

ALIEF **Complete** **Communities**

Data Book

2019

COMPLETE COMMUNITIES

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Angela Blanchard, Baker Ripley

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Etta Crockett, Acres Homes Super Neighborhood President

Kathy Bluford Daniels, Super Neighborhood Alliance

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Juliet Stipeche, Mayor's Office, Director of Education

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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.

ALIEF

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 relationships 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.

We rely on the Neighborhood Support Team (NST) to be our partners in this process by providing guidance to the public engagement approach in the area. We need to hear their voices and depend on the NST to ensure widespread participation from the community.

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Neighborhood Support Team as of October 2019

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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 Round 2 Complete Communities Initiative

On June 20, 2019 Mayor Sylvester Turner announced the expansion of the Complete Communities initiative to include five more neighborhoods.

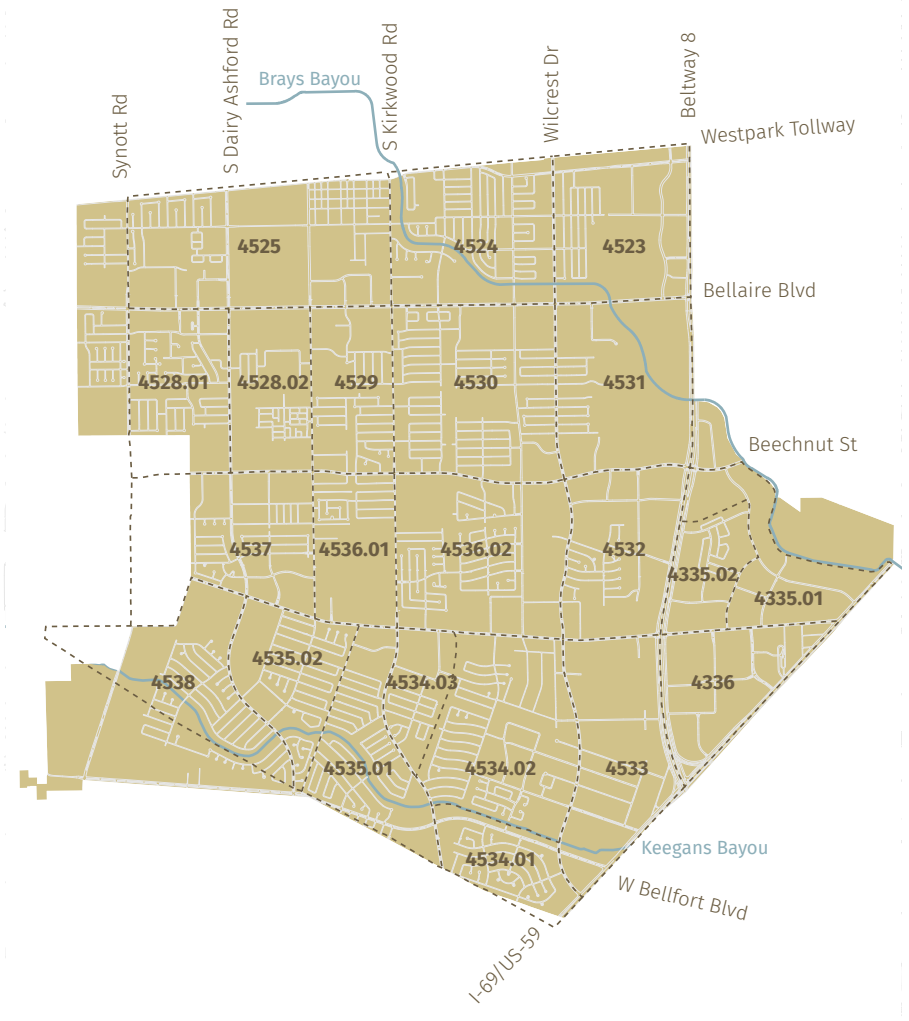
Alief, Fort Bend Houston, Kashmere Gardens, Magnolia Park-Manchester and Sunnyside are the new communities, joining a collaborative neighborhood improvement program that started with Acres Home, Gulfton, Near Northside, Second Ward and Third Ward.

“Although they have been underserved for decades, these 10 neighborhoods represent some of the best of Houston—they’re diverse, hard-working, and proud,” Mayor Turner said. “Complete Communities will ensure that all ships rise with the tide, so that all of our communities are part of the fabric that makes Houston one complete city.”

The Complete Communities Initiative was started two years ago, and uses government, non-profit and business funds along with other resources to strengthen neighborhoods across the city. Donors have already given \$11 million to the mayor’s Complete Communities Improvement Fund and the initiative has also attracted millions of dollars in private investments.

The ten neighborhoods—half of them outside Loop 610—struggle with access to quality amenities and services, such as full-service supermarkets, affordable urgent care centers and high-quality early learning and after-school programs. Each has significant tracts of undeveloped land and at least two Opportunity Zones, designated by the federal government, in which investors can qualify for tax breaks.

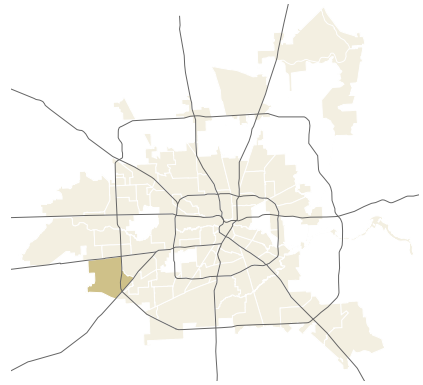
Residents and stakeholders of each Complete Communities neighborhood will determine the top priority neighborhood improvements through a series of public meetings and workshops. The goal is the collaborative identification, and completion of projects, programs and policies that will help create more complete neighborhoods with enhanced access to quality affordable homes, jobs, well-maintained parks and greenspace, improved streets and sidewalks, grocery stores and other retail, strong schools and multi-modal transit options.



ALIEF

Introduction

The Alief Complete Communities study area encompasses all of the Alief and Westwood Super Neighborhoods. The Alief study area is located 12 miles southwest of Downtown Houston. The neighborhood is large and very diverse. The boundaries of the Complete Communities study area are approximately the Westpark Tollway to the north, West Bellfort Boulevard and I-69 to the south, near Eldridge Parkway to the west, and Beltway 8 and Brays Bayou to the east.



Above: Location Map

Data included here has been collected from the 2000 Census, and the 2010 and 2017 American Community Survey for the following Census Tracts 4335.01, 4335.02, 4336, 4523, 4524, 4525, 4528.01, 4528.02, 4529, 4530, 4531, 4532, 4533, 4534.01, 4534.03, 4534.02, 4535.01, 4535.02, 4536.01, 4536.02, 4537 and 4538.

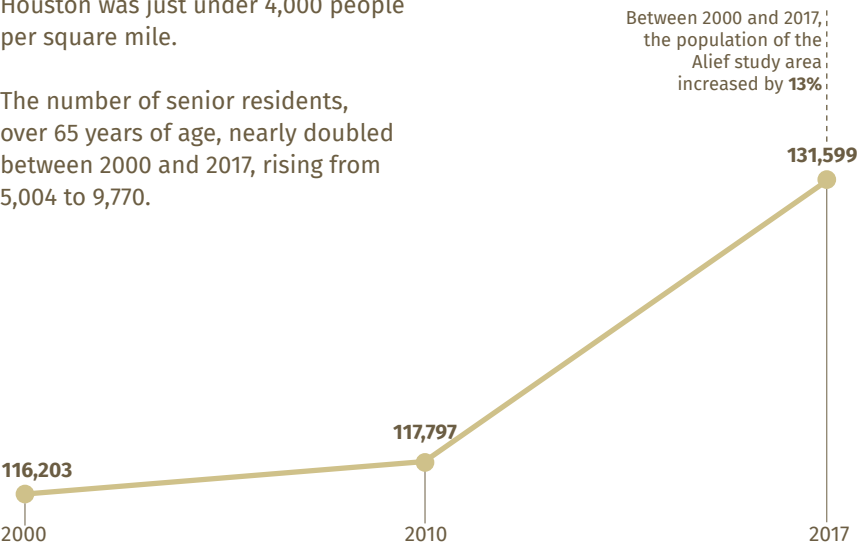
PEOPLE

Population

The Alief Complete Communities study area was home to 131,599 people in 2017. Between 2000 and 2017, the population grew by 13%. Over the same time period the City of Houston grew in population by 16%.

The Alief study area is very densely populated, with just under 9,000 people per square mile in 2017. The Westwood Super Neighborhood had a density of over 14,000 people per square mile in the same year, while the Alief Super Neighborhood had over 8,000 people per square mile. In 2017, the population density of Houston was just under 4,000 people per square mile.

The number of senior residents, over 65 years of age, nearly doubled between 2000 and 2017, rising from 5,004 to 9,770.



Population Change

Age

+1%

2000-2017 percent
change in residents
under 18 years



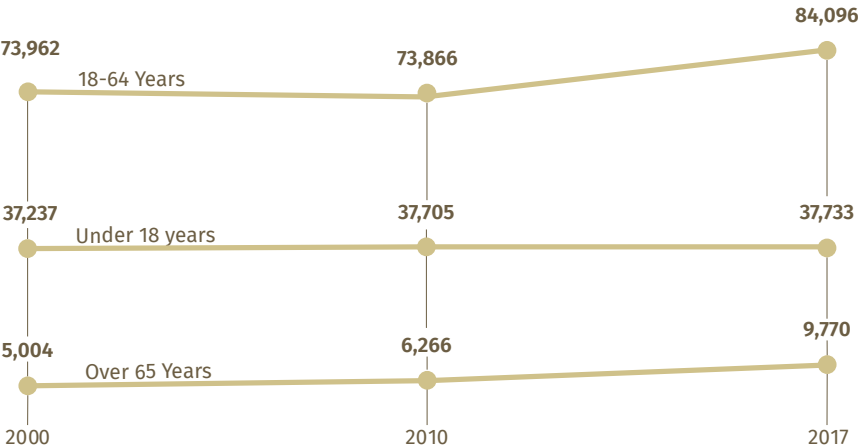
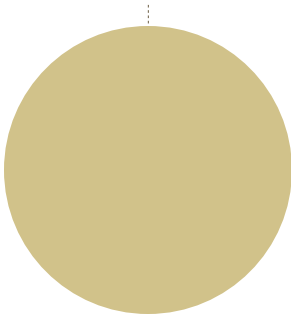
+14%

2000-2017 percent
change in residents
aged 18-64 years



+95%

2000-2017 percent
change in residents
over 65 years



Population by Age

Race and Ethnicity

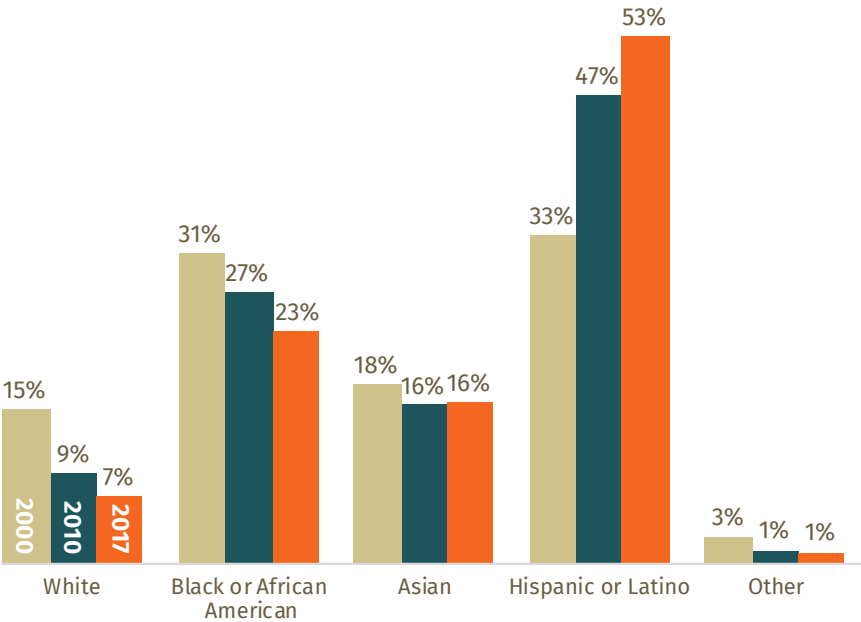
The Alief Complete Communities study area is one of the most diverse parts of Houston. In 2017, Hispanic or Latino residents comprised the majority at 53%, Black or African American residents represented 23%, Asian residents 16%, and White residents 7%.

In 2017, 45% of residents in the Alief study area were born outside the United States, much higher than the 29% in Houston.

45% of **Alief** residents were born outside the U.S. in 2017



29% of **Houston** residents were born outside the U.S. in 2017



Population by Race and Ethnicity Over Time

Health

In 2017, 33% of residents in the Alief study area did not have health insurance, compared to 24% in Houston. People without health insurance are less likely to receive regular wellness checks, and can be negatively impacted by a health emergency.

Alief residents with health insurance in 2017

67%

Houston residents with health insurance in 2017

76%

Linguistic Isolation

In 2017, over 10,000 households in the Alief study area had limited English speaking status, this is equal to 26% of all households. The majority, or over 6,000 of these households, were Spanish speaking. In the same year, only 14% of Houston households had limited English proficiency.

Alief households with limited English speaking status 2017

26%

Houston households with limited English speaking status 2017

14%

Voting Data

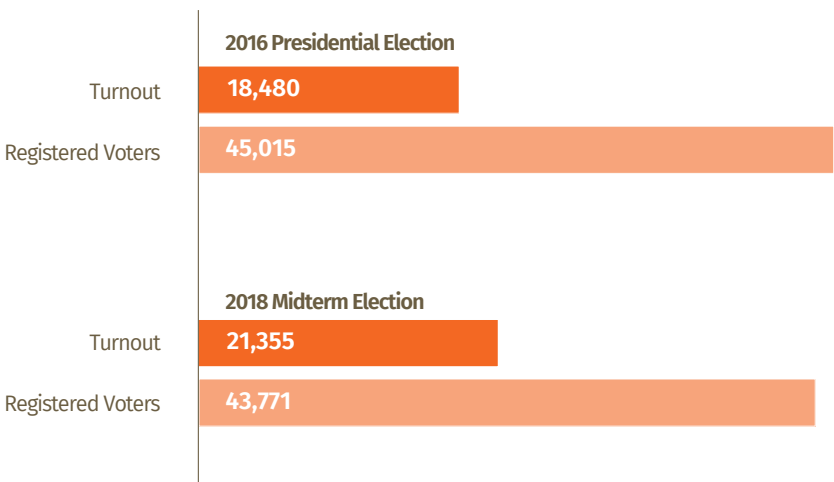
In 2018, there were 43,771 registered voters in the Alief Complete Communities study area, a decrease of 3% since 2016. During the 2016 presidential election 41% of registered voters in the study area voted, compared to 61% in Harris County overall.

Percent of registered voters in **Alief** who voted in 2016

41%

Percent of registered voters in **Harris County** who voted in 2016

61%



Voting Data

Source: Harris County Clerks Office

PLACE

Housing

In 2017, there were over 45,000 housing units in the Alief study area. Between 2000 and 2017, the number of housing units increased by 11%. Over the same time period, the percent of vacant housing units has gone up and down, rising from 7% in 2000 to 18% in 2010, and then falling to 11% by 2017.

Persons per Household

3.0

7%

Percent Vacant Housing Units

3.2

18%

3.2

11%

40,917

45,420

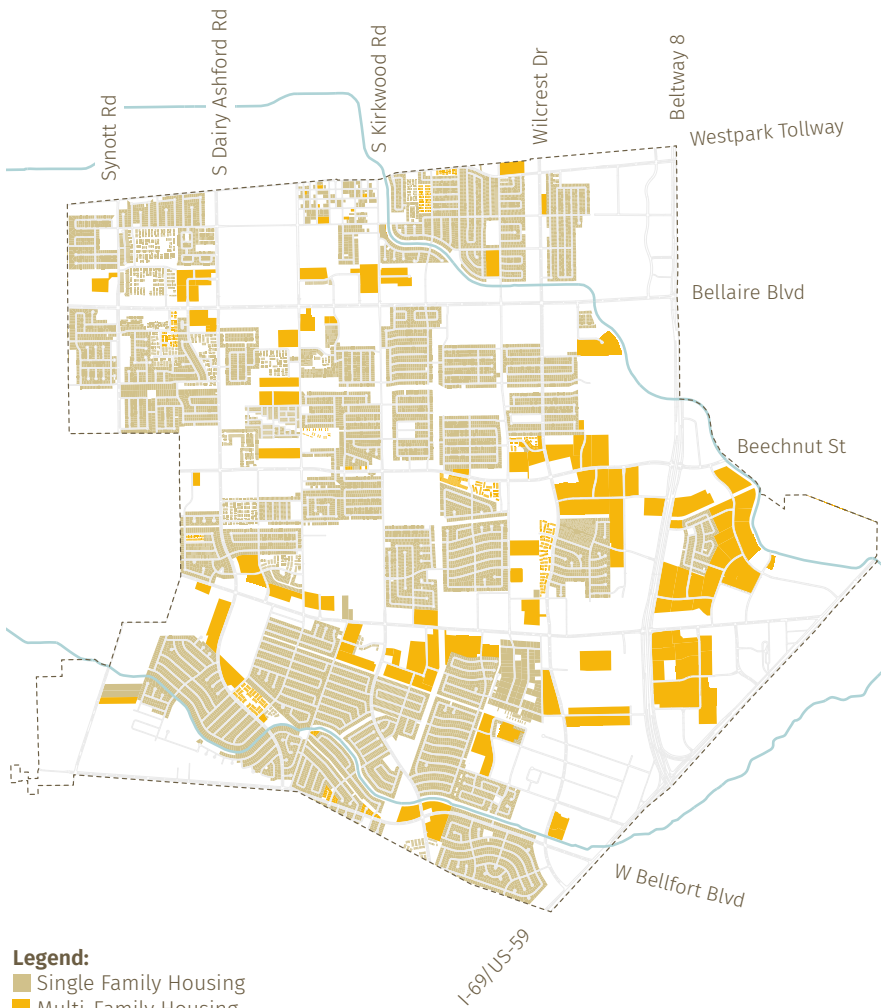
45,456

2000

2010

2017

Total Housing Units

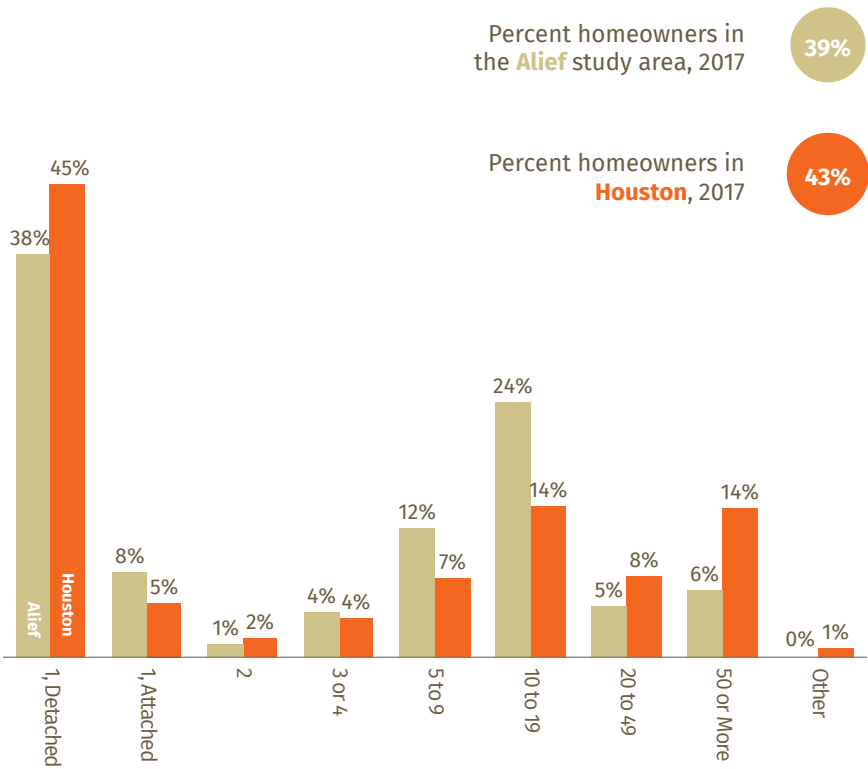


Housing Land Use

Housing Tenure and Type

The Alief study area is characterized by a diversity of housing types, including a high concentration of multi-family units. In 2017, multi-family units in buildings with five or more units made up 47% of all housing, while single family units comprised 46%.

In 2017, 39% of area households owned their home, while 61% were renters. Home ownership rates vary across area census tracts, from a low of 6% to a high of 72%. Since 2000, home ownership rates have remained stable, though low compared to Houston.



Housing Units by Type, 2017

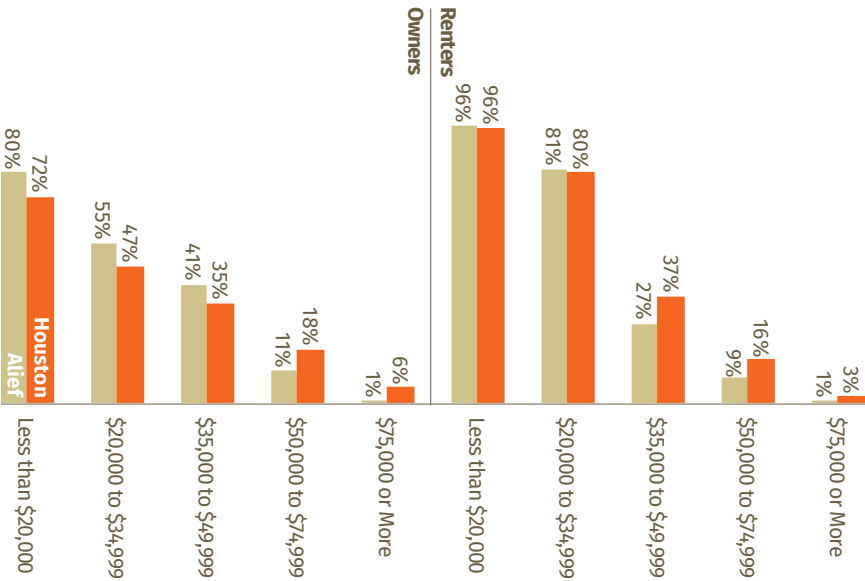
Housing Costs

High housing costs are a challenge for many families in Houston. In 2017, 43% of all households in the Alief study area spent more than 30% of their income on housing. Renters in the neighborhood had a higher housing cost burden than owners, with 53% spending more than 30% of their income on rent.

Percent of owners who spent more than 30% of income on housing in 2017



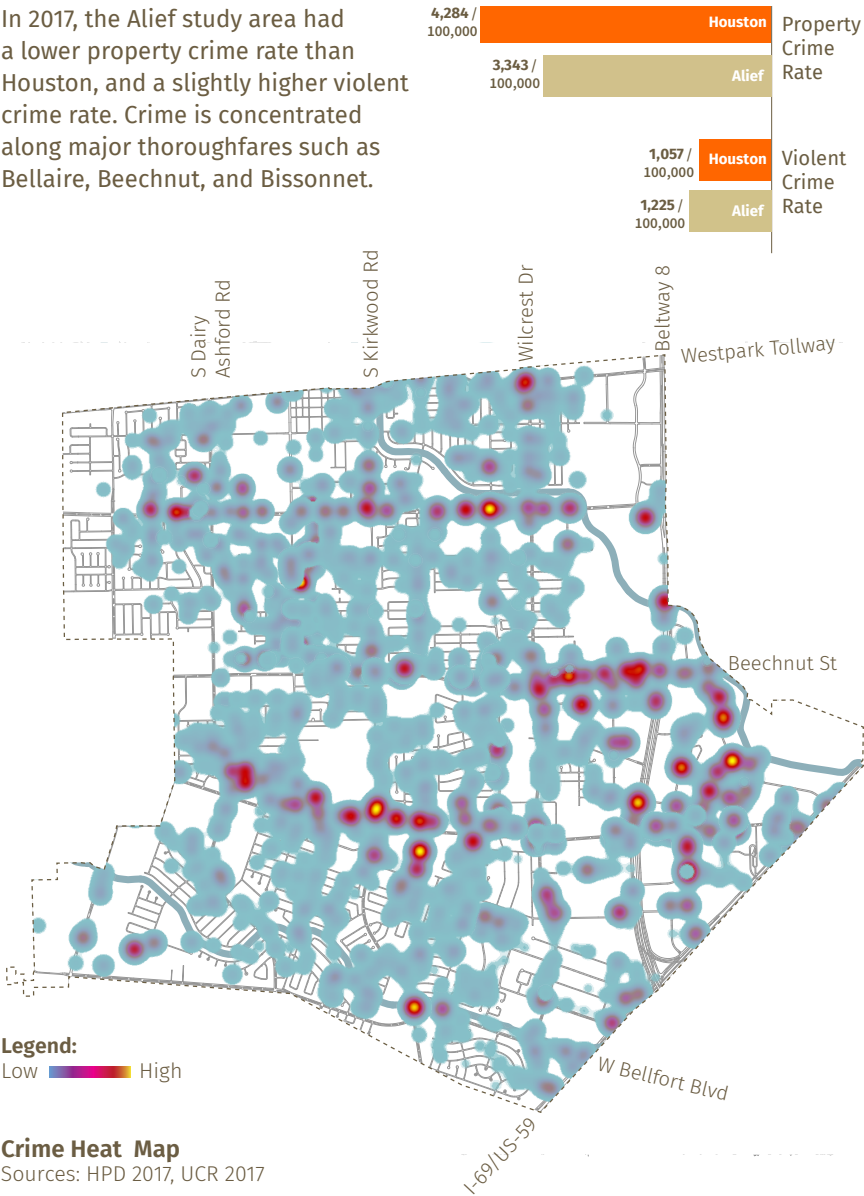
Percent of renters who spent more than 30% of income on housing in 2017



Housing Cost Burden > 30% of Income, 2017

Crime

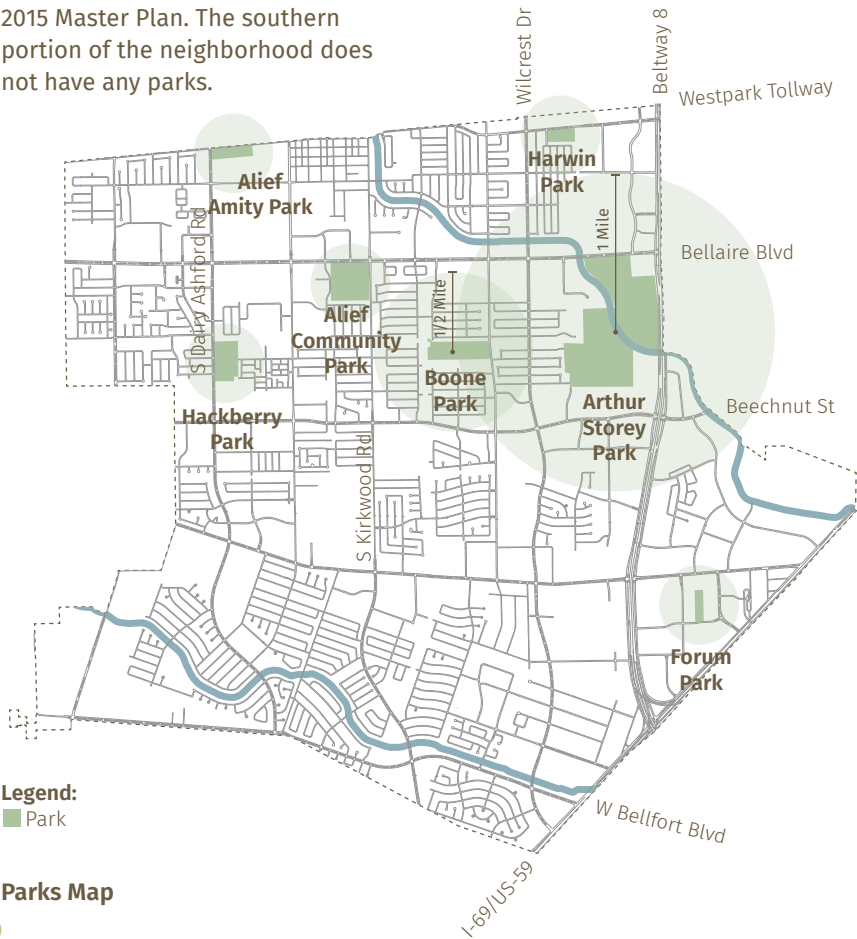
In 2017, the Alief study area had a lower property crime rate than Houston, and a slightly higher violent crime rate. Crime is concentrated along major thoroughfares such as Bellaire, Beechnut, and Bissonnet.



Parks

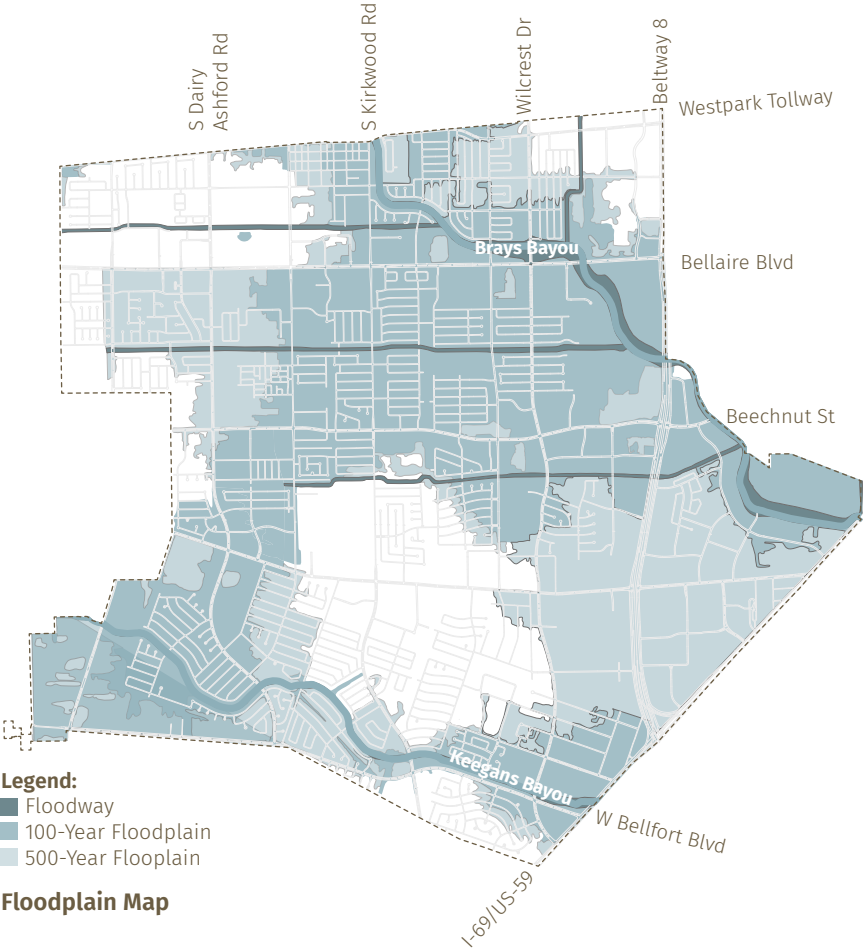
The study area is home to seven parks: Alief Amity, Hackberry, Alief Community, Boone, Harwin, Arthur Storey, and Forum Parks. The study area parks total 211 acres, far below the recommended standards established by the Houston Parks and Recreation Department in the 2015 Master Plan. The southern portion of the neighborhood does not have any parks.

The 2015 Master Plan identifies the Westwood neighborhood, part of the Alief study area, as having the highest park needs and Forum Park as the park with the greatest need for redevelopment.



Flood Risks

The Alief study area has extensive land area inside a floodplain. The Houston Community Data Connections website reports that 15,258 homes, or 34% of all homes, were damaged as a result of flooding from Hurricane Harvey.




Drove Alone

Alief 72%

Houston 77%


Carpooled

18%

11%


**Public
Transportation**

4%

4%


Bicycle / Walk

1%

3%


Other

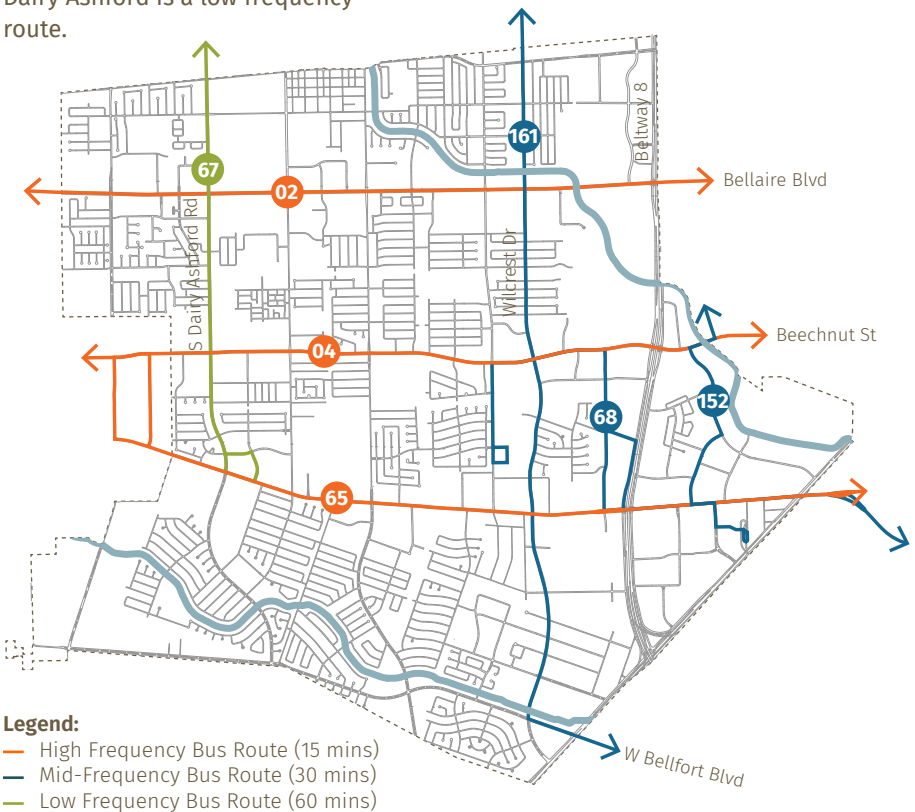
5%

5%

Transportation

The Alief study area is served by seven METRO bus routes. The 02 Bellaire, 04 Beechnut, and 65 Bissonnet routes are high frequency, running every 15 minutes. The 68 Braeswood, 152 Westwood Park and Ride, and 161 Wilcrest Express are mid-frequency routes and the 67 Dairy Ashford is a low frequency route.

Between 2000 and 2017, the percent of workers over the age of 16 riding public transit declined from 6% to 4%. Over the same time period, the percent of households in Alief without a vehicle declined from 10% to 9%. In 2017, 9% of Houston households did not have a vehicle.



Transit Map

PROSPERITY

Income

In 2017, the median household income in the Alief study area was \$38,233, compared to \$49,399 in Houston overall. Median household income in the neighborhood grew by 16% between 2000 and 2017, but remains below the Houston median.

Percent of families in **Alief** with incomes below poverty, 2017

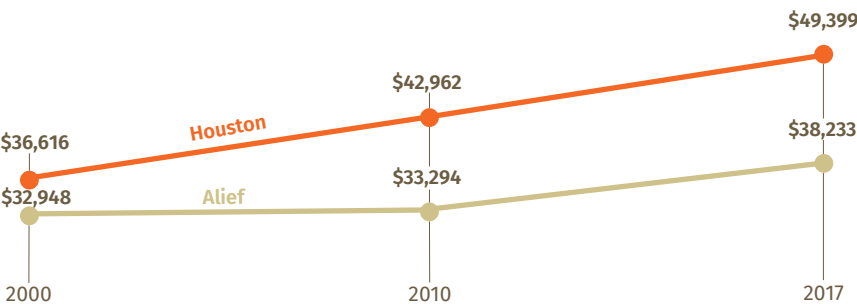
26%

Percent of families in **Houston** with incomes below poverty, 2017

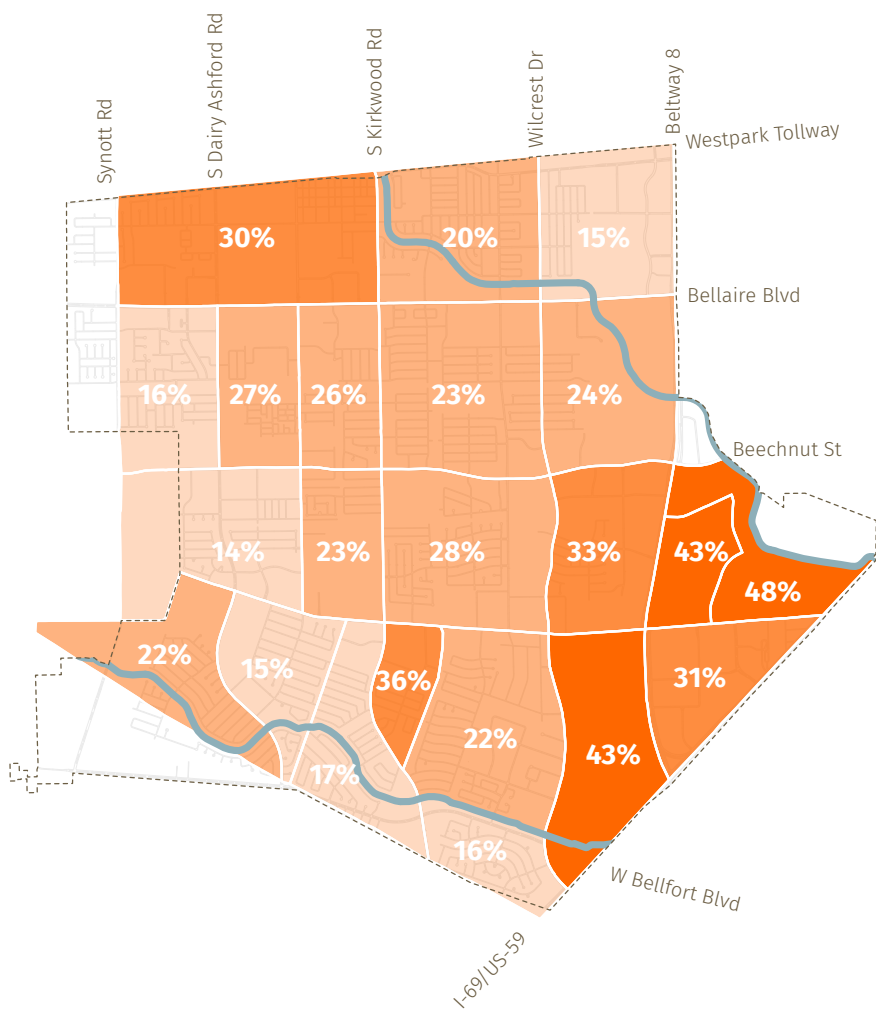
21%

In 2017, 26% of families in the study area had incomes below the federal poverty level. The percent of households living below poverty has increased since 2000, when 18% of households lived below poverty.

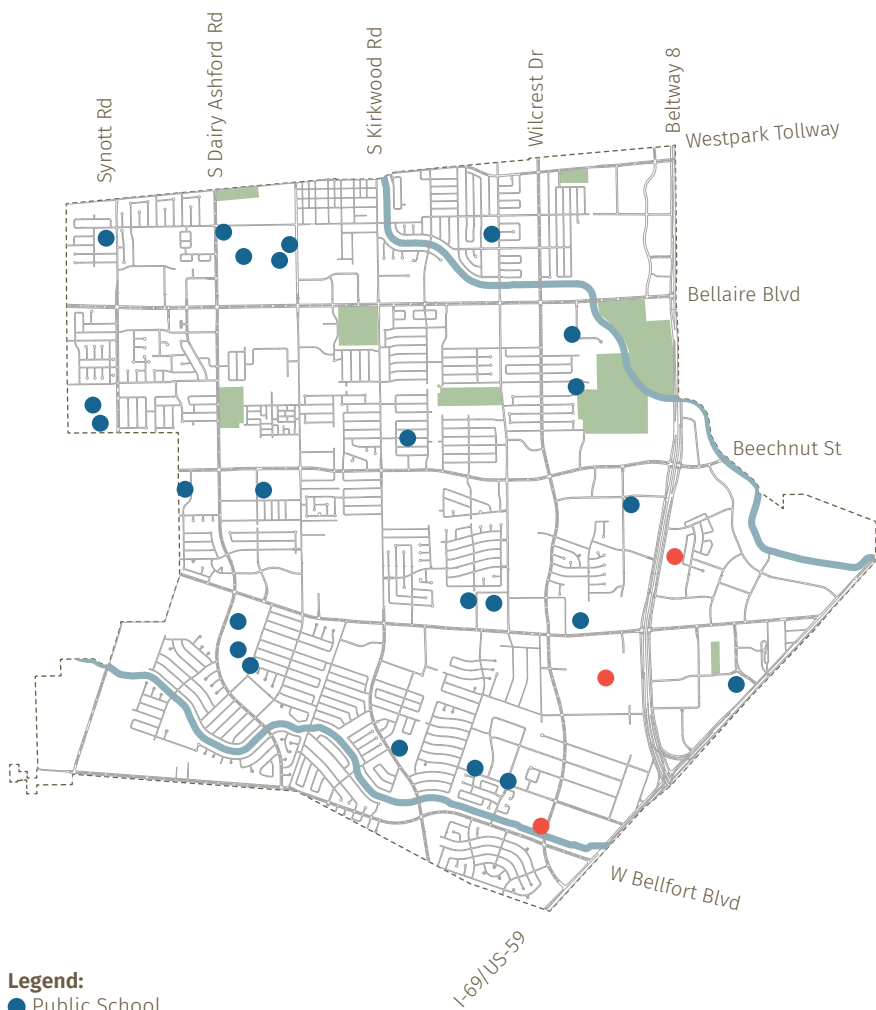
In 2017, the percent of families living below the federal poverty level fluctuated substantially across area census tracts from a low of 14% to a high of 48%.



Median Household Income Over Time



Poverty by Census Tract, 2017

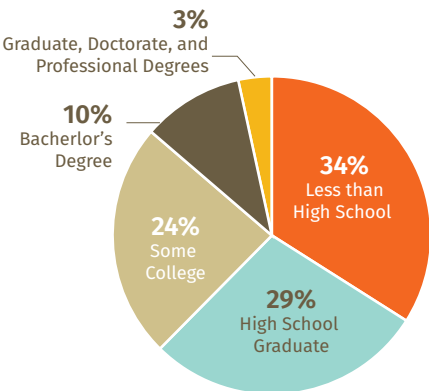


School Map

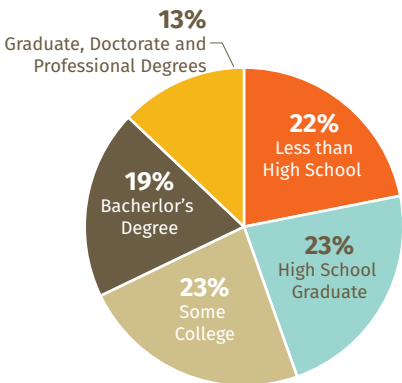
Education

The Complete Communities study area is primarily served by the Alief Independent School District. There are over two dozen public and charter schools serving the neighborhood. According to the 2019 school rankings provided by Children at Risk, two of the area’s schools are high performing, receiving an A or B grade.

Educational attainment for area residents who are 25 years or older has declined over the years. In 2000, 70% of area residents had graduated from high school, by 2017 this number had declined to 66%. Further, in 2000, 20% of study area residents over 25 had a college degree. By 2017, the percent of residents with a college degree had declined to 13%.



**Educational Attainment
Alief, 2017**

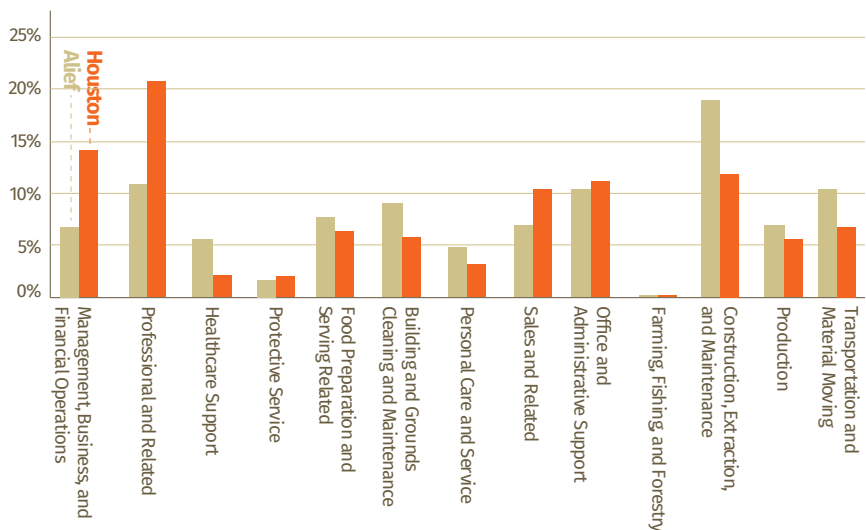


**Educational Attainment
Houston, 2017**

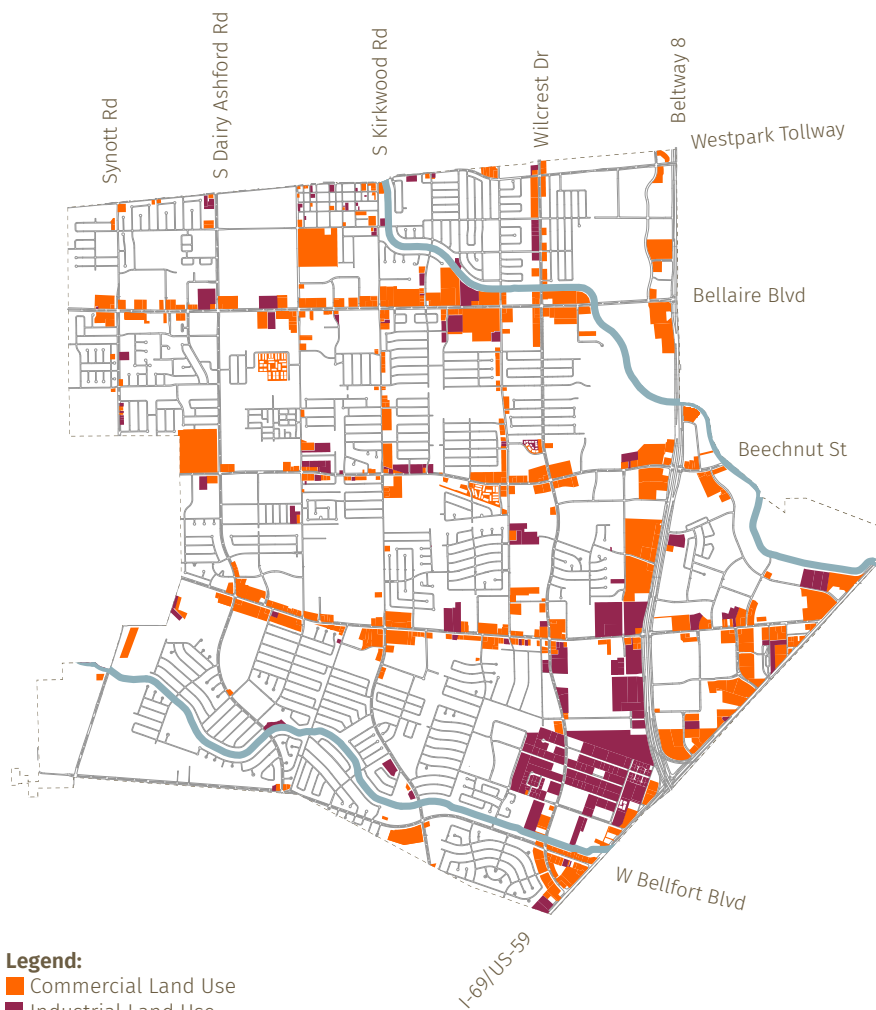
Employment

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.

In 2017, the largest employment sector in the Alief study area was construction, which employed 17% of workers, this was followed by professional occupations at 11%.



Employment by Sector, 2017



Commercial and Industrial Land Use Map

Notes



Complete Communities Initiative

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