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
David Abraham, Ph.D., 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
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.
MAGNOLIA PARK | HARRISBURG | MANCHESTER

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.

Priscilla Argueta
Keren Argueta
Janice Carter
Martin Chavez
Lilly Cortez
Miguel De Luna
Frances Castaneda Dyess
Celia Garcia
Luis Garcia-Alvarez
Adriana Gonzalez
Ana Gonzalez
Veronica Chapa Gorczynski
Alejandro Gonzalez
Marita Guerrero
Lalo Guajardo
Olivera Jankovska
Karina Lopez
Eva Loredo
Joaquin Martinez
Betty McGinnis
Marcie Mir
Elaine Morales

Gareth Morgans
Mary Jane Naquin
Lupe Olivarez
Anne Olson
Jorge Olvera
Melinda Ortega
Louis Perez
Paul Richards-Kuan
Gloria Rodriguez
Ruth Ruiz
Fred Salinas
Henry Sanchez
Daniel Santamaria
Ethel Terrel
Antonia Trevino-Cruz
Celia Valles
Christi Vasquez
Victor Villareal
Damion Walker
Theresa Williams
Sandra Zamarripa
Gloria Zenteno

Neighborhood Support Team as of October 2019
Table of Contents

Mayor Sylvester Turner’s Announcement 7
Introduction 9
People 10
Place 17
Prosperity 24
“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
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.
The Magnolia Park | Harrisburg | Manchester Complete Communities study area is located east of downtown Houston. The boundaries of the study area are Buffalo Bayou to the north, La Porte Freeway and MKT Railroad to the south, Terminal Street to the west, and Sims Bayou to the east.

Data included here has been collected from the 2000 Census, and the 2010 and 2017 American Community Survey for the following Census Tracts 3109, 3110, 3111, 3114 and 3242.
PEOPLE

Population

The Magnolia Park | Harrisburg | Manchester Complete Communities study area was home to 20,598 people in 2017. Between 2000 and 2017, the population of the neighborhood declined from 26,274 to 20,598 people, a 22% loss. In contrast, the City of Houston grew in population by 16%.

In 2017, the population density of Houston was 3,782 people per square mile. In the study area there are two census tracts with a population density twice that of Houston, and two census tracts where the density is much lower.

Population Density by Census Tract, 2017

Between 2000 and 2017 the population of Magnolia Park | Harrisburg | Manchester declined by 22%
Race and Ethnicity

Magnolia Park | Harrisburg | Manchester are each different neighborhoods, with unique histories. As a whole, the study area was majority Hispanic or Latino in 2017, at 95%. In the same year, 42% of residents were born outside the United States.

Population by Race and Ethnicity, 2017
Age

Between 2000 and 2017, the number of residents in the study area under the age of 18 dropped by 32%. In 2000 there were 8,786 children and youth aged 18 or younger, by 2017 this number had declined to 5,993. Over the same time period the number of adults, between the ages of 18 and 64 years, also declined.

In contrast, the number of seniors increased from 2,104 in 2000 to 2,179 in 2017. In 2017, senior residents, over the age of 65, represented 11% of the total population.
Voting Data

In 2018, there were 7,892 registered voters in the Complete Communities study area, an increase of 5% since 2016. During the 2016 presidential election 47% of registered voters in the study area voted, compared to 61% in Harris County overall.

Presidential Election 2016
- 7,542 Registered Voters
- 3,538 Voted

Midterm Election 2018
- 7,892 Registered Voters
- 3,086 Voted

Percent of registered voters in Magnolia Park | Harrisburg | Manchester who voted in 2016: 47%

Percent of registered voters in Harris County who voted in 2016: 61%

Source: Harris County Clerks Office
Legend:
- Grocery Stores
- Health Clinics
- Pharmacies
- Toxic Release Inventory Sites

Source: EPA Enviromapper

Health Amenities and Toxic Release Inventory Sites
Health

The study area is served by four grocery stores, ten clinics, and four pharmacies. There are also 57 toxic release inventory sites in the study area. The Environmental Protection Agency regulates toxic release inventory sites across the United States, which are required to report chemical releases annually.

In 2017, 35% of Magnolia Park | Harrisburg | Manchester residents did not have health insurance, compared to 24% in Houston. In the same year, 15% of the population lived with a disability, much higher than the 10% in Houston. More than half of area seniors reported disabilities.
PLACE

Housing and Industry

The Magnolia Park | Harrisburg | Manchester study area extends along the southern boundary of the Houston Ship Channel. As a result, industrial land uses, including shipping industries and refineries, are located adjacent to residential neighborhoods.

In 2017, there were 7,815 housing units in the study area, with very little change over the years. However, the percent of vacant housing units in the area has continued to grow. In 2000, 9% of area housing was vacant, by 2017 this number had increased to 21%.

Persons per Household

<table>
<thead>
<tr>
<th>Year</th>
<th>Persons per Household</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
<td>7,847</td>
</tr>
<tr>
<td>2010</td>
<td>8,035</td>
</tr>
<tr>
<td>2017</td>
<td>7,815</td>
</tr>
</tbody>
</table>

Percent Vacant Housing Units

<table>
<thead>
<tr>
<th>Year</th>
<th>Percent Vacant Housing Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
<td>9%</td>
</tr>
<tr>
<td>2010</td>
<td>16%</td>
</tr>
<tr>
<td>2017</td>
<td>21%</td>
</tr>
</tbody>
</table>
Housing Tenure and Type

In 2017, the majority of housing in the study area was single family, making up 74% of all housing. In Houston, single family homes made up only 50% of all housing in the same year.

In 2017, half of area residents were renters, while the other half owned their homes. Home ownership rates vary across area census tracts, from a low of 35% to a high of 63%. The percent of homeowners in the study area increased by 4% between 2000 and 2017, rising from 46% to 50%. Over the same time period home ownership in Houston declined by 3%, dropping from 46% in 2000 to 43% in 2017.
Housing Costs

High housing costs are a challenge for many families in Houston. In 2017, 35% of all households in the study area spent more than 30% of their income on housing. Renters in the neighborhood had a higher housing cost burden than owners, with 47% 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
**Parks**

The study area is home to six parks: Buffalo Bend Nature Park, Hidalgo Park, DeZavala Park, John R. Harris Park, Peiser Park, and Hartman Park. The study area parks total 55 acres, above the recommended standards established by the Houston Parks and Recreation Department in the 2015 Master Plan.

While the Magnolia Park neighborhood is well served by both on-street and off-street bike routes and trails, neither the Harrisburg or Manchester neighborhoods have dedicated bike lanes.

---

Legend:
- Parks
- High Comfort Bike Lane
- Low Comfort Bike Lane
- Off Street Bike Lane

Sources: Houston Bike Plan, City of Houston GIS
Crime

The study area is served by the Houston Police Department’s Eastside Division. Magnolia Park is located in Beat 11H10, and Harrisburg and Manchester in 11H20. In 2017, the property crime rate in the study area was almost double the rate in Houston overall, while the violent crime rate was 150% higher. Crime is concentrated in the Magnolia Park neighborhood.

Crime Rate

Sources: HPD 2017 Data, UCR 2017

Crime Heat Map, 2017

Low  High
Means of Transportation To Work, 2017
Transportation

The study area is served by five METRO bus routes and the Green Line (light rail). The majority of area transit routes serve the residents of Magnolia Park, while the residents of Harrisburg and Manchester have more limited transit options.

Between 2000 and 2017, the percent of workers over the age of 16 riding public transit had declined from 9% to 3%. Over the same time period, the percent of households without a vehicle declined from 21% to 12%.

Percent of households in Magnolia Park | Harrisburg | Manchester without a vehicle, 2017
12%

Percent of households in Houston without a vehicle, 2017
9%

Legend
Green Line (Light Rail) -
High Frequency Bus Route (15 mins) -
Mid-Frequency Bus Route (30 mins) -
Low Frequency Bus Route (60 mins) -
In 2017, the median household income in the combined neighborhoods was $32,564, compared to $49,399 in Houston. Median household income in the study area grew by 36% between 2000 and 2017, but remained well below the Houston median.
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 study area was construction, which employed 27% of workers, this was followed by production occupations at 13%.
Poverty

In 2017, 31% of families in the study area had incomes below the federal poverty level. The percent of households living below poverty has increased since 2010, when 26% of households lived below poverty.

Poverty rates for residents under the age of 18 in the study area were 46% in 2017, much higher than the 33% in Houston. In addition, the percent of seniors living in poverty was 30%, compared to 14% in Houston.
Percent of Seniors Living in Poverty, 2017

Percent of Children Living in Poverty, 2017
Educational Attainment
Magnolia Park | Harrisburg | Manchester, 2017

- 50% Less than High School
- 25% High School Graduate
- 18% Some College
- 5% Bachelors Degree
- 2% Graduate, Doctorate and Professional Degrees

Educational Attainment
Houston, 2017

- 22% Less than High School
- 13% Graduate, Doctorate and Professional Degrees
- 23% High School Graduate
- 19% Some College
- 13% Bachelors Degree
- 2% Graduate, Doctorate and Professional Degrees
Education

The Complete Communities study area is served by nine public schools and three charter schools. According to the 2018 Children at Risk School Rankings, only two schools are high performing, receiving an A or B grade. Overall, the Children at Risk rankings of area schools have declined since 2016.

Educational attainment has slowly improved in the study area over time, but remains far below the Houston average. Between 2000 and 2017, the number of residents over the age of 25 with a high school diploma, or equivalency, increased from 31% to 50%.

<table>
<thead>
<tr>
<th>Children at Risk School Rankings</th>
<th>2016</th>
<th>2017</th>
<th>2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tijerina Elementary School</td>
<td>C</td>
<td>D</td>
<td>C-</td>
</tr>
<tr>
<td>Edison Middle School</td>
<td>F</td>
<td>F</td>
<td>F</td>
</tr>
<tr>
<td>Franklin Elementary School</td>
<td>A-</td>
<td>B+</td>
<td>D+</td>
</tr>
<tr>
<td>De ZaVala Elementary School</td>
<td>A</td>
<td>A-</td>
<td>B+</td>
</tr>
<tr>
<td>Gallegos Elementary School</td>
<td>C-</td>
<td>F</td>
<td>D+</td>
</tr>
<tr>
<td>Briscoe Elementary School</td>
<td>C</td>
<td>F</td>
<td>D+</td>
</tr>
<tr>
<td>Houston Gateway Academy</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>Houston Gateway Academy College</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>Davila Elementary School</td>
<td>B-</td>
<td>B+</td>
<td>C+</td>
</tr>
<tr>
<td>J R Harris Elementary School</td>
<td>B-</td>
<td>C+</td>
<td>D</td>
</tr>
<tr>
<td>YES Prep East End</td>
<td>A-</td>
<td>B</td>
<td>B+</td>
</tr>
<tr>
<td>Milby High School</td>
<td>F</td>
<td>F</td>
<td>F</td>
</tr>
</tbody>
</table>

Source: Children at Risk, 2018
Notes