

GULFTON

Complete Communities

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Data Book

December 2017

COMPLETE COMMUNITIES

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Paul Charles, Neighborhood Recovery Community Development Corporation
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Kathy Bluford Daniels, Super Neighborhood Alliance
Tomaro Bell, Super Neighborhood Alliance
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Tiffany Hogue, Texas Organizing Project
Lester King, PhD., Rice University
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Rick Lowe, Project Row Houses
Roy Malonson, Acres Homes Chamber of Commerce
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Jeff Reichman, January Advisors
Diane Schenke, Greater East End Management District
Juliet Stipeche, Mayor's Office, Director of Education
Matt Thibodeaux, Midtown Redevelopment Authority
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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.

GULFTON

Neighborhood Support Team

Teresa Alvarado
Kennedy Asche
Shiroy Aspaneliar
Christy Chang
Rayleigh Colombero
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Sandra Rodriguez
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Hiba Siddiqui
Jonathan Trinh
Carolina Turrubiates
Anne Whitlock
Azeb Yusuf

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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.

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GULFTON

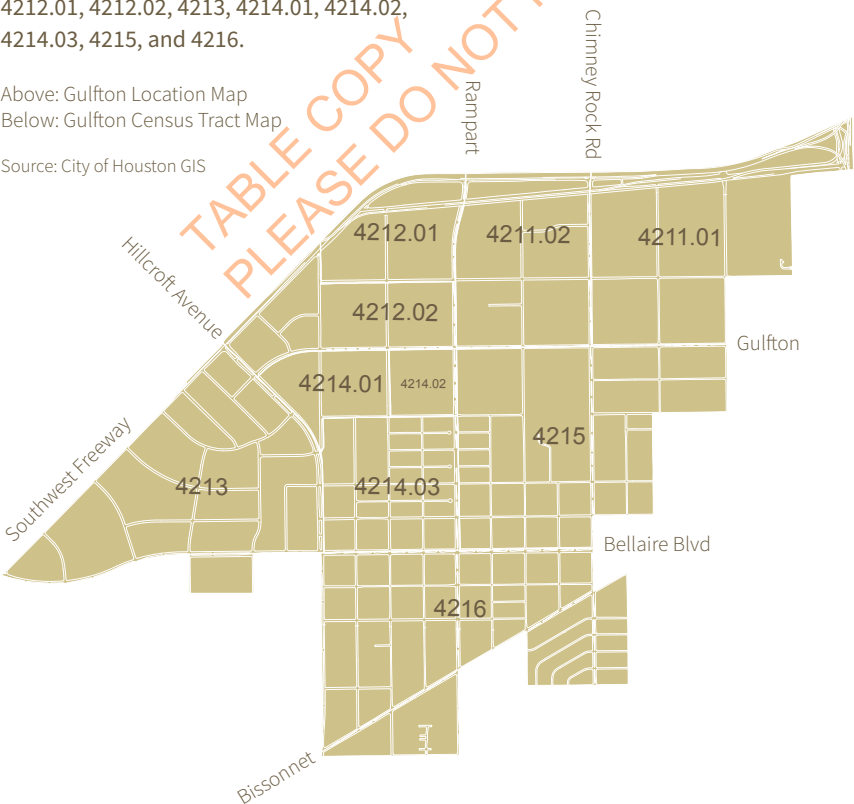
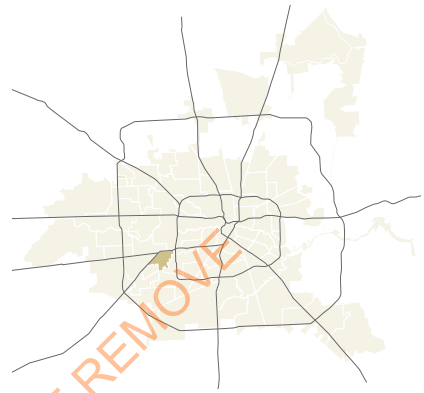
Introduction

The Gulfton Complete Community study area is in southwest Houston just outside of the 610 Loop. The area includes all of the Gulfton Super Neighborhood and part of Sharpstown, and is bounded by the Southwest Freeway to the north and west, Bellaire Boulevard and Bissonnet Street to the south and Chimney Rock to the east.

Data included here has been collected for Census Tracts 4211.01, 4211.02, 4212.01, 4212.02, 4213, 4214.01, 4214.02, 4214.03, 4215, and 4216.

Above: Gulfton Location Map
Below: Gulfton Census Tract Map

Source: City of Houston GIS



PEOPLE

Population

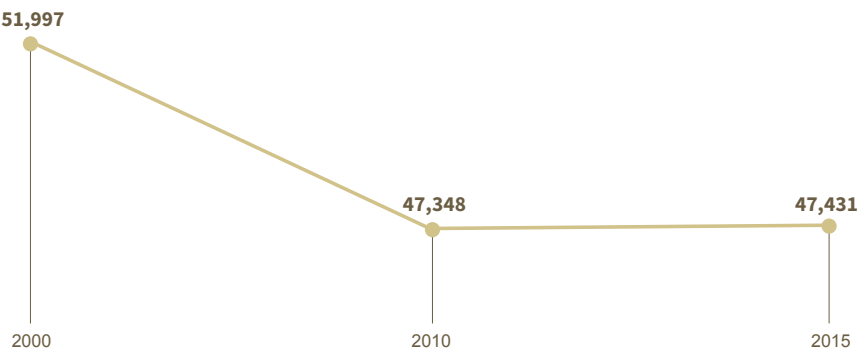
The Gulfton study area is part of the densest Super Neighborhood in Houston. In 2015 the area was home to 47,431 people. Since 2000, the population has declined by 9%, dropping from 51,997 to 47,431. The population remained stable between 2010 and 2015.

Below: Population Change,
2000 to 2015

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

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Population Change



Age

The number of residents in Gulfton under the age of 18 has remained relatively stable over the last fifteen years at 32% of residents. This is a much higher number than the Houston average, where only 25% of the population is younger than 18 years of age. There are very few seniors in the Gulfton community; residents over the age of 65 represent only 4% of the total population.

32% of **Gulfton** Residents
are under the age of 18

32%

25% of **Houston** Residents
are under the age of 18

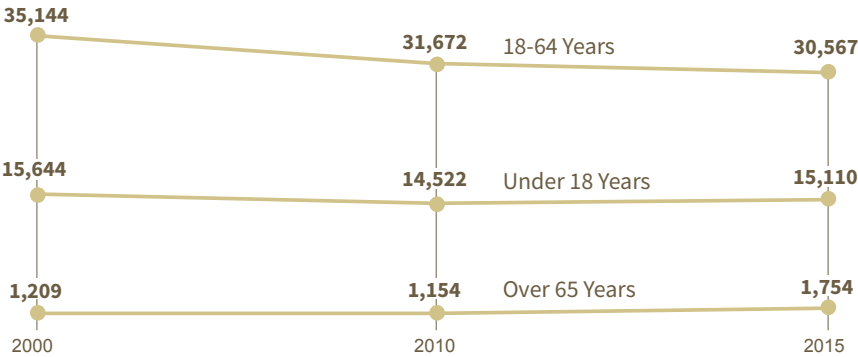
25%

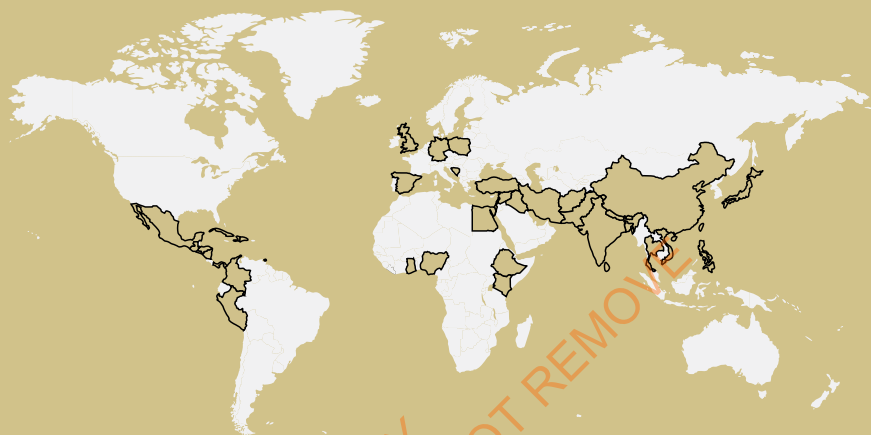
Above: Percent of Residents
Under 18 Years, 2015
Below: Population by Age, 2000,
2010 and 2015

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

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Population By Age

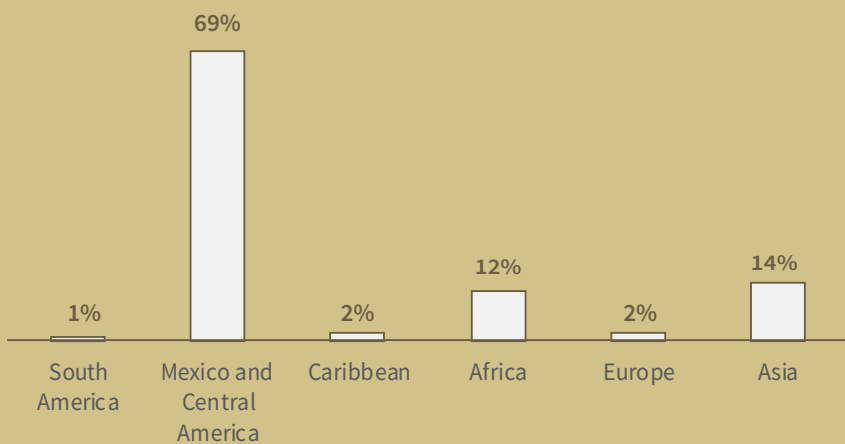




Above: Gulfton Residents Country of Origin, 2015

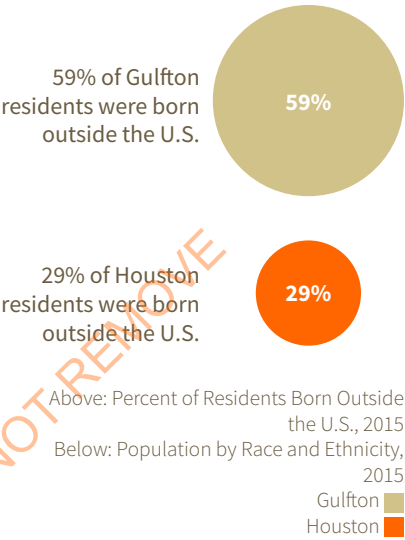
Below: Country of Origin by Percent, 2015

Source: ACS 2015 (5-year)



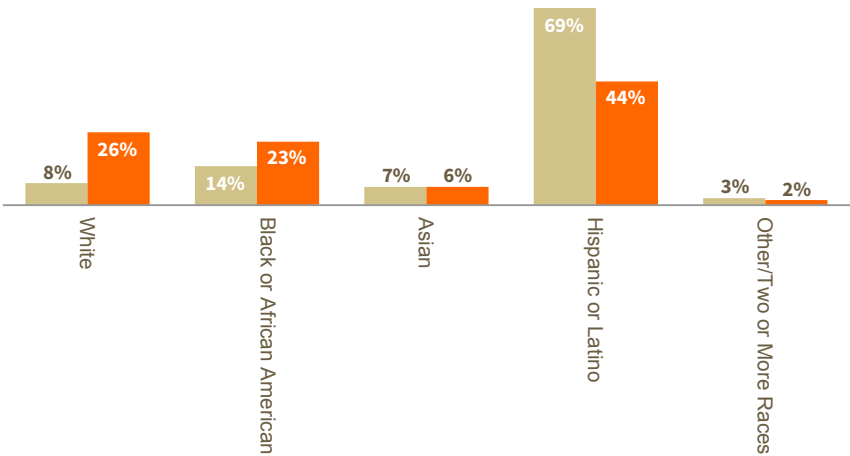
Race and Ethnicity

The Gulfton area is diverse. In 2015, the Hispanic or Latino population comprised the majority at 69%, followed by 14% Black or African-American, 8% White and 7% Asian. Many immigrants live in the Gulfton area. In 2015, 59% of residents were born outside the United States, compared to 29% in Houston overall.



Source: ACS 2015 (5-Year)

Population by Race and Ethnicity



Health Insurance

In 2015, 53% of Gulfton residents had health insurance. In the city of Houston 73% of residents had health insurance.

35% of area residents have public health insurance, while 19% are covered through private plans.

Gulfton residents with health insurance

53%

Houston residents with health insurance

73%

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

Gulfton
Harris County

Sources: ACS 2015 (5-Year); Harris County District Clerk Voting Data, 2015

Voting Data

During the November 2015 general election, Gulfton had a 14% turnout rate among registered voters which was lower than the 20% average in Harris County.

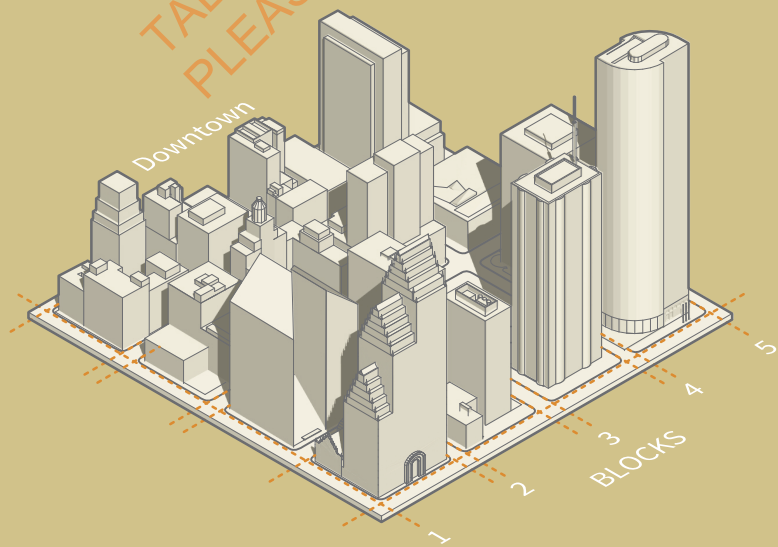
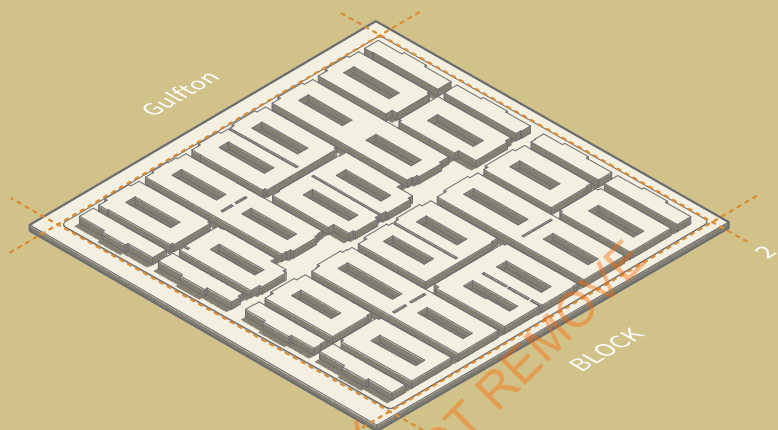
14% of Gulfton Registered voters cast ballots in 2015

14%

20% of Harris County Registered voters cast votes ballots in 2015

20%

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PLACE

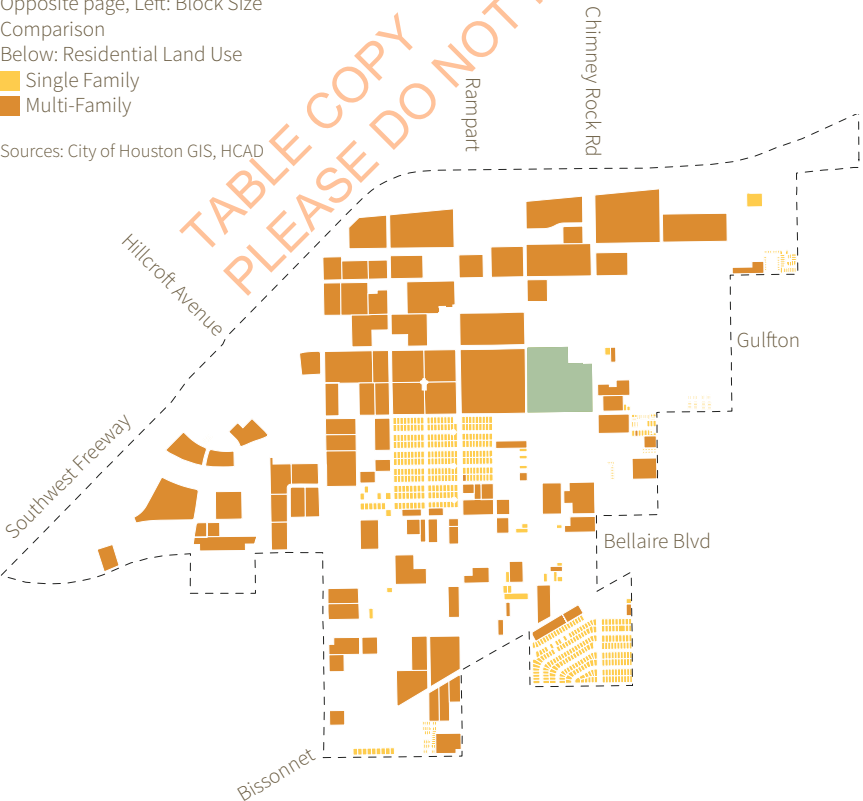
Housing

Gulfton is a dense and diverse neighborhood that was developed in a series of super blocks primarily occupied by large apartment complexes, averaging approximately 300 units each. This pattern of development has created a much different scale than what you would see in a typical downtown area.

Opposite page, Left: Block Size Comparison
Below: Residential Land Use

- Single Family
- Multi-Family

Sources: City of Houston GIS, HCAD



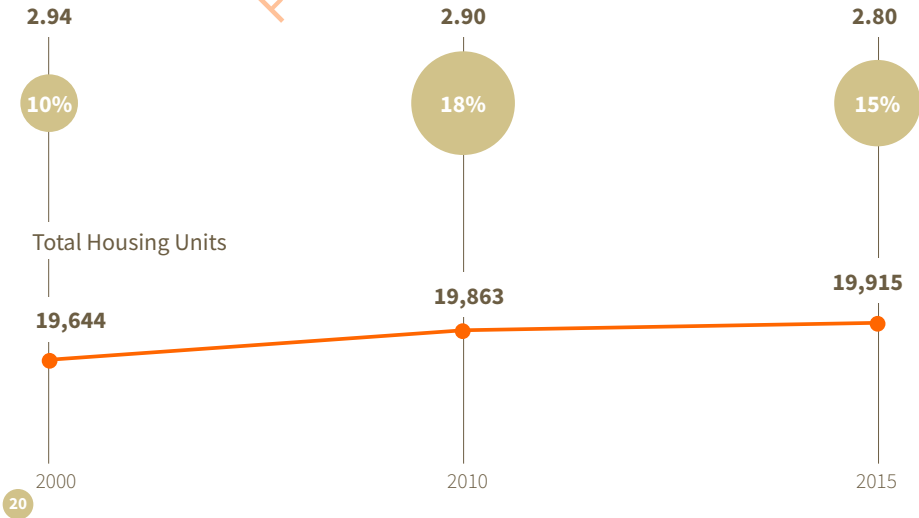
Housing

The number of housing units in Gulfton has remained fairly stable since 2000. In contrast, vacancy rates have changed substantially. In 2000, 10% of the Gulfton area housing was vacant; by 2010 this had risen to 18%, and then declined slightly by 2015 to 15% (compared to 12% in Houston).

Below: Total Housing Units, Percent of Vacant Housing Units and Persons Per Household

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

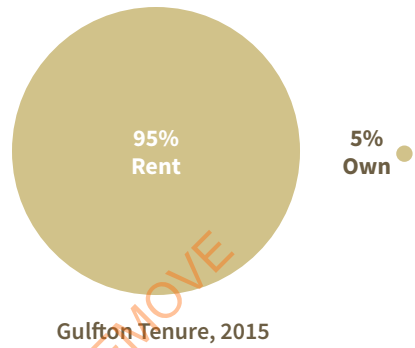
Persons per Household



Tenure and Type

Housing in the Gulfton study area is comprised of predominantly multi-family units in large apartment complexes. Homes in buildings with 10 or more units make up 85% of all housing, compared to 36% in Houston.

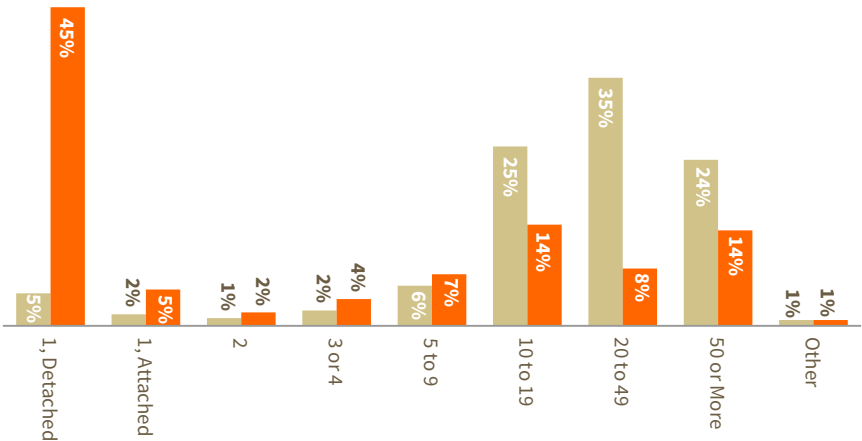
95% of area residents rent, while only 5% own their own homes. In Houston 44% of residents own their own homes.



Top: Tenure, 2015
 Bottom: Housing by Type, 2015
 Legend: Gulfton (olive green), Houston (orange)

Source: ACS 2015 (5-Year)

Housing by Type



Multi-Family Habitability Violation

In 2016, there were 182 calls to the 311 service line identifying multi-family habitability violations in Gulfton. These calls were fairly equally distributed across the neighborhood.

The 2015 American Community Survey (5-year) reports that the median gross rent in Gulfton is \$726 per month. This is 20% less than the median gross rent in Houston of \$873 per month.



Median Rent
Gulfton

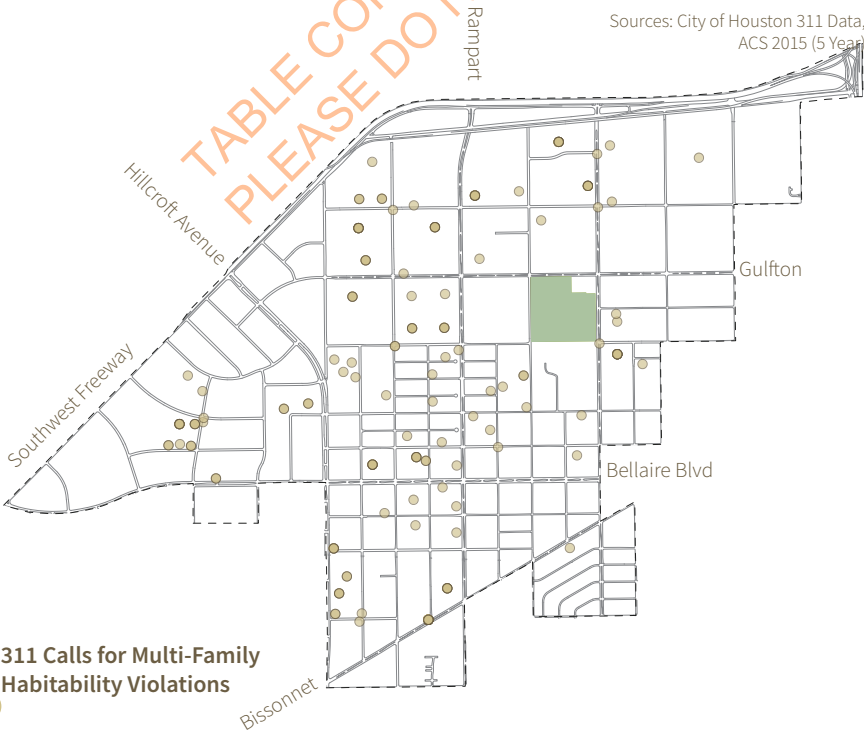


Median Rent
Houston

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Above: Median Rent, 2015
Below: 2016 311 Service Requests Map
Multifamily Habitability Violation ●

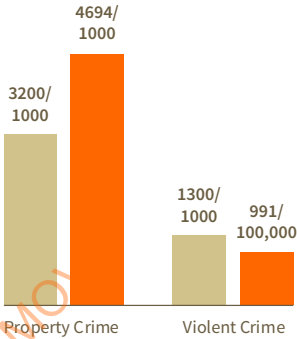
Sources: City of Houston 311 Data,
ACS 2015 (5 Year)



311 Calls for Multi-Family
Habitability Violations

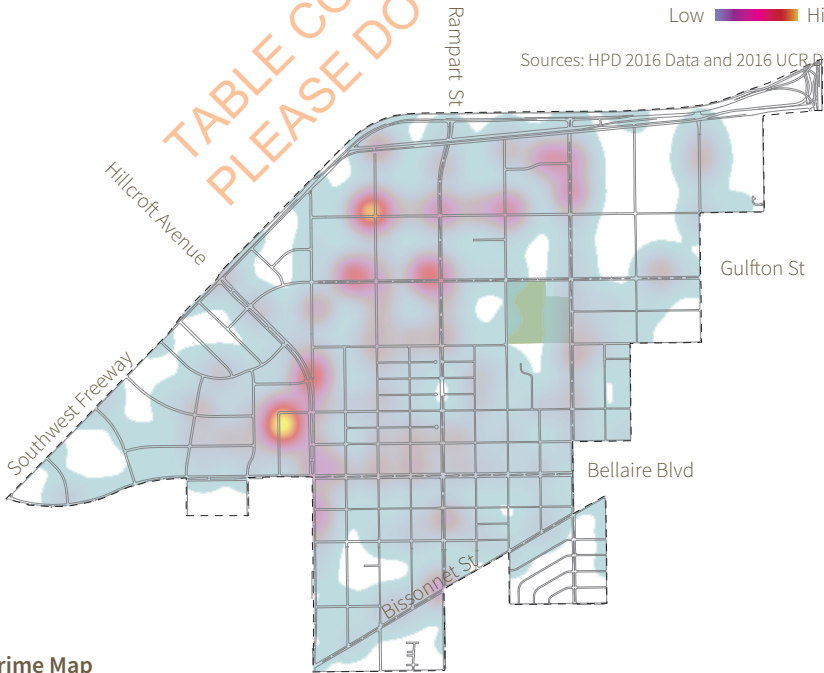
Crime

Safety is important for building a healthy and thriving neighborhood. Gulfton is comprised of one HPD South Gessner Division police beat, 17E10. The neighborhood had an overall crime rate 29% below the Houston average in 2016. The rate of violent crime in the Gulfton community is over 30% higher than in Houston overall, while the property crime rate is over 30% lower. The area with the highest concentration of crime in Gulfton is close to the intersection of High Star and Hillcroft Avenue.

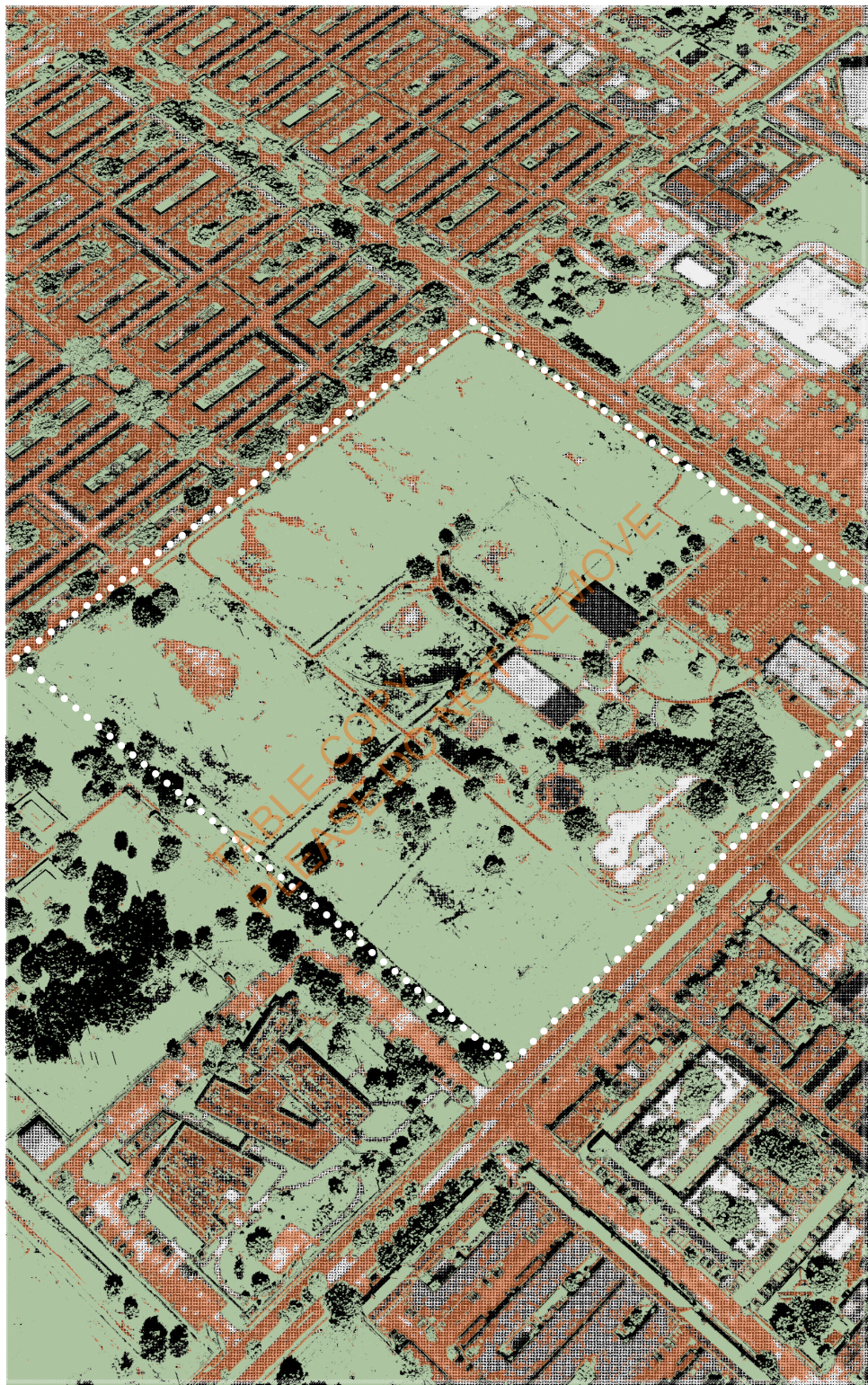


Above: Crime Rate Data, 2016
Gulfton ●
Houston ●
Below: 2016 Crime Map
Low High

Sources: HPD 2016 Data and 2016 UCR Data

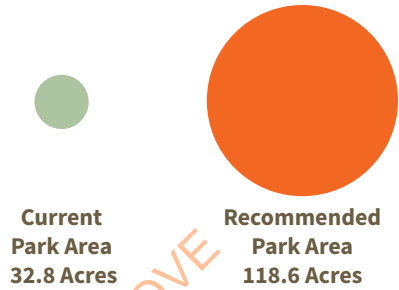


Crime Map



Parks

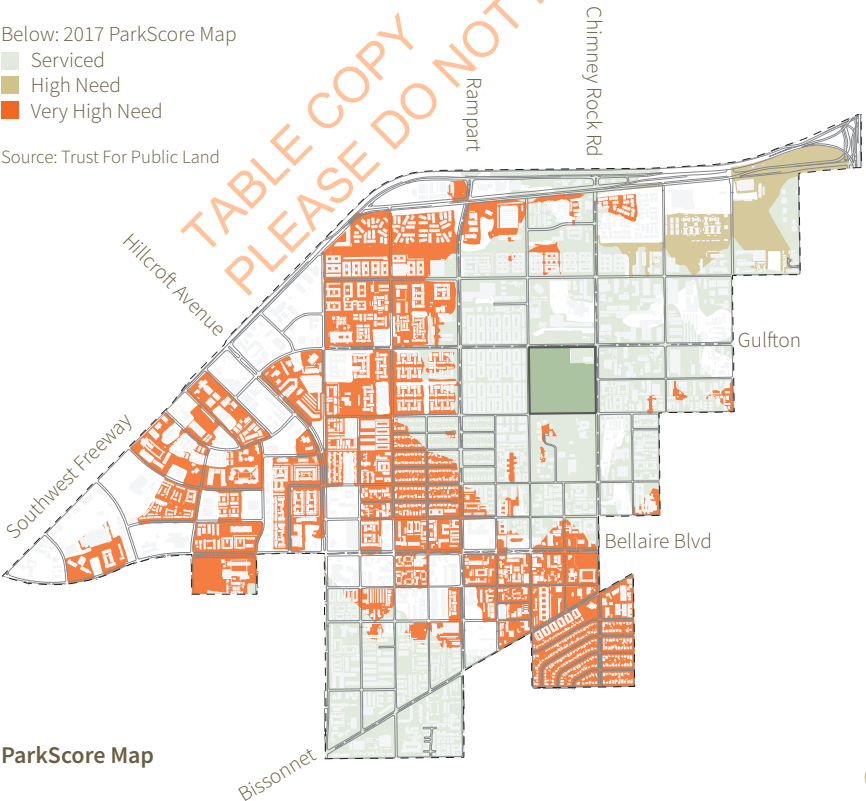
The Gulfton study area has one park, the 32.8 acre Burnett Bayland Park. Based on recommendations for neighborhood, community and pocket parks established in the 2015 Houston Parks and Recreation Department's (HPARD) Master Plan, the recommended park area for the community is 118.6 acres. Burnett Bayland is 27% of this recommended park area, an additional 85.8 acres are needed to meet the recommended standards.



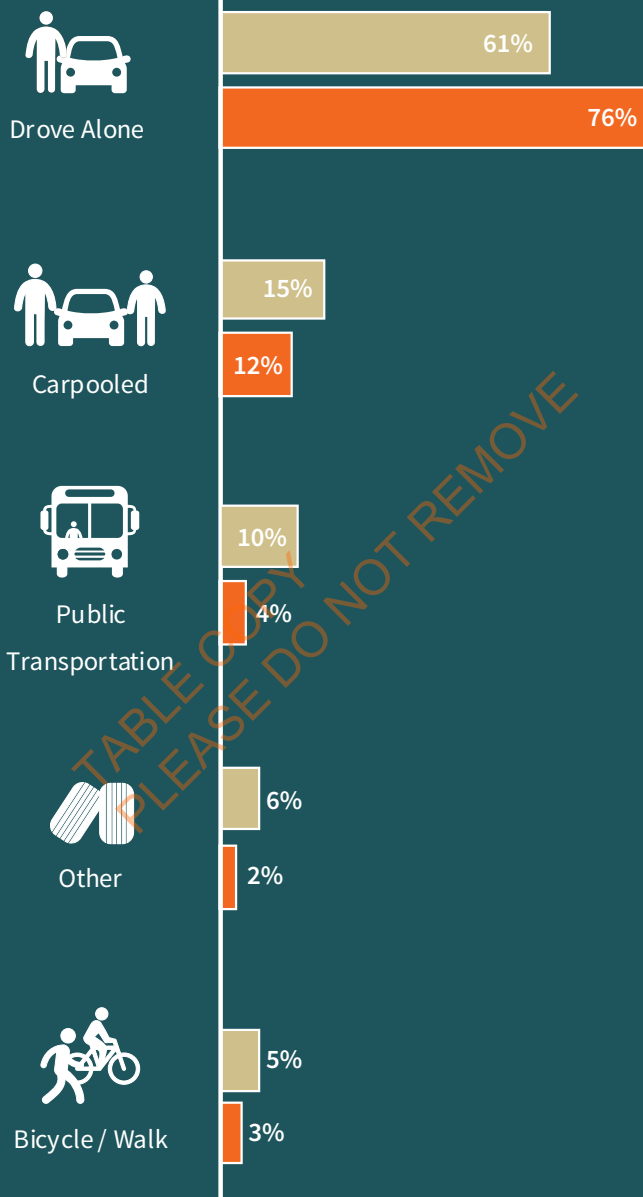
Below: 2017 ParkScore Map

- Below: 2017 ParkScore Map
- Serviced
- High Need
- Very High Need

Source: Trust For Public Land



ParkScore Map



Transportation

Gulfton is well-served by transit. Seven METRO bus routes serve the area, three of which are high frequency lines, running every 10-15 minutes. In 2015 16% of area households did not own a vehicle, compared to 9% in the city overall. As a result 10% of workers over the age of 16 years used transit to get to work, compared to 4% in the city overall, and only 61% drove alone.

Opposite Page: Means of Transportation to Work, 2015

Gulfton ■
Houston ■

Below: METRO Bus Routes Map
Red Line (every 15 min or less) ■
Blue Line (every 16 to 30 min) ■
Trash Can & Shelter at Bus Stop ●

Source: City of Houston GIS, METRO, ACS 2015 (5-Year)



Transit Map

PROSPERITY

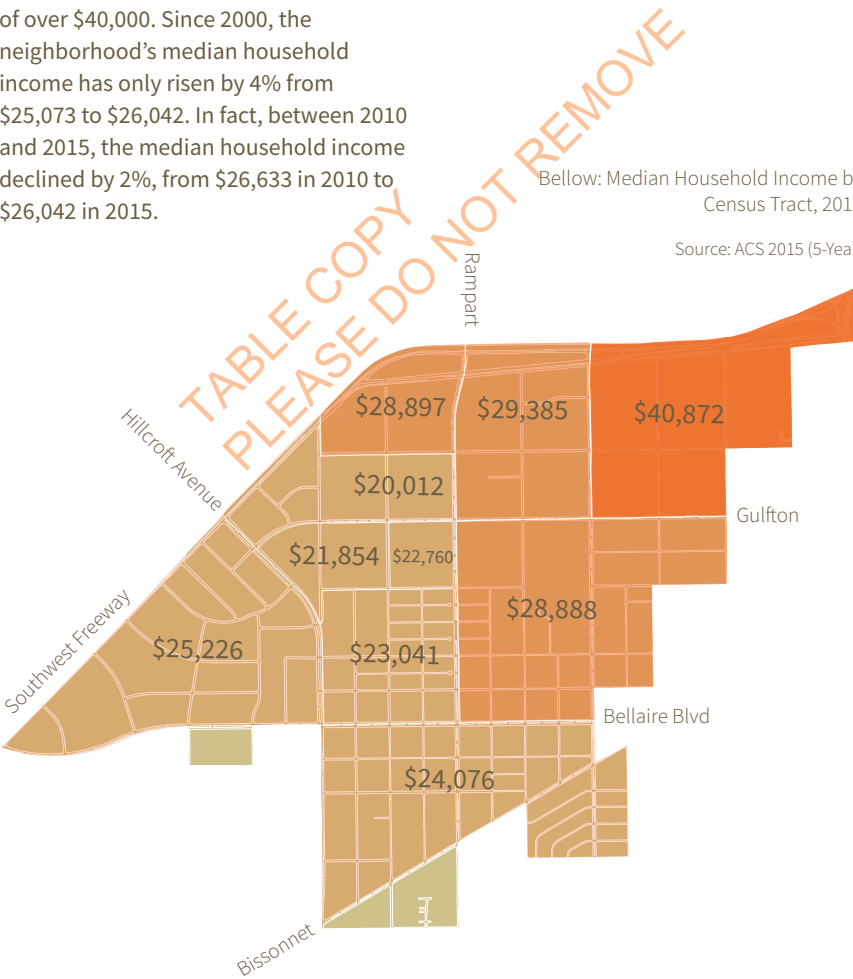
Income

The 2015 median household income in Gulfton was \$26,042, 56% of Houston's overall median household income of \$46,187. Income across the neighborhood predominantly ranges from \$20,000 to \$30,000, while the northeast tract has a median income of over \$40,000. Since 2000, the neighborhood's median household income has only risen by 4% from \$25,073 to \$26,042. In fact, between 2010 and 2015, the median household income declined by 2%, from \$26,633 in 2010 to \$26,042 in 2015.

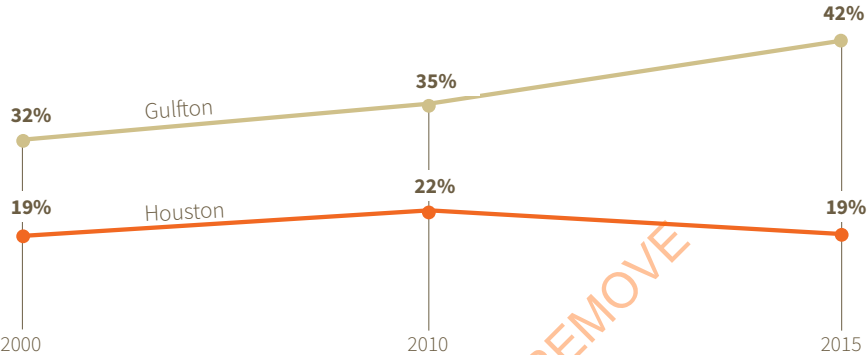
Over the last fifteen years poverty has risen drastically, increasing from 32% in 2000 to 42% in 2015, over twice the poverty rate of Houston overall.

Bellow: Median Household Income by Census Tract, 2015

Source: ACS 2015 (5-Year)

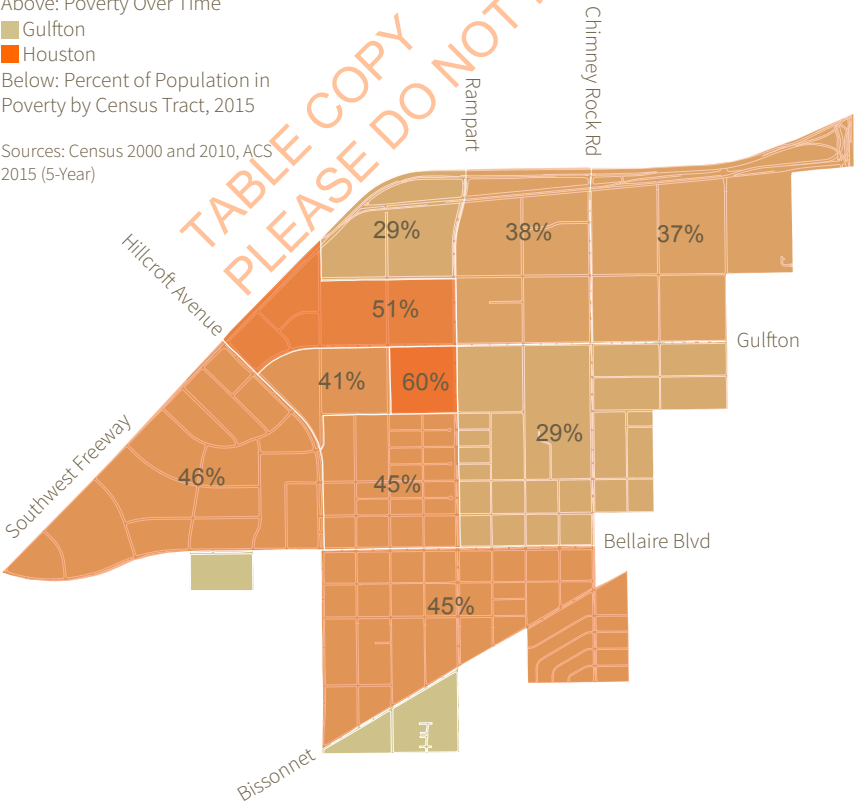


Poverty



Above: Poverty Over Time
Below: Percent of Population in Poverty by Census Tract, 2015

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



Housing Costs

Many residents in the Gulfton study area are burdened with housing costs. Overall 56% of renters and 15% of owners spend more than 30% of their income on housing. Almost all (99%) of renters who make less than \$20,000 spend more than 30% of income on housing, while 49% of homeowners who make less than \$20,000 are also experience this housing cost burden.

15% of all owners
spend > than 30% of
Income on Housing

15%

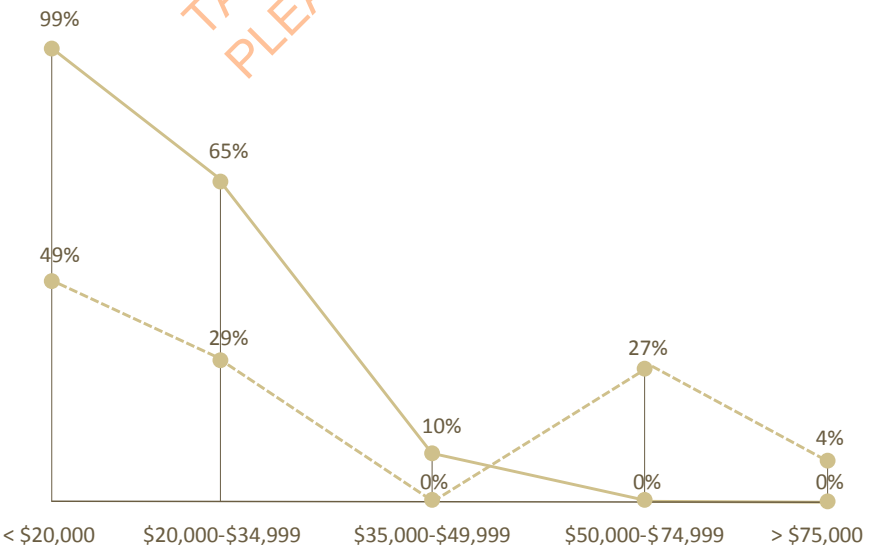
56% of all renters
spend > than 30% of
Income on Housing

56%

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.

In 2015 the largest employment sector in Gulfton was construction (22%), followed by building and grounds maintenance (16%). This is in contrast to the largest employment sectors in the city overall, which are professional and managerial occupations. Only 6% of Gulfton residents were unemployed in 2015, compared to 8% in Houston.

Unemployment Rate **Gulfton**



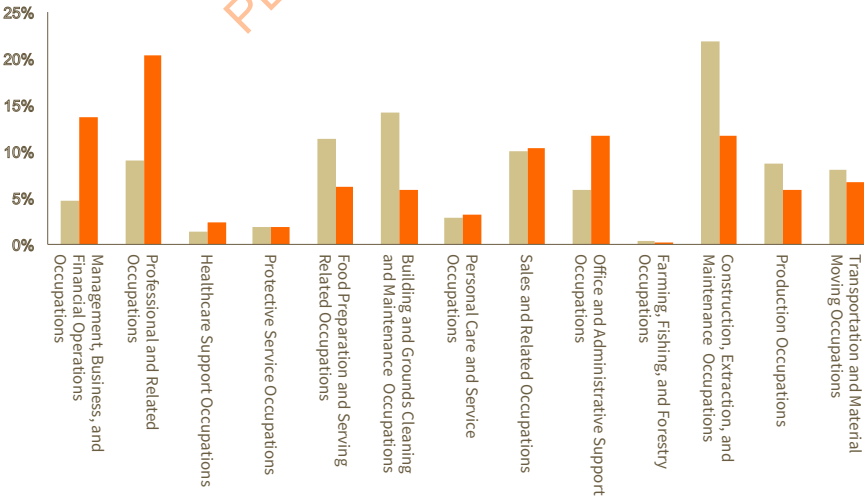
Unemployment Rate **Houston**



Below: Employment by Sector 2015
Gulfton ●
Houston ●

Source: ACS 2015 (5 Year)

Employment by Sector



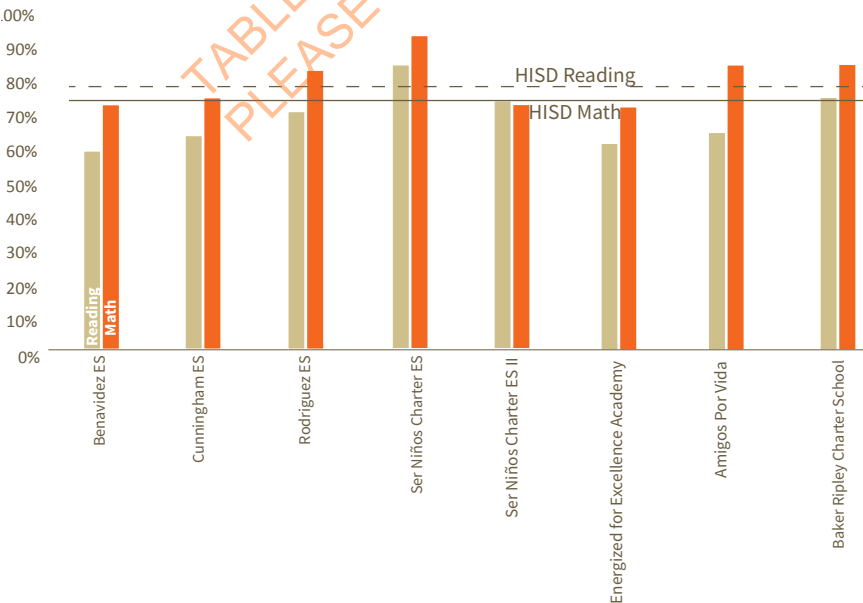
Education

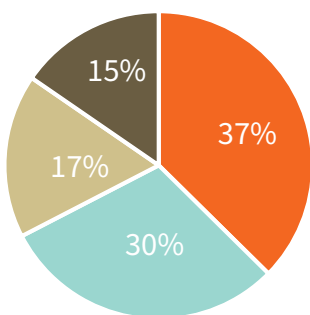
Neighborhood schools anchor communities and are an important road to success. Gulfton is served by seven public schools and seven charter schools. The Texas Education Agency's 2016 Academic Performance Report for the area's elementary schools illustrate that many area schools are exceeding the Houston Independent School District's fifth grade STAAR score averages for both reading and math. Ser

Niños Charter Elementary is performing the best among the neighborhood's eight elementary schools.

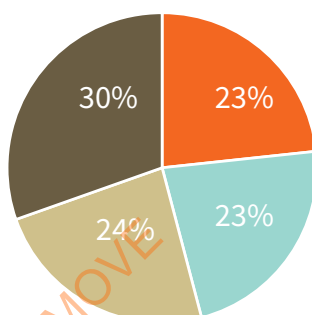
In 2015, 63% of the Gulfton population had received a high school diploma or equivalent, which is far lower than 77% of Houston residents overall. However, the percent of the population with a high school diploma has risen steadily from 48% in 2000 to 63% in 2015.

Gulfton TEA School Performance





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



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

Above: Education Attainment,
2015

- Less than High School
- High School Graduate
- Some College
- Bachelor's Degree or Higher

Opposite Page, Left: TEA Texas
Academic Performance Report for
Elementary Schools, 2015-2016

Sources: ACS 2015, TEA, Texas
Academic Performance Report 2015-
2016

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Notes

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