COMPLETE COMMUNITIES
Advisory Committee

Hazem A. Ahmed, Integrity Bank
Lauren Anderson, Houston Ballet
Angela Blanchard, Baker Ripley
Roberta Burroughs, Roberta F. Burroughs & Associates
Paul Charles, Neighborhood Recovery Community Development Corporation
Etta Crockett, Acres Homes Super Neighborhood President
Kathy Bluford Daniels, Super Neighborhood Alliance
Tomaro Bell, Super Neighborhood Alliance
Michael Huffmaster, Super Neighborhood Alliance
Tanya Debose, Independence Heights Redevelopment Council
Frances Dyess, Houston East End Chamber of Commerce
Kathy Flanagan Payton, Fifth Ward Community Reinvestment Council
Bo Fraga, Baker Ripley
Tory Gunsolley, Houston Housing Authority
Ramiro Guzman, Harris County TRIAD
Daniel Hinojosa, General Manager at Harris County General Store
Tiffany Hogue, Texas Organizing Project
Lester King, PhD., Rice University
Mary Lawler, Avenue CDC
Rick Lowe, Project Row Houses
Roy Malonson, Acres Homes Chamber of Commerce
Robert S. Muhammad, Ph.D.
Theola Petteway, OST/Almeda TIRZ
Jeff Reichman, January Advisors
Diane Schenke, Greater East End Management District
Juliet Stipeche, Mayor’s Office, Director of Education
Matt Thibodeaux, Midtown Redevelopment Authority
Amanda Timm, Houston LISC
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.
GULFTON
Neighborhood Support Team

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Jonathan Trinh
Carolina Turrubiates
Anne Whitlock
Azeb Yusuf
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.
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
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)
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

25% of Houston Residents are under the age of 18

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)

Population By Age

<table>
<thead>
<tr>
<th>Year</th>
<th>18-64 Years</th>
<th>Under 18 Years</th>
<th>Over 65 Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
<td>35,144</td>
<td>15,644</td>
<td>1,209</td>
</tr>
<tr>
<td>2010</td>
<td>31,672</td>
<td>14,522</td>
<td>1,154</td>
</tr>
<tr>
<td>2015</td>
<td>30,567</td>
<td>15,110</td>
<td>1,754</td>
</tr>
</tbody>
</table>
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.

Population by Race and Ethnicity

<table>
<thead>
<tr>
<th>Race/Ethnicity</th>
<th>Gulfton</th>
<th>Houston</th>
</tr>
</thead>
<tbody>
<tr>
<td>White</td>
<td>26%</td>
<td>8%</td>
</tr>
<tr>
<td>Black or African American</td>
<td>14%</td>
<td>14%</td>
</tr>
<tr>
<td>Asian</td>
<td>7%</td>
<td>6%</td>
</tr>
<tr>
<td>Hispanic or Latino</td>
<td>69%</td>
<td>44%</td>
</tr>
<tr>
<td>Other/Two or More Races</td>
<td>3%</td>
<td>2%</td>
</tr>
</tbody>
</table>

Above: Percent of Residents Born Outside the U.S., 2015
Below: Population by Race and Ethnicity, 2015

Source: ACS 2015 (5-Year)
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.

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

<table>
<thead>
<tr>
<th>Year</th>
<th>Total Housing Units</th>
<th>% of Vacant Housing Units</th>
<th>Persons per Household</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
<td>19,644</td>
<td>10%</td>
<td>2.94</td>
</tr>
<tr>
<td>2010</td>
<td>19,863</td>
<td>18%</td>
<td>2.90</td>
</tr>
<tr>
<td>2015</td>
<td>19,915</td>
<td>15%</td>
<td>2.80</td>
</tr>
</tbody>
</table>

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

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

**Tenure and Type**

Top: Tenure, 2015
Bottom: Housing by Type, 2015

- Gulfton
- Houston

Source: ACS 2015 (5-Year)

**Housing by Type**

- Detached: 45%
- Attached: 5%
- 1 to 2: 4%
- 3 to 4: 6%
- 5 to 9: 7%
- 10 to 19: 25%
- 20 to 49: 14%
- 50 or More: 8%
- Other: 1%
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.

TABLE COPY

<table>
<thead>
<tr>
<th>Multi-Family Habitability Violation</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>$726</strong></td>
</tr>
<tr>
<td>Median Rent Gulfton</td>
</tr>
<tr>
<td><strong>$873</strong></td>
</tr>
<tr>
<td>Median Rent Houston</td>
</tr>
</tbody>
</table>

Above: Median Rent, 2015
Below: 2016 311 Service Requests Map
Multifamily Habitability Violation
Sources: City of Houston 311 Data, ACS 2015 (5-Year)
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

Below: 2016 Crime Map

Sources: HPD 2016 Data and 2016 UCR Data
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

Service | High Need | Very High Need
--- | --- | ---
Serviced | High Need | Very High Need

Source: Trust For Public Land
Drove Alone: 61% (76% of total)
Carpooled: 15%
Public Transportation: 10%
Other: 6%
Bicycle / Walk: 5%
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.
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
- Gulfton
- Houston

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.

Housing Cost Burden > 30% by Income

Source: ACS 2015 (5 Year)
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.

Below: Employment by Sector 2015

Gulfton
Houston

Source: ACS 2015 (5 Year)
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. 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.
Above: Education Attainment, 2015
- Less than High School
- High School Graduate
- Some College
- Bachelor’s Degree or Higher


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