

# **FORT BEND HOUSTON Complete Communities**

**Data Book**

**2019**

# COMPLETE COMMUNITIES

## Advisory Committee

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Angela Blanchard, Baker Ripley

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Diane Schenke, Greater East End Management District

Juliet Stipeche, Mayor's Office, Director of Education

Matt Thibodeaux, Midtown Redevelopment Authority

Anne Whitlock, CONNECT Communities

Shondra Wygal, AARP

## 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.

# FORT BEND HOUSTON

## 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.

Nickole Byrd  
Concepción Camarillo  
Bharesh Chauhan  
Jacque Chen  
Caroline Docwra  
Craig Eichorn  
Francisco Garcia  
Zachary Hodges  
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Dennis Turnispeed  
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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.



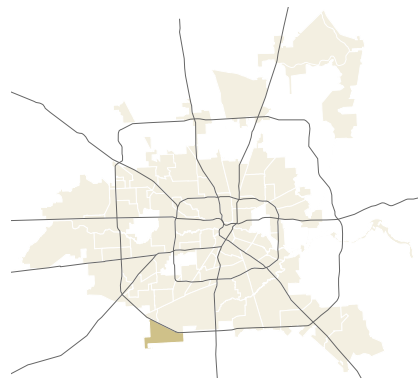


# FORT BEND HOUSTON

## Introduction

The Fort Bend Houston Super Neighborhood is located in far southwest Houston. The community is bordered by the Sam Houston Tollway to the north, McHard Road to the south, Fondren Road to the west, and Hiram Clark Road to the east.

Data included here has been collected from the American Community Survey 2010 and 2017, and Census 2000 for the following Census Tracts 6701.01, 6701.02, 6702, 6703, 6704, 6706.01, and 6706.02.



Above: Location Map



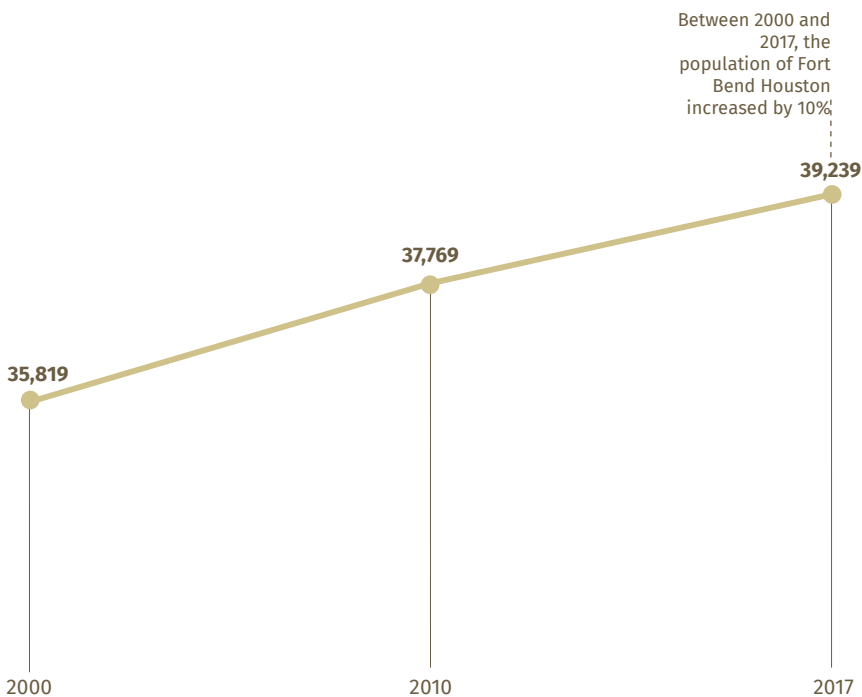
Census Tract Map

# PEOPLE

## Population

Fort Bend Houston was home to 39,239 people in 2017. Between 2000 and 2017, the population grew by 10%. Over the same time period the City of Houston grew in population by 16%.

In 2017, the Fort Bend Houston study area had a population density of over 4,800 people per square mile, a slightly higher population density than in Houston overall.

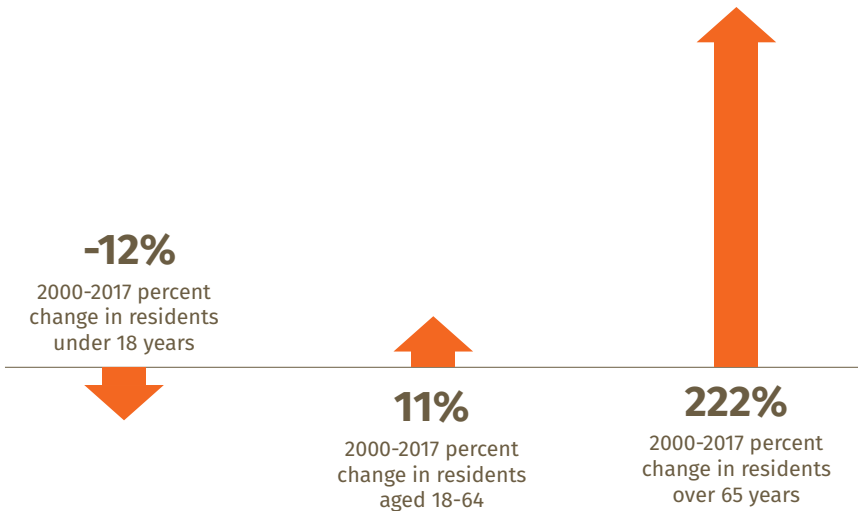


### Population Change

## Age

Between 2000 and 2017, the number of Fort Bend Houston residents aged 18 or younger dropped by 12%. In 2000 there were 12,408 children and youth aged 18 or younger, by 2017 this number had declined to 10,891.

Over the same time period, the number of residents aged 65 or older more than doubled. In 2000 there were 1,120 seniors, by 2017 there were 3,603 seniors living in the neighborhood. Yet, in 2017 the percent of seniors as a percent of the total population in Fort Bend Houston remained slightly lower than in Houston overall, 9% in Fort Bend compared to 10% in Houston.



Change in Population By Age Group

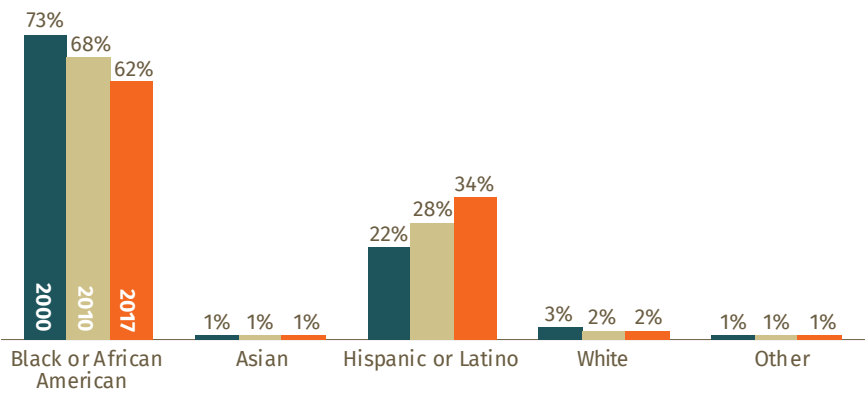
# Race and Ethnicity

The demographics of Fort Bend Houston are reflective of changes across Houston as a whole. In 2000, 73% of the population was Black or African American. By 2017, the percent of Black or African American residents decreased to 62%, while the Hispanic or Latino population rose to 34%.

20% of **Fort Bend Houston** residents were born outside the U.S. in 2017

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

In 2017, 20% of residents in the Fort Bend Houston study area were born outside the United States, lower than the 29% in Houston. However, in 2000 only 14% of Fort Bend Houston residents were born outside the United States.



Population by Race and Ethnicity Over Time

# Voting Data

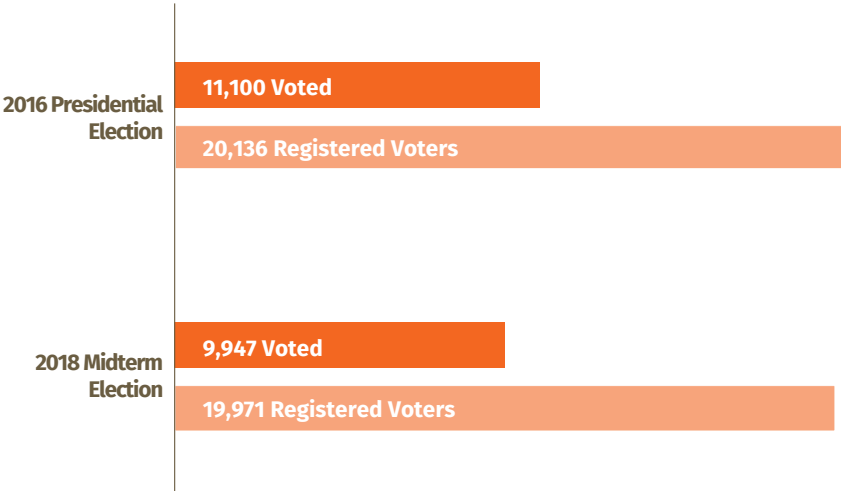
In 2018, there were 19,971 registered voters in the Fort Bend Houston Complete Communities study area, a slight decline since 2016. During the 2016 presidential election 55% of registered voters in the study area voted, compared to 61% in Harris County overall.

Percent of registered voters in **Fort Bend Houston** who voted in 2016

55%

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

61%



## Voting Data

Source: Fort Bend County Clerks Office

# Health

In 2017, 79% of residents in the Fort Bend Houston neighborhood had health insurance, compared to 76% in Houston.

**Fort Bend Houston**  
residents with health  
insurance, 2017

79%

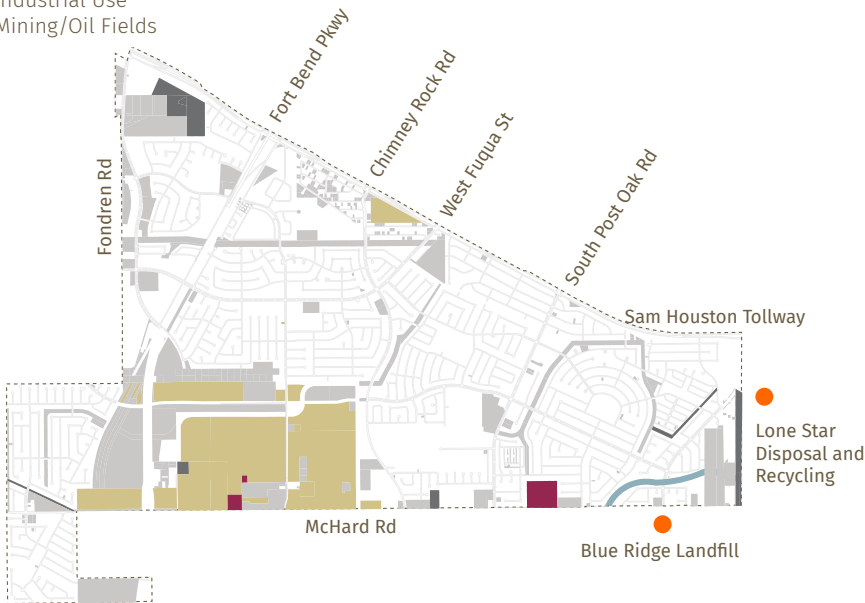
The neighborhood has a number of environmental challenges, including the Blue Ridge Landfill located just south of the study area and operated by Republic Services, and large tracts of land being used for resource mining.

**Houston** residents  
with health  
insurance, 2017

76%

**Legend:**

- Landfill/Recycling Facility
- Utilities and Transportation
- Vacant Land
- Industrial Use
- Mining/Oil Fields



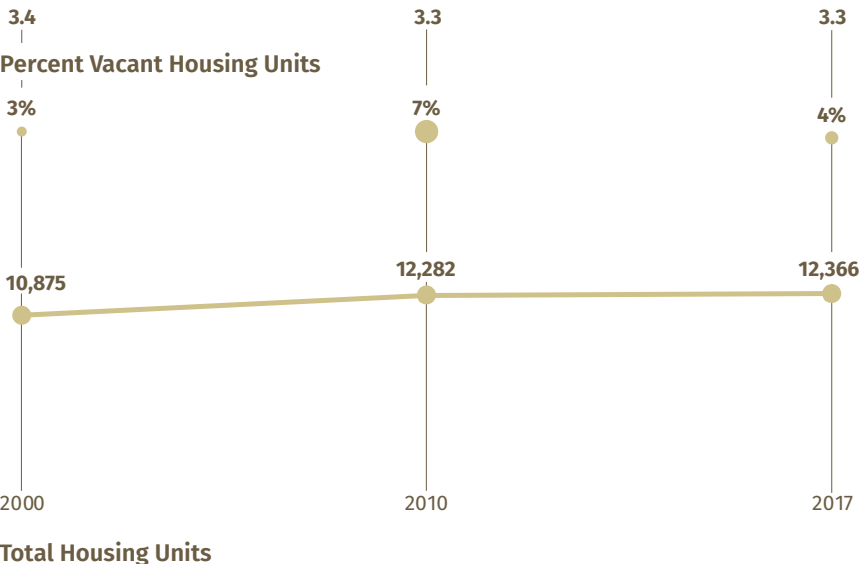
**Environmental Challenges Map**

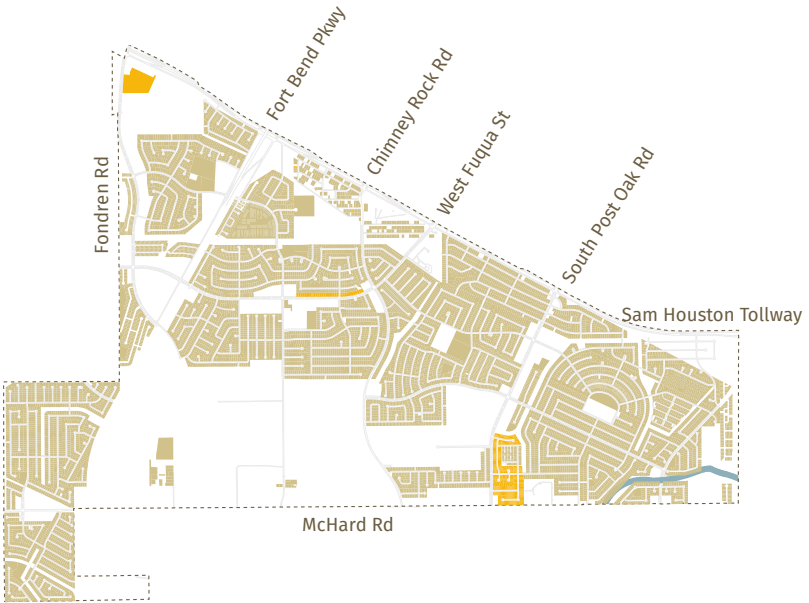
# PLACE

## Housing

Fort Bend Houston is made up of single family subdivisions developed between the 1960s and 1970s. In 2017, there were over 12,000 housing units in Fort Bend Houston. Between 2000 and 2017, the number of housing units increased by 14%, nearly all of this growth occurred between 2000 and 2010. Since 2000, the percent of vacant housing units has gone up and down, yet in 2017 only 4% of area housing units were vacant, compared to 11% in Houston.

### Persons per Household





## Housing Land Use

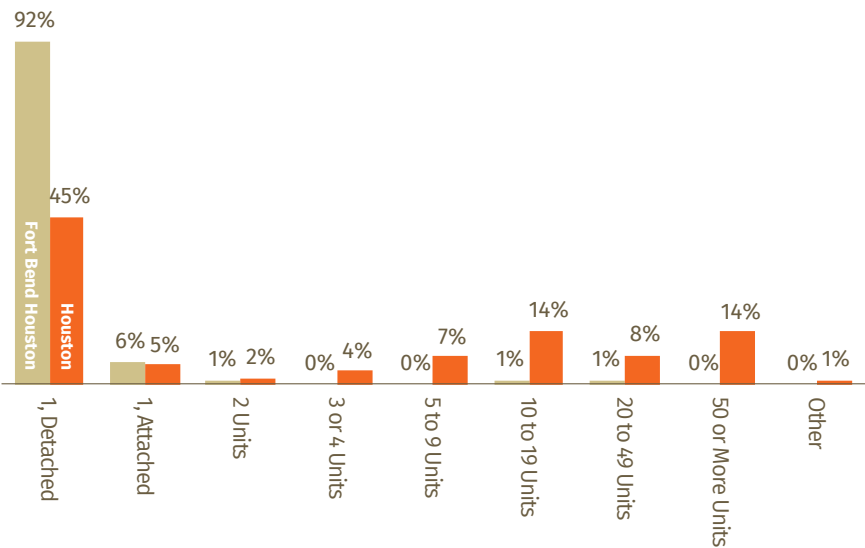
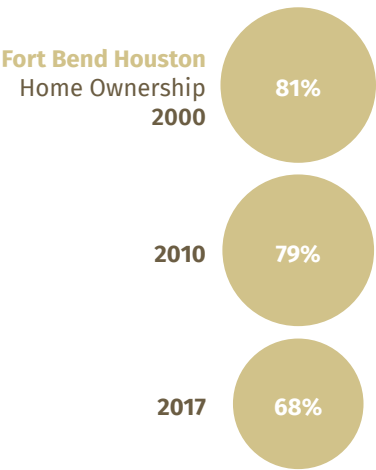
**Legend:**  
Single Family Housing ■  
Multi-Family Housing ■



# Housing Tenure and Type

Fort Bend Houston is a community of single family homes. In 2017, single family homes comprised 98% of all housing in the neighborhood, compared to 50% in Houston.

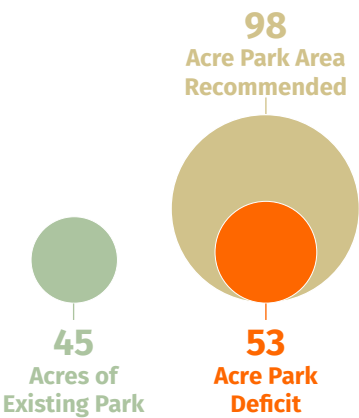
In 2017, 68% of area households owned their home, while 32% were renters. In Houston, 43% of households were home owners in 2017. Between 2000 and 2017, home ownership in Fort Bend Houston declined by 13%. The majority of the decline in home ownership was due to more and more families renting single family homes.



Housing Units by Type, 2017

# Parks

Fort Bend Houston is home to only one public park, the 45-acre Blueridge Park. The City of Houston's 2015 Parks and Recreation Master Plan recommended 2.5 acres of neighborhood, community, and pocket parks per 1,000 people. Based on this standard the neighborhood has a 53-acre park deficit.



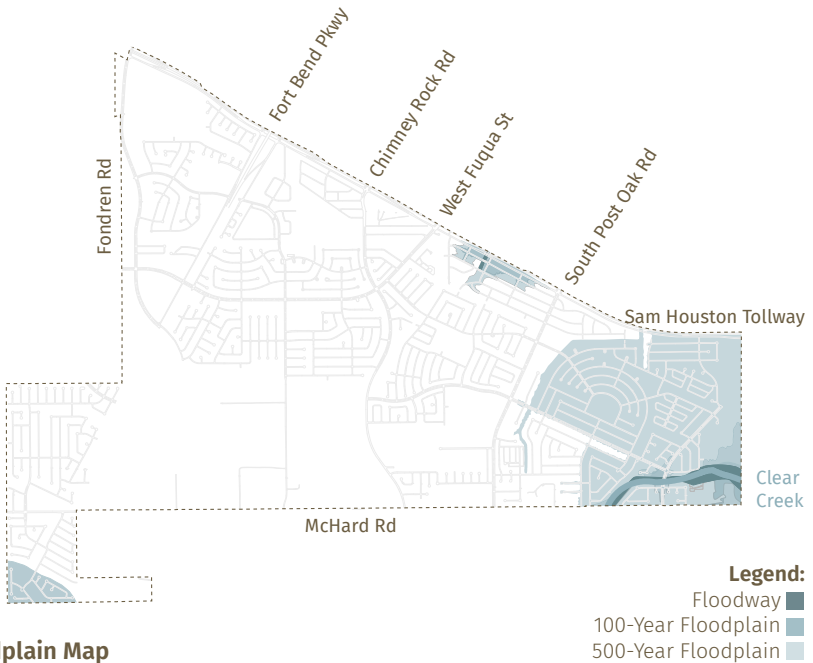
Parks Map

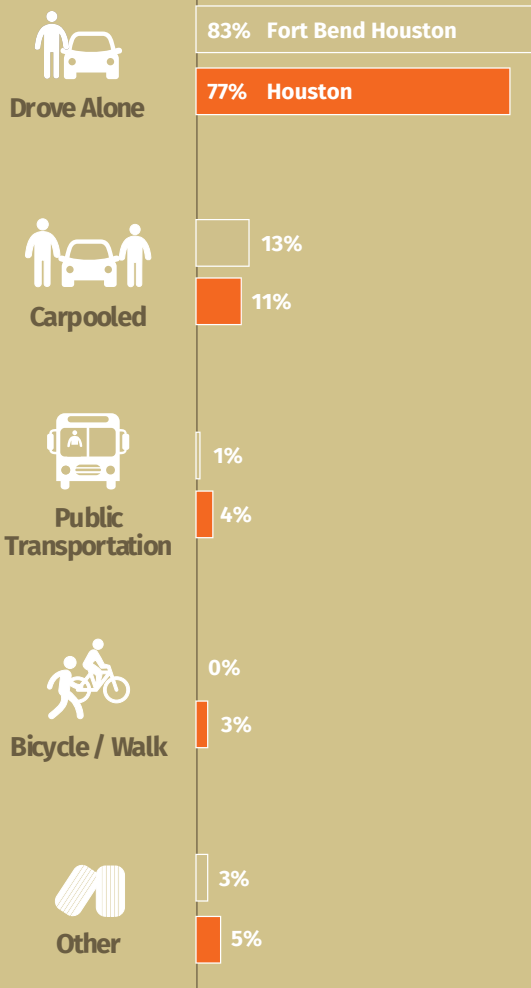
Legend:  
Park

# Flood Risks

The majority of the Fort Bend Houston study area is in the Sims Bayou watershed. The Sims Bayou Flood Reduction project, which was completed in 2016, has substantially reduced flooding in the watershed.

The area with the highest flood risk in Fort Bend Houston is in the Clear Creek watershed, which covers the southeastern corner of the neighborhood.



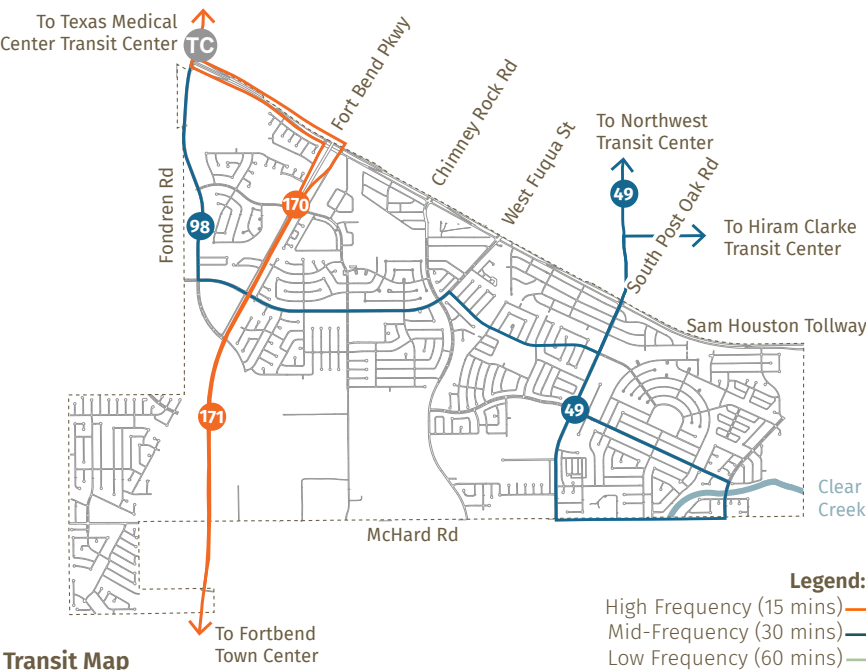


Means of Transportation To Work, 2017

# Transportation

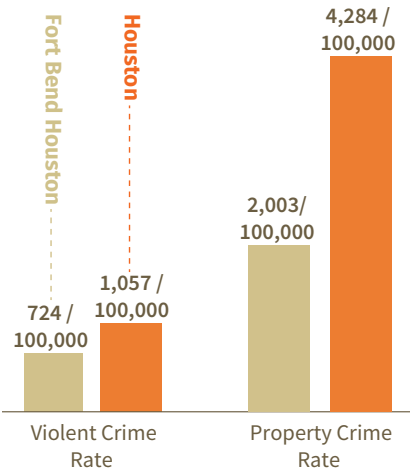
The Fort Bend Houston neighborhood is served by four METRO bus routes. The 170 Missouri City Express and 171 Fort Bend Town Center are high frequency routes running every 15 minutes, while the 49 Chimney Rock / S. Post Oak and 98 Briargate are mid-frequency routes running every 30 minutes.

While the neighborhood is fairly well-served by METRO bus routes, only 1% of Fort Bend Houston residents over the age of 16 years rode public transit to work in 2017. In 2000, 4% of workers used public transit. In 2017, only 2% of households in the neighborhood did not have a vehicle, significantly lower than the 9% in Houston.



# Crime

Fort Bend Houston is served by the Houston Police Department's Southwest Division, and is located in Beat 16E40. In 2017, the property crime rate in the neighborhood was less than half the rate in Houston. The violent crime rate in the neighborhood was also lower than in Houston overall.



Crime Heat Map

Legend:  
Low High  
Sources: HPD 2017, UCR 2017



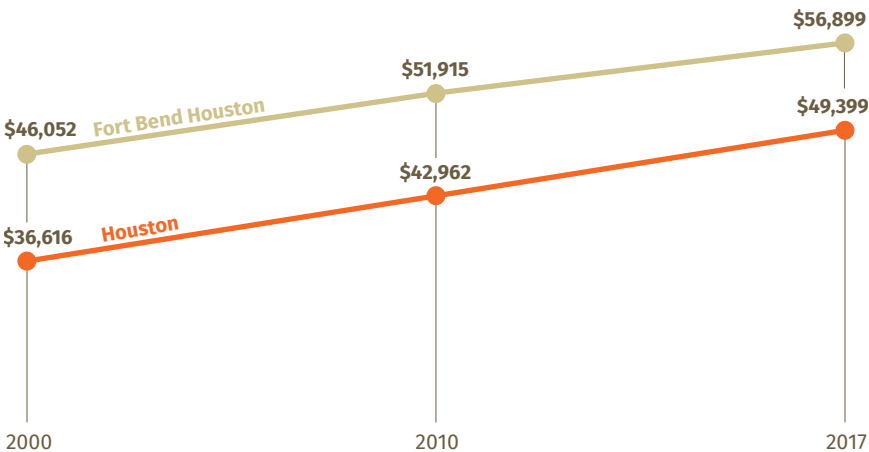


# PROSPERITY

## Income

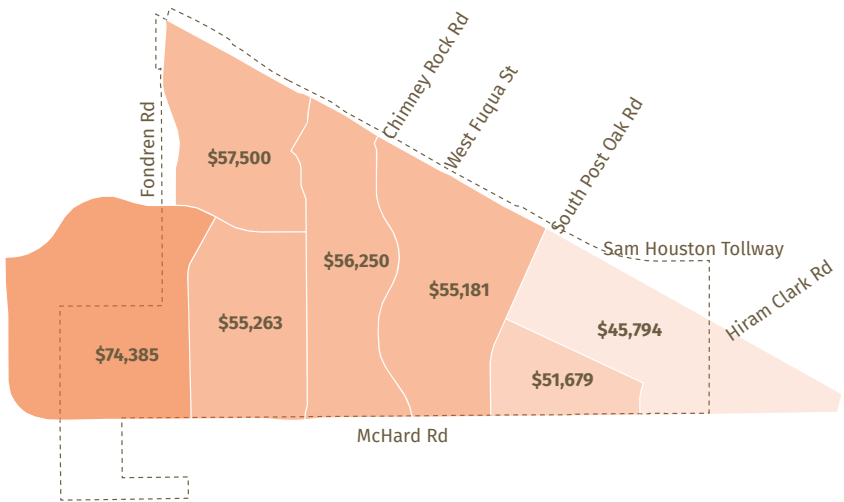
In 2017, the median household income in Fort Bend Houston was \$56,899, compared to \$49,399 in Houston. Median household income in the neighborhood has grown overtime and remained consistently higher than Houston overall.

In 2017, 15% of families in the study area had incomes below the federal poverty level. The percent of families living below poverty has increased by 4% since 2000. In Houston, 21% of families lived on incomes below the poverty level in 2017.

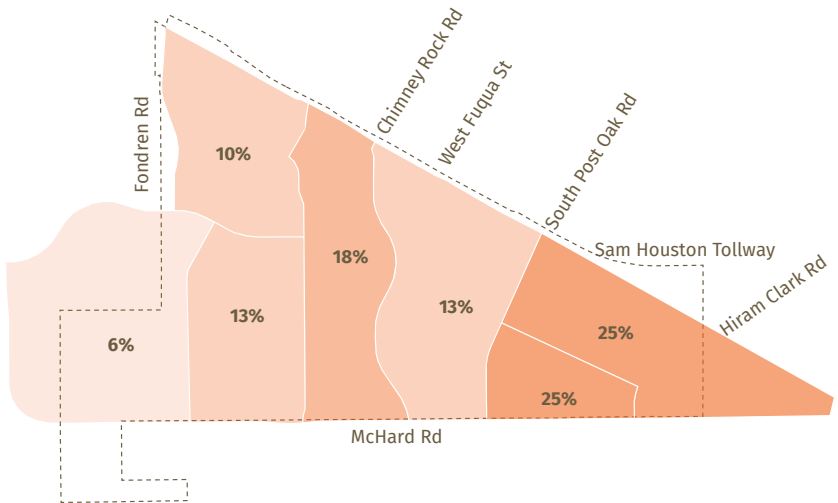


Median Household Income Over Time





Median Household Income by Census Tract, 2017



Poverty by Census Tract, 2017

# Housing Costs

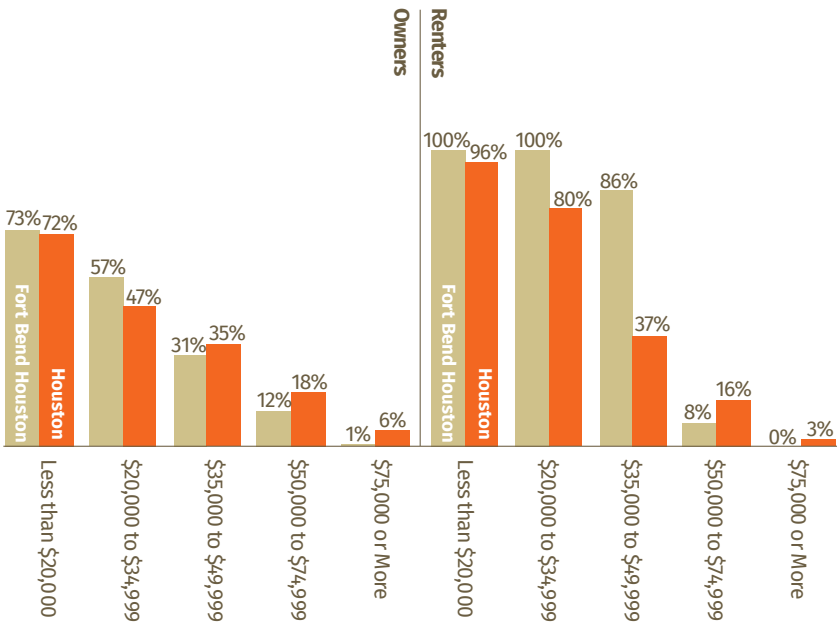
High housing costs are a challenge for many families in Houston. In 2017, 30% of all households in Fort Bend Houston spent more than 30% of their income on housing. Renters in the neighborhood had a higher housing cost burden than owners, with 54% spending more than 30% of their income on rent.

Percent of owners spending more than 30% of Income on Housing in 2017

30%

Percent of renters spending more than 30% of Income on Housing in 2017

54%

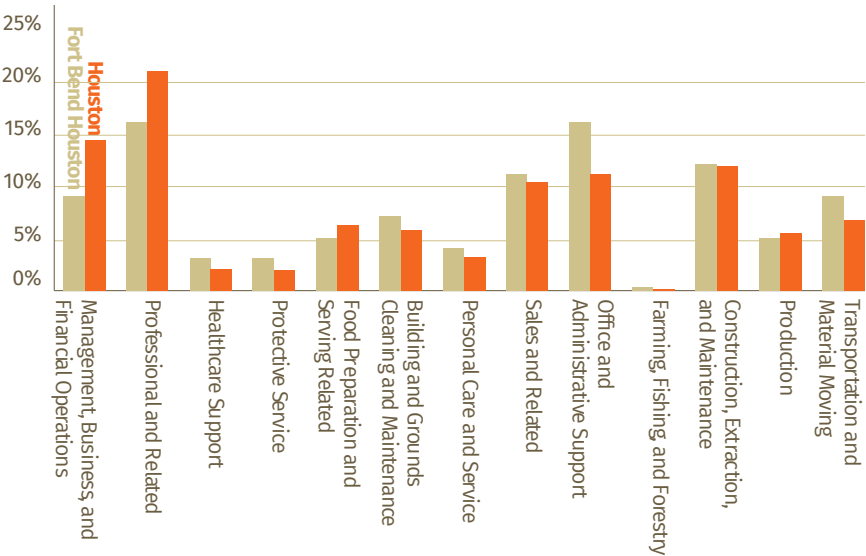


Housing Cost Burden > 30% of Income, 2017

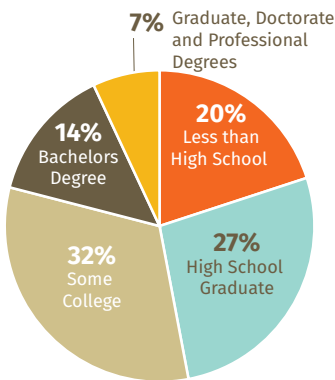
# Employment

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.

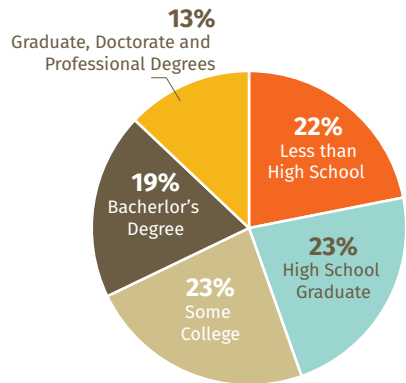
In 2017, the two largest employment sectors in Fort Bend Houston were professional and related occupations, and office and administrative support occupations.



Employment by Sector, 2017



**Educational Attainment  
Fort Bend Houston, 2017**



**Educational Attainment  
Houston, 2017**

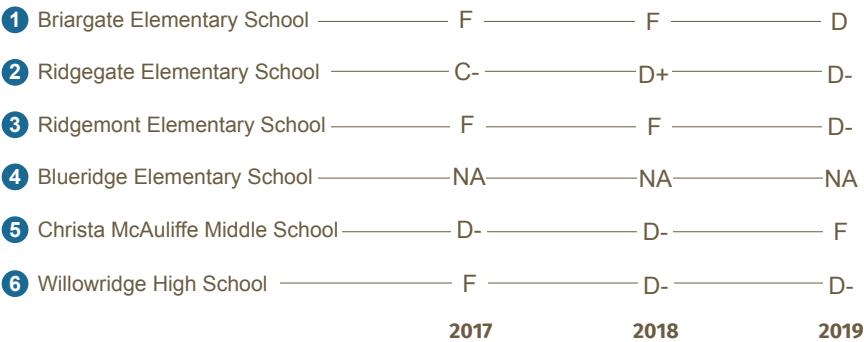


**School Map**

# Education

Fort Bend Houston is served by six Fort Bend Independent School District public schools, which includes four elementary schools, one middle school, and one high school. In 2017, 80% of residents over the age of 25 had graduated from high school, slightly higher than 78% in Houston. The educational attainment of Fort Bend residents has remained stable since 2000.

According to Children at Risk school rankings, there are no high performing schools in the study area, which are schools that receive an A or B grade.



## Children at Risk School Rankings

Source: Children at Risk, 2019



## Notes



## **Complete Communities Initiative**

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