

KASHMERE GARDENS

Complete Communities

Data Book

2019

COMPLETE COMMUNITIES

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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.

KASHMERE GARDENS

Neighborhood Support Team

The first step in Complete Communities is to connect with community leaders in the area. 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.

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.

Jerry Davis
Julia Ossemi-Seied
Patricia Bourgeois
Robin German Curtis
Dineta Frazier
Veronica Hernandez
Stella Ramirez
Karla Cisneros
Willow Curry
Omar Aldabagh
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Senchel Matthews
Elaine Morales
Kenneth Williams
Huey German-Wilson
Shemia Lindsey

Neighborhood Support Team as of September 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.

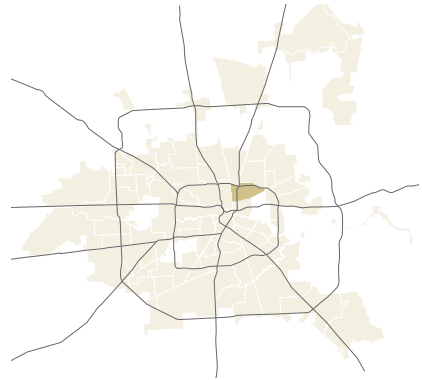


KASHMERE GARDENS

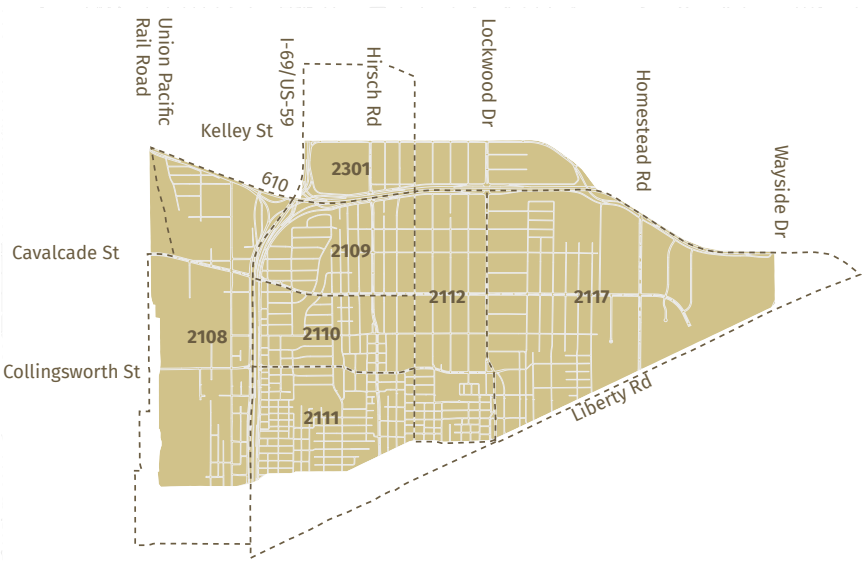
Introduction

Kashmere Gardens, located northeast of downtown Houston, is a historical African American community. The boundaries of the Complete Communities study area are approximately Loop 610 and Kelley Street to the north, Liberty Road to the south, the Union Pacific rail corridor to the west, and Wayside Drive 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 2108, 2109, 2110, 2111, 2112, 2117 and 2301.



Above: Location Map

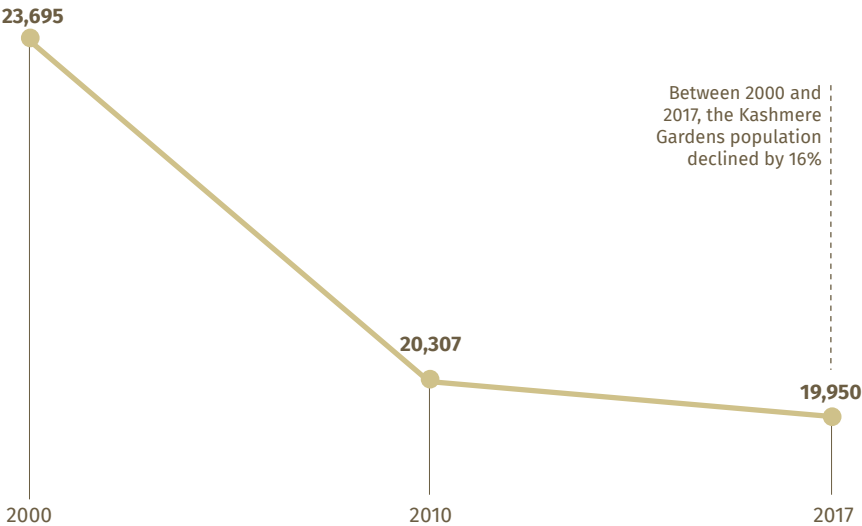


Census Tract Map

PEOPLE

Population

The Kashmere Gardens Complete Communities study area was home to 19,950 people in 2017. Between 2000 and 2017, the population of the neighborhood declined by 16%, dropping from 23,695 people in 2000 to 19,950 by 2017. Over the same time period the City of Houston grew by 16%.



Population Change

Age

Between 2000 and 2017, the number of residents aged 18 or younger in Kashmere Gardens dropped by 34%. In 2000 there were 7,274 children and youth aged 18 or younger, by 2017 this number had declined to 4,831.

In the same time period, the number of seniors also declined. In 2000 there were 3,257 seniors, by 2017 there were only 2,609.

-34%

2000-2017 percent
change in residents
under 18 years



-5%

2000-2017 percent
change in residents
aged 18-64



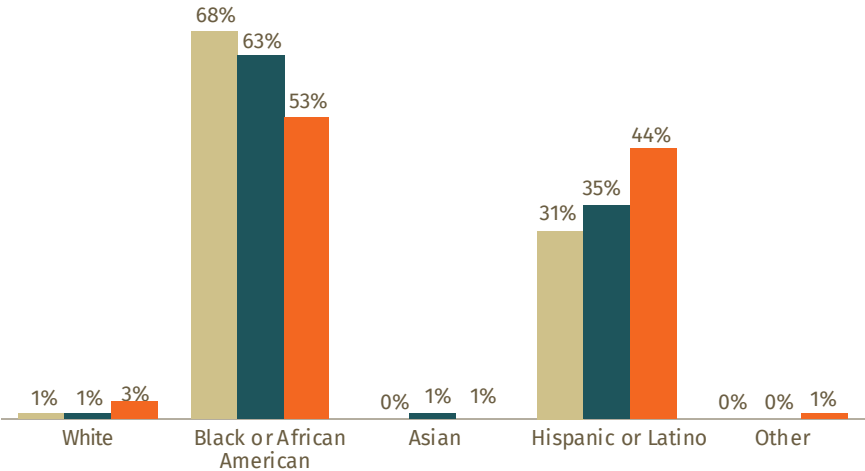
-20%

2000-2017 percent
change in residents
over 65 years



Race and Ethnicity

The demographics of Kashmere Gardens are reflective of changes across Houston as a whole. In 2000, 68% of the population was Black or African American. By 2017, the percent of Black or African American residents decreased to 53%, while the Hispanic or Latino population rose to 44%.



Legend:

- 2000
- 2010
- 2017

Population by Race and Ethnicity Over Time

Voting Data

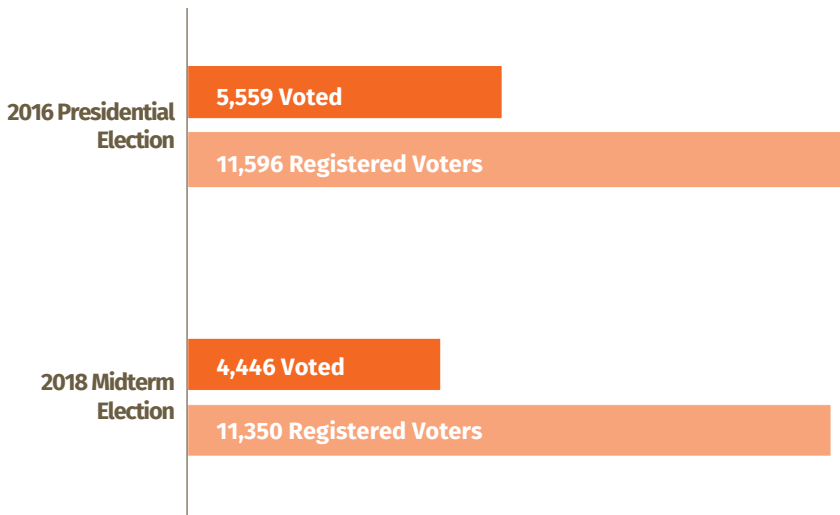
In 2016, there were 11,596 registered voters in Kashmere Gardens. During the 2016 presidential election, 5,559 residents, or 48% of registered voters, cast a ballot in the neighborhood. This is lower than the voter participation rate in Harris County, which was 61% of registered voters.

Percent of registered voters in **Kashmere Gardens** who voted in 2016

48%

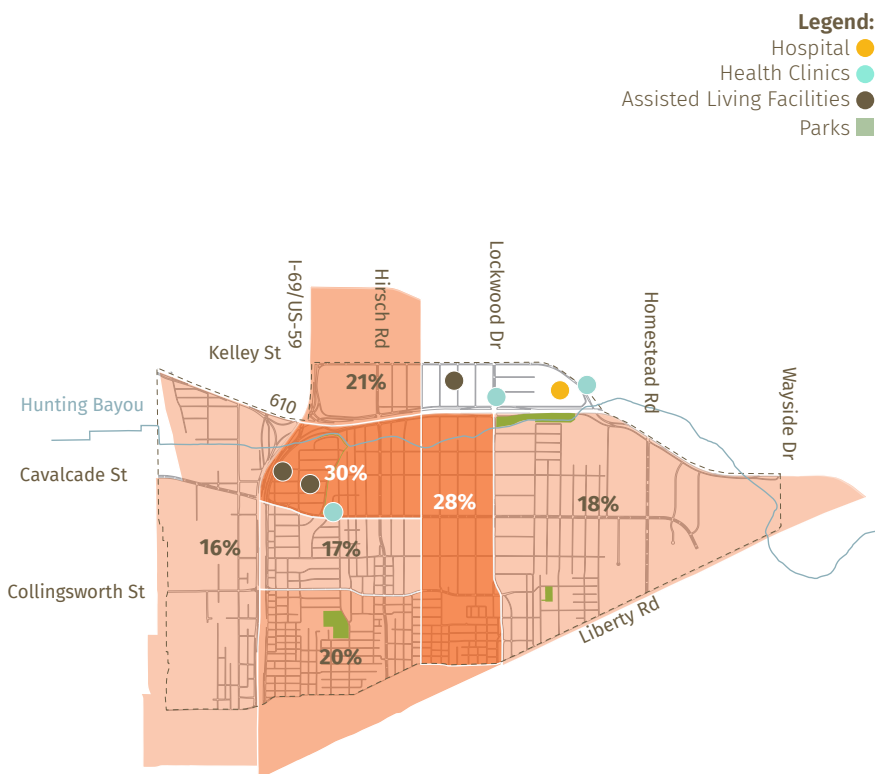
Percent of registered voters in **Harris County** who voted in 2016

61%



voting Data

Source: Harris County Clerks Office



Health Amenities and Percent of Residents with a Disability Map

Health

In 2017, 20% of the population in Kashmere Gardens lived with a disability, substantially higher than the 10% in Houston. Seniors are the age group most affected by disabilities, with more than half of the population having a disability. In the same year, 31% of the population lacked health insurance.

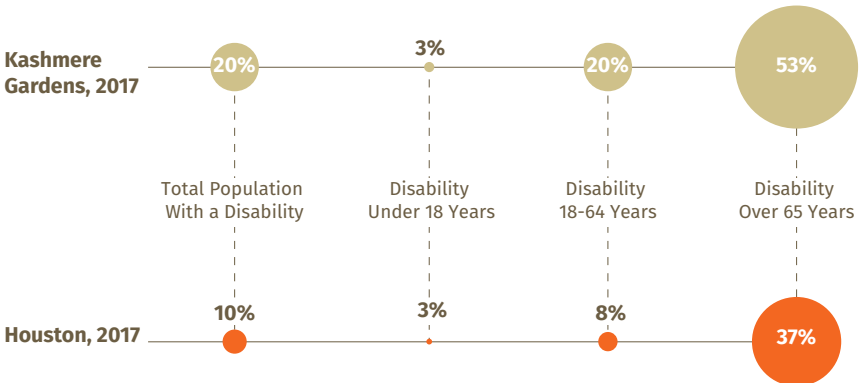
The neighborhood is served by three health clinics, three assisted living facilities, and one hospital, Lyndon B Johnson.

Kashmere Gardens
residents with health
insurance, 2017

69%

Houston residents
with health
insurance, 2017

76%



Residents with Disabilities by Age Group, 2017

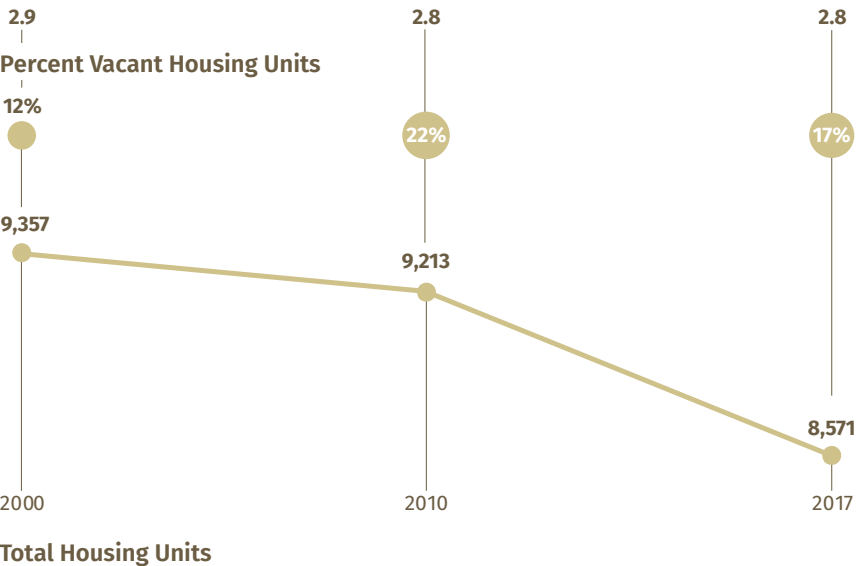
PLACE

Housing

Since 2000, the number of housing units in Kashmere Gardens declined by 8%, dropping from 9,357 in 2000 to 8,571 in 2017. Over the same time period, the percent of vacant units in the neighborhood increased from 12% to 17%.

In 2017, 34% of households in the neighborhood were occupied by a single person. Furthermore, 12% of households were seniors, over the age of 65 years, living alone, and 28% were single mothers.

Persons per Household



Housing Costs

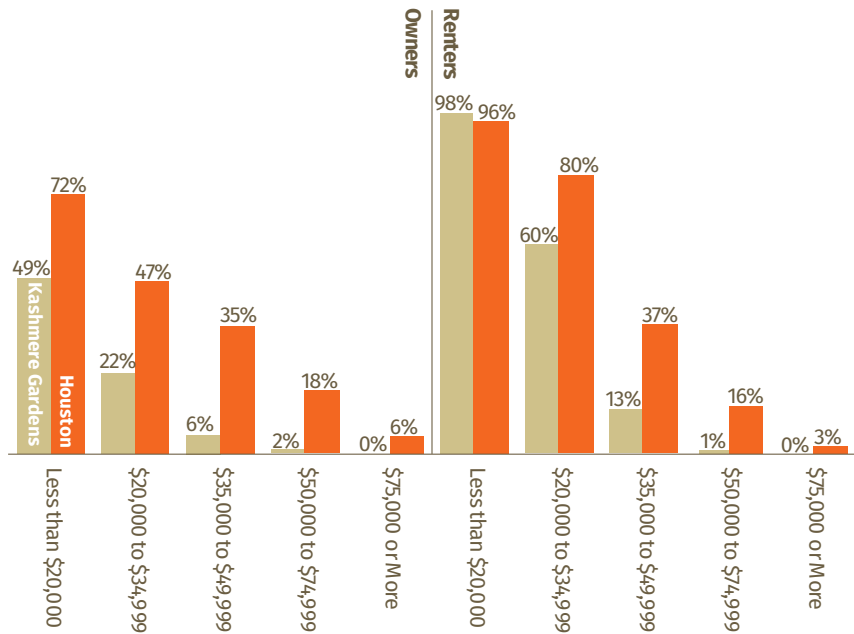
High housing costs are a challenge for many families in Houston. In 2017, 39% of all households in Kashmere Gardens spent more than 30% of their income on housing. Renters in the neighborhood had a higher housing cost burden than owners, with 54% spending more than 30% of their income on rent.

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

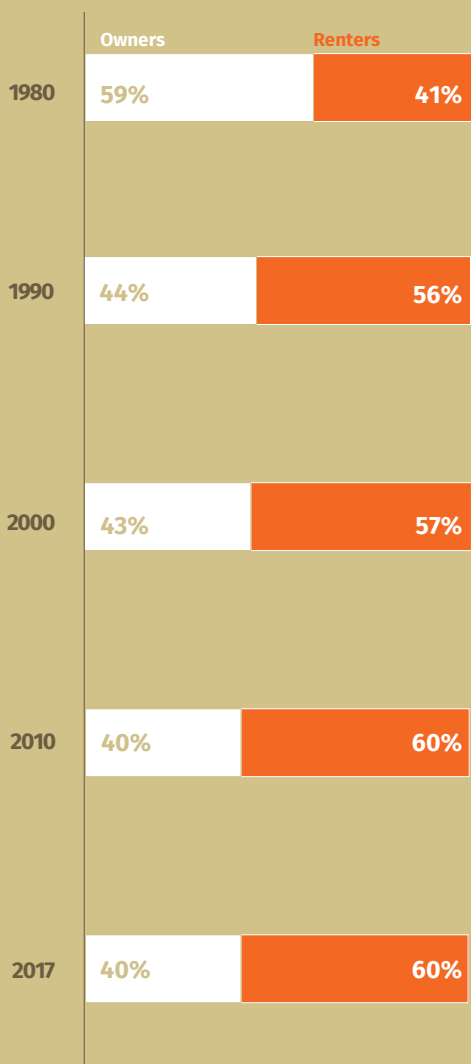
18%

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

54%



Housing Cost Burden > 30% by Income



Black or African American Tenure Over Time

Housing Tenure and Type

In 2017, the majority of housing in Kashmere Gardens was single family, making up 79% of all housing. In the same year, single family homes represented 50% of all housing in Houston.

In 2017, 43% of neighborhood households owned their home. Since 1980 homeownership for Black and African American households in Kashmere Gardens declined by 19%.

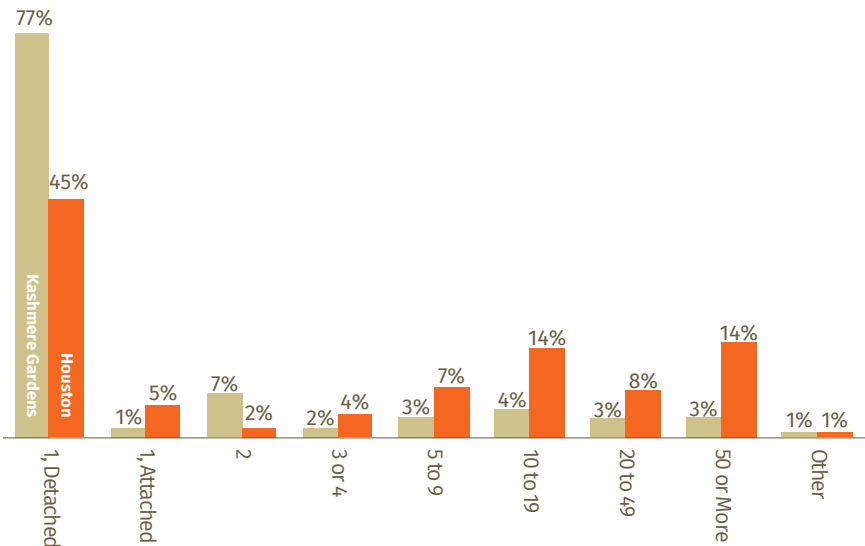
Percent Owners,
2017

43%

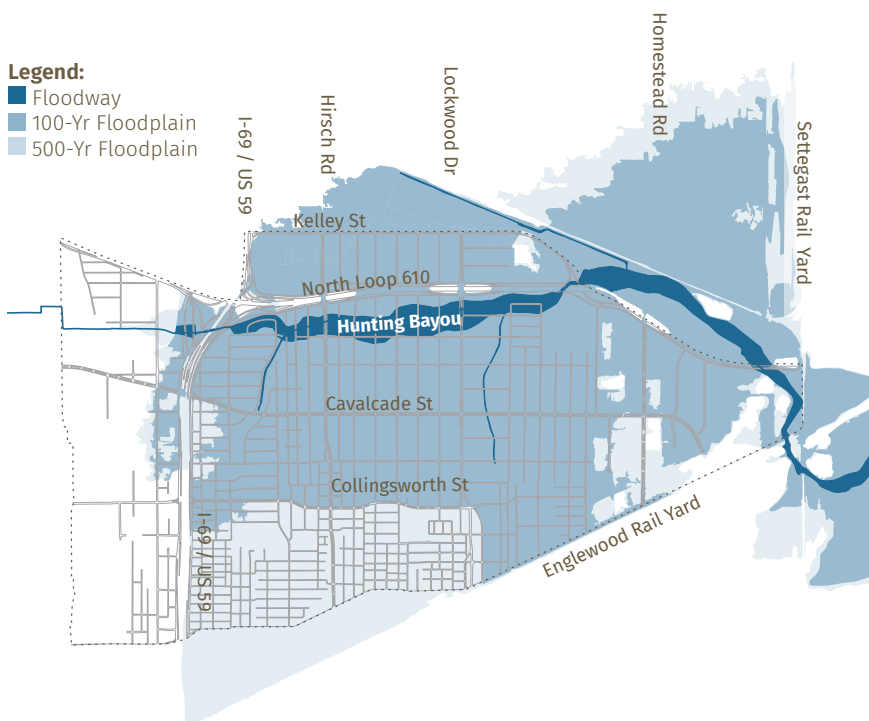
Percent Renters,
2017

57%

Kashmere Gardens Tenure



Housing Units by Type, 2017



Floodplain Map

Flood Risks

The majority of Kashmere Gardens is inside a flood risk area, either the floodway, 100-year or 500-year floodplain. The FEMA Flood Hazard maps indicate substantial flood risks across the neighborhood and along Hunting Bayou.

The neighborhood is divided by rail corridors, Hunting Bayou, and industrial development. Two large rail yards define the eastern and southern boundaries of the neighborhood, the rail yards act as barriers and increase flood risks.



Bayous and Drainage Easements

Parks

Kashmere Gardens has five public parks: Delce Park, Evella Park, Hutcheson Park, Mickey Leland Memorial Park, and Tuffly 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 31-acre park deficit.



Park Map

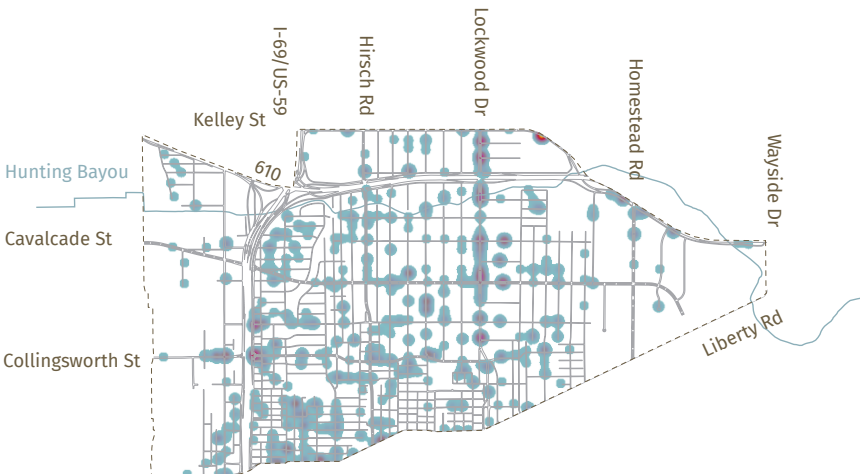
Crime

Kashmere Gardens is served by the Houston Police Department's Northeast Division, Beat 7C20. In 2017, the property crime rate in the neighborhood was more than double the rate in Houston. In the same year, the violent crime rate in the neighborhood was more than five times the rate in Houston.



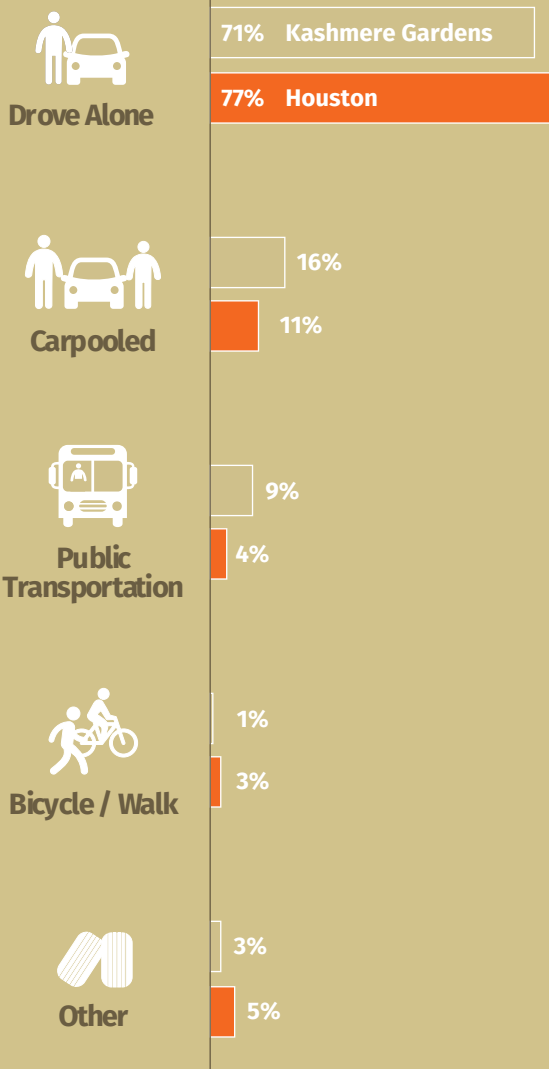
Crime Rate, 2017

Sources: HPD 2017, UCR 2017



Crime Heat Map

Low High



Means of Transportation To Work, 2017

Transportation

Kashmere Gardens is well-served by public transportation. In 2017, 9% of residents over the age of 16 rode public transit to work, which is more than double the 4% in Houston. In the same year, 18% of households in Kashmere Gardens did not have access to a vehicle, double the 9% in Houston.

Percent of households in **Kashmere Gardens** without a vehicle, 2017

18%

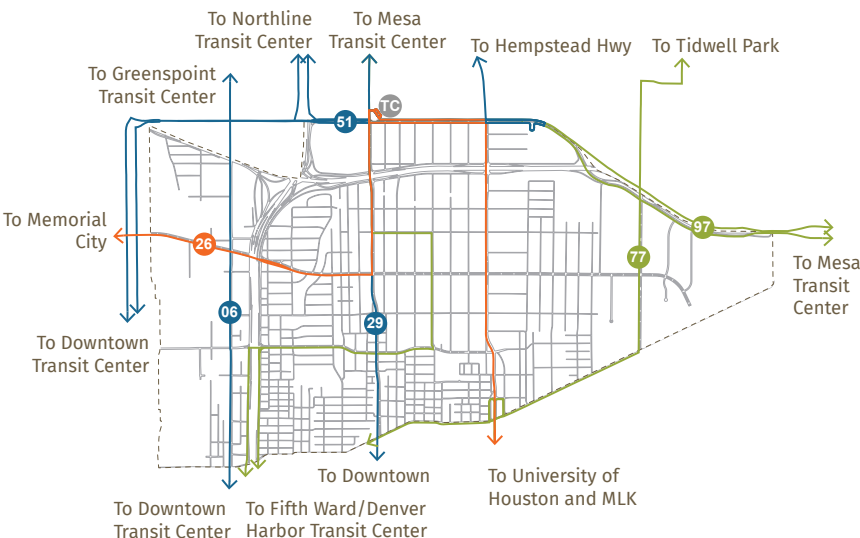
Percent of households in **Houston** without a vehicle, 2017

9%

There are six bus routes serving the community, one is a high frequency route running every 15 minutes, three are mid-frequency routes running every 30 minutes, and two are 60 minute routes.

Legend:

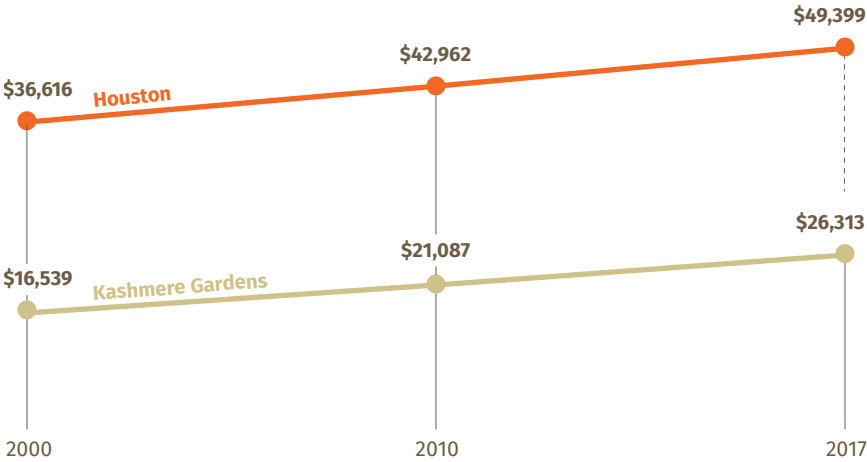
High Frequency (15 mins) —
 Mid-Frequency (30 mins) —
 Low Frequency (60 mins) —



PROSPERITY

Income

In 2017, the median household income in Kashmere Gardens was \$26,313, compared to \$49,399 in Houston. Median household income in the neighborhood has grown by 59% since 2000, but remains extremely low.

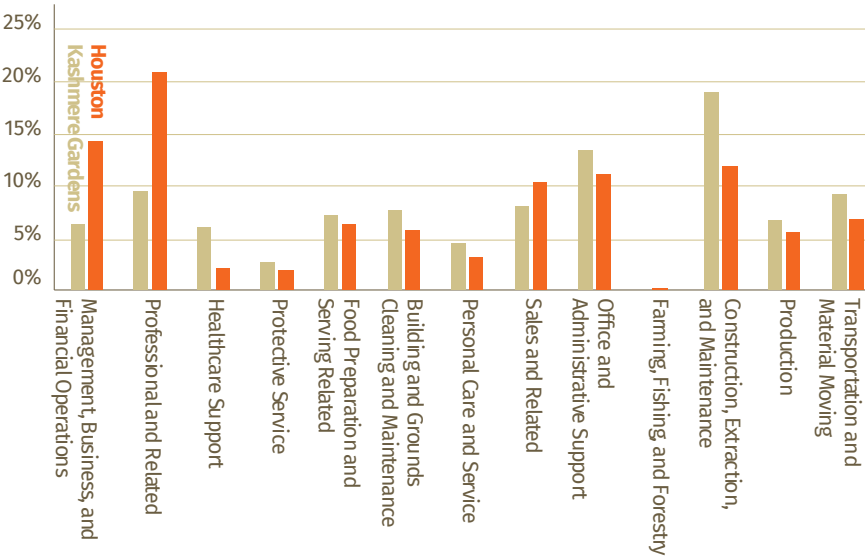


Median Household Income Over Time

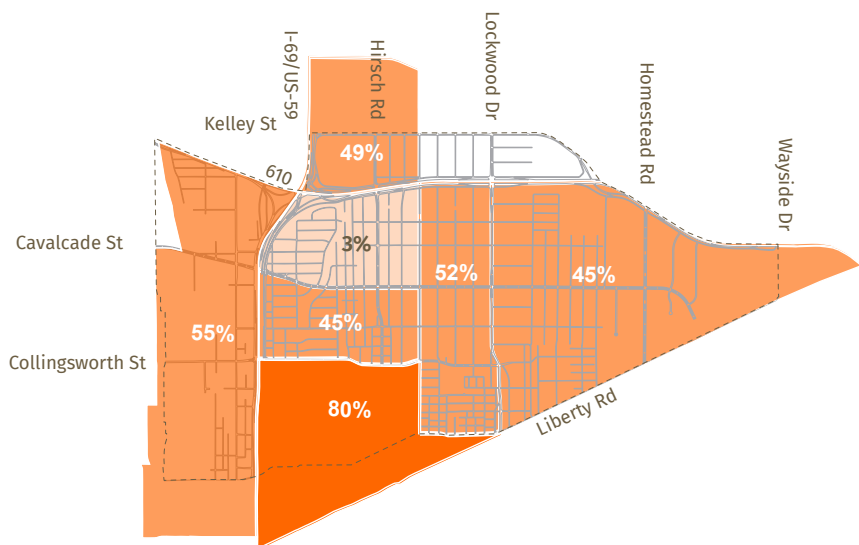
Employment

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.

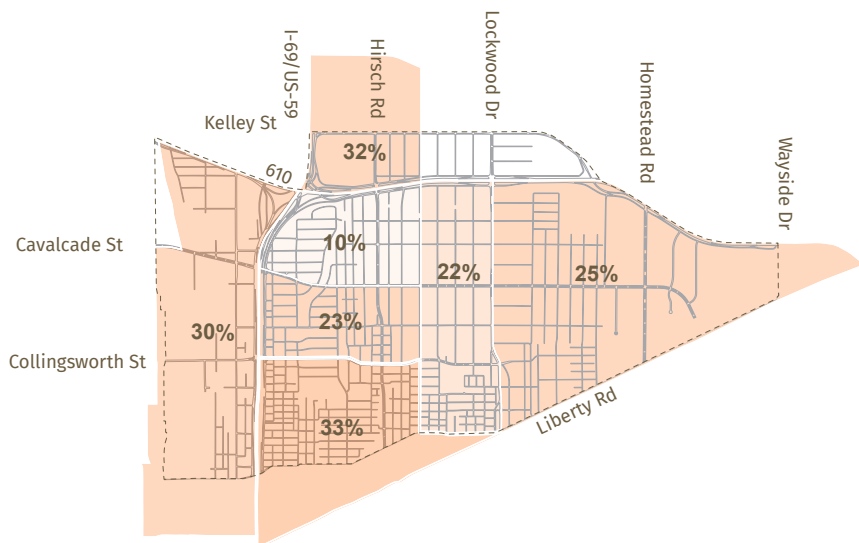
In 2017, the largest employment sector in Kashmere Gardens was construction, which employed 19% of workers, this was followed by office and administrative support occupations at 12%.



Employment by Sector, 2017



Percent Children Living in Poverty, 2017

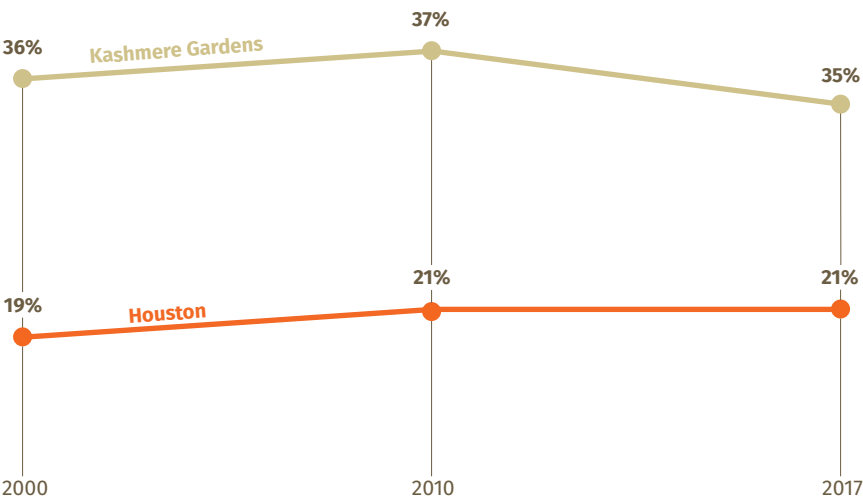


Percent Seniors Living in Poverty, 2017

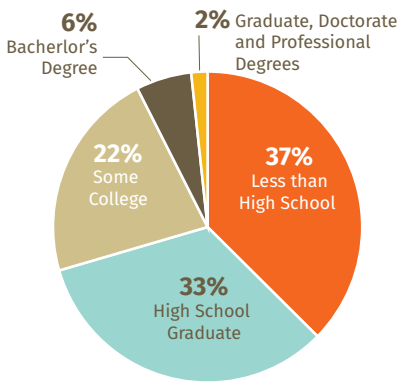
Poverty

In 2017, 35% of families in Kashmere Gardens had incomes below the federal poverty level. While the percent of families living below poverty has declined since 2000, the neighborhood poverty level was 14% higher than in Houston overall in 2017.

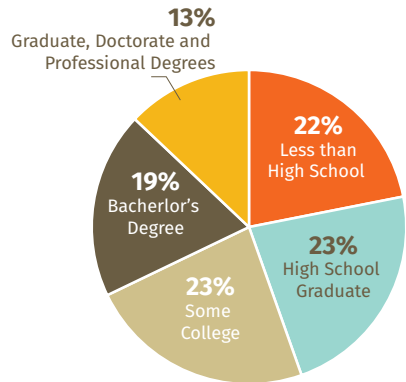
Children are the most vulnerable population group in Kashmere Gardens. In 2017, poverty rates for residents under the age of 18 was 58%, much higher than the 33% in Houston.



Change in Poverty Over Time



**Educational Attainment
Kashmere Gardens, 2017**



**Educational Attainment
Houston, 2017**



School Location Map

Education

Kashmere Gardens is served by six public schools, one parochial school, and one charter school. According to the 2018 Children at Risk school rankings, there are no high performing schools in Kashmere Gardens, receiving an A or B grade. Kashmere High School was recently removed from the state list of public schools that must improve.

Educational attainment has improved in the neighborhood since 2000, when only 45% of area residents over the age of 25 had graduated from high school. By 2017, 63% had graduated from high school. In Houston 78% had a high school diploma in 2017.

1	Yes Prep Northside	D	C	C+
2	Isaacs Elementary School	C	D	C-
3	Ross Elementary School	F	F	C-
4	Fleming Middle School	F	D-	D
5	Francis Scott Key Middle School	F	F	F
6	Kashmere Gardens Elementary School	F	F	F
7	St Francis of Assisi School	NA	NA	NA
8	Kashmere Gardens High School	F	F	F

Children at Risk School Rankings201620172018

Source: Children at Risk, 2016, 2017, 2018



Complete Communities Initiative

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