

THIRD WARD Complete Communities

Data Book

OCTOBER 2017

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COMPLETE COMMUNITIES

Complete Communities is about improving neighborhoods so that all of Houston's residents and business owners can have access to quality services and amenities. It's about working closely with the residents of communities that haven't reached their full potential, understanding their strengths and opportunities, and collaborating with partners across the city to strengthen them. While working to improve these communities, we must also work to ensure existing residents can stay in homes that remain affordable.

To ensure the program structure is inclusive, promotes public-private partnerships, and works effectively and efficiently, an advisory committee was established to serve as a sounding board, as ambassadors for the effort, and as links to residents and businesses in the selected neighborhoods. The committee is comprised of community leaders and advocates that have a balanced perspective ranging from city-wide to neighborhood-specific involvement.

THIRD WARD Neighborhood Support Team

Reverend Preston Allen
Wilbert Allums
Pastor L. Atkins
Reverend Manson B. Johnson
Ann B. Stern
Gregory Benjamin
Dwight Boykins
Normal Bradley
Sylvia Bridy
Charlotte Bryant
Roberta Burroughs
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Paul D. Charles
Garnet Coleman
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George Courtney
Michael R. Crow
Algenita Davis
Curtis Davis
Kenneth Davis
Linda Davis
Pastor Lucious Davis
Erica Dean
Deepak Doshi
Reverent Keith Edwards
Reverend John Eigege
Rodney Ellis
Gwen Fedrick
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Robert Gilmore
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Reverend Leo Griffin
James Hammonds
Edwin Harrison
Jaime Herrero
Jason Hyman
Reverend Dr. Leon D. Jackson
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Cheryl Lawson
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Jennifer M Leighton-Guzman
Alicia Lewis
Bianca Mahmood
Joyti Malhan
Damon Manning
Reverend Ray Martin
Chelby Mims
Pastor Mitchell
Quianta Moore
Delesa O' Dell Thomas
Rev Dr. Ruth Allen Ollison
Deloyd Parker
Ruth Pater
Theola Petteway
Assata Richards
Reverend Milton Russau
Reverend Leslie Smith
Helen Stagg
Linda Walker
Reverend Marily White
Pastor Leroy J. Woodard

Neighborhood Support Team

It is vital that the Complete Communities initiative connect with each neighborhood's civic leaders and organizations to understand their strengths, their connections within the community, and their perspectives on the needs of the neighborhood. Local civic leaders have the pulse of the community and know the assets and concerns better than the City alone.

As a result, the work of Complete Communities Initiative will be guided by a Neighborhood Support Team. We will rely on the Neighborhood Support Team to collaborate with us in the Complete Communities Initiative and provide guidance into the public engagement process in each neighborhood.



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“I am committed to this city. I am committed to rebuilding neighborhoods that have been overlooked for years and years. I am committed to making sure that we do not have two cities in one: of haves and have-nots. We are all Houstonians and we deserve the right to improve and move forward together. I am committed to that.”

— Mayor Sylvester Turner
January 4, 2016

Mayor Turner Kicks Off Complete Communities Initiative Partnerships Aim to Transform Under-Resourced Neighborhoods

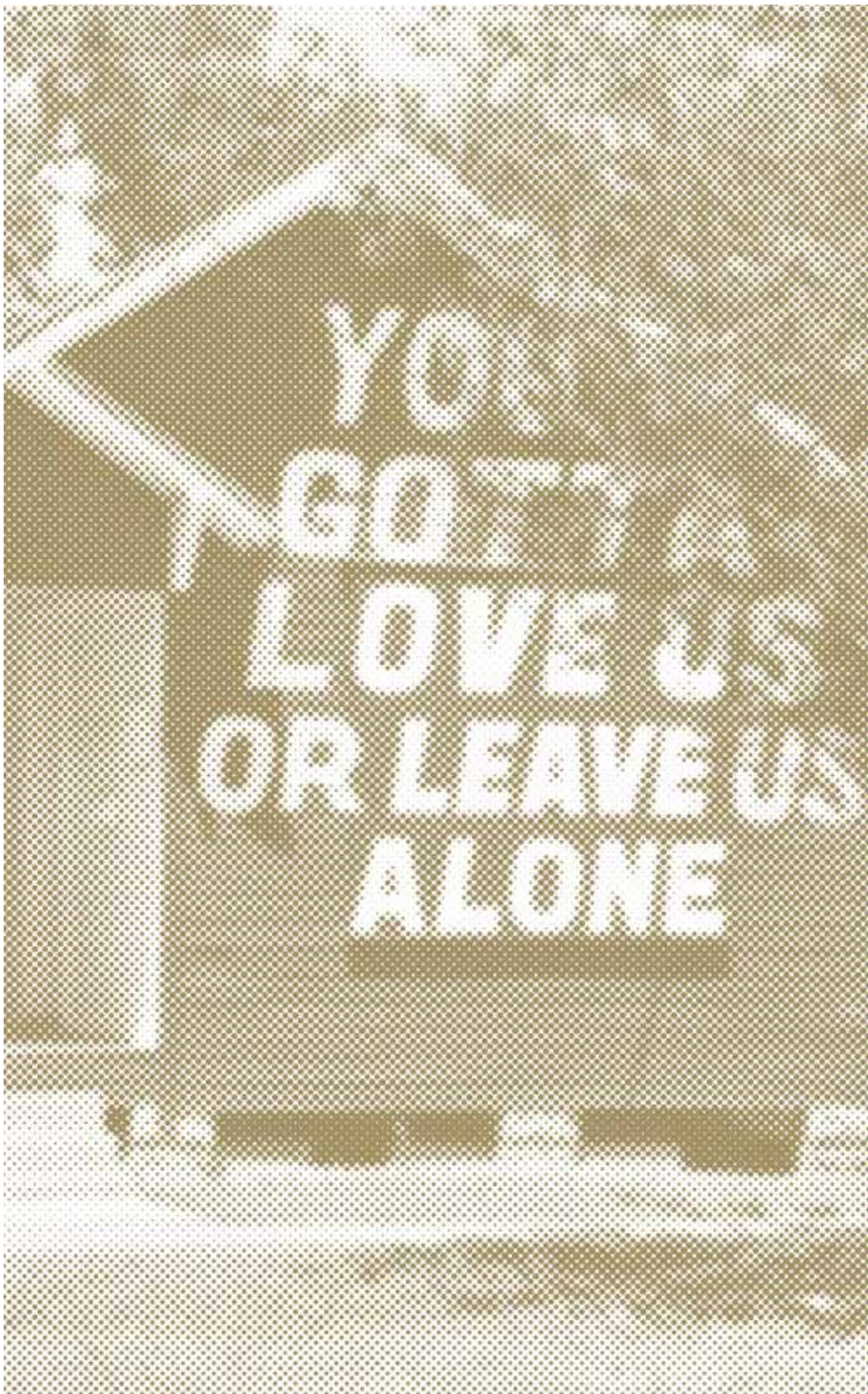
On April 17, 2017 Mayor Sylvester Turner kicked off a new program that aims to improve quality of life for residents in areas that are not thriving at a level enjoyed by other Houston neighborhoods. Acres Homes, Gulfton, Second Ward, Near Northside and Third Ward are the first neighborhoods selected for the mayor’s new Complete Communities initiative. The city will work in a concentrated manner with stakeholders in each community and partners across Houston to create more complete neighborhoods with enhanced access to quality affordable homes, jobs, well-maintained parks and greenspace, improved streets and sidewalks, grocery stores and other retail, good schools and transit options. The work in these areas will help develop solutions that are transferable to other communities across the city.

“We recognize that this new program will not repair every home, nor will it be a panacea for solving all the issues in these neighborhoods,” said Mayor Turner. “The problems have been decades in the making, and solving them will require a long-term focus and strong relationships with our partners. When we are finished, we should see neighborhoods that are sustainable with leadership in place that can continue forward movement.”

Where possible, the city will enhance its investment in the selected communities. For example, Mayor Turner is dedicating up to 60 percent of the city’s discretionary TIRZ affordable housing and federal housing funds and using other uncommitted city resources in a targeted way in the five pilot neighborhoods. These areas are also in line to receive approximately \$14 million in capital improvements over the next five years. As the needs assessment progresses, there may be other opportunities identified for the use of discretionary funds.

The mayor stressed that the increased focus in the Complete Communities areas will not mean a diversion of city resources away from the rest of Houston. “I know everyone wants to be first, but that is not possible. To be impactful, we can only focus on a few neighborhoods at one time. When we finish in these areas, we will move to the next round. In the meantime, my direction to the departments working on this program has been clear. We are going to help these challenged areas while still maintaining efficient and effective services for the rest of the city,” he said.

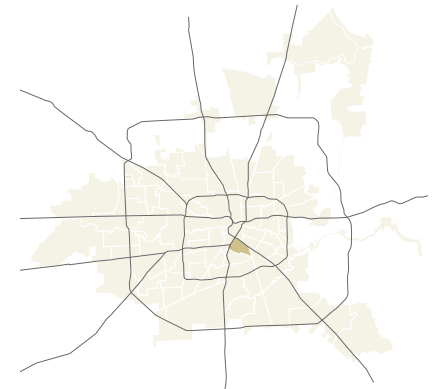
One component of Complete Communities that will have benefits far beyond the borders of the five pilot areas is the creation of the Neighborhood Toolbox, which will identify – in one place – every city program that can be used to enhance all Houston’s communities.



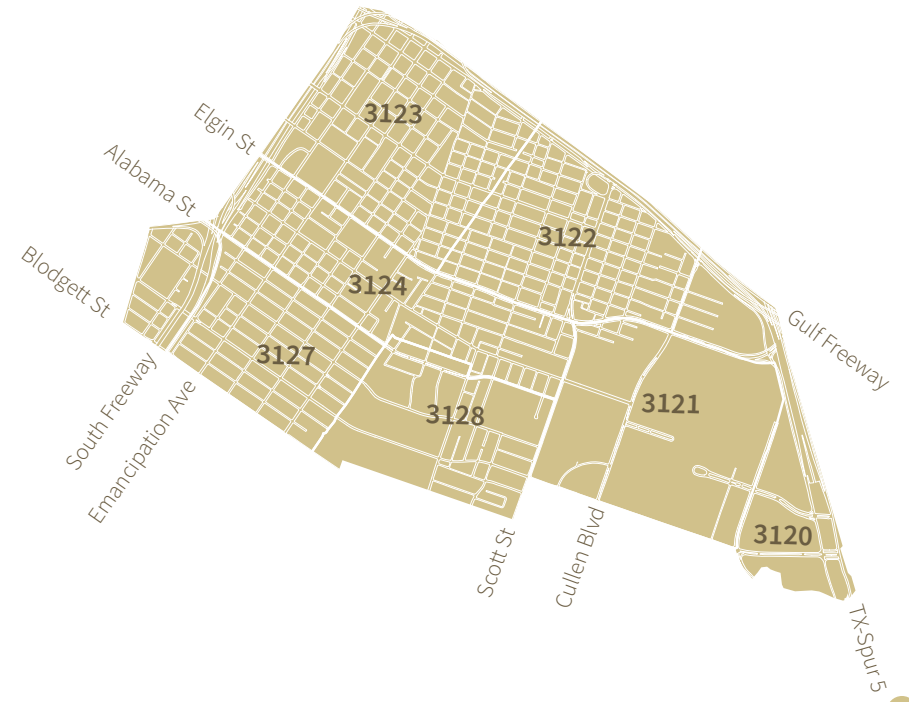
THIRD WARD Introduction

Third Ward, located less than one mile southeast of downtown Houston, is one of Houston's historic African American neighborhoods. The boundaries of the Complete Communities area span I-45 on the north, State Highway 288/169 on the west, Wentworth and Blodgett to the South, and then along Spur 5 on the east.

Data included here has been collected for Census Tracts 3120, 3121, 3122, 3123, 3124, 3127, and 3128.



Above: Location Map
Below: Census Tract Map



PEOPLE

Population

The Third Ward Complete Community is home to 19,477 people. The population declined between 2000 and 2010 by 14%. Since 2010 the population has increased significantly, growing by 33%.

Between 2000 and 2015 the percent of residents aged 18-64 years climbed 40% from 11,114 to 15,584. In contrast the percent of residents under the age of 18 years and over 65 both declined by 34%. The number of seniors decreased from 2,083 in 2000 to 1,371 in 2015; while the number of children went from 3,846 to 2,522 in the same time period.

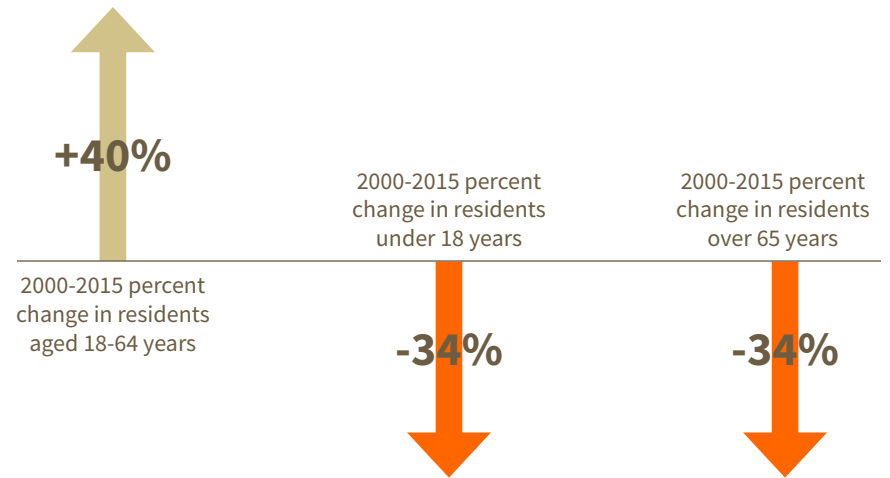
As new development has occurred in the Third Ward the number of both children and seniors has declined, both in absolute terms and as a percent of the population.

Complete Communities seeks to provide quality public services to all residents.

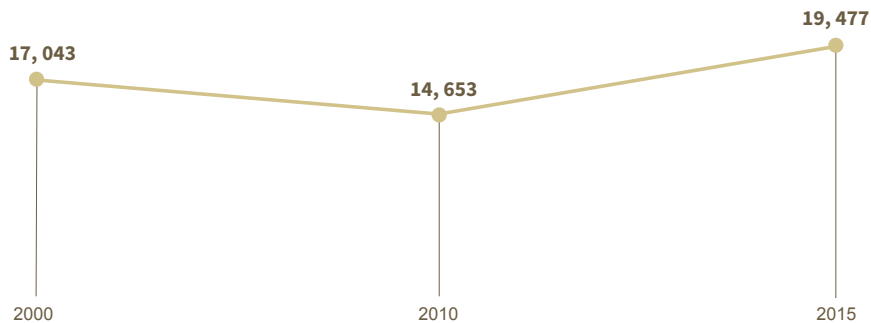
Below: Population Change, 2000 to 2015
 Opposite Page, Top: 2000-2015 Percent Change in Population by Age
 Opposite Page, Bottom: Population by Age, 2000 to 2015

Sources: Census 2000 and 2010, ACS 2015 (5-Year)

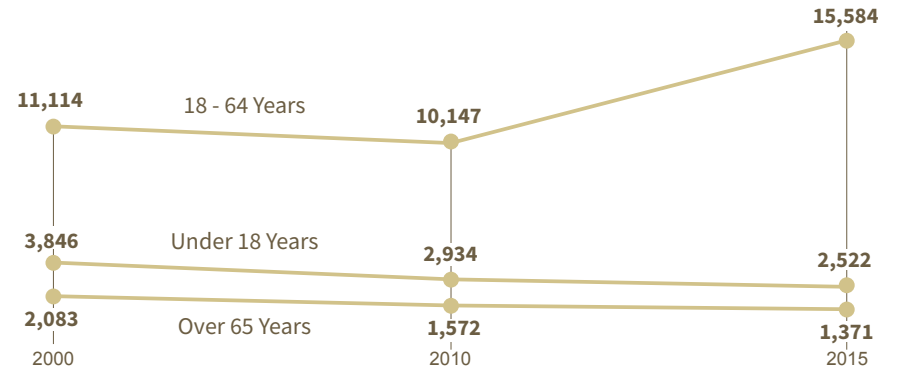
Age



Population Change



Population By Age



Race and Ethnicity

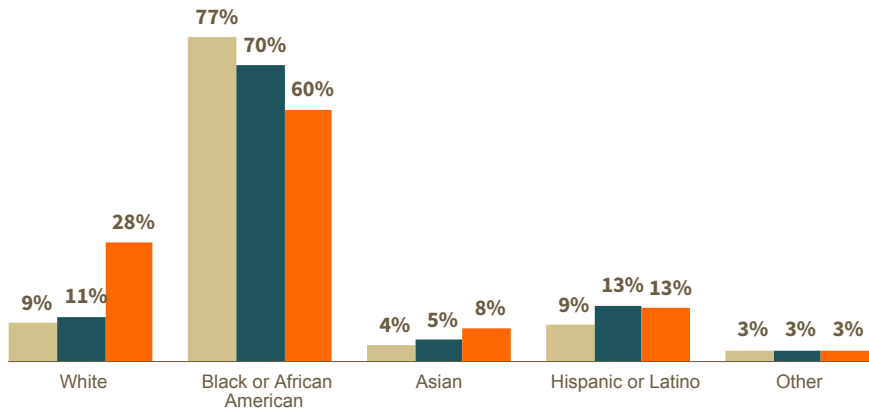
Over the last 15 years the diversity of the Third Ward has changed. The percent of African American residents has declined from 77% to 60%, while the percent of White residents has increased from 9% to 28%. In 2015 Black or African American residents comprised the majority at 60%, followed by 28% White, 13% Hispanic or Latino and 8% Asian.

In 2015, 13% of area residents were born outside the United States, compared to 29% in Houston overall.



Above: Residents Born Outside the U.S., Third Ward and Houston, 2015
 Below: 2000-2015 Percent Change in Population by Race and Ethnicity

Population Change by Race and Ethnicity

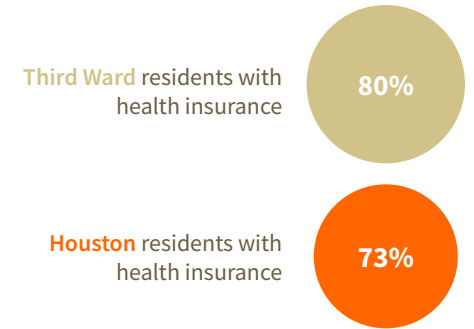


Sources: Census 2000 and 2010, ACS 2015 (5-Year)

Health Insurance

In 2015, 80% of all area residents had health insurance. In the city of Houston only 73% of residents had health insurance in 2015.

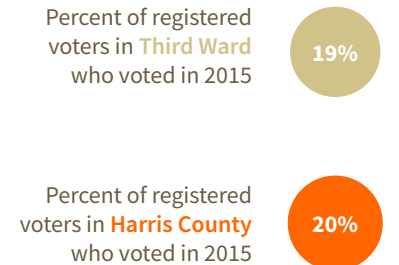
In the Third Ward 31% of residents have public health insurance, while 69% are covered through private plans. The break down between public and private health insurance is similar to the city overall, with fewer people covered by public insurance policies in the Third Ward.



Above: Percent of Residents with Health Insurance, 2015
 Below: Registered Voters who cast ballots, 2015

Voting Data

In the 2015 election, 19% of registered voters in the Third Ward cast a ballot. This is slightly lower than the average voter participation in Harris County, which was 20% of registered voters.



Sources: ACS 2015 (5-Year); District Clerk

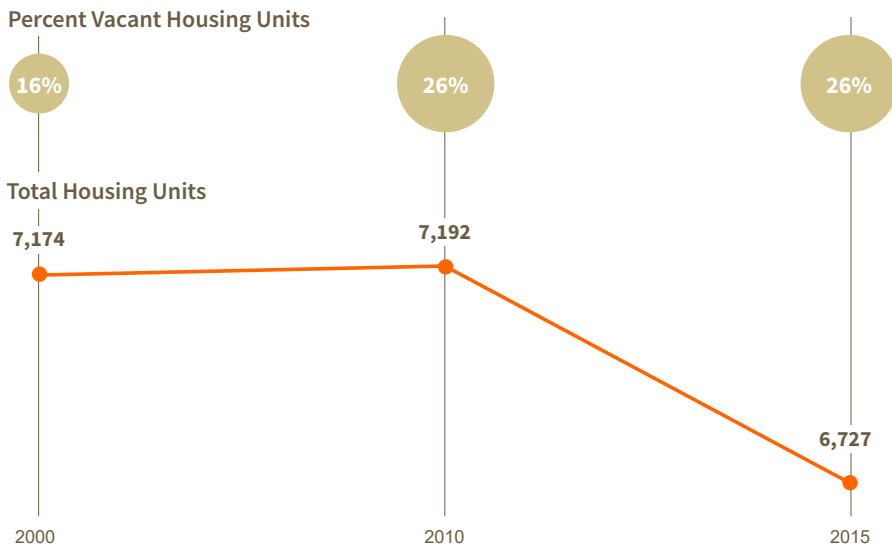
PLACE

Housing

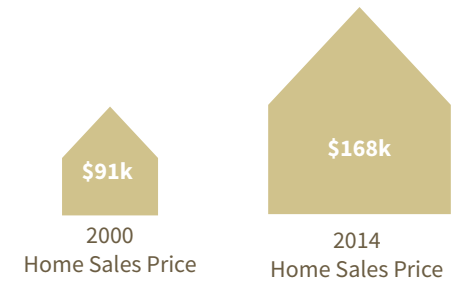
In 2015, 26% of all housing in the Third Ward study area was vacant, this is high compared to Houston where 12% of housing was vacant. At the same time, the number of persons per household has increased from 2.82 in 2000 to 3.93 in 2015, a 40% increase. In Houston overall the average is 2.72 persons per household. While the percent of vacant housings units has remained the same since 2010, the total number of housing units has dropped by 6%.

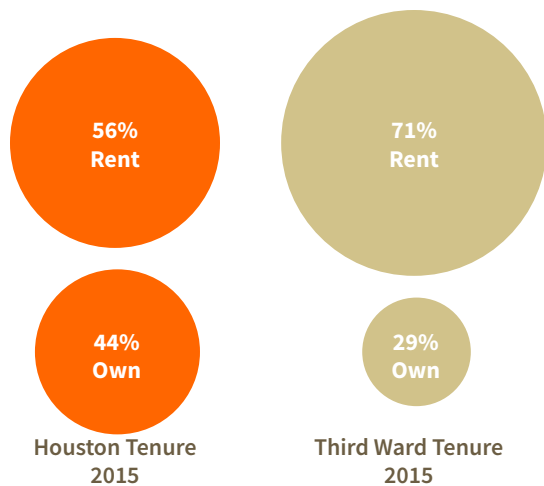
Below: Total Housing Units, Percent of Vacant Housing Units

Sources: Census 2000 and 2010, ACS 2015 (5-Year)



According to data from the Reinvestment Fund average home sales prices in the Third Ward increased from \$90,608 in 2010 to \$167,758 in 2014, an 85% increase. The northwest corner of the neighborhood, where the majority of new development is occurring, saw the largest increases in sales prices. In this area home sales prices rose from \$193,300 in 2010 to \$299,520 in 2014.



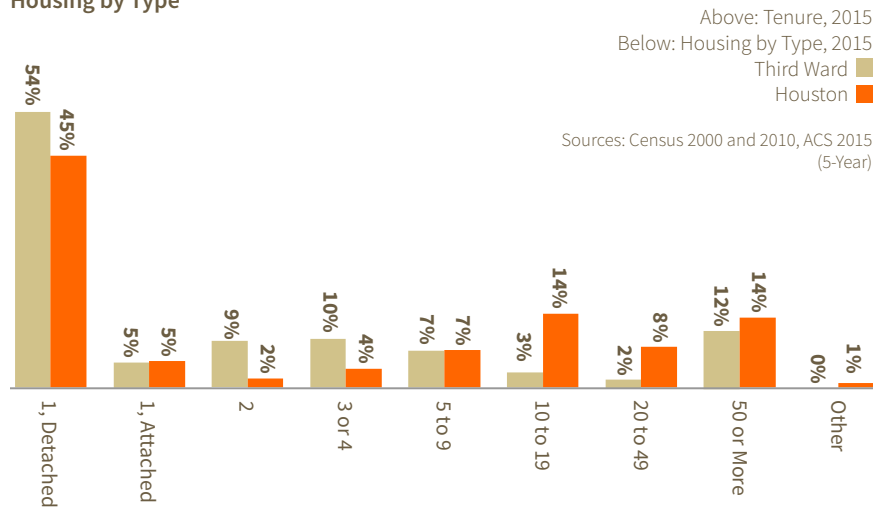


Housing Tenure and Type

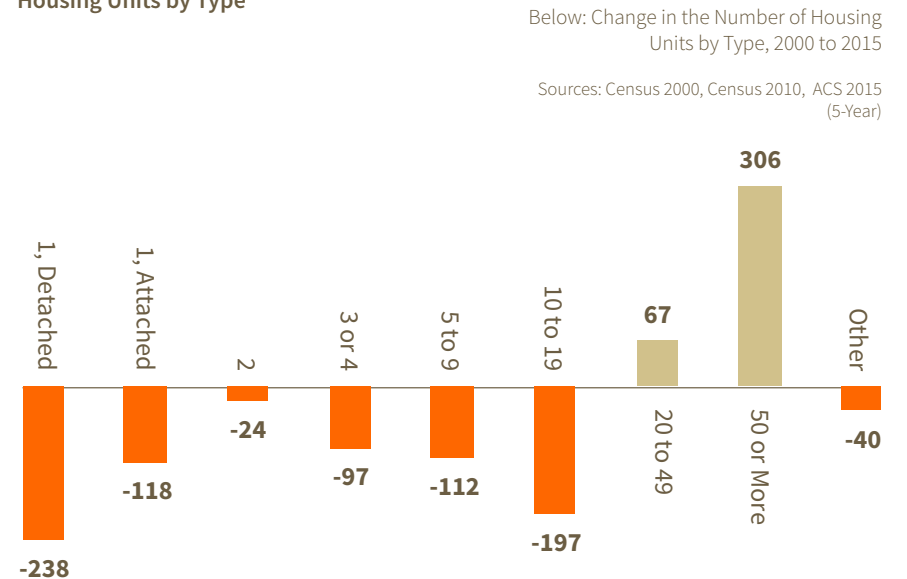
Housing in Third Ward is comprised of predominantly single-family units. Single-family homes make up 54% of all housing, compared to 45% in Houston. Yet between 2000 and 2015 more single family homes were demolished in Third Ward than any other housing type. In contrast, 306 units were added to the multi-family stock.

Compared to Houston overall the Third Ward has a low percentage of homeowners. 71% of Third Ward residents rent, while only 29% own their homes.

Housing by Type



Change in the Number of Housing Units by Type



Transportation

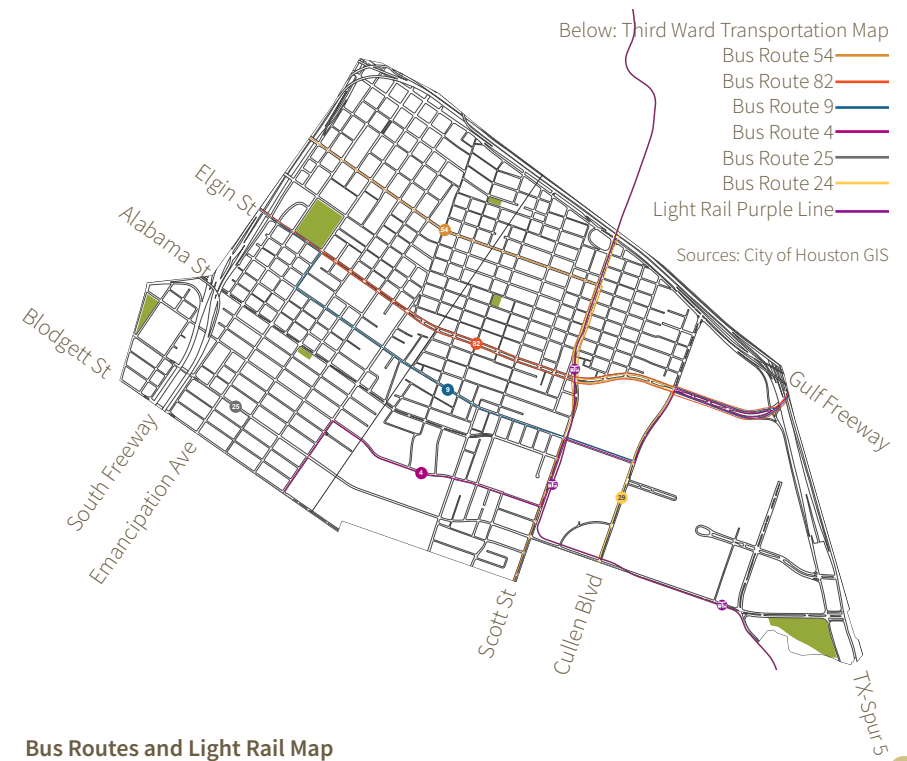
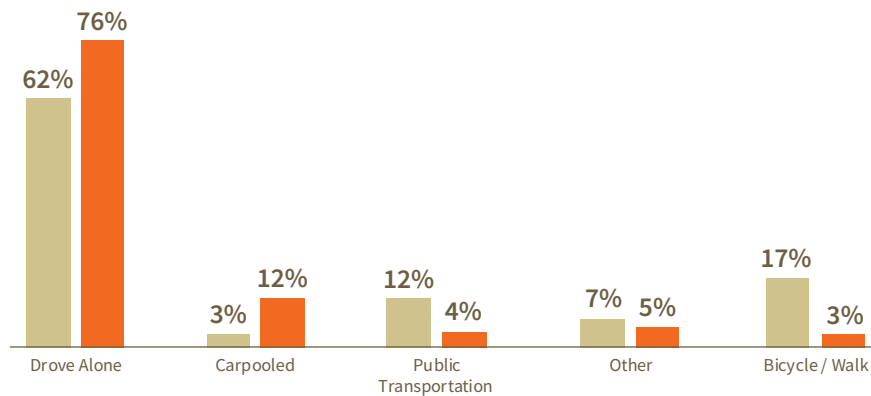
The community is well-served by public transit, including the Southeast Corridor Light Rail Line (Purple Line) which travels along Scott Street in the eastern portion of the neighborhood, and also connects to the North Corridor Light Rail Line and the East End Line. The Purple Line directly connects south to Palm Center and north to downtown, stops include the University of Houston, Texas Southern University and MacGregor Park.

Many residents are dependent on public transit. According to the 2015 ACS 18% of area households do not own a vehicle, compared to 6% in the city overall. 28% of renter households do not own a vehicle. As a result 12% of workers use public transit to get to work, compared to 4% in the city overall; and an additional 17% walk or bike.



Below: Means of Transportation to Work, 2015
Third Ward ■
Houston ■

Sources: Census 2000, Census 2010, ACS 2015 (5-Year)



Bus Routes and Light Rail Map

Parks

The Third Ward has four neighborhood parks. Existing park area totals 13.9 acres. Based on recommended standards from the 2015 Parks Master Plan the neighborhood is in need of an additional 21 acres of parks.

Approximately 75% of area residents live within 1/2-mile of a park. Needs for parks are the highest in the University Village neighborhood on the east side of Third Ward.



21
Acres Park
Deficit

Below: Third Ward Parks Map
Parks ■
Served Area ■
Source: City of Houston GIS



Vacant Land

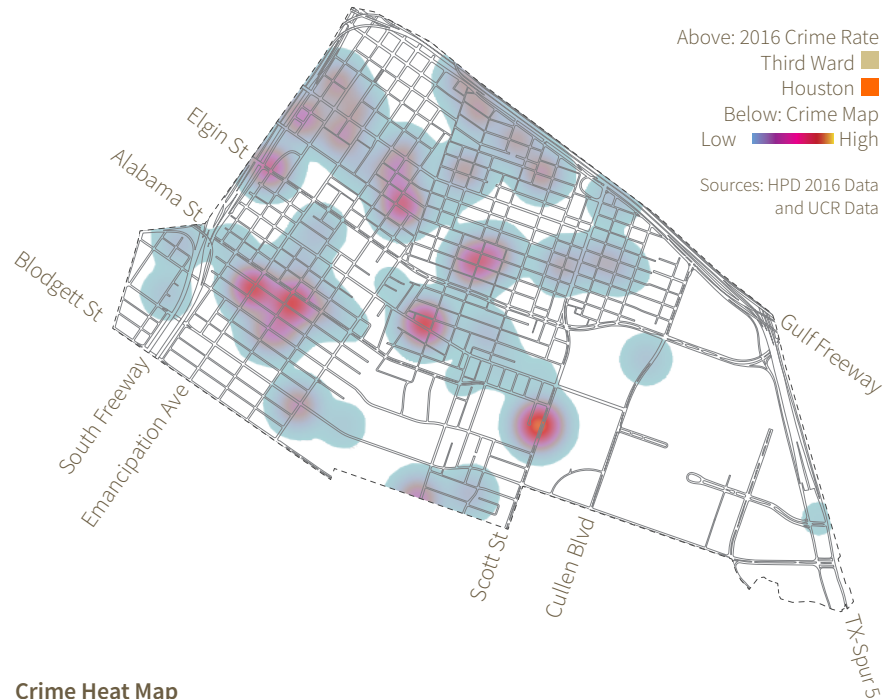
There is a substantial amount of vacant land in the Third Ward, this land comprises 8% of all parcels in the neighborhood. Vacant land is both a challenge, in terms of maintenance, and an opportunity for infill development or new community amenities.

Below: Third Ward Vacancy Map
Vacant Lots ■
Source: City of Houston GIS



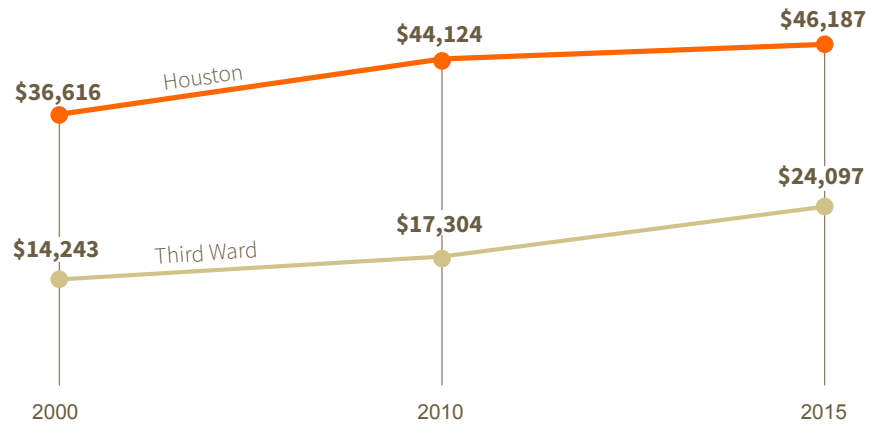
Crime

The Third Ward is served by the Houston Police Department's South Central division. Crime statistics for the area are from data for police beat 10H50. In 2016 the neighborhood's property crime rate was equal to the City overall. However, the violent crime rate was 30% above the Houston average. The area with the highest concentration of crimes in Third Ward is along Scott Street and Alabama Street.



PROSPERITY

Income

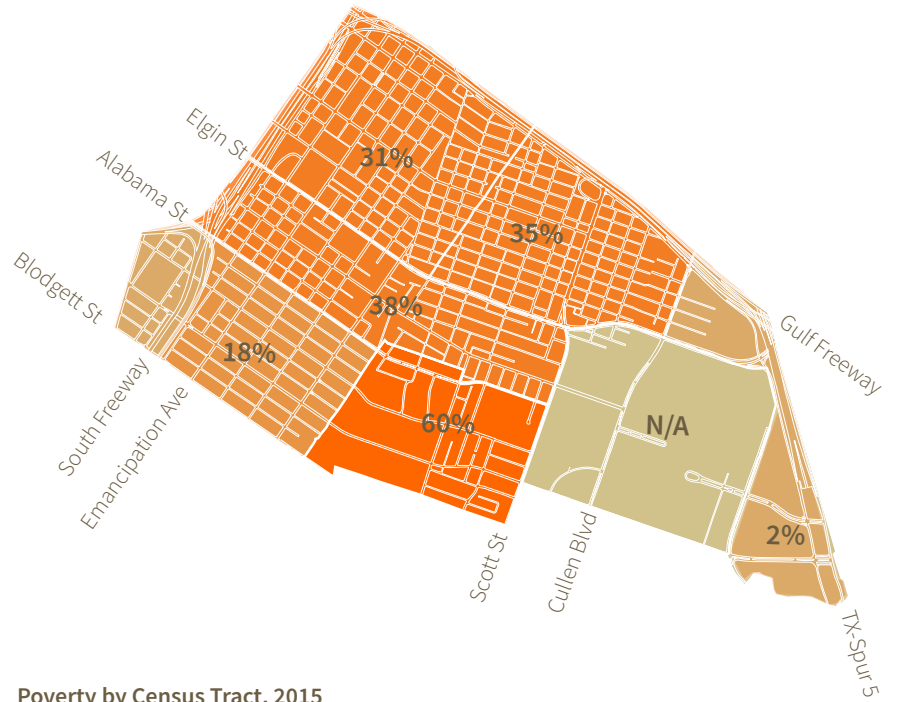
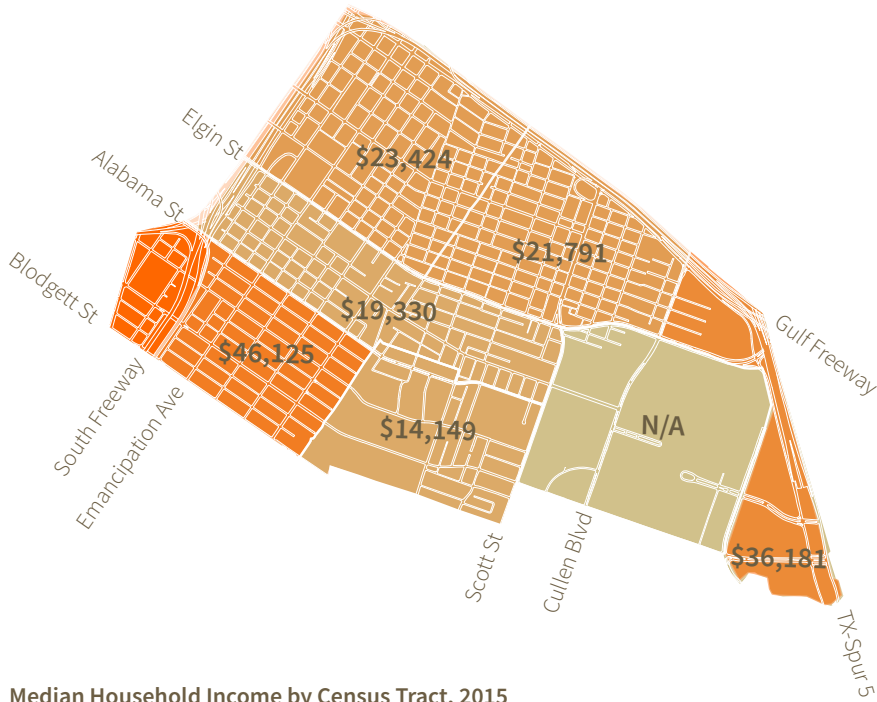


Poverty

In 2015 the median household income in Third Ward was \$24,097, approximately half of the Houston median income of \$46,187. Median household income ranges broadly across the neighborhood from a low of \$14,149 to a high of \$46,125.

In 2015, 30% of families in Third Ward lived on incomes below the poverty level. In Houston the average was 19%.

Opposite Page, Top: Median Household Income compared to Houston 2000-2015
 Third Ward ■ Houston ■
 Opposite Page, Bottom: Median Household Income by Census Tract, 2015
 Below: Poverty by Census Tract, 2015
 Sources: Census 2000, Census 2010, ACS 2015 (5-Year)

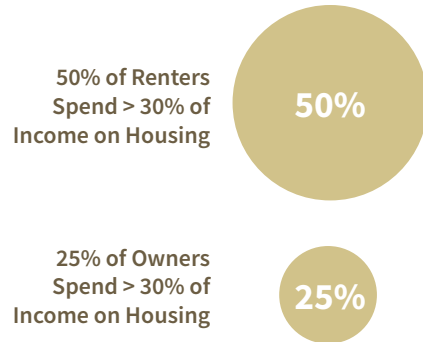


Median Household Income by Census Tract, 2015

Poverty by Census Tract, 2015

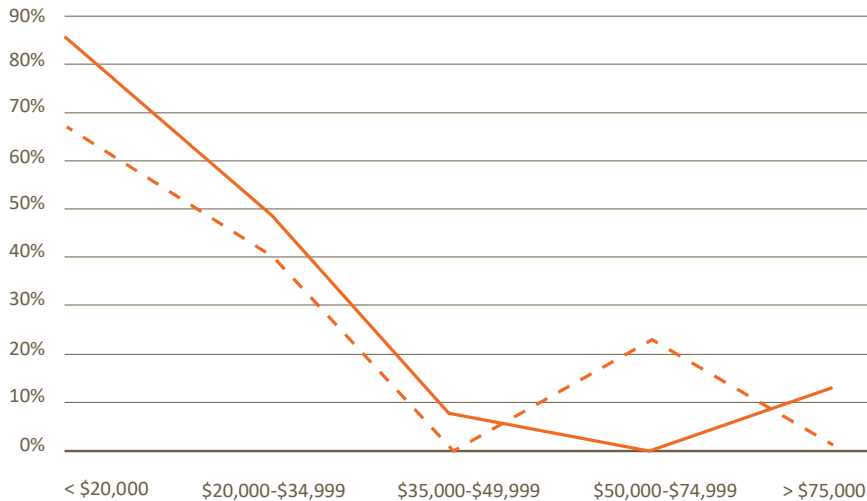
Housing Costs

Many Third Ward residents are burdened with housing costs; 85% percent of renters who make less than \$20,000 spend more than 30% of their income on housing and 67% of home owners who make less than \$20,000 spend more than 30% of their income on housing. Overall, 50% of all renters and 25% of all owners spend more than 30% of their income on housing.



Above: 2015 Housing Cost Burden
 Below: Housing Cost >30% of Household Income for Owners and Renters
 Owners 2015 ---
 Renters 2015 —
 Source: ACS 2015 (5-Year)

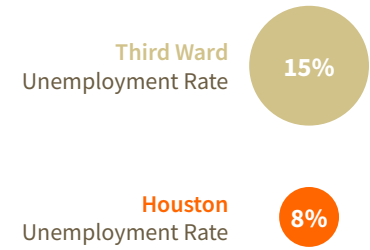
Housing Cost Burden > 30% by Income



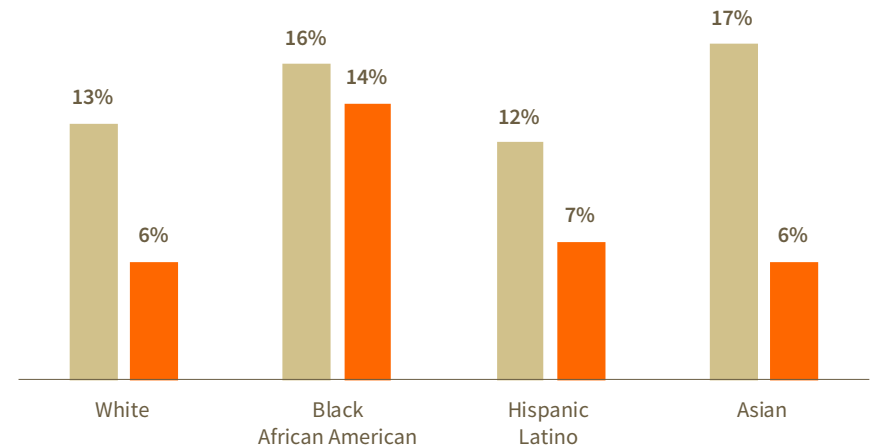
Employment

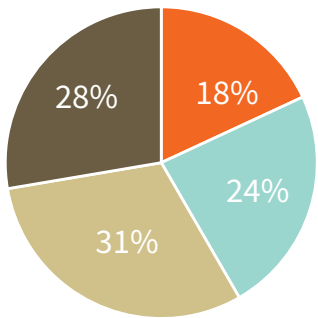
Houston has one of the strongest employment markets in the nation and is expected to gain jobs, with growth strongest in construction, retail, professional services, health care, food services and public education.

Yet, unemployment continues to impact our populations differently. In Third Ward 16% of African Americans are unemployed, compared to 13% of Whites. The overall unemployment rate in the community in 2015 was 15%, while in Houston it was 8%.

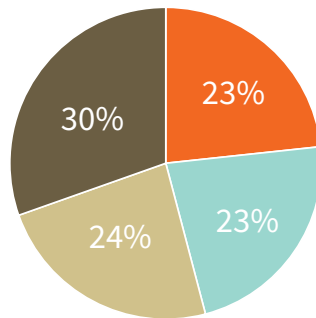


Above: Unemployment Rate Compared to Houston, 2015
 Below: Unemployment Rate by Race and Ethnicity
 Third Ward ■
 Houston ■
 Sources: ACS 2015 (5-Year)





**Educational Attainment
(Residents 25 Years +)
Third Ward 2015**



**Educational Attainment
(Residents 25 Years +)
Houston 2015**

Above: Educational Attainment
 ● Less than High School
 ● High School Graduate
 ● Some College
 ● Bachelor's Degree or Higher

Opposite Page, Top: Percent High School Graduates, 2015

Opposite Page, Bottom: Enrollment by School

■ 2011-2012
 ■ 2015-2016

Sources: ACS 2015 (5-Year), HISD School Reports

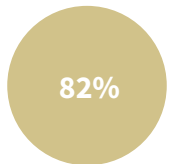
Education

Over the last fifteen years the number of residents in Third Ward with a high school diploma has grown significantly from 67% in 2000 to 82% in 2015.

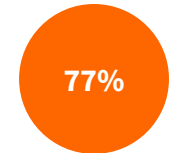
Overall educational attainment for the community is very consistent with Houston overall. Specifically, in 2015 28% of Third Ward residents are college graduates, while 30% in the city overall have a college degree.

Enrollment at all area schools, with the exception of Yates H.S. is declining.

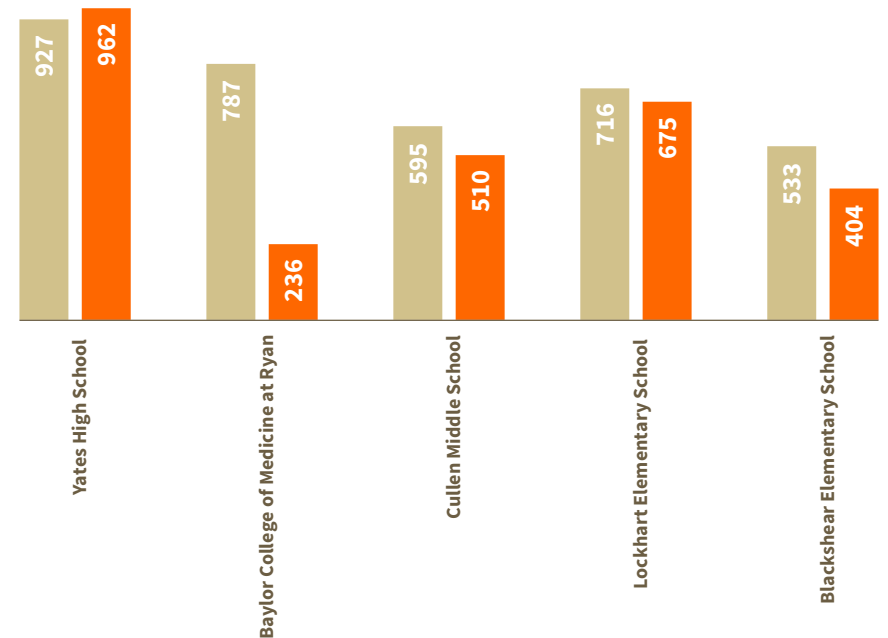
Percent of **Third Ward** residents with a high school diploma



Percent of **Houston** residents with a high school diploma



Third Ward School Enrollment





Complete Communities Initiative

City of Houston Planning and Development Department
University of Houston Community Design Resource Center