate/Professional Degree	11.7%
<b>2013 Employed Population 16+ by Industry</b>	
Total	3,890
Agriculture/Mining	0.7%
Construction	3.7%
Manufacturing	4.4%
Wholesale Trade	2.1%
Retail Trade	11.2%
Transportation/Utilities	3.8%
Information	0.4%
Finance/Insurance/Real Estate	3.5%
Services	67.8%
Public Administration	2.4%
<b>2010 Households by Tenure and Mortgage Status</b>	
Total	3,799
Owner Occupied	18.3%
Renter Occupied	81.7%
<b>2013 Consumer Spending</b>	
Food at Home: Total \$	\$12,764,771
Average Spent	\$3,078.82
Food Away from Home: Total \$	\$8,520,757
Average Spent	\$2,055.18
Health Care: Total \$	\$8,858,524
Average Spent	\$2,136.64
Shelter: Total \$	\$41,278,306
Average Spent	\$9,956.18
Vehicle Maintenance & Repairs: Total \$	\$2,656,410
Average Spent	\$640.72





<b>Population Summary</b>	
2000 Total Population	21,713
2010 Total Population	21,280
2018 Total Population	21,255
<b>Household Summary</b>	
2010 Households	6,675
2010 Average Household Size	3.15
<b>Housing Unit Summary</b>	
2010 Housing Units	7,345
Owner Occupied Housing Units	62.6%
Renter Occupied Housing Units	28.3%
Vacant Housing Units	9.1%
<b>Median Household Income</b>	
2013	\$30,234
<b>Median Home Value</b>	
2013	\$75,001
2018	\$80,436
<b>Per Capita Income</b>	
2013	\$12,918
<b>Median Age</b>	
2010	35.7
<b>2010 Population by Race/Ethnicity</b>	
Total	21,280
White Alone	14.1%
Black Alone	71.7%
American Indian Alone	0.3%
Asian Alone	0.3%
Pacific Islander Alone	0.0%
Hispanic Origin	27.1%
<b>2013 Population 25+ by Educational Attainment</b>	
Total	13,311
Less than 9th Grade	14.5%
9th - 12th Grade, No Diploma	19.9%
High School Graduate	33.8%
Some College, No Degree	20.9%
Associate Degree	3.5%
Bachelor's Degree	5.0%
Graduate/Professional Degree	2.4%
<b>2013 Employed Population 16+ by Industry</b>	
Total	7,275
Agriculture/Mining	1.0%
Construction	9.4%
Manufacturing	7.7%
Wholesale Trade	0.9%
Retail Trade	8.9%
Transportation/Utilities	7.4%
Information	0.6%
Finance/Insurance/Real Estate	3.9%
Services	57.8%
Public Administration	2.4%
<b>2010 Households by Tenure and Mortgage Status</b>	
Total	6,675
Owner Occupied	68.9%
Renter Occupied	31.1%
<b>2013 Consumer Spending</b>	
Food at Home: Total \$	\$19,918,394
Average Spent	\$3,027.57
Food Away from Home: Total \$	\$12,185,109
Average Spent	\$1,852.12
Health Care: Total \$	\$17,483,472
Average Spent	\$2,657.47
Shelter: Total \$	\$58,879,642
Average Spent	\$8,949.63
Vehicle Maintenance & Repairs: Total \$	\$4,150,909
Average Spent	\$630.93



## Population Summary

2000 Total Population	29,159
2010 Total Population	28,081
2018 Total Population	29,749

## Household Summary

2010 Households	8,590
2010 Average Household Size	3.24

## Housing Unit Summary

2010 Housing Units	9,499
Owner Occupied Housing Units	31.9%
Renter Occupied Housing Units	58.5%
Vacant Housing Units	9.6%

## Median Household Income

2013	\$34,548
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## Median Home Value

2013	\$163,222
2018	\$200,808

## Per Capita Income

2013	\$15,163
------	----------

## Median Age

2010	29.0
------	------

## 2010 Population by Race/Ethnicity

Total	28,082
White Alone	57.1%
Black Alone	4.0%
American Indian Alone	1.2%
Asian Alone	3.1%
Pacific Islander Alone	0.0%
Hispanic Origin	74.2%

## 2013 Population 25+ by Educational Attainment

Total	16,378
Less than 9th Grade	29.7%
9th - 12th Grade, No Diploma	17.6%
High School Graduate	25.0%
Some College, No Degree	11.5%
Associate Degree	3.6%
Bachelor's Degree	9.0%
Graduate/Professional Degree	3.6%

## 2013 Employed Population 16+ by Industry

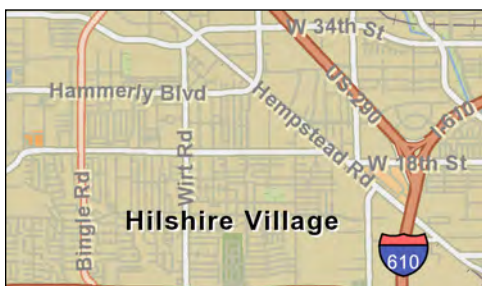
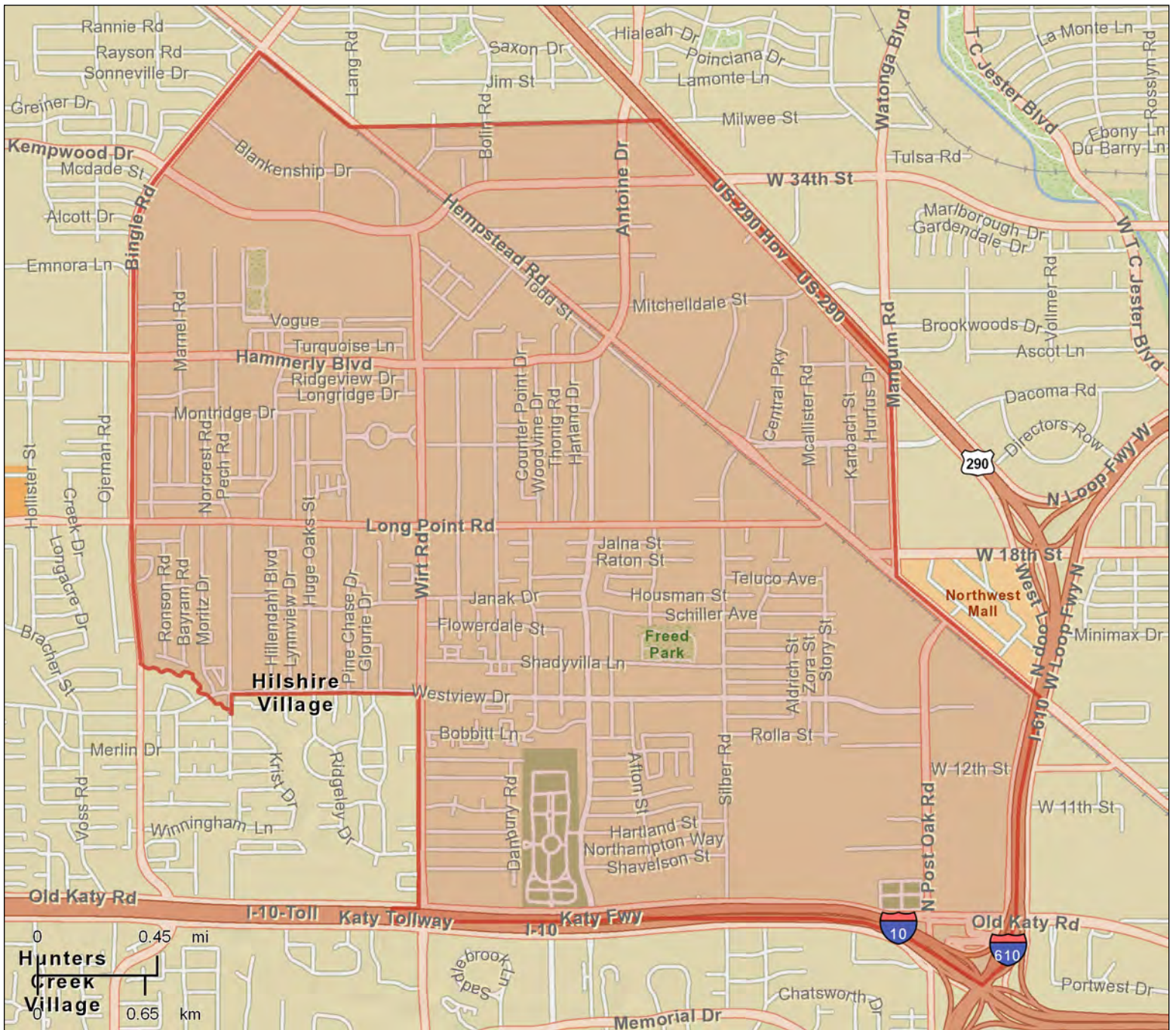
Total	13,140
Agriculture/Mining	1.7%
Construction	21.3%
Manufacturing	15.7%
Wholesale Trade	2.2%
Retail Trade	9.9%
Transportation/Utilities	3.1%
Information	0.9%
Finance/Insurance/Real Estate	3.1%
Services	41.7%
Public Administration	0.4%

## 2010 Households by Tenure and Mortgage Status

Total	8,590
Owner Occupied	35.3%
Renter Occupied	64.7%

## 2013 Consumer Spending

Food at Home: Total \$	\$32,124,746
Average Spent	\$3,715.56
Food Away from Home: Total \$	\$20,982,966
Average Spent	\$2,426.90
Health Care: Total \$	\$22,688,198
Average Spent	\$2,624.13
Shelter: Total \$	\$105,234,231
Average Spent	\$12,171.44
Vehicle Maintenance & Repairs: Total \$	\$6,517,832
Average Spent	\$753.86



## Population Summary

2000 Total Population	25,952
2010 Total Population	25,564
2018 Total Population	29,301

## Household Summary

2010 Households	8,577
2010 Average Household Size	2.94

## Housing Unit Summary

2010 Housing Units	9,841
Owner Occupied Housing Units	37.9%
Renter Occupied Housing Units	49.3%
Vacant Housing Units	12.8%

## Median Household Income

2013	\$39,831
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## Median Home Value

2013	\$164,950
2018	\$237,244

## Per Capita Income

2013	\$22,745
------	----------

## Median Age

2010	31.8
------	------

## 2010 Population by Race/Ethnicity

Total	25,563
White Alone	65.4%
Black Alone	3.6%
American Indian Alone	0.9%
Asian Alone	3.4%
Pacific Islander Alone	0.0%
Hispanic Origin	65.0%

## 2013 Population 25+ by Educational Attainment

Total	16,560
Less than 9th Grade	24.3%
9th - 12th Grade, No Diploma	14.1%
High School Graduate	24.2%
Some College, No Degree	12.8%
Associate Degree	4.4%
Bachelor's Degree	13.2%
Graduate/Professional Degree	7.0%

## 2013 Employed Population 16+ by Industry

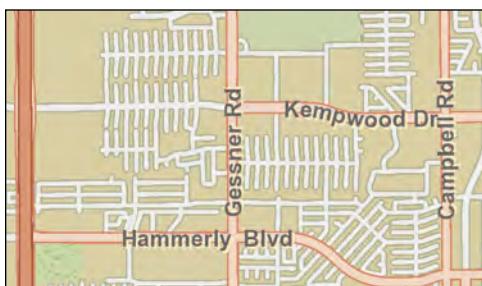
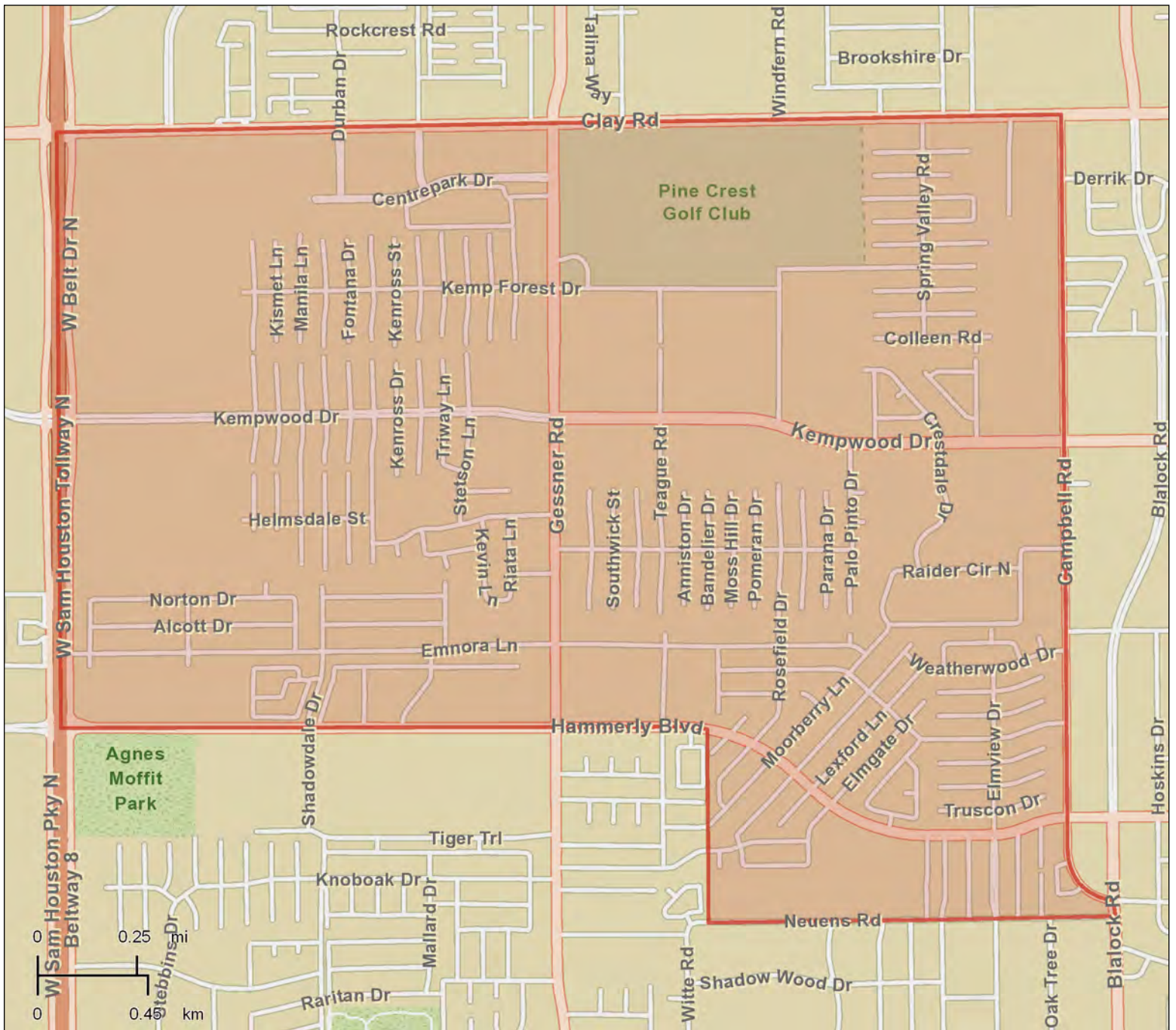
Total	12,198
Agriculture/Mining	2.1%
Construction	15.4%
Manufacturing	10.9%
Wholesale Trade	3.9%
Retail Trade	8.2%
Transportation/Utilities	3.6%
Information	1.4%
Finance/Insurance/Real Estate	6.6%
Services	46.4%
Public Administration	1.6%

## 2010 Households by Tenure and Mortgage Status

Total	8,577
Owner Occupied	43.4%
Renter Occupied	56.6%

## 2013 Consumer Spending

Food at Home: Total \$	\$44,910,499
Average Spent	\$4,946.09
Food Away from Home: Total \$	\$29,025,340
Average Spent	\$3,196.62
Health Care: Total \$	\$34,188,271
Average Spent	\$3,765.23
Shelter: Total \$	\$147,092,158
Average Spent	\$16,199.58
Vehicle Maintenance & Repairs: Total \$	\$9,311,122
Average Spent	\$1,025.45



## Population Summary

2000 Total Population	18,840
2010 Total Population	19,728
2018 Total Population	22,898

## Household Summary

2010 Households	7,238
2010 Average Household Size	2.70

## Housing Unit Summary

2010 Housing Units	8,023
Owner Occupied Housing Units	45.8%
Renter Occupied Housing Units	44.4%
Vacant Housing Units	9.8%

## Median Household Income

2013	\$44,657
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## Median Home Value

2013	\$179,786
2018	\$213,209

## Per Capita Income

2013	\$24,678
------	----------

## Median Age

2010	34.7
------	------

## 2010 Population by Race/Ethnicity

Total	19,727
White Alone	62.3%
Black Alone	6.4%
American Indian Alone	0.7%
Asian Alone	5.7%
Pacific Islander Alone	0.0%
Hispanic Origin	50.8%

## 2013 Population 25+ by Educational Attainment

Total	13,611
Less than 9th Grade	12.1%
9th - 12th Grade, No Diploma	10.1%
High School Graduate	22.6%
Some College, No Degree	23.3%
Associate Degree	5.8%
Bachelor's Degree	19.3%
Graduate/Professional Degree	6.8%

## 2013 Employed Population 16+ by Industry

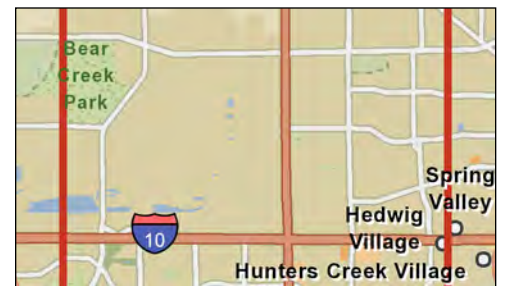
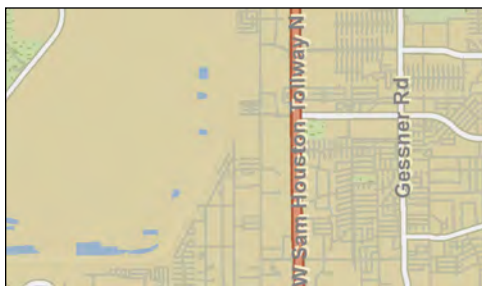
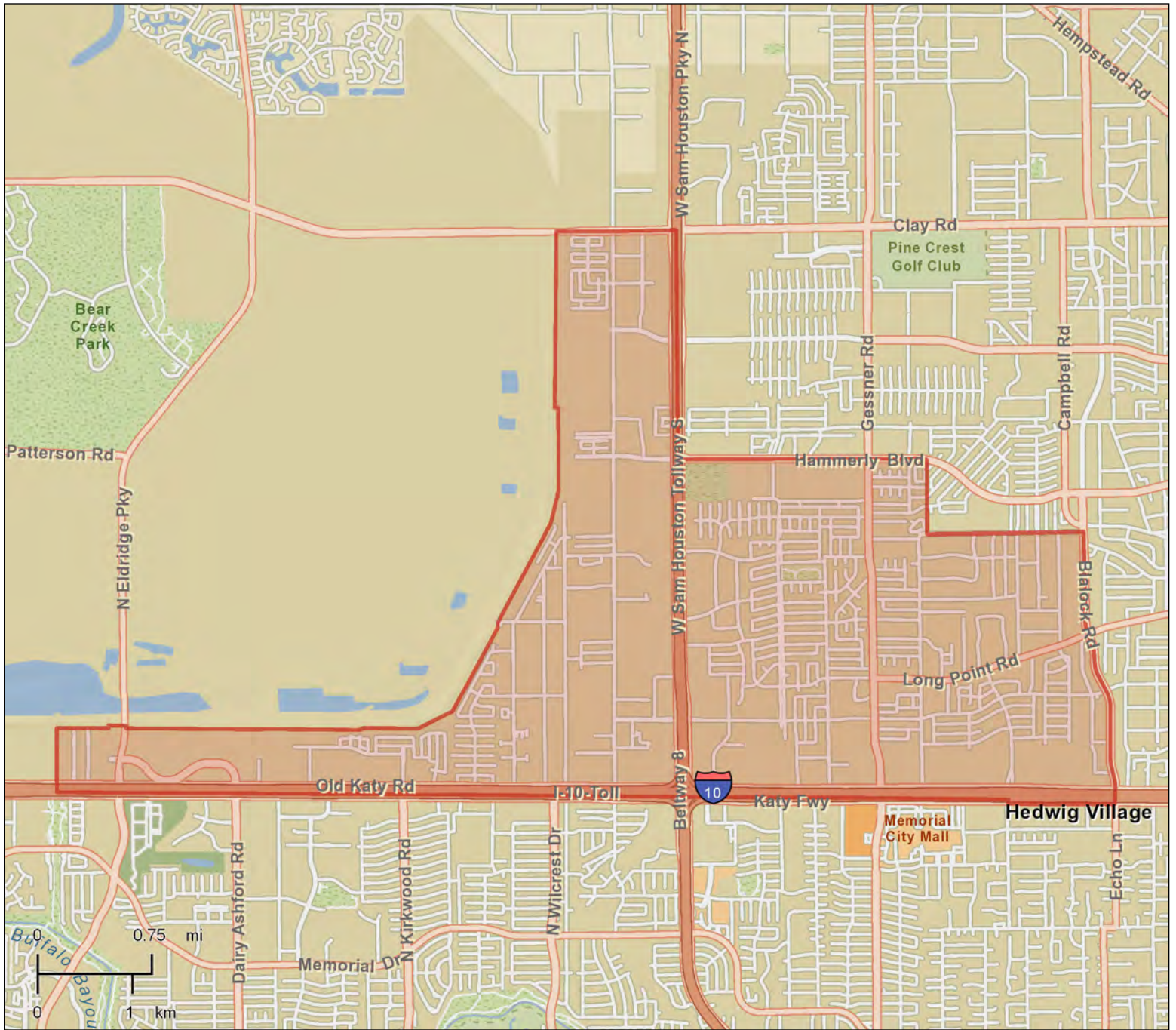
Total	9,666
Agriculture/Mining	1.9%
Construction	9.9%
Manufacturing	9.5%
Wholesale Trade	4.7%
Retail Trade	10.4%
Transportation/Utilities	3.5%
Information	1.4%
Finance/Insurance/Real Estate	8.1%
Services	48.6%
Public Administration	1.9%

## 2010 Households by Tenure and Mortgage Status

Total	7,238
Owner Occupied	50.8%
Renter Occupied	49.2%

## 2013 Consumer Spending

Food at Home: Total \$	\$36,241,985
Average Spent	\$4,751.80
Food Away from Home: Total \$	\$23,401,040
Average Spent	\$3,068.18
Health Care: Total \$	\$31,463,329
Average Spent	\$4,125.26
Shelter: Total \$	\$121,009,402
Average Spent	\$15,865.92
Vehicle Maintenance & Repairs: Total \$	\$7,911,981
Average Spent	\$1,037.36





### Population Summary

2000 Total Population	34,189
2010 Total Population	31,352
2018 Total Population	32,929

### Household Summary

2010 Households	10,765
2010 Average Household Size	2.90

### Housing Unit Summary

2010 Housing Units	12,350
Owner Occupied Housing Units	40.6%
Renter Occupied Housing Units	46.6%
Vacant Housing Units	12.8%

### Median Household Income

2013	\$47,036
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### Median Home Value

2013	\$173,883
2018	\$217,885

### Per Capita Income

2013	\$22,299
------	----------

### Median Age

2010	32.0
------	------

### 2010 Population by Race/Ethnicity

Total	31,352
White Alone	63.1%
Black Alone	5.7%
American Indian Alone	0.9%
Asian Alone	5.3%
Pacific Islander Alone	0.1%
Hispanic Origin	57.5%

### 2013 Population 25+ by Educational Attainment

Total	19,791
Less than 9th Grade	18.3%
9th - 12th Grade, No Diploma	10.7%
High School Graduate	21.9%
Some College, No Degree	20.7%
Associate Degree	3.1%
Bachelor's Degree	18.6%
Graduate/Professional Degree	6.6%

### 2013 Employed Population 16+ by Industry

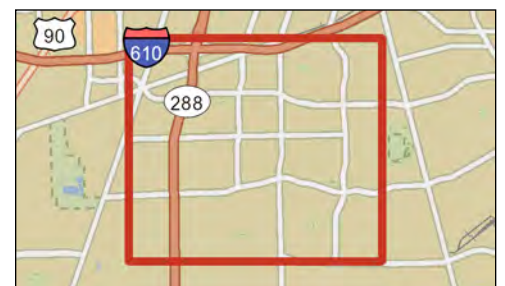
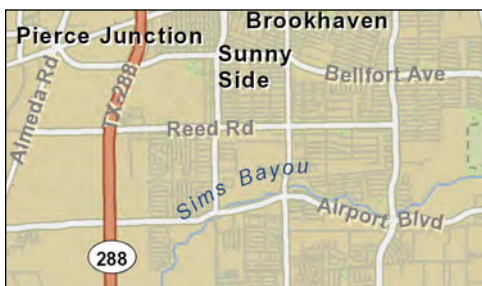
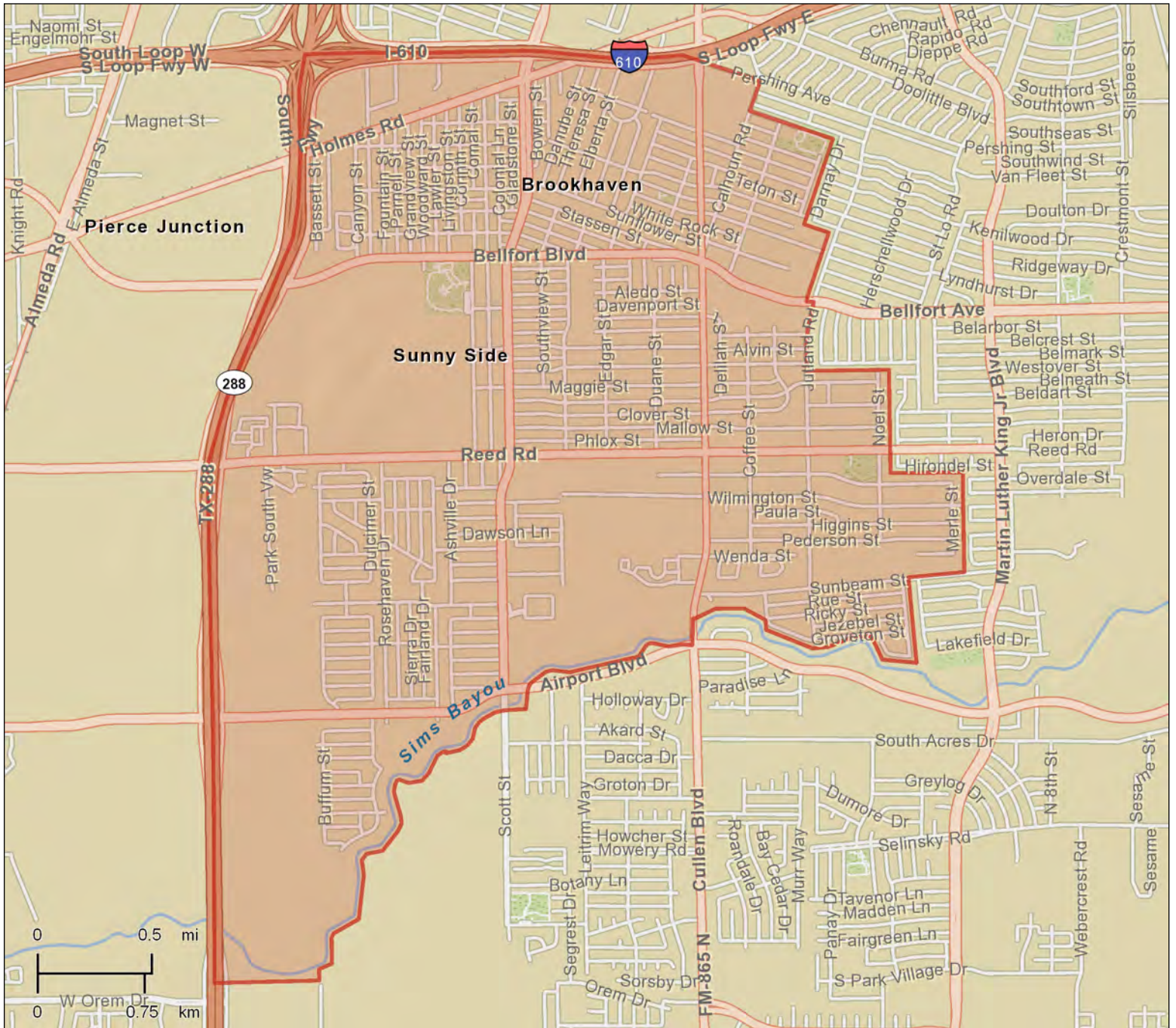
Total	15,104
Agriculture/Mining	3.1%
Construction	12.1%
Manufacturing	7.5%
Wholesale Trade	3.2%
Retail Trade	11.2%
Transportation/Utilities	3.3%
Information	0.9%
Finance/Insurance/Real Estate	5.2%
Services	52.2%
Public Administration	1.2%

### 2010 Households by Tenure and Mortgage Status

Total	10,765
Owner Occupied	46.6%
Renter Occupied	53.4%

### 2013 Consumer Spending

Food at Home: Total \$	\$50,304,090
Average Spent	\$4,637.60
Food Away from Home: Total \$	\$32,902,917
Average Spent	\$3,033.37
Health Care: Total \$	\$39,898,438
Average Spent	\$3,678.29
Shelter: Total \$	\$168,330,004
Average Spent	\$15,518.58
Vehicle Maintenance & Repairs: Total \$	\$10,747,630
Average Spent	\$990.84



### Population Summary

2000 Total Population	19,198
2010 Total Population	21,053
2018 Total Population	22,634

### Household Summary

2010 Households	7,825
2010 Average Household Size	2.68

### Housing Unit Summary

2010 Housing Units	8,996
Owner Occupied Housing Units	40.0%
Renter Occupied Housing Units	47.0%
Vacant Housing Units	13.0%

### Median Household Income

2013	\$22,440
------	----------

### Median Home Value

2013	\$76,037
2018	\$88,329

### Per Capita Income

2013	\$12,536
------	----------

### Median Age

2010	33.6
------	------

### 2010 Population by Race/Ethnicity

Total	21,053
White Alone	3.9%
Black Alone	90.3%
American Indian Alone	0.2%
Asian Alone	0.5%
Pacific Islander Alone	0.0%
Hispanic Origin	8.4%

### 2013 Population 25+ by Educational Attainment

Total	13,108
Less than 9th Grade	7.3%
9th - 12th Grade, No Diploma	15.7%
High School Graduate	40.9%
Some College, No Degree	24.1%
Associate Degree	3.9%
Bachelor's Degree	6.1%
Graduate/Professional Degree	1.9%

### 2013 Employed Population 16+ by Industry

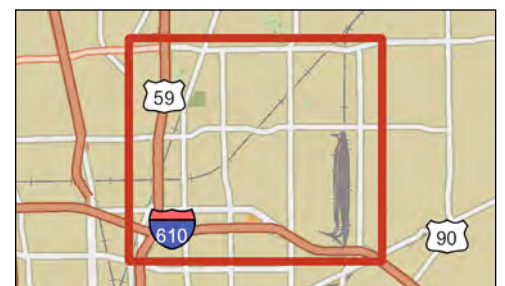
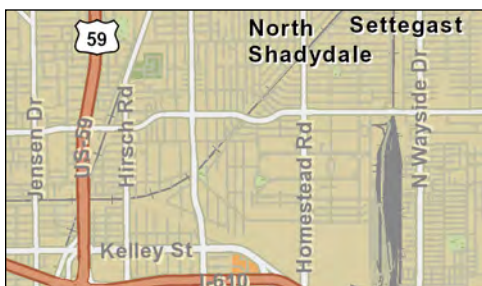
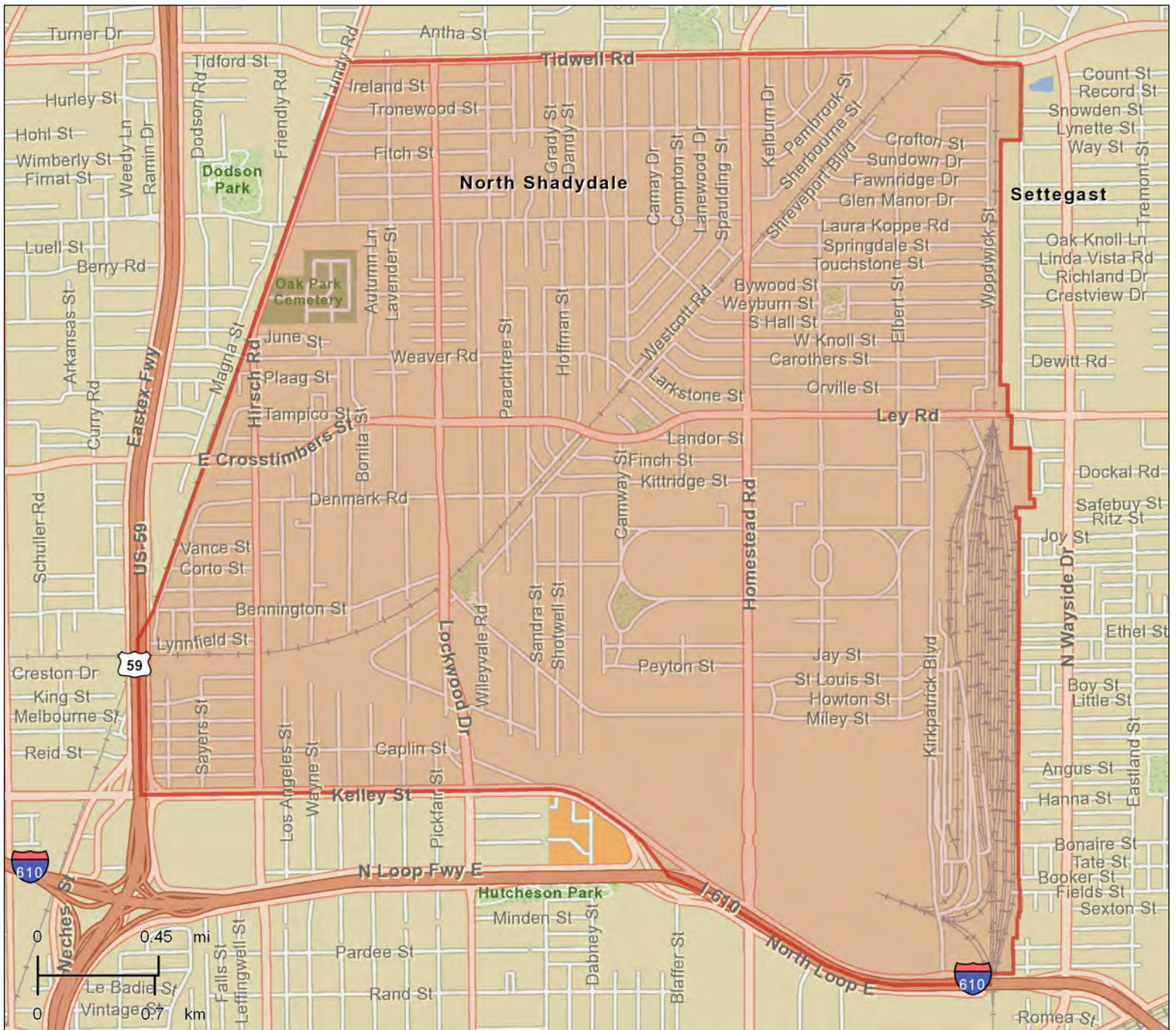
Total	6,891
Agriculture/Mining	0.7%
Construction	7.4%
Manufacturing	5.6%
Wholesale Trade	1.6%
Retail Trade	11.0%
Transportation/Utilities	6.7%
Information	1.0%
Finance/Insurance/Real Estate	2.5%
Services	59.7%
Public Administration	3.7%

### 2010 Households by Tenure and Mortgage Status

Total	7,825
Owner Occupied	46.0%
Renter Occupied	54.0%

### 2013 Consumer Spending

Food at Home: Total \$	\$20,288,457
Average Spent	\$2,543.37
Food Away from Home: Total \$	\$12,152,437
Average Spent	\$1,523.43
Health Care: Total \$	\$17,324,567
Average Spent	\$2,171.81
Shelter: Total \$	\$59,539,100
Average Spent	\$7,463.85
Vehicle Maintenance & Repairs: Total \$	\$4,157,258
Average Spent	\$521.16



## Population Summary

2000 Total Population	19,098
2010 Total Population	17,857
2018 Total Population	18,700

## Household Summary

2010 Households	6,136
2010 Average Household Size	2.90

## Housing Unit Summary

2010 Housing Units	7,204
Owner Occupied Housing Units	48.1%
Renter Occupied Housing Units	37.1%
Vacant Housing Units	14.8%

## Median Household Income

2013	\$23,699
------	----------

## Median Home Value

2013	\$72,328
2018	\$88,833

## Per Capita Income

2013	\$12,556
------	----------

## Median Age

2010	35.5
------	------

## 2010 Population by Race/Ethnicity

Total	17,857
White Alone	12.3%
Black Alone	71.9%
American Indian Alone	0.4%
Asian Alone	0.1%
Pacific Islander Alone	0.0%
Hispanic Origin	26.1%

## 2013 Population 25+ by Educational Attainment

Total	11,348
Less than 9th Grade	16.2%
9th - 12th Grade, No Diploma	20.0%
High School Graduate	34.7%
Some College, No Degree	17.2%
Associate Degree	4.5%
Bachelor's Degree	6.1%
Graduate/Professional Degree	1.4%

## 2013 Employed Population 16+ by Industry

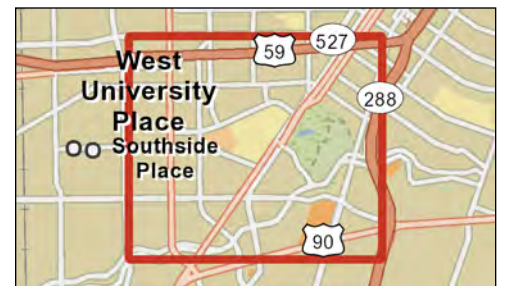
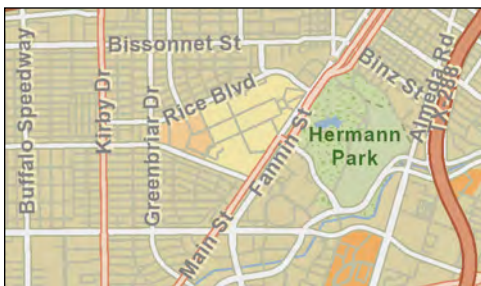
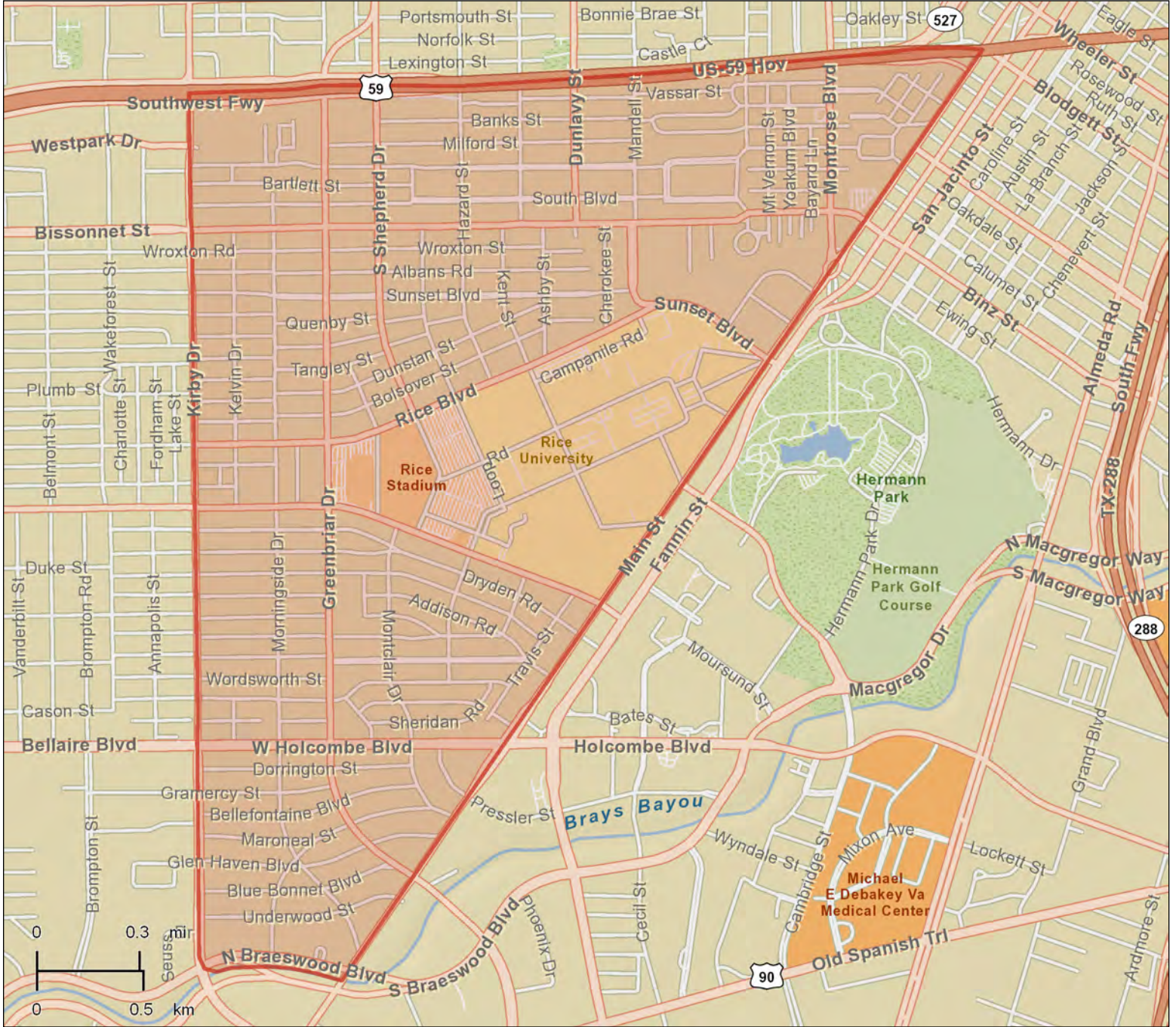
Total	6,196
Agriculture/Mining	0.5%
Construction	10.0%
Manufacturing	10.8%
Wholesale Trade	4.1%
Retail Trade	8.7%
Transportation/Utilities	8.3%
Information	1.0%
Finance/Insurance/Real Estate	2.2%
Services	51.5%
Public Administration	2.9%

## 2010 Households by Tenure and Mortgage Status

Total	6,136
Owner Occupied	56.4%
Renter Occupied	43.6%

## 2013 Consumer Spending

Food at Home: Total \$	\$16,973,632
Average Spent	\$2,750.10
Food Away from Home: Total \$	\$10,114,585
Average Spent	\$1,638.79
Health Care: Total \$	\$14,899,718
Average Spent	\$2,414.08
Shelter: Total \$	\$48,946,720
Average Spent	\$7,930.45
Vehicle Maintenance & Repairs: Total \$	\$3,492,021
Average Spent	\$565.78



## Population Summary

2000 Total Population	14,323
2010 Total Population	15,811
2018 Total Population	16,726

## Household Summary

2010 Households	6,552
2010 Average Household Size	2.02

## Housing Unit Summary

2010 Housing Units	7,315
Owner Occupied Housing Units	50.3%
Renter Occupied Housing Units	39.2%
Vacant Housing Units	10.4%

## Median Household Income

2013	\$103,674
------	-----------

## Median Home Value

2013	\$570,496
2018	\$625,163

## Per Capita Income

2013	\$64,475
------	----------

## Median Age

2010	34.5
------	------

## 2010 Population by Race/Ethnicity

Total	15,810
White Alone	78.9%
Black Alone	2.7%
American Indian Alone	0.2%
Asian Alone	14.2%
Pacific Islander Alone	0.0%
Hispanic Origin	9.3%

## 2013 Population 25+ by Educational Attainment

Total	11,123
Less than 9th Grade	0.6%
9th - 12th Grade, No Diploma	1.5%
High School Graduate	3.2%
Some College, No Degree	9.5%
Associate Degree	2.6%
Bachelor's Degree	29.8%
Graduate/Professional Degree	52.9%

## 2013 Employed Population 16+ by Industry

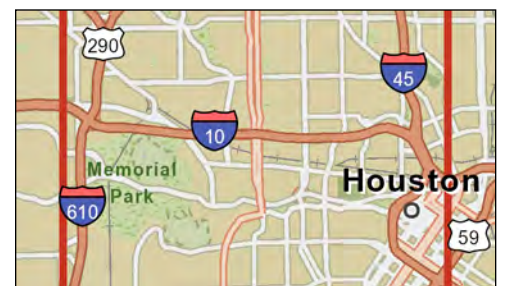
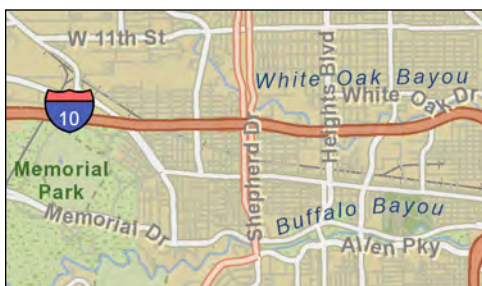
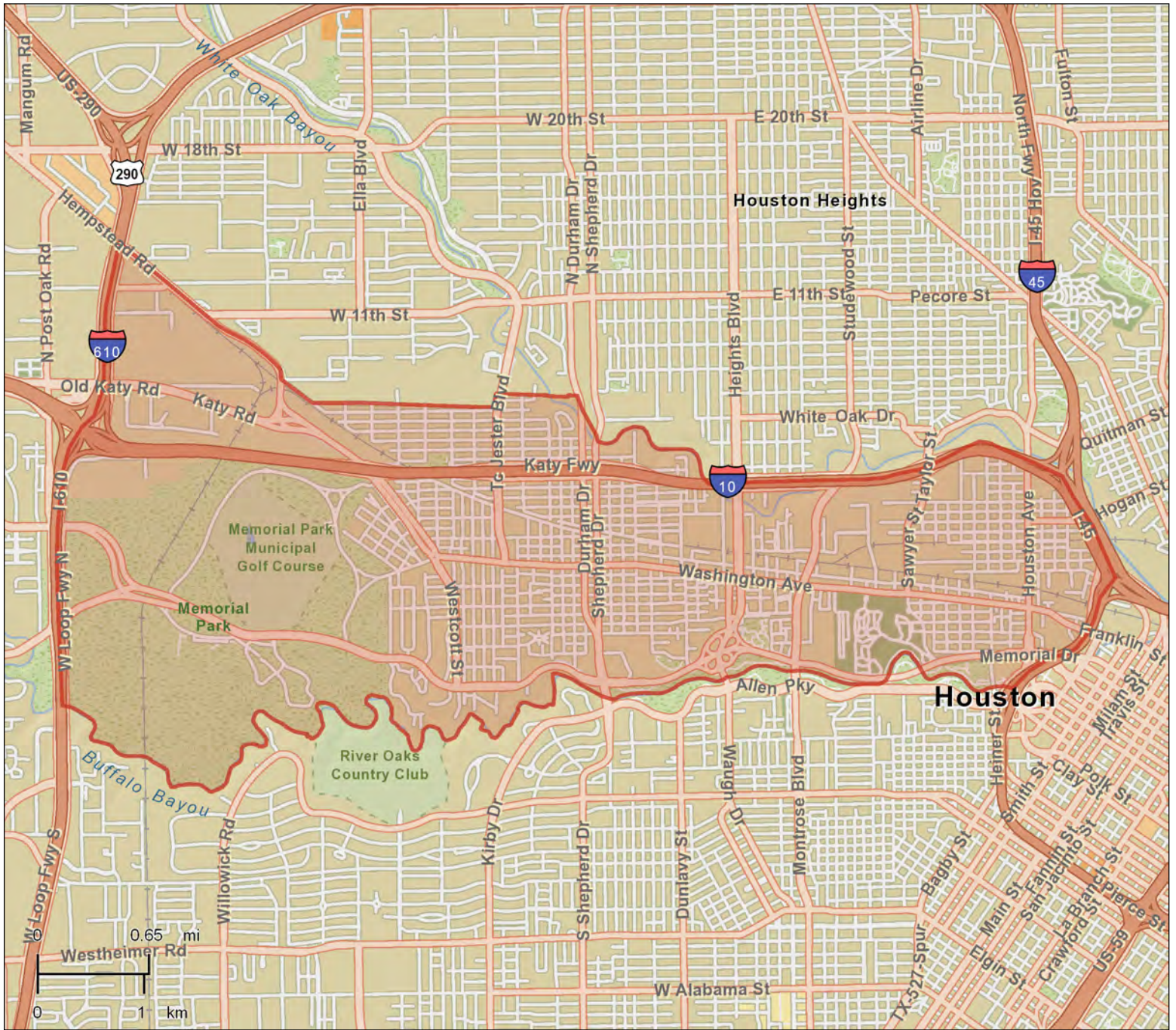
Total	9,087
Agriculture/Mining	5.2%
Construction	2.4%
Manufacturing	6.0%
Wholesale Trade	2.1%
Retail Trade	4.6%
Transportation/Utilities	2.5%
Information	1.1%
Finance/Insurance/Real Estate	7.5%
Services	67.6%
Public Administration	1.0%

## 2010 Households by Tenure and Mortgage Status

Total	6,552
Owner Occupied	56.2%
Renter Occupied	43.8%

## 2013 Consumer Spending

Food at Home: Total \$	\$65,656,611
Average Spent	\$9,873.17
Food Away from Home: Total \$	\$45,780,453
Average Spent	\$6,884.28
Health Care: Total \$	\$53,288,922
Average Spent	\$8,013.37
Shelter: Total \$	\$243,048,144
Average Spent	\$36,548.59
Vehicle Maintenance & Repairs: Total \$	\$14,279,055
Average Spent	\$2,147.23





## Population Summary

2000 Total Population	18,445
2010 Total Population	26,574
2018 Total Population	32,002

## Household Summary

2010 Households	13,792
2010 Average Household Size	1.89

## Housing Unit Summary

2010 Housing Units	15,149
Owner Occupied Housing Units	44.2%
Renter Occupied Housing Units	46.8%
Vacant Housing Units	9.0%

## Median Household Income

2013	\$73,277
------	----------

## Median Home Value

2013	\$312,813
2018	\$330,526

## Per Capita Income

2013	\$54,535
------	----------

## Median Age

2010	33.4
------	------

## 2010 Population by Race/Ethnicity

Total	26,573
White Alone	75.0%
Black Alone	6.0%
American Indian Alone	0.5%
Asian Alone	6.7%
Pacific Islander Alone	0.1%
Hispanic Origin	29.8%

## 2013 Population 25+ by Educational Attainment

Total	22,477
Less than 9th Grade	9.2%
9th - 12th Grade, No Diploma	4.8%
High School Graduate	9.8%
Some College, No Degree	11.6%
Associate Degree	5.5%
Bachelor's Degree	35.2%
Graduate/Professional Degree	23.9%

## 2013 Employed Population 16+ by Industry

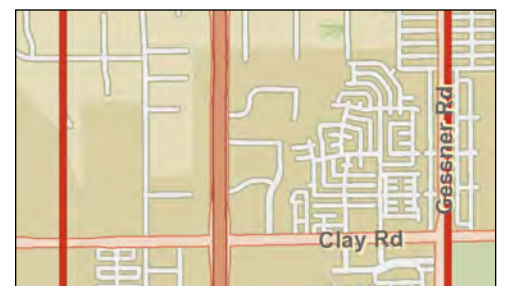
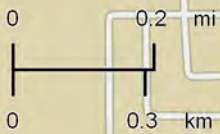
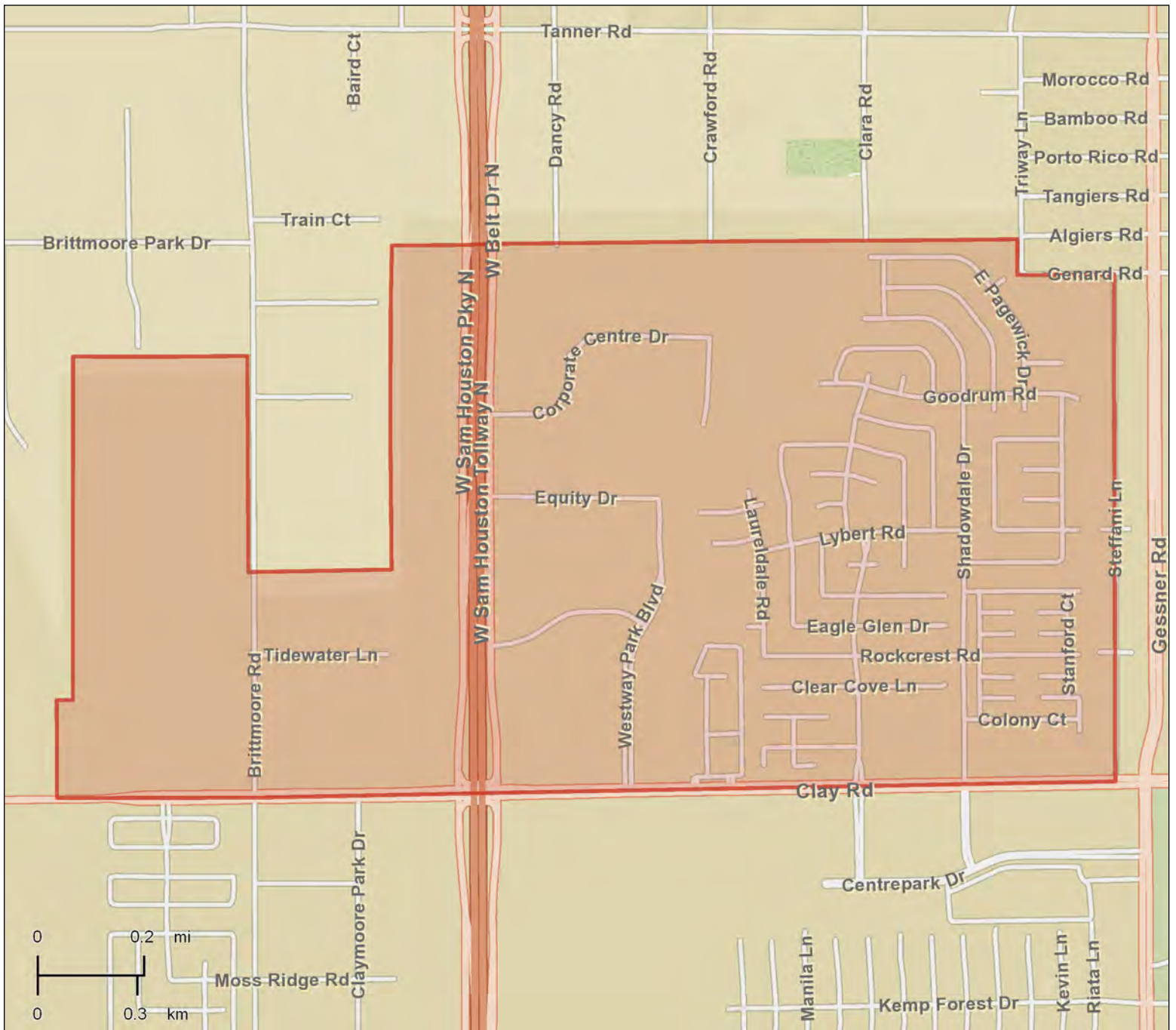
Total	19,650
Agriculture/Mining	5.5%
Construction	4.5%
Manufacturing	8.8%
Wholesale Trade	5.0%
Retail Trade	7.2%
Transportation/Utilities	6.1%
Information	1.1%
Finance/Insurance/Real Estate	8.7%
Services	50.2%
Public Administration	3.0%

## 2010 Households by Tenure and Mortgage Status

Total	13,792
Owner Occupied	48.6%
Renter Occupied	51.4%

## 2013 Consumer Spending

Food at Home: Total \$	\$109,002,591
Average Spent	\$7,355.10
Food Away from Home: Total \$	\$73,187,899
Average Spent	\$4,938.45
Health Care: Total \$	\$86,962,005
Average Spent	\$5,867.88
Shelter: Total \$	\$371,923,190
Average Spent	\$25,096.03
Vehicle Maintenance & Repairs: Total \$	\$23,276,382
Average Spent	\$1,570.61



### Population Summary

2000 Total Population	4,299
2010 Total Population	5,029
2018 Total Population	5,263

### Household Summary

2010 Households	1,625
2010 Average Household Size	3.06

### Housing Unit Summary

2010 Housing Units	1,709
Owner Occupied Housing Units	69.6%
Renter Occupied Housing Units	25.5%
Vacant Housing Units	4.9%

### Median Household Income

2013	\$55,564
------	----------

### Median Home Value

2013	\$134,893
2018	\$168,454

### Per Capita Income

2013	\$21,040
------	----------

### Median Age

2010	34.4
------	------

### 2010 Population by Race/Ethnicity

Total	5,029
White Alone	47.7%
Black Alone	8.4%
American Indian Alone	0.6%
Asian Alone	20.6%
Pacific Islander Alone	0.0%
Hispanic Origin	51.3%

### 2013 Population 25+ by Educational Attainment

Total	3,401
Less than 9th Grade	7.0%
9th - 12th Grade, No Diploma	10.0%
High School Graduate	33.4%
Some College, No Degree	20.8%
Associate Degree	2.2%
Bachelor's Degree	19.6%
Graduate/Professional Degree	7.1%

### 2013 Employed Population 16+ by Industry

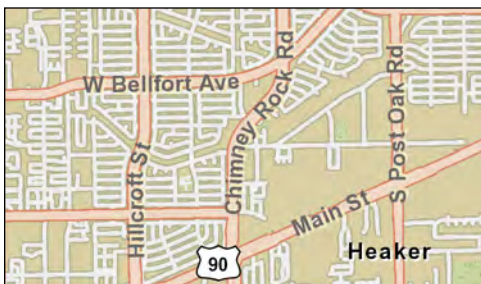
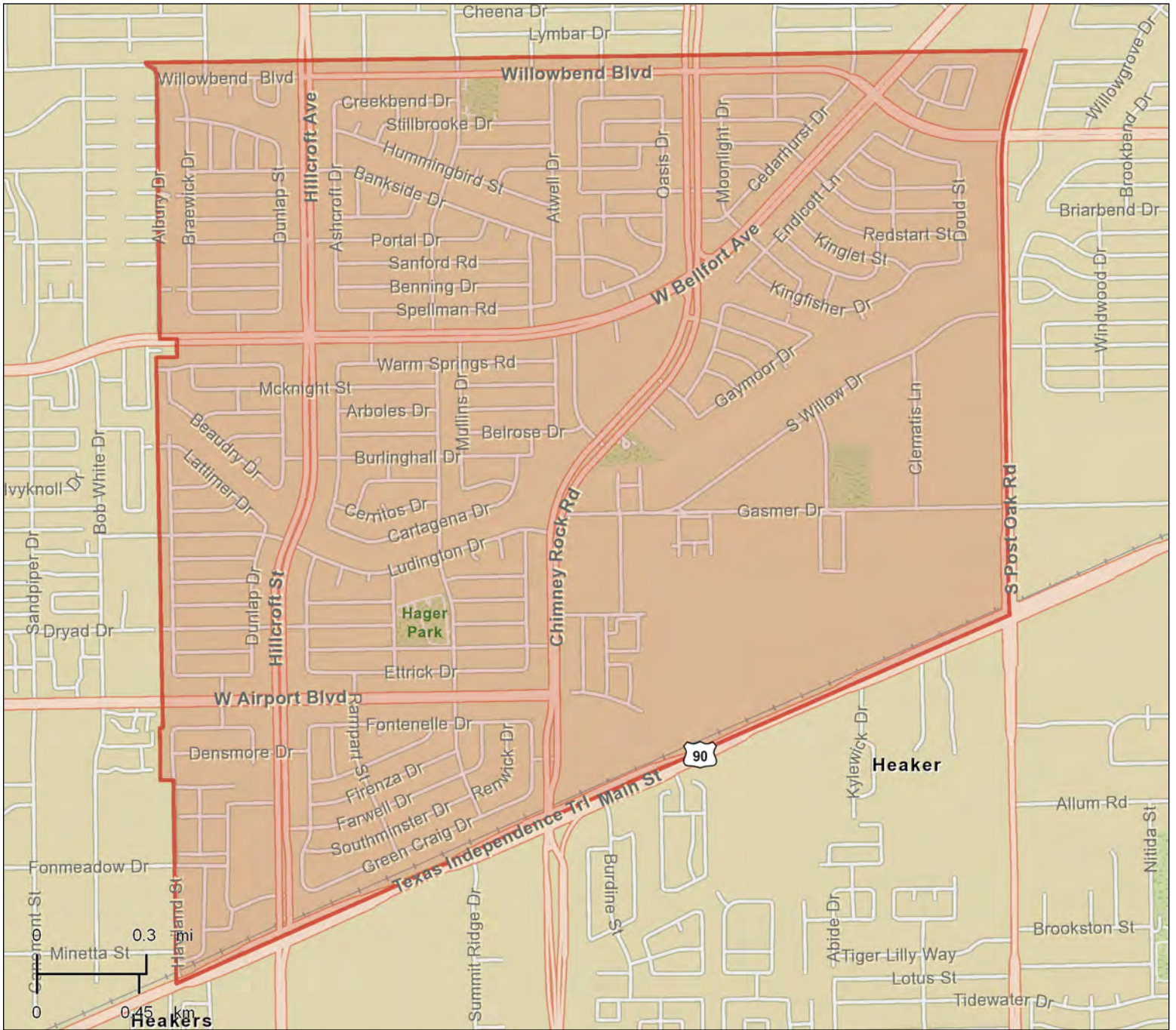
Total	2,933
Agriculture/Mining	2.5%
Construction	3.5%
Manufacturing	14.5%
Wholesale Trade	3.9%
Retail Trade	18.4%
Transportation/Utilities	4.8%
Information	1.9%
Finance/Insurance/Real Estate	4.6%
Services	44.8%
Public Administration	1.2%

### 2010 Households by Tenure and Mortgage Status

Total	1,625
Owner Occupied	73.2%
Renter Occupied	26.8%

### 2013 Consumer Spending

Food at Home: Total \$	\$7,418,959
Average Spent	\$4,534.82
Food Away from Home: Total \$	\$4,926,758
Average Spent	\$3,011.47
Health Care: Total \$	\$6,694,897
Average Spent	\$4,092.24
Shelter: Total \$	\$24,565,980
Average Spent	\$15,015.88
Vehicle Maintenance & Repairs: Total \$	\$1,684,864
Average Spent	\$1,029.87



## Population Summary

2000 Total Population	21,926
2010 Total Population	20,046
2018 Total Population	22,381

## Household Summary

2010 Households	7,261
2010 Average Household Size	2.74

## Housing Unit Summary

2010 Housing Units	8,086
Owner Occupied Housing Units	52.6%
Renter Occupied Housing Units	37.2%
Vacant Housing Units	10.2%

## Median Household Income

2013	\$51,549
------	----------

## Median Home Value

2013	\$180,908
2018	\$211,702

## Per Capita Income

2013	\$24,805
------	----------

## Median Age

2010	34.2
------	------

## 2010 Population by Race/Ethnicity

Total	20,046
White Alone	59.0%
Black Alone	20.2%
American Indian Alone	0.7%
Asian Alone	5.1%
Pacific Islander Alone	0.0%
Hispanic Origin	40.8%

## 2013 Population 25+ by Educational Attainment

Total	13,132
Less than 9th Grade	14.0%
9th - 12th Grade, No Diploma	9.6%
High School Graduate	20.5%
Some College, No Degree	19.5%
Associate Degree	3.1%
Bachelor's Degree	19.9%
Graduate/Professional Degree	13.4%

## 2013 Employed Population 16+ by Industry

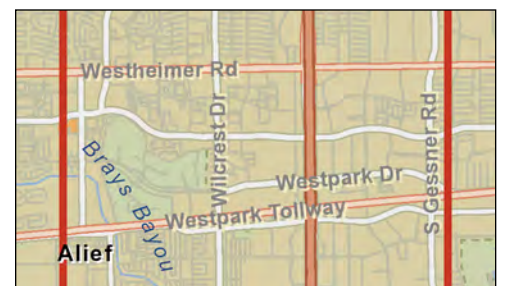
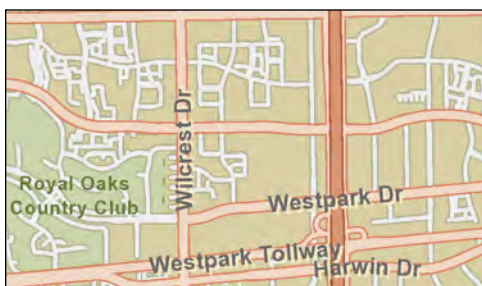
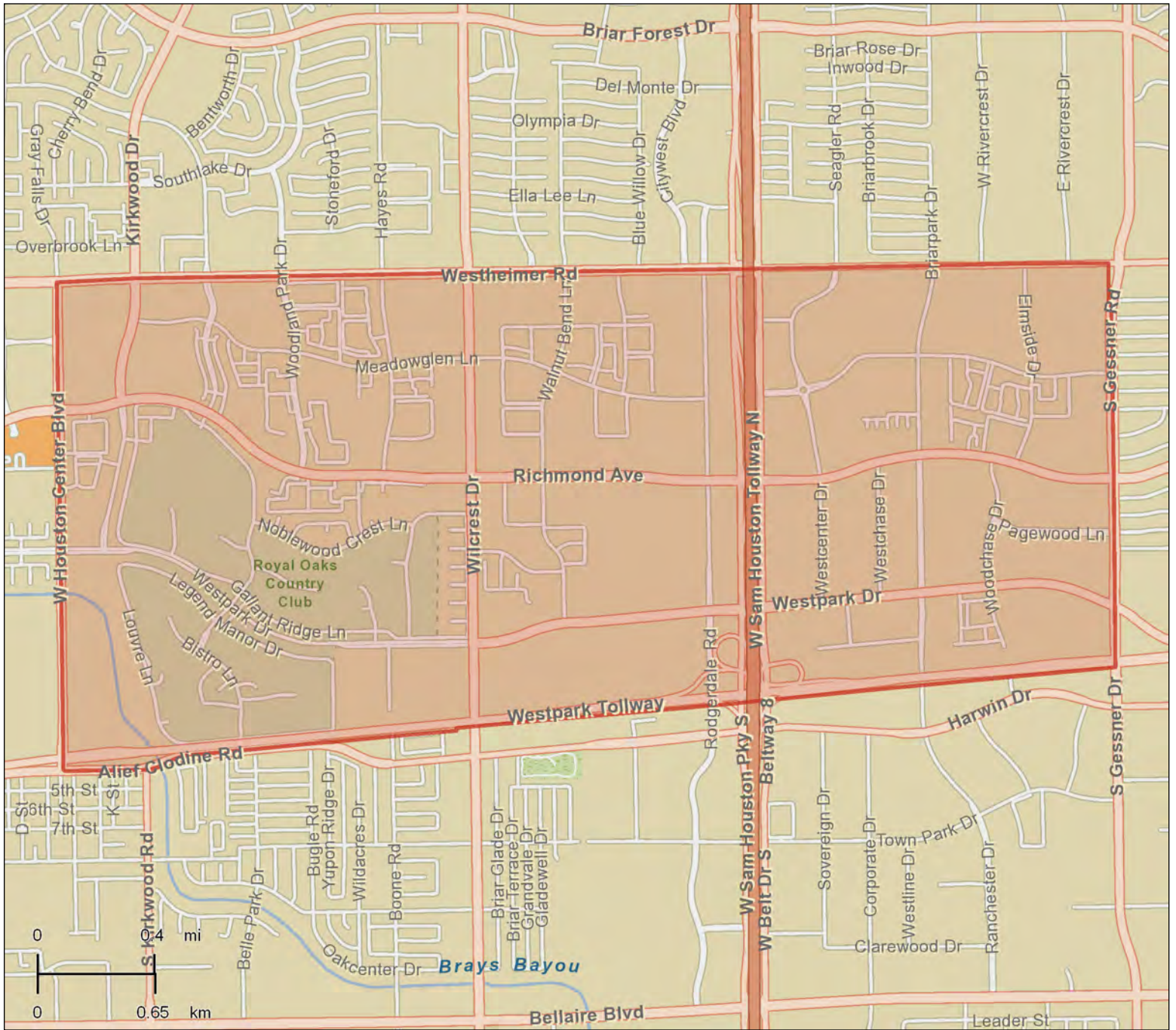
Total	9,292
Agriculture/Mining	1.5%
Construction	9.1%
Manufacturing	7.1%
Wholesale Trade	1.5%
Retail Trade	10.3%
Transportation/Utilities	4.7%
Information	1.5%
Finance/Insurance/Real Estate	4.7%
Services	57.8%
Public Administration	1.8%

## 2010 Households by Tenure and Mortgage Status

Total	7,261
Owner Occupied	58.6%
Renter Occupied	41.4%

## 2013 Consumer Spending

Food at Home: Total \$	\$37,083,751
Average Spent	\$4,936.60
Food Away from Home: Total \$	\$24,030,524
Average Spent	\$3,198.95
Health Care: Total \$	\$30,707,670
Average Spent	\$4,087.82
Shelter: Total \$	\$122,449,803
Average Spent	\$16,300.56
Vehicle Maintenance & Repairs: Total \$	\$7,979,674
Average Spent	\$1,062.26



## Population Summary

2000 Total Population	21,021
2010 Total Population	29,074
2018 Total Population	31,780

## Household Summary

2010 Households	14,795
2010 Average Household Size	1.95

## Housing Unit Summary

2010 Housing Units	16,723
Owner Occupied Housing Units	11.6%
Renter Occupied Housing Units	76.9%
Vacant Housing Units	11.5%

## Median Household Income

2013	\$40,716
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## Median Home Value

2013	\$168,490
2018	\$219,830

## Per Capita Income

2013	\$29,640
------	----------

## Median Age

2010	30.8
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## 2010 Population by Race/Ethnicity

Total	29,074
White Alone	37.6%
Black Alone	35.2%
American Indian Alone	0.6%
Asian Alone	10.2%
Pacific Islander Alone	0.1%
Hispanic Origin	30.9%

## 2013 Population 25+ by Educational Attainment

Total	19,979
Less than 9th Grade	4.2%
9th - 12th Grade, No Diploma	4.7%
High School Graduate	19.1%
Some College, No Degree	29.8%
Associate Degree	7.6%
Bachelor's Degree	24.7%
Graduate/Professional Degree	10.0%

## 2013 Employed Population 16+ by Industry

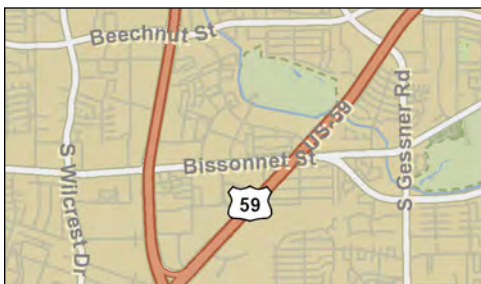
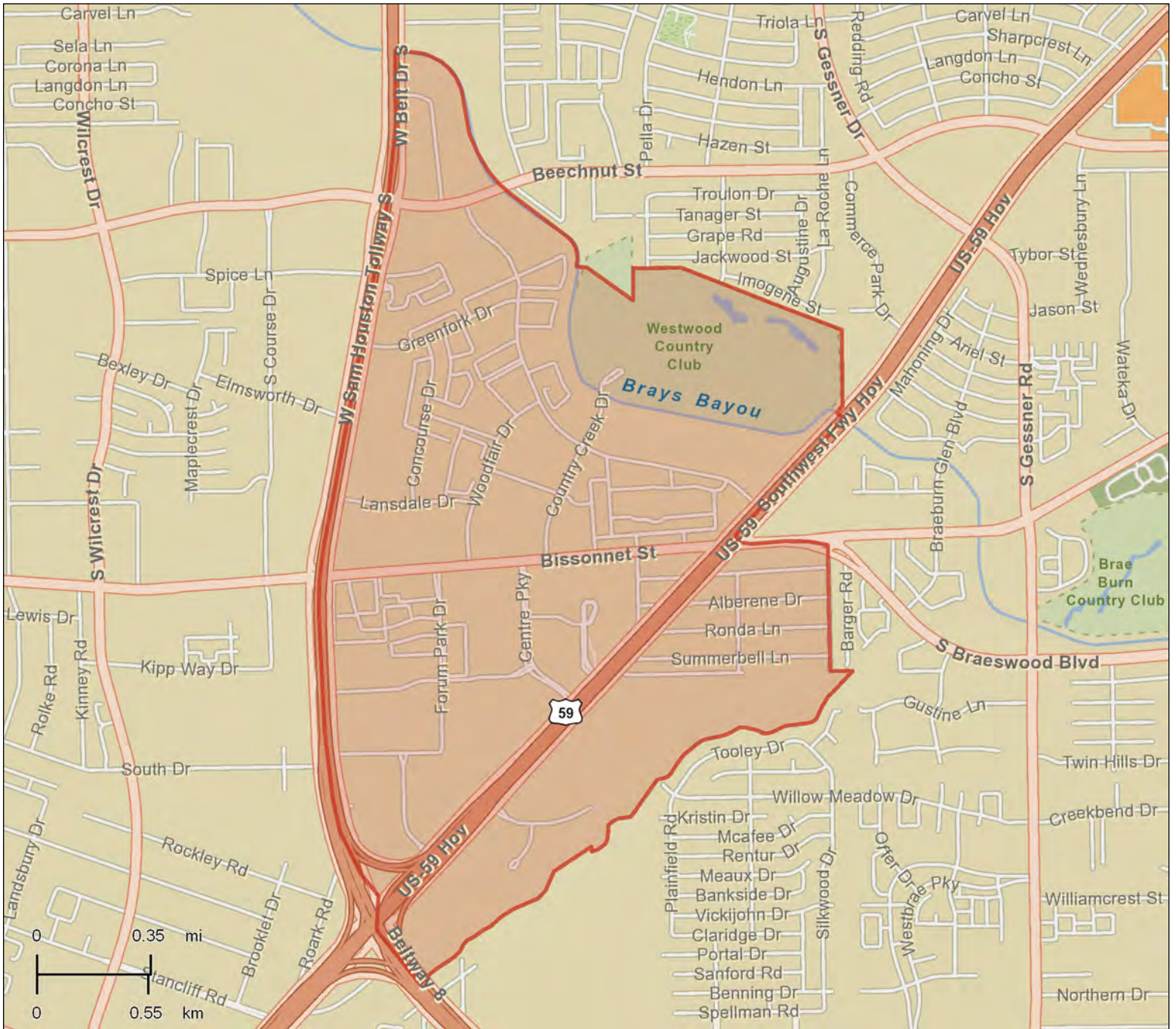
Total	18,116
Agriculture/Mining	3.9%
Construction	6.0%
Manufacturing	8.0%
Wholesale Trade	3.0%
Retail Trade	12.6%
Transportation/Utilities	4.4%
Information	1.2%
Finance/Insurance/Real Estate	8.3%
Services	51.4%
Public Administration	1.1%

## 2010 Households by Tenure and Mortgage Status

Total	14,795
Owner Occupied	13.1%
Renter Occupied	86.9%

## 2013 Consumer Spending

Food at Home: Total \$	\$65,396,122
Average Spent	\$4,337.76
Food Away from Home: Total \$	\$44,252,087
Average Spent	\$2,935.27
Health Care: Total \$	\$46,136,732
Average Spent	\$3,060.28
Shelter: Total \$	\$213,771,667
Average Spent	\$14,179.60
Vehicle Maintenance & Repairs: Total \$	\$13,856,741
Average Spent	\$919.13





## Population Summary

2000 Total Population	20,096
2010 Total Population	18,938
2018 Total Population	21,273

## Household Summary

2010 Households	6,569
2010 Average Household Size	2.88

## Housing Unit Summary

2010 Housing Units	8,296
Owner Occupied Housing Units	6.9%
Renter Occupied Housing Units	72.3%
Vacant Housing Units	20.8%

## Median Household Income

2013	\$23,761
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## Median Home Value

2013	\$83,920
2018	\$152,785

## Per Capita Income

2013	\$10,469
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## Median Age

2010	27.2
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## 2010 Population by Race/Ethnicity

Total	18,938
White Alone	40.1%
Black Alone	27.4%
American Indian Alone	1.0%
Asian Alone	4.3%
Pacific Islander Alone	0.0%
Hispanic Origin	65.8%

## 2013 Population 25+ by Educational Attainment

Total	10,816
Less than 9th Grade	29.6%
9th - 12th Grade, No Diploma	17.1%
High School Graduate	23.1%
Some College, No Degree	14.3%
Associate Degree	3.8%
Bachelor's Degree	9.0%
Graduate/Professional Degree	3.1%

## 2013 Employed Population 16+ by Industry

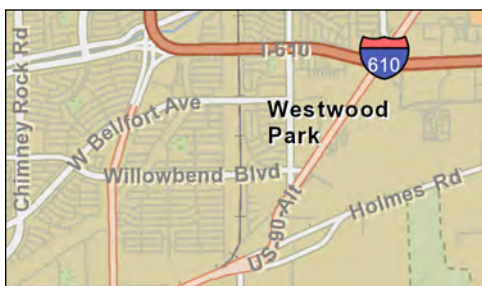
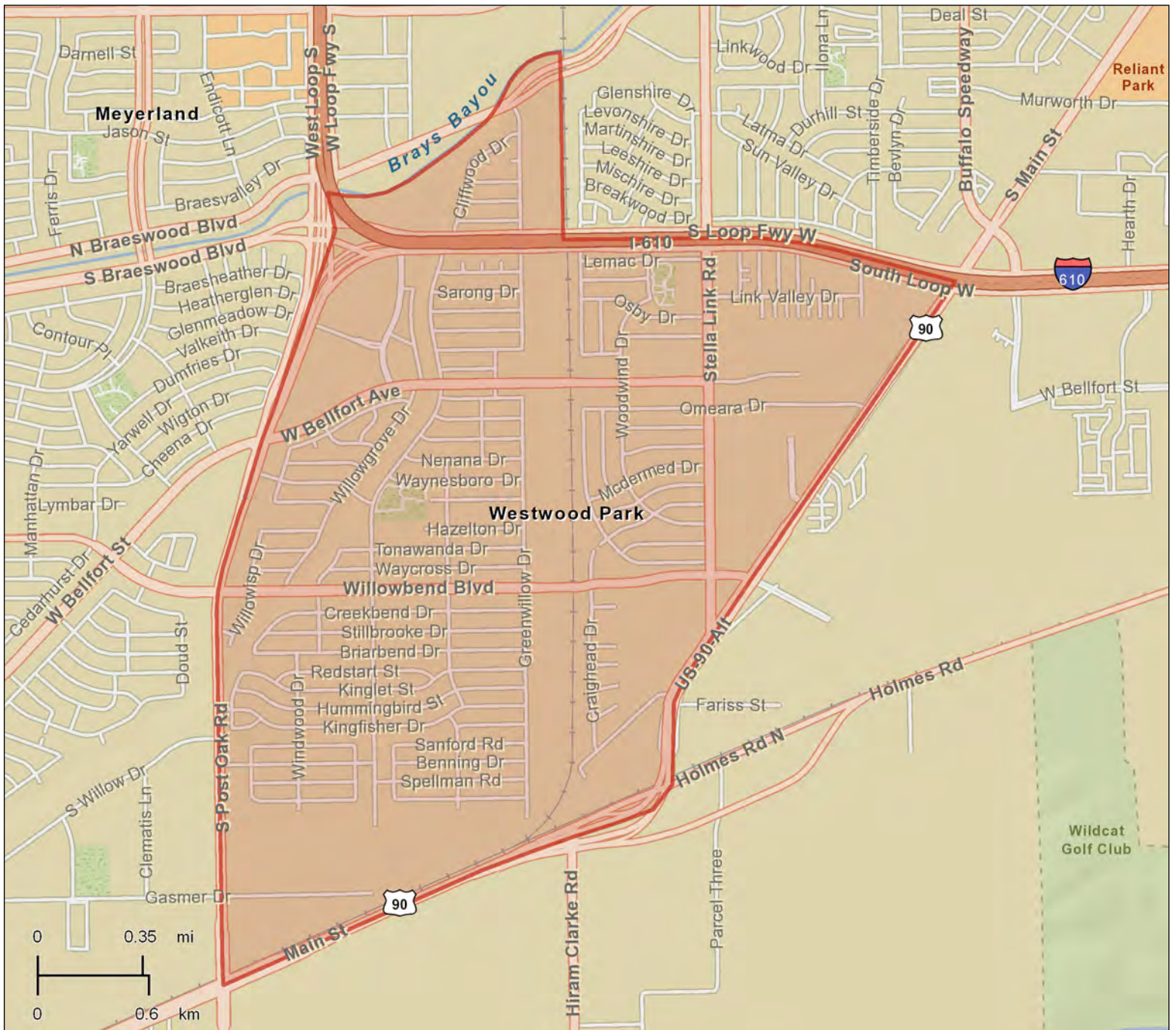
Total	8,312
Agriculture/Mining	1.0%
Construction	15.7%
Manufacturing	3.5%
Wholesale Trade	1.4%
Retail Trade	11.7%
Transportation/Utilities	4.5%
Information	1.7%
Finance/Insurance/Real Estate	4.3%
Services	55.0%
Public Administration	1.3%

## 2010 Households by Tenure and Mortgage Status

Total	6,569
Owner Occupied	8.7%
Renter Occupied	91.3%

## 2013 Consumer Spending

Food at Home: Total \$	\$15,975,343
Average Spent	\$2,346.55
Food Away from Home: Total \$	\$10,471,999
Average Spent	\$1,538.19
Health Care: Total \$	\$10,561,244
Average Spent	\$1,551.30
Shelter: Total \$	\$51,829,848
Average Spent	\$7,613.08
Vehicle Maintenance & Repairs: Total \$	\$3,170,338
Average Spent	\$465.68



### Population Summary

2000 Total Population	12,393
2010 Total Population	12,750
2018 Total Population	14,404

### Household Summary

2010 Households	5,521
2010 Average Household Size	2.30

### Housing Unit Summary

2010 Housing Units	5,922
Owner Occupied Housing Units	50.3%
Renter Occupied Housing Units	42.9%
Vacant Housing Units	6.8%

### Median Household Income

2013	\$52,892
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### Median Home Value

2013	\$235,422
2018	\$254,059

### Per Capita Income

2013	\$36,426
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### Median Age

2010	35.8
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### 2010 Population by Race/Ethnicity

Total	12,751
White Alone	61.4%
Black Alone	16.5%
American Indian Alone	0.3%
Asian Alone	8.5%
Pacific Islander Alone	0.1%
Hispanic Origin	27.8%

### 2013 Population 25+ by Educational Attainment

Total	9,246
Less than 9th Grade	6.7%
9th - 12th Grade, No Diploma	6.4%
High School Graduate	16.8%
Some College, No Degree	20.8%
Associate Degree	3.1%
Bachelor's Degree	28.7%
Graduate/Professional Degree	17.4%

### 2013 Employed Population 16+ by Industry

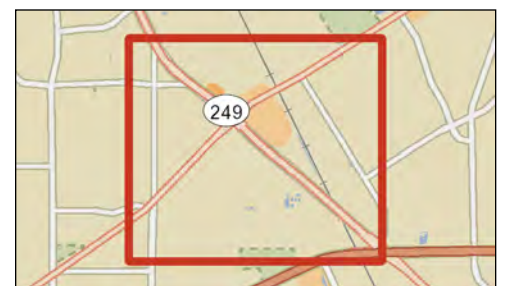
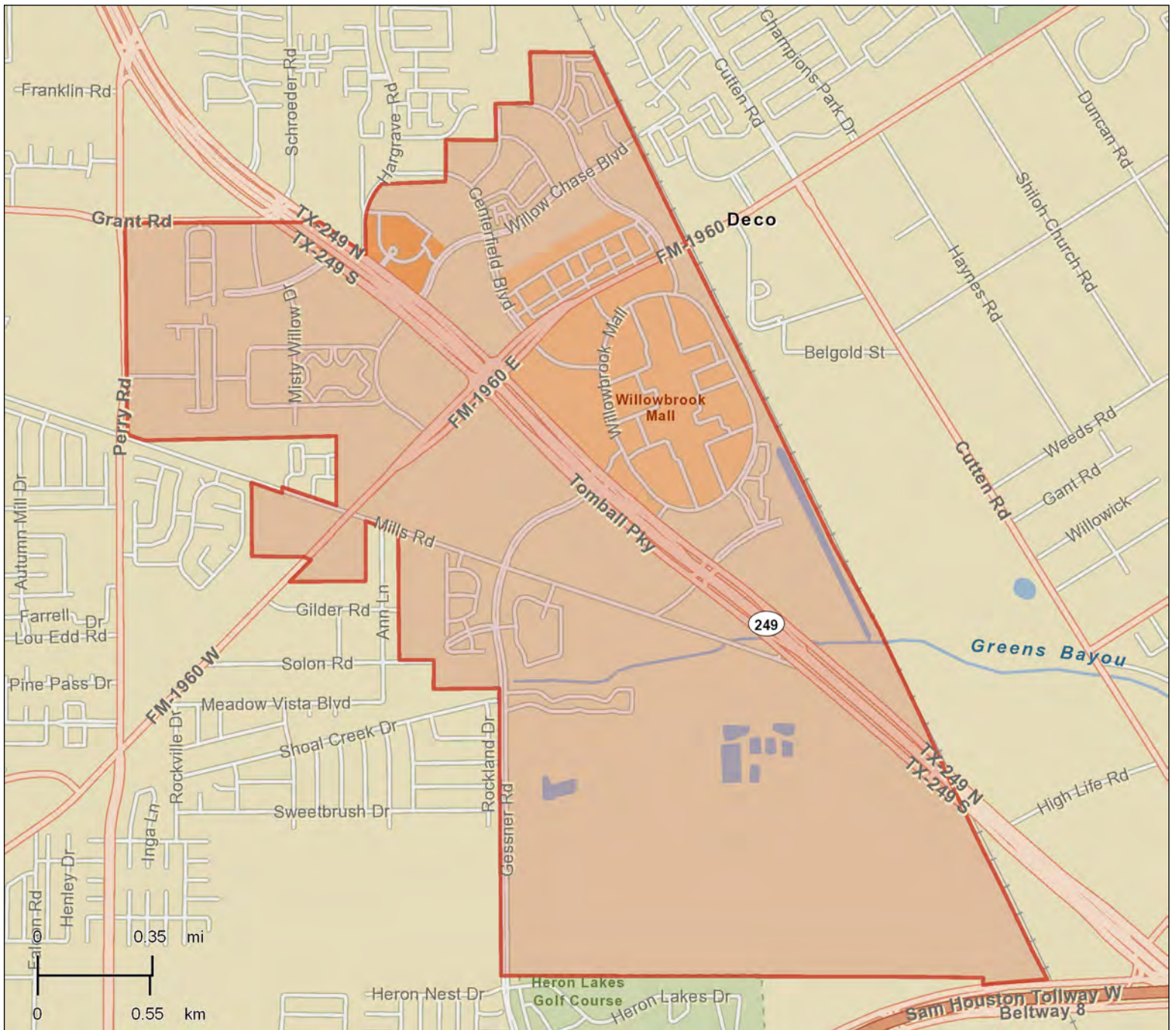
Total	7,695
Agriculture/Mining	2.3%
Construction	5.7%
Manufacturing	4.3%
Wholesale Trade	2.4%
Retail Trade	10.1%
Transportation/Utilities	4.0%
Information	1.6%
Finance/Insurance/Real Estate	5.6%
Services	63.1%
Public Administration	0.9%

### 2010 Households by Tenure and Mortgage Status

Total	5,521
Owner Occupied	54.0%
Renter Occupied	46.0%

### 2013 Consumer Spending

Food at Home: Total \$	\$34,116,881
Average Spent	\$5,943.71
Food Away from Home: Total \$	\$22,083,186
Average Spent	\$3,847.24
Health Care: Total \$	\$28,882,890
Average Spent	\$5,031.86
Shelter: Total \$	\$112,162,769
Average Spent	\$19,540.55
Vehicle Maintenance & Repairs: Total \$	\$7,420,968
Average Spent	\$1,292.85



## Population Summary

2000 Total Population	3,243
2010 Total Population	7,020
2018 Total Population	7,981

## Household Summary

2010 Households	3,630
2010 Average Household Size	1.93

## Housing Unit Summary

2010 Housing Units	4,283
Owner Occupied Housing Units	22.8%
Renter Occupied Housing Units	61.9%
Vacant Housing Units	15.2%

## Median Household Income

2013	\$39,134
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## Median Home Value

2013	\$166,694
2018	\$198,443

## Per Capita Income

2013	\$26,102
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## Median Age

2010	30.9
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## 2010 Population by Race/Ethnicity

Total	7,020
White Alone	49.1%
Black Alone	21.1%
American Indian Alone	0.7%
Asian Alone	14.3%
Pacific Islander Alone	0.1%
Hispanic Origin	31.1%

## 2013 Population 25+ by Educational Attainment

Total	4,772
Less than 9th Grade	7.9%
9th - 12th Grade, No Diploma	10.2%
High School Graduate	23.9%
Some College, No Degree	19.5%
Associate Degree	5.1%
Bachelor's Degree	25.5%
Graduate/Professional Degree	7.9%

## 2013 Employed Population 16+ by Industry

Total	3,824
Agriculture/Mining	1.5%
Construction	5.8%
Manufacturing	12.5%
Wholesale Trade	2.8%
Retail Trade	12.0%
Transportation/Utilities	9.5%
Information	1.1%
Finance/Insurance/Real Estate	4.3%
Services	48.7%
Public Administration	1.9%

## 2010 Households by Tenure and Mortgage Status

Total	3,630
Owner Occupied	26.9%
Renter Occupied	73.1%

## 2013 Consumer Spending

Food at Home: Total \$	\$15,944,788
Average Spent	\$4,198.21
Food Away from Home: Total \$	\$10,408,808
Average Spent	\$2,740.60
Health Care: Total \$	\$13,127,288
Average Spent	\$3,456.37
Shelter: Total \$	\$52,024,632
Average Spent	\$13,697.90
Vehicle Maintenance & Repairs: Total \$	\$3,450,557
Average Spent	\$908.52

Source: ESRI Business Analyst 2013







**Houston Community  
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