MAGNOLIA PARK HARRISBURG MANCHESTER Complete Communities

Data Book

2019

COMPLETE COMMUNITIES
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Lauren Anderson, Houston Ballet
Angela Blanchard, Baker Ripley
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Paul Charles, Neighborhood Recovery Community Development Corporation
Etta Crockett, Acres Homes Super Neighborhood President
Kathy Bluford Daniels, Super Neighborhood Alliance
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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
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Gareth Morgans
Mary Jane Naquin
Lupe Olivarez
Anne Olson
Jorge Olvera
Melinda Ortega
Louis Perez
Paul Richards-Kuan
Gloria Rodriguez
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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

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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.
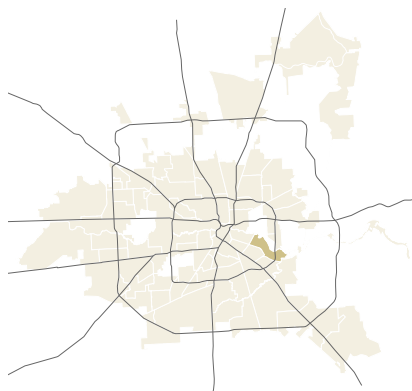
MAGNOLIA PARK | HARRISBURG | MANCHESTER
Introduction

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.


Above: Location Map

Census Tract Map

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.
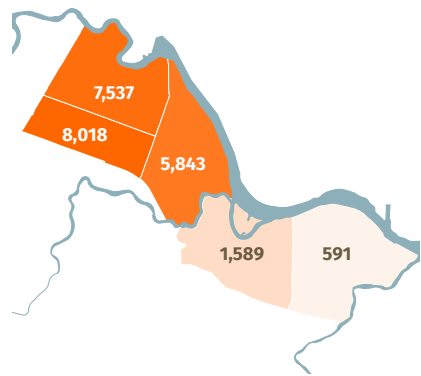
Population Density by Census Tract, 2017

26,274

23,568

20,598

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

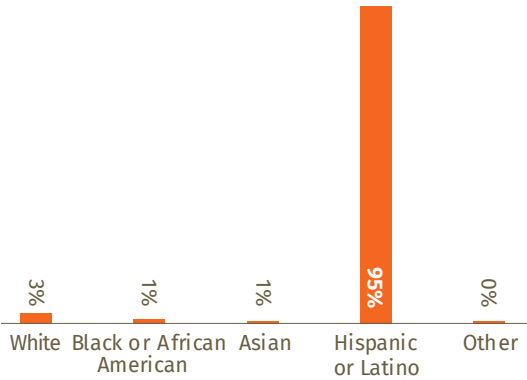2000

2010
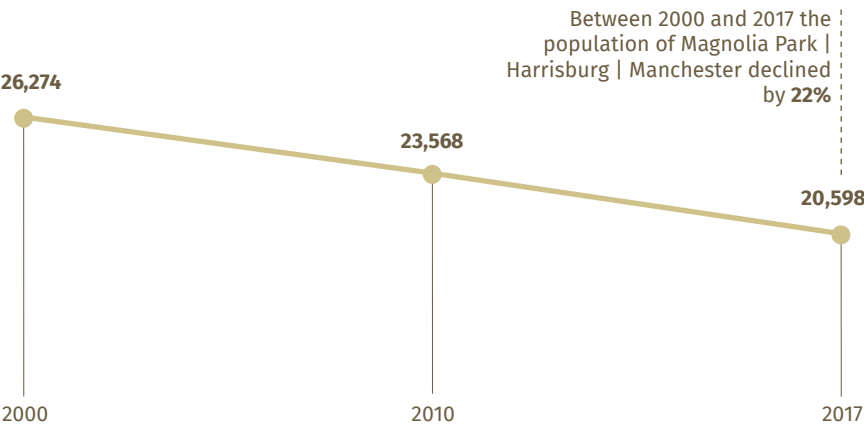
2017

Population Change

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.

Percent of residents in **Magnolia Park | Harrisburg | Manchester** born outside the U.S in 2017

42%

Percent of Residents in **Houston** born outside the U.S in 2017

29%

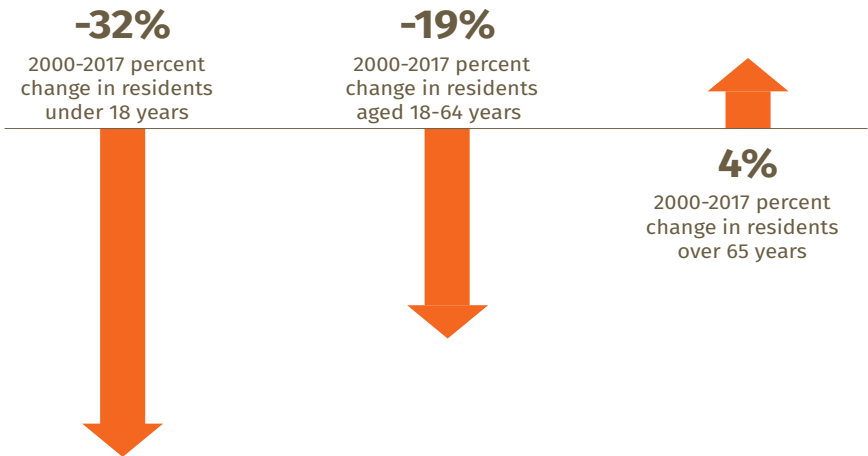|				
3%	1%	1%	95%	0%
White	Black or African American	Asian	Hispanic or Latino	Other

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.

-32%
2000-2017 percent change in residents under 18 years

-19%
2000-2017 percent change in residents aged 18-64 years

4%
2000-2017 percent change in residents over 65 years

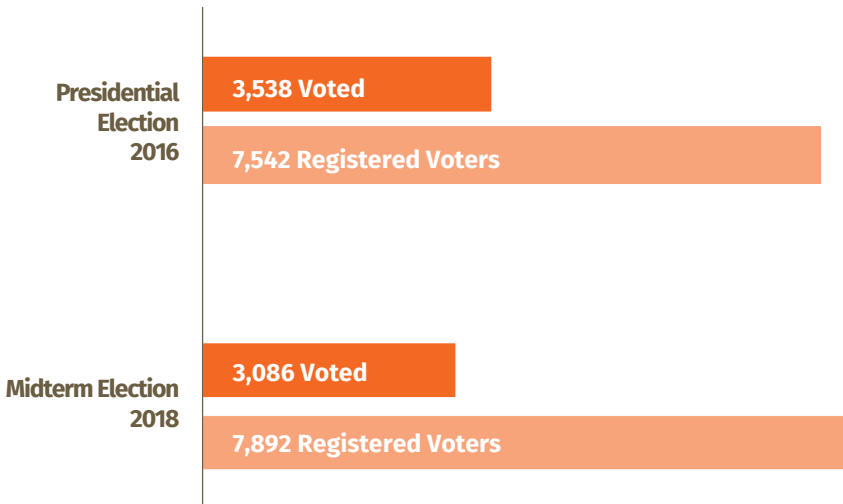**Change in Population By Age Group**

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.

Percent of registered voters in **Magnolia Park | Harrisburg | Manchester** who voted in 2016

47%

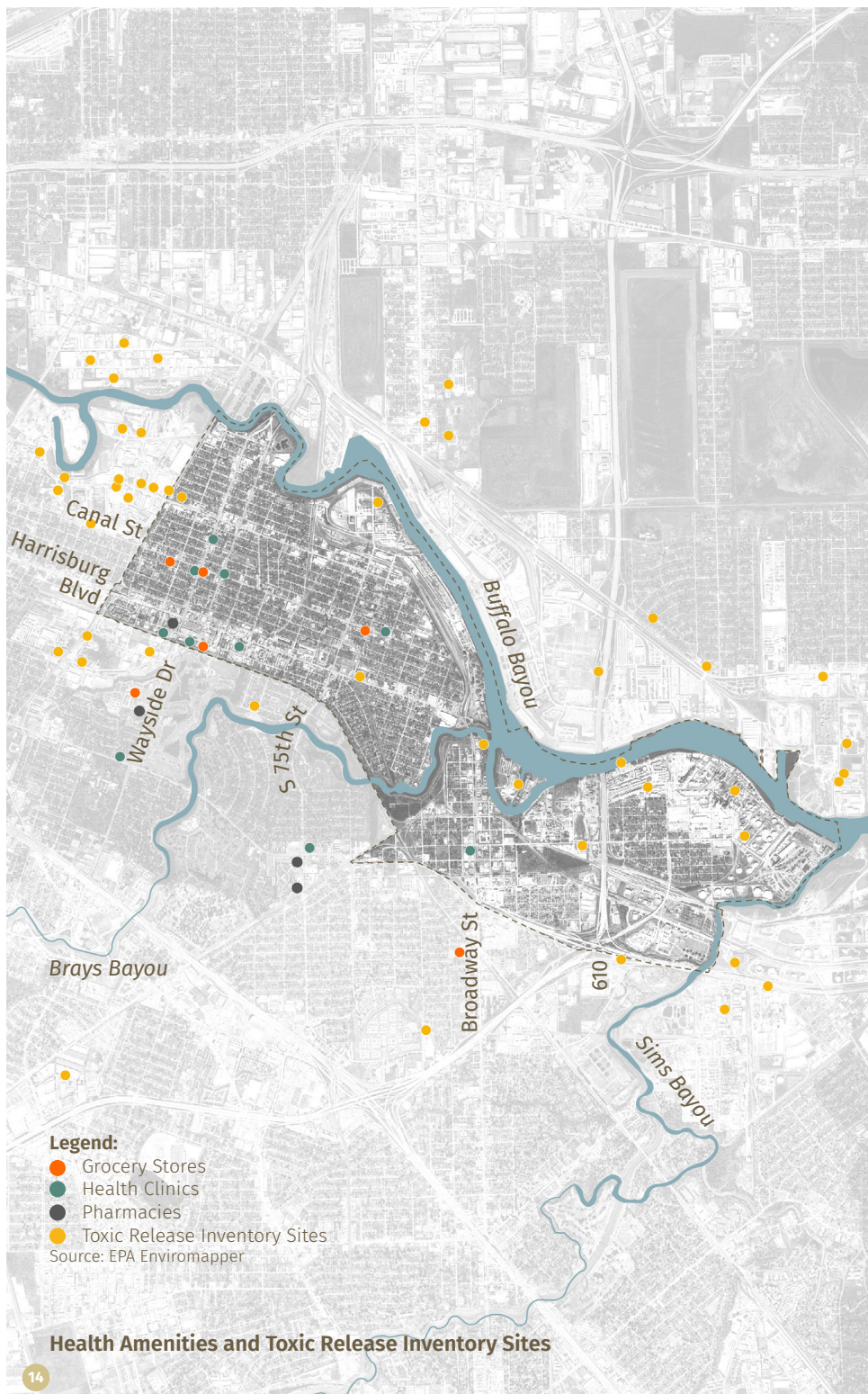Percent of registered voters in **Harris County** who voted in 2016

61%

Presidential Election 2016

3,538 Voted

7,542 Registered Voters

Midterm Election 2018

3,086 Voted

7,892 Registered Voters

Voting Data

Source: Harris County Clerks Office

Canal St

Harrisburg Blvd

Buffalo Bayou

Wayside Dr

S 75th St

Broadway St

610

Brays Bayou

Sims Bayou

Legend:
- ● Grocery Stores
- ● Health Clinics
- ● Pharmacies
- ● Toxic Release Inventory Sites

Source: EPA Enviromapper

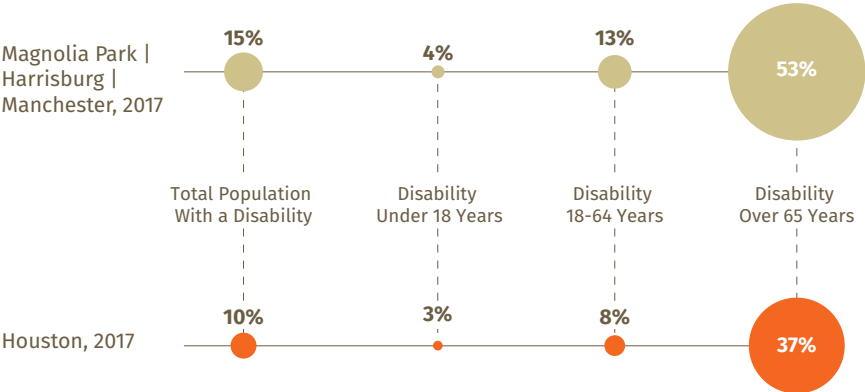**Health Amenities and Toxic Release Inventory Sites**

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.
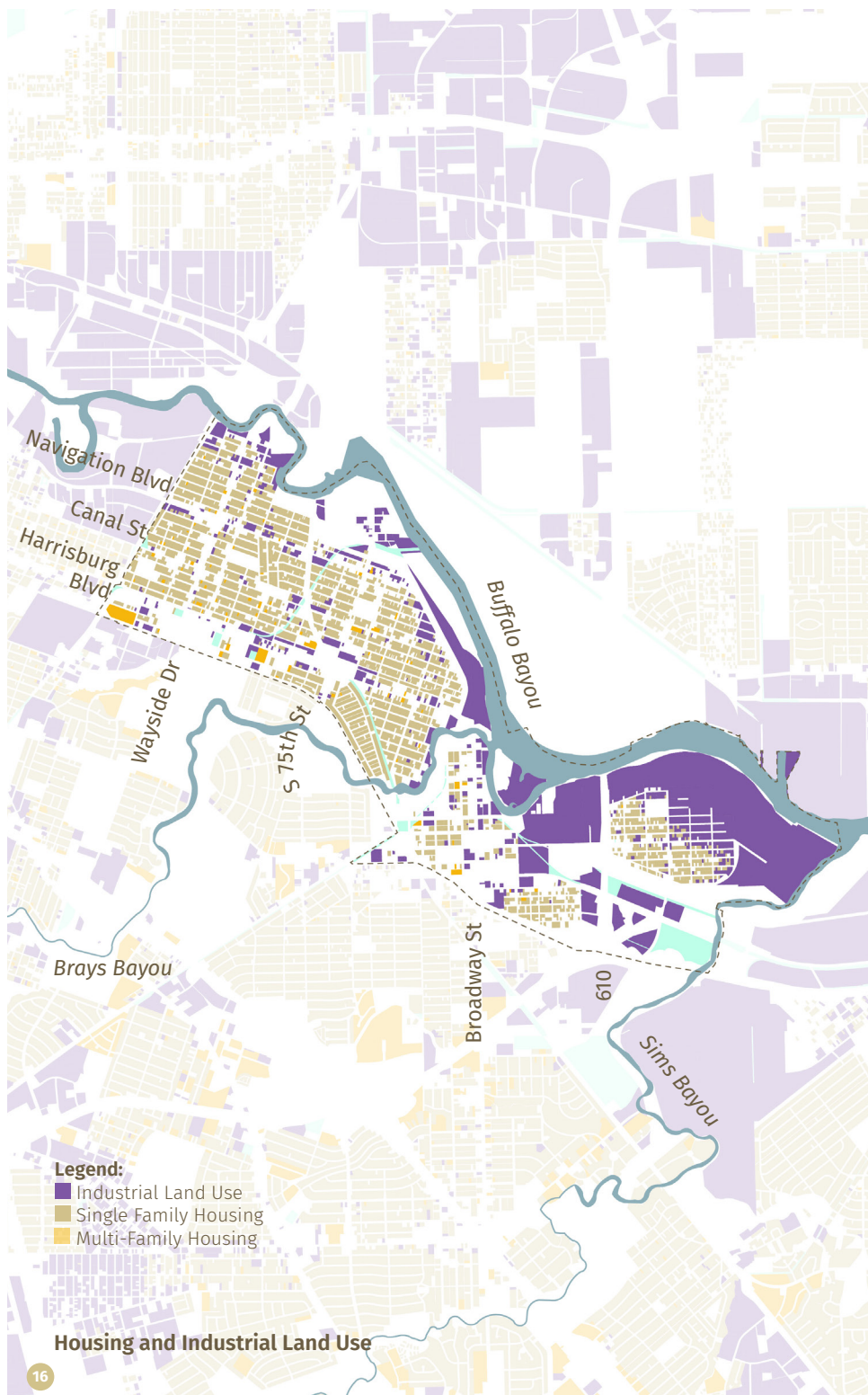
Magnolia Park | Harrisburg | Manchester residents with health insurance, 2017

65%

Houston residents with health insurance, 2017

76%

Magnolia Park | Harrisburg | Manchester, 2017

15% — Total Population With a Disability

4% — Disability Under 18 Years

13% — Disability 18-64 Years

53% — Disability Over 65 Years

Houston, 2017

10% — Total Population With a Disability

3% — Disability Under 18 Years

8% — Disability 18-64 Years

37% — Disability Over 65 Years

Residents with Disabilities by Age Group, 2017

Navigation Blvd

Canal St

Harrisburg Blvd

Wayside Dr

S 75th St

Buffalo Bayou

Brays Bayou

Broadway St

610

Sims Bayou

Legend:
- Industrial Land Use
- Single Family Housing
- Multi-Family Housing

Housing and Industrial Land Use

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

3.7   3.5   3.3

Percent Vacant Housing Units

9%   16%   21%

8,035

7,847   7,815

2000   2010   2017
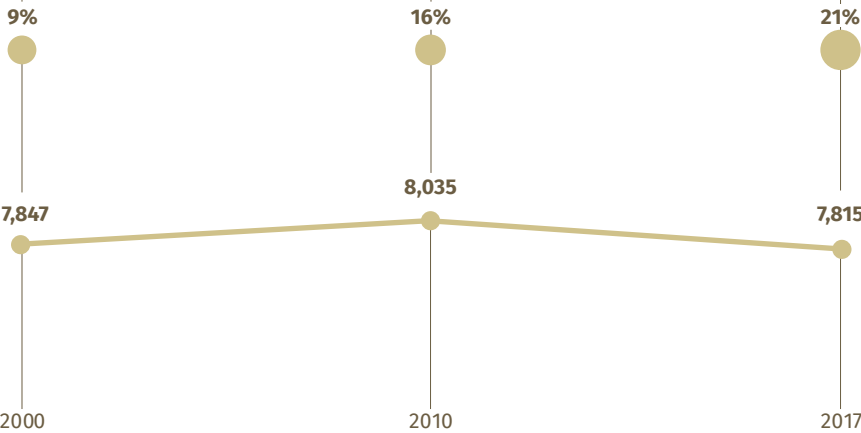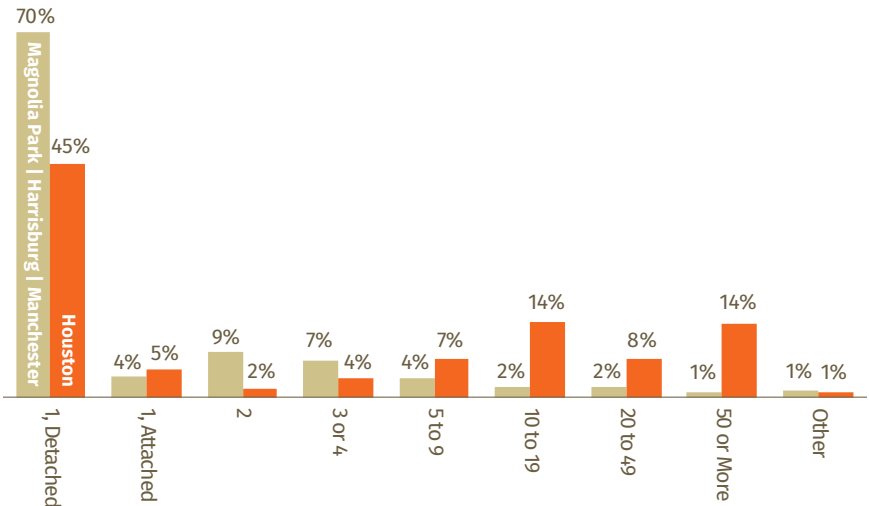
Total Housing Units

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.
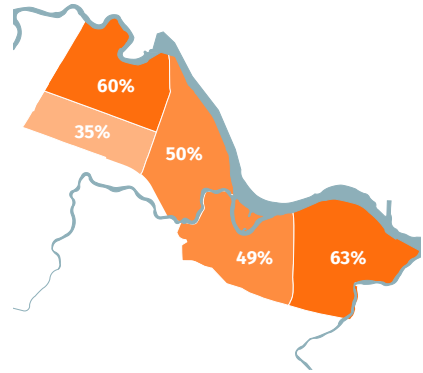
Home Ownership by Census Tract

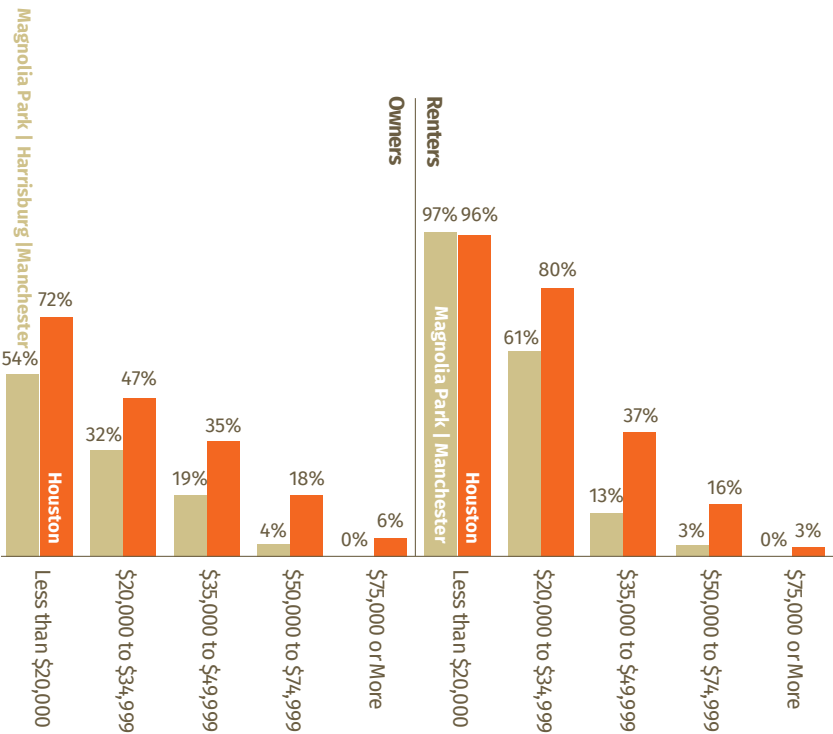**Housing Units by Type, 2017**

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

22%

Percent of renters who spent more than 30% of income on housing in 2017

47%

Magnolia Park | Harrisburg | Manchester

Owners

Renters

Magnolia Park | Manchester

Houston

Houston

Owners:
- Less than $20,000: Magnolia Park 54%, Houston 72%
- $20,000 to $34,999: 32%, 47%
- $35,000 to $49,999: 19%, 35%
- $50,000 to $74,999: 4%, 18%
- $75,000 or More: 0%, 6%

Renters:
- Less than $20,000: Magnolia Park 97%, Houston 96%
- $20,000 to $34,999: 61%, 80%
- $35,000 to $49,999: 13%, 37%
- $50,000 to $74,999: 3%, 16%
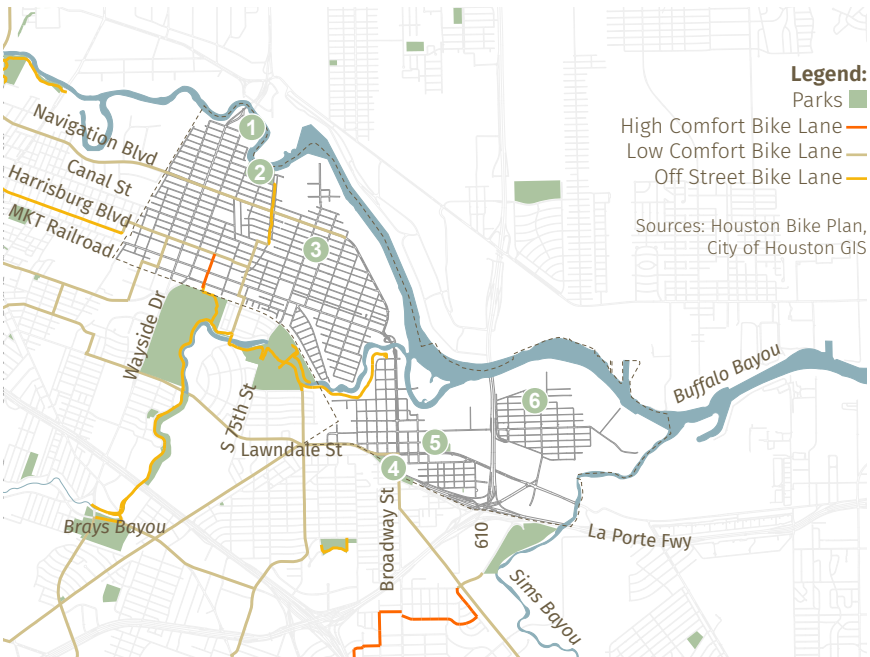- $75,000 or More: 0%, 3%

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
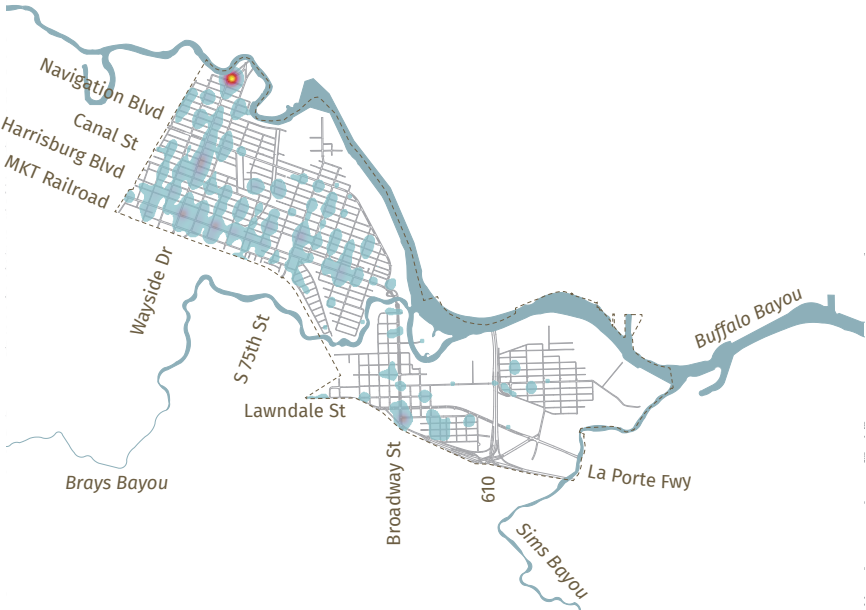
Parks and Bike Lanes

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.

Magnolia Park | Harrisburg | Manchester

Houston

	Violent Crime	Property Crime
Magnolia Park	2,335 / 100,000	7,943 / 100,000
Houston	1,057 / 100,000	4,284 / 100,000

Crime Rate

Sources: HPD 2017 Data, UCR 2017

Crime Heat Map, 2017

Low ▬▬▬ High

Drove Alone

71% Magnolia Park | Harrisburg | Manchester

77% Houston

Carpooled

20%

11%

Public Transportation

3%

4%

Bicycle / Walk

3%

3%
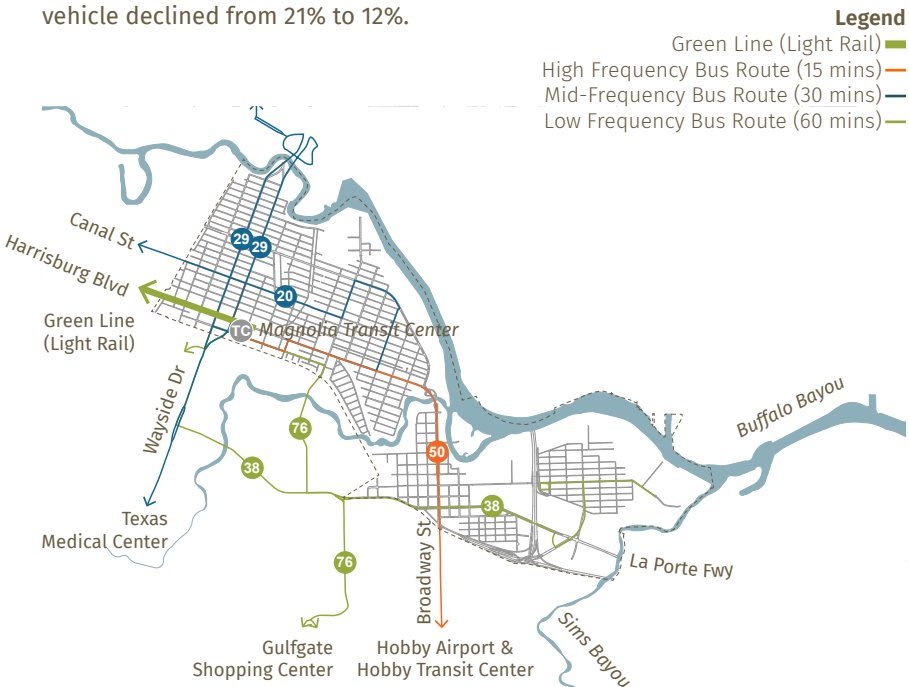
Other

2%

5%

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) —

Canal St

Harrisburg Blvd

Green Line (Light Rail)

Wayside Dr

29 29

20

TC Magnolia Transit Center

76

38

76

Texas Medical Center

Broadway St

50

38

Gulfgate Shopping Center

Hobby Airport & Hobby Transit Center
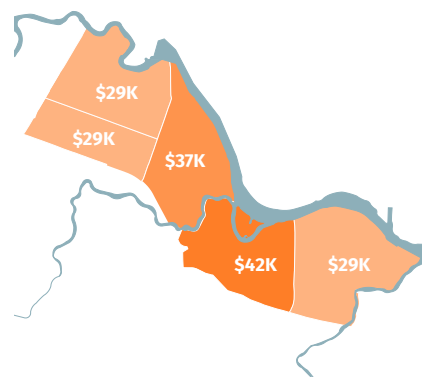
Buffalo Bayou

La Porte Fwy
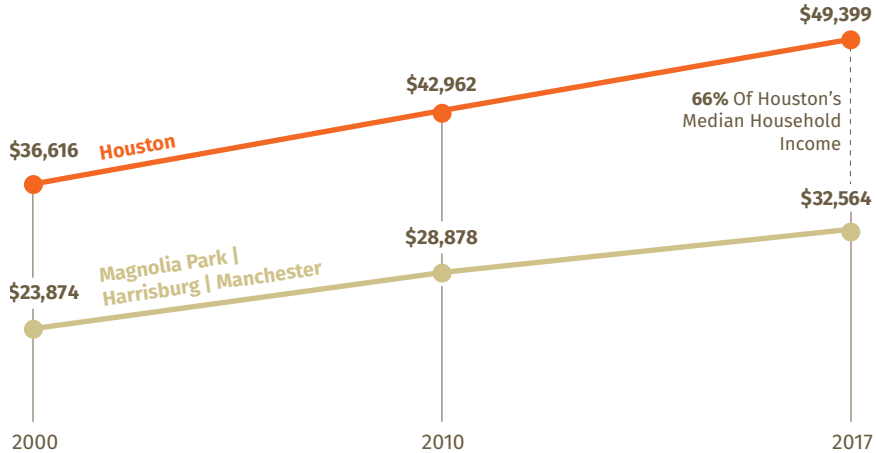
Sims Bayou

Transit Map

PROSPERITY

Income

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.

**Median Household Income by Census Tract**

$29K
$29K
$37K
$42K
$29K

$49,399

$42,962

$36,616 **Houston**

66% Of Houston's Median Household Income

$32,564

$28,878

$23,874 **Magnolia Park | Harrisburg | Manchester**

2000
2010
2017

Median Household 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 2017 the largest employment sector in the study area was construction, which employed 27% of workers, this was followed by production occupations at 13%.
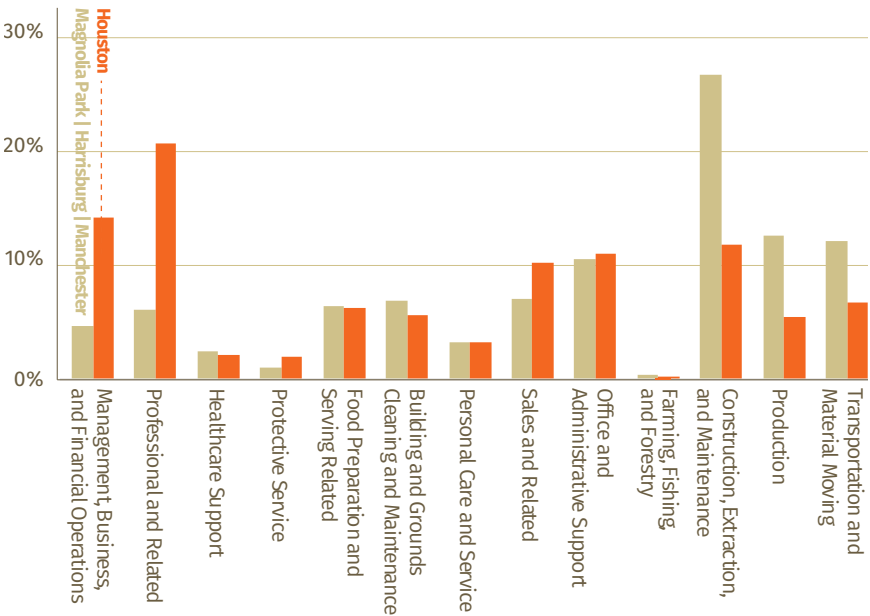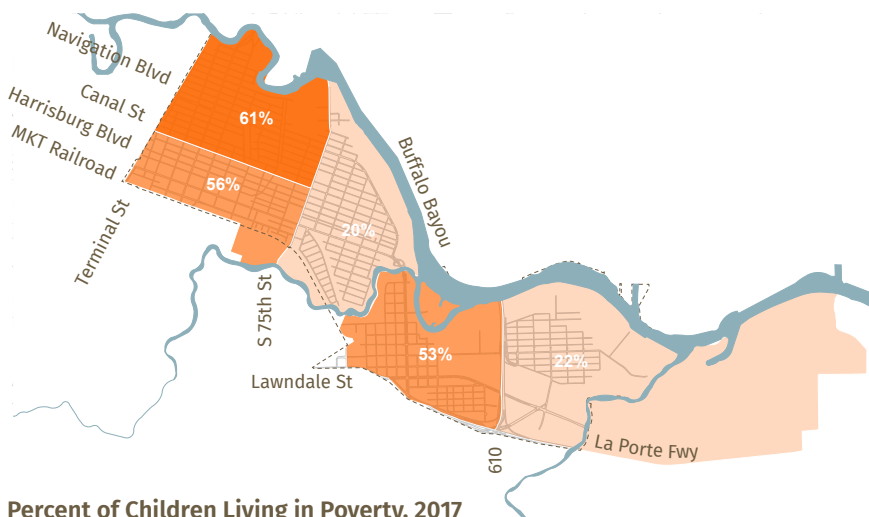

Employment by Sector, 2017

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.
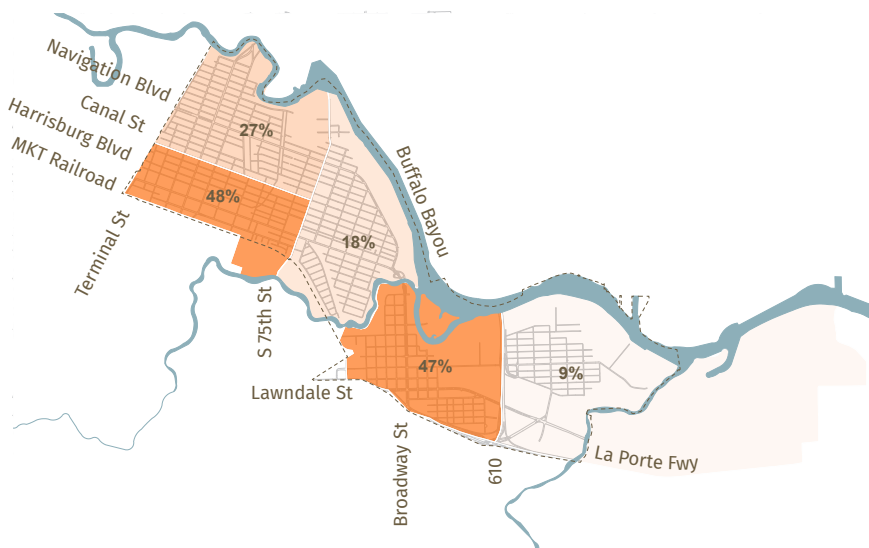
Poverty rates for residents under the age of 18 in the study area were 46% in 2017, much higher than the 33% in Houston. In addition, the percent of seniors living in poverty was 30%, compared to 14% in Houston.
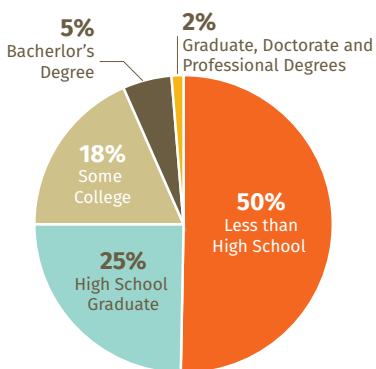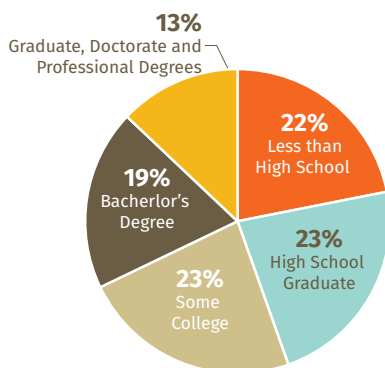
30%
Magnolia Park | Harrisburg | Manchester
26%
31%

19%
Houston
21%
21%

2000
2010
2017
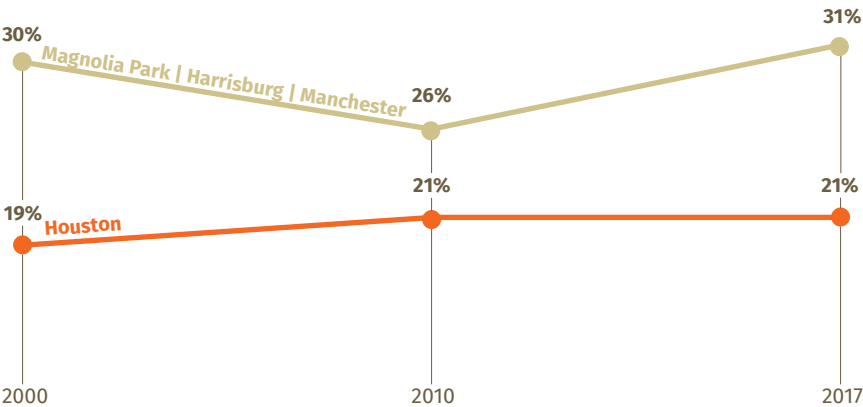
Change in Poverty

Percent of Children Living in Poverty, 2017

Percent of Seniors Living in Poverty, 2017

5%
Bacherlor's
Degree

2%
Graduate, Doctorate and
Professional Degrees

18%
Some
College

50%
Less than
High School

25%
High School
Graduate

**Educational Attainment
Magnolia Park |
Harrisburg | Manchester, 2017**

13%
Graduate, Doctorate and
Professional Degrees

22%
Less than
High School

19%
Bacherlor's
Degree

23%
Some
College

23%
High School
Graduate

**Educational Attainment
Houston, 2017**
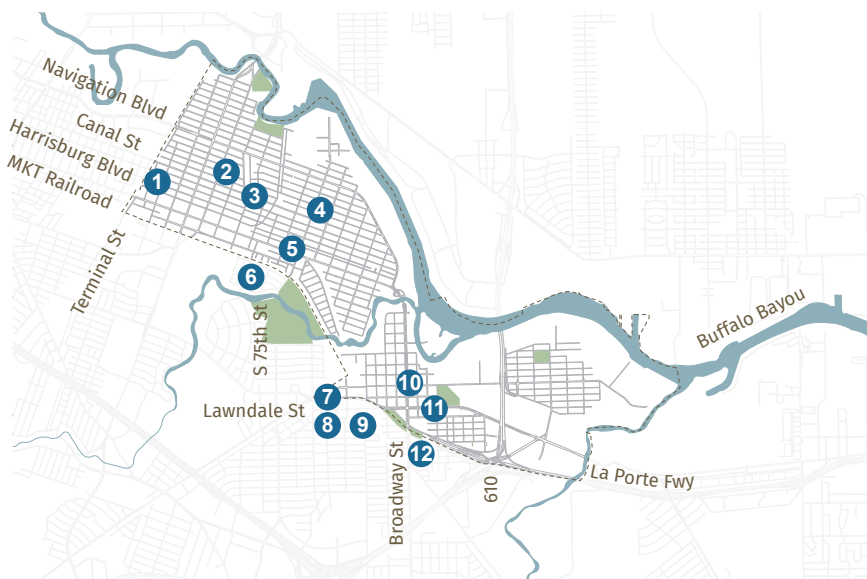
School Location Map

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%.

2000 — 31%

2010 — 39%

2017 — 50%

High School Graduates
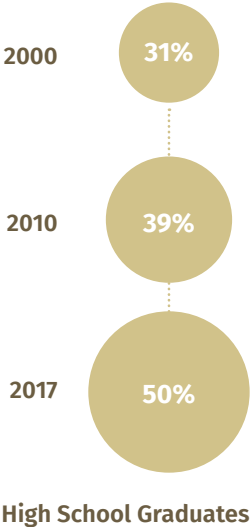
		2016	2017	2018
1	Tijerina Elementary School	C	D	C-
2	Edison Middle School	F	F	F
3	Franklin Elementary School	A-	B+	D+
4	De ZaVala Elementary School	A	A-	B+
5	Gallegos Elementary School	C-	F	D+
6	Briscoe Elementary School	C	F	D+
7	Houston Gateway Academy	NA	NA	NA
8	Houston Gateway Academy College	NA	NA	NA
9	Davila Elementary School	B-	B+	C+
10	J R Harris Elementary School	B-	C+	D
11	YES Prep East End	A-	B	B+
12	Milby High School	F	F	F

Children at Risk School Rankings

Notes

HOUSTON

COMPLETE
COMMUNITIES

Complete Communities Initiative

City of Houston Planning and Development Department

University of Houston Community Design Resource Center