

# **SUNNYSIDE**

## **Complete Communities**

### **Data Book**

**2019**

# COMPLETE COMMUNITIES

## Advisory Committee

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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

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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.

# SUNNYSIDE

## 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.

Grace Banks  
Kristin C. Bennett  
Jennifer Boley  
Willie Mae Boone  
Rob Borja  
Dwight Boykins  
Khalilah Campbell-Rhone  
Representative Garnet F. Coleman  
George Collins  
Tina Council  
Charles Cove  
John Crawford  
Andre Credit  
Amber Daniel  
Brandon Dudley  
Commissioner Rodney Ellis  
Adriana Gonzalez  
Keith S. Goodman  
Steven Gourrier  
Versie Green  
Pamela Greenwood  
Everett Hare  
Bishop Richard Holman  
Rodney Jones  
Shirley King  
Toni Lewis  
Renesiaha Marshall

Sandra Massie-Hines  
Judy Mayfield-Scott  
Travis McGee  
Senator Borris L. Miles  
Rev. Max A. Miller, Jr.  
Shanica Mitchell  
Rev. James Nash  
Carolyn Poole  
Devin Powell  
Sr. Pastor Henry Price II  
Courtney Johnson Rose  
Ranjan Roy  
Melinda Rushing  
Rucks Russell  
Ron Simon  
Cynthia Simon  
Pretta VanDible Stallworth  
Tracy Stephens  
Jackie Swindle  
Representative Shawn Thierry  
Norman J. Tibbs  
Bishop E. L. Usher  
Debra Walker  
Constable May Walker  
Charles X White  
Shani Wyllie

*\*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.





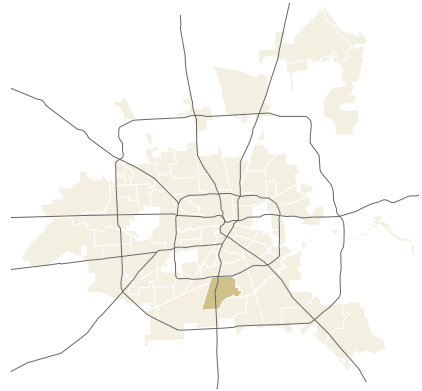


# SUNNYSIDE

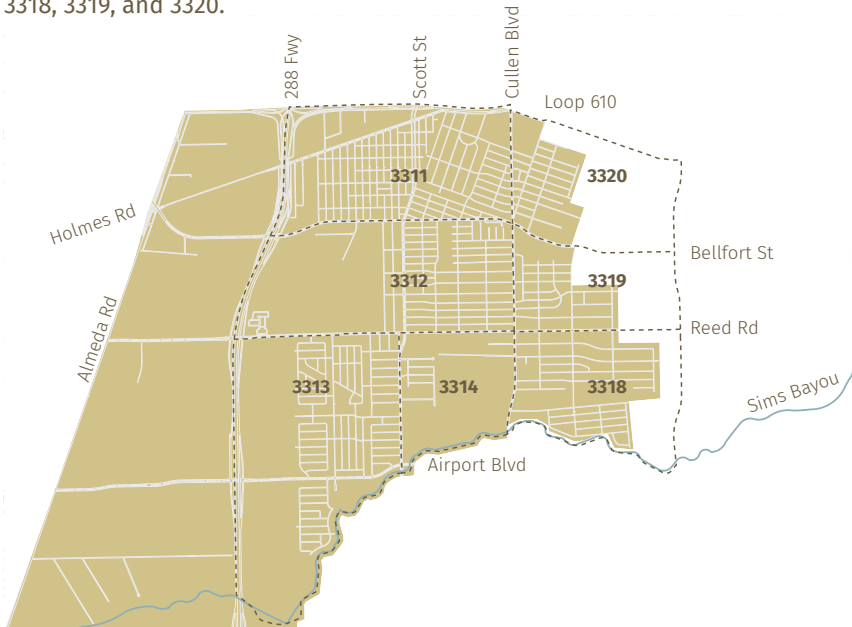
## Introduction

The Sunnyside Complete Communities study area is located six miles south of downtown Houston and encompasses all of the Sunnyside Super Neighborhood and a portion of Central Southwest. The study area boundaries are Alameda Road to the west, near Jutland Road to the east, Loop 610 to the north, and Sims Bayou to the south.

Data included here has been collected from the 2000 Census, and the 2010 and 2017 American Community Survey for the following Census Tracts 3311, 3312, 3313, 3314, 3318, 3319, and 3320.



Above: Location Map



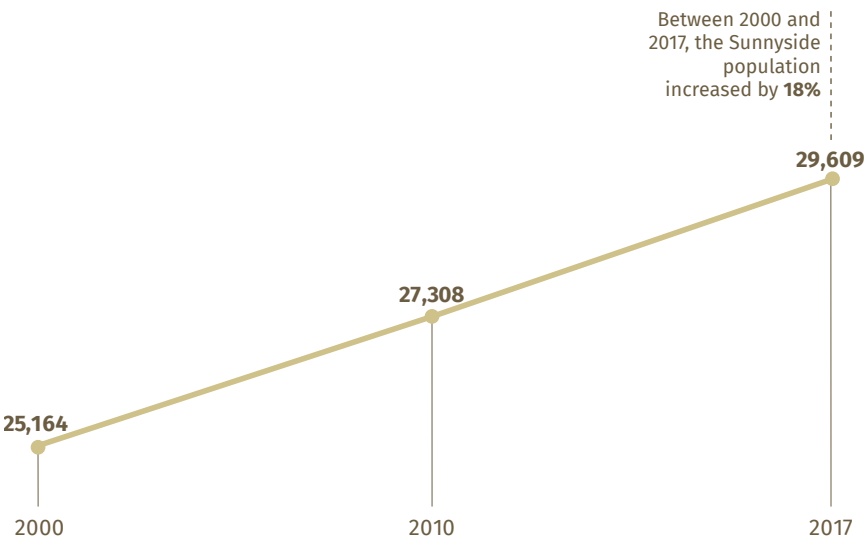
Census Tract Map

# PEOPLE

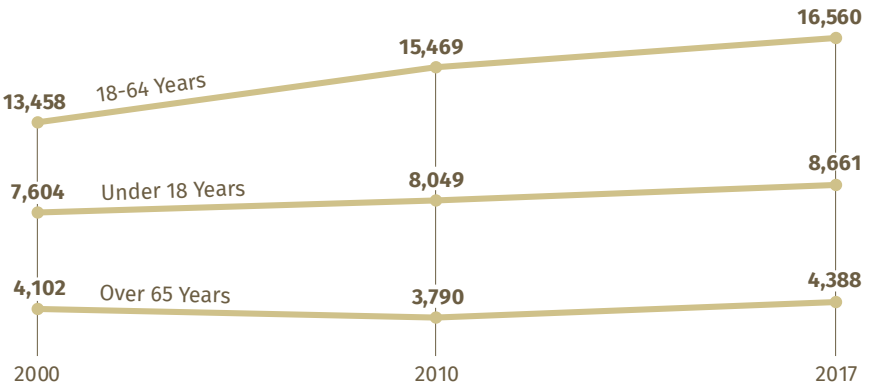
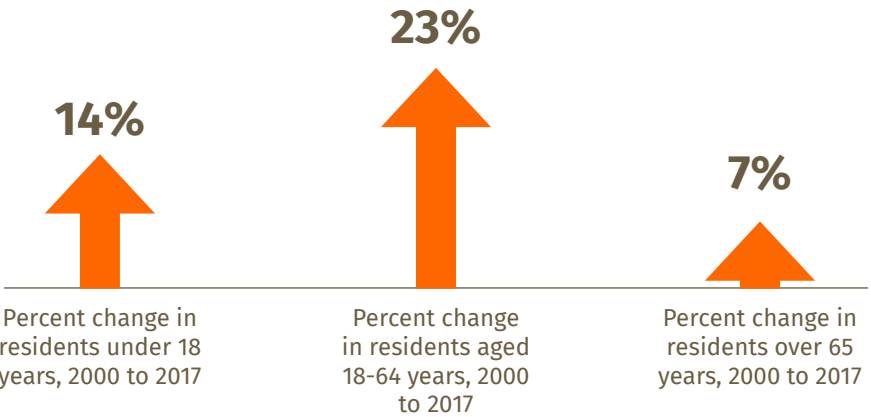
## Population

The Sunnyside Complete Communities study area was home to 29,609 people in 2017. Between 2000 and 2017, the population of the study area grew by 18%. Over the same time period the City of Houston grew in population by 16%. The number of people in all age groups increased between 2000 and 2017, with the largest population growth among adults aged 18 to 64 years.

In 2017, the Sunnyside study area had a population density of approximately 4,000 people per square mile, just slightly higher than in Houston overall.



# Age

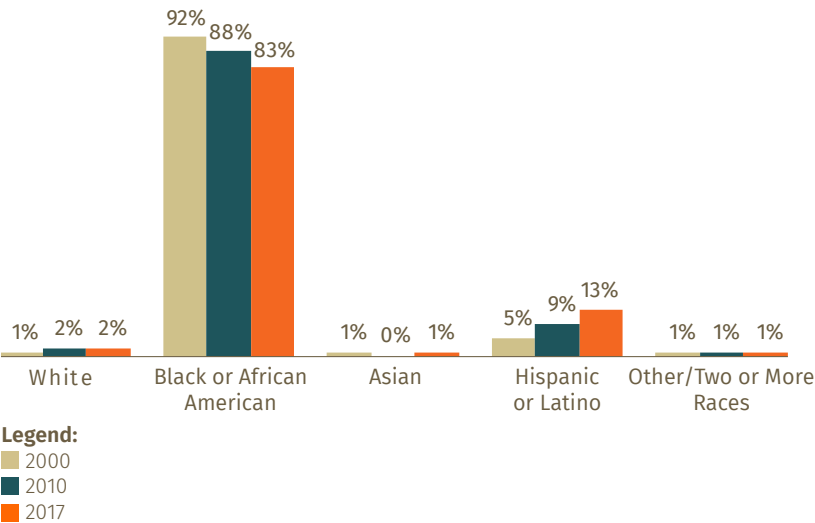


Population by Age

# Race and Ethnicity

The Sunnyside study area is becoming more diverse over time. Between 2000 and 2017 the percent of Black or African American residents declined from 92% to 83% of the total population. Over the same time period, the Hispanic or Latino population increased from 5% to 13% of the total.

In 2017, only 7% of Sunnyside residents had been born outside the United States, compared to 29% in Houston.



Population by Race and Ethnicity Over Time

## Health

In 2017, 19% of residents in the Sunnyside study area did not have health insurance, compared to 24% in Houston. People without health insurance are less likely to receive regular wellness checks, and can be negatively impacted by a health emergency.

**Sunnyside** residents  
with health  
insurance in 2017

81%

**Houston** residents  
with health  
insurance in 2017

76%

## Voting Data

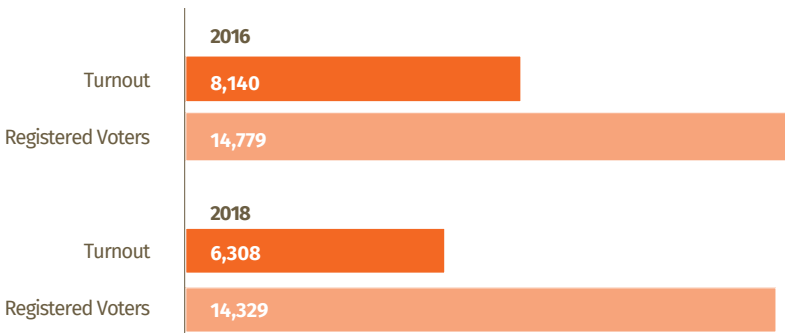
In 2018, there were 14,329 registered voters in the Sunnyside Complete Communities study area, a decrease of 3% since 2016. During the 2016 presidential election 55% of registered voters in the study area voted, compared to 61% in Harris County overall.

Percent of registered  
voters in **Sunnyside**  
who voted in the 2016  
election

55%

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

61%



### Voting Data

Source: Harris County Clerks Office

# PLACE

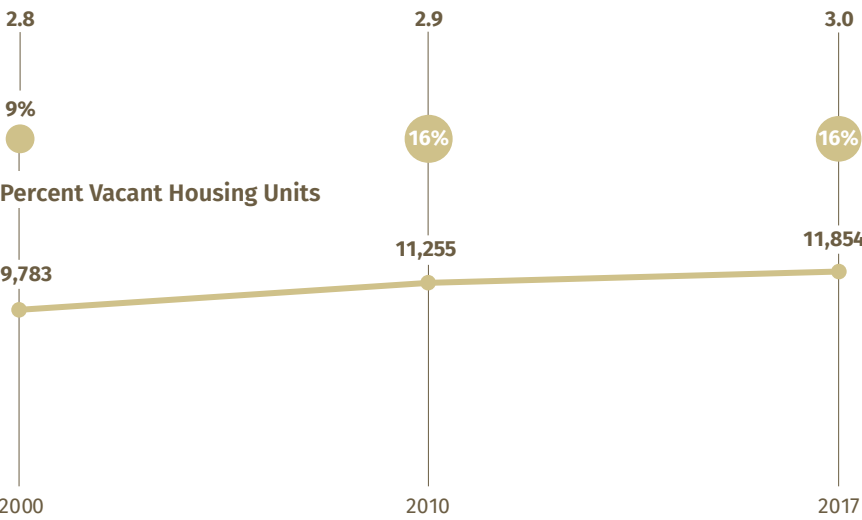
## Housing

In 2017, there were 11,854 housing units in the Sunnyside study area. Between 2000 and 2017 the number of housing units increased by 21%. Over the same time period the percent of vacant housing units increased, rising from 9% in 2000 to 16% in 2017.

Housing in the Sunnyside study area is primarily single family homes. In 2017, single family detached units

comprised 69% of all housing, compared to only 45% in Houston. In the same year, apartment buildings with ten or more units represented 16% of all housing units in Sunnyside, compared to 36% in Houston. Between 2000 and 2017, there was a net gain of 145 single family homes and 574 apartments in buildings with ten or more units in Sunnyside.

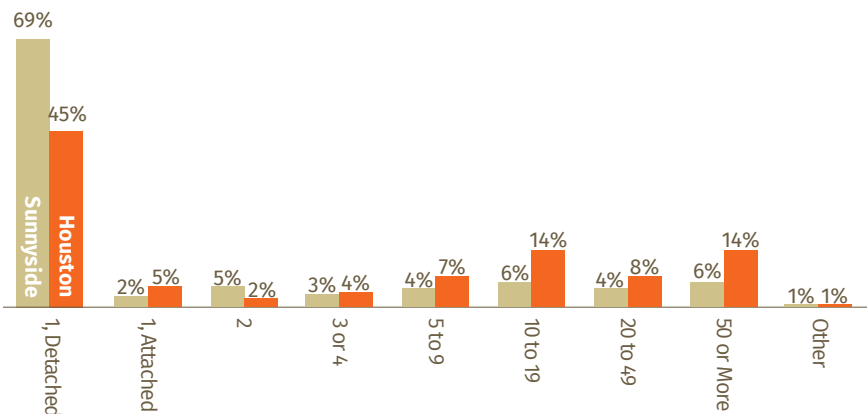
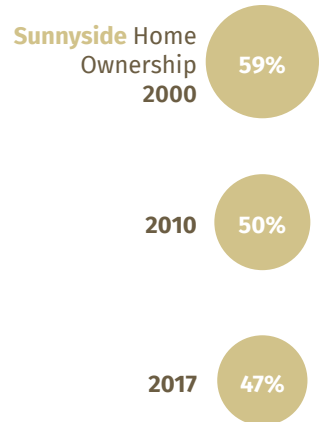
### Persons per Household



### Total Housing Units

# Tenure and Type

In 2017, 47% of area households owned their home, while 53% were renters. Home ownership has declined steadily in Sunnyside since 2000, when 59% of area households were home owners. The majority of the decline in home ownership is due to more and more families renting single family homes. For example, the number of home owners living in a single family detached house declined from 5,095 in 2000 to 4,635 in 2017, a 9% drop. In the same time period, there was a 34% increase in the number of households renting a single family home, rising from 1,758 to 2,363.



Housing Units by Type, 2017



  
**Drove Alone**

76% Sunnyside

77% Houston

  
**Carpooled**

11%

11%

  
**Public  
Transportation**

8%

4%

  
**Bicycle / Walk**

1%

3%

  
**Other**

4%

6%

Means of Transportation To Work, 2017

# Transportation

The Sunnyside study area is served by six METRO bus routes. The 54 Scott and 73 Bellfort are high frequency, running every 15 minutes. The 29 Cullen/Hirsch is a mid-frequency route and the 11 Almeda/Lyons, 87 Sunnyside, and 360 Peerless Shuttle are low frequency routes.

Between 2000 and 2017, the percent of workers over the age of 16 riding public transit in Sunnyside declined from 12% to 8%. Over the same time period, the percent of households without a vehicle declined from 26% to 22%. In 2017, 9% of Houston households did not have a vehicle.



## Legend:

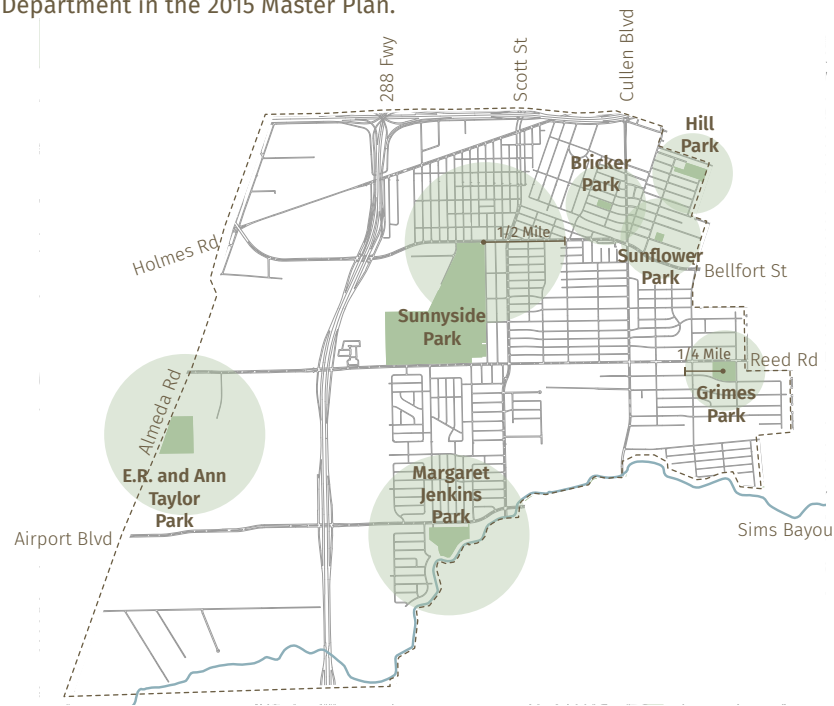
- High Frequency Bus Route (15 mins)
- Mid-Frequency Bus Route (30 mins)
- Low Frequency Bus Route (60 mins)

## Transit Map

# Parks

The Sunnyside study area has seven public parks: Bricker Park, E.R. and Ann Taylor Park, Grimes Park, Hill Park, Margaret Jenkins Park, Sunflower Park, and Sunnyside Park. The study area parks total over 271 acres, far above the recommended standards established by the Houston Parks and Recreation Department in the 2015 Master Plan.

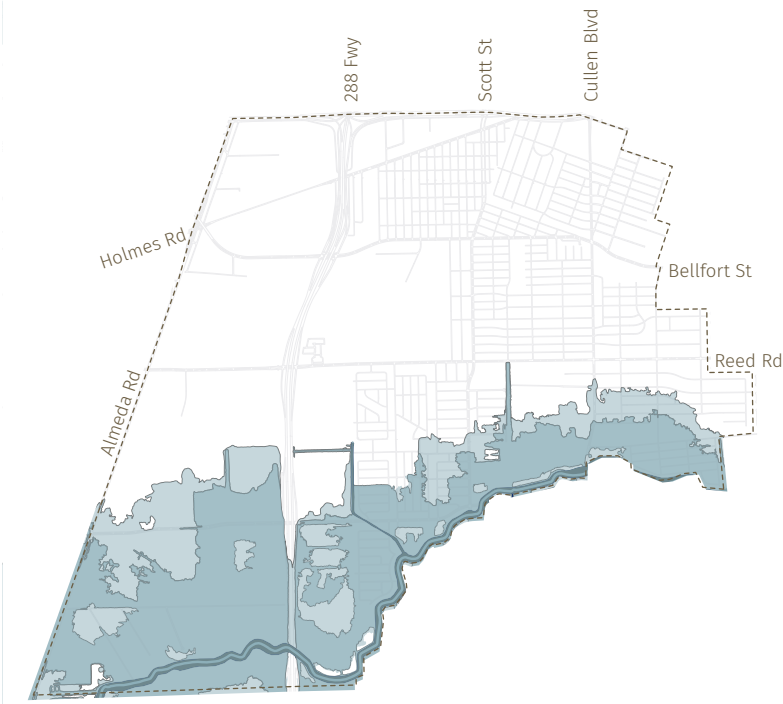
However, much of the land area that is considered Sunnyside Park is a former landfill, and is proposed to become one of the largest urban solar fields in the United States.



**Legend:**  
■ Park

# Flood Risks

The Sunnyside study area is in the Sims Bayou watershed. The areas with the highest flood risks are adjacent to Sims Bayou, which flows along the southern boundary. The Sims Bayou Flood Reduction project, which was completed in 2016, has substantially reduced flooding in the watershed.



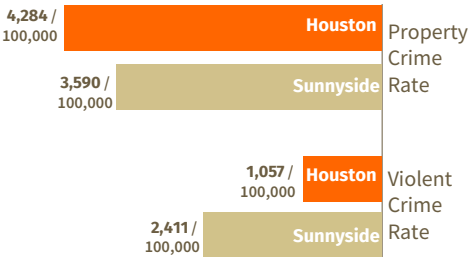
**Legend:**

- Floodway
- 100-Year Floodplain
- 500-Year Floodplain

**Floodplain Map**

# Crime

In 2017, the Sunnyside study area had a lower property crime rate than Houston, and a much higher violent crime rate. The violent crime rate in Sunnyside is more than double the violent crime rate in Houston. Crime is concentrated along Cullen Boulevard.



**Legend:**  
Low High  
Sources: HPD 2017, UCR 2017

## Crime Heat Map

# PROSPERITY

## Income

In 2017, the median household income in Sunnyside was \$27,628. Median household income has increased substantially since 2000, but continues to be far below the median household income in Houston overall.

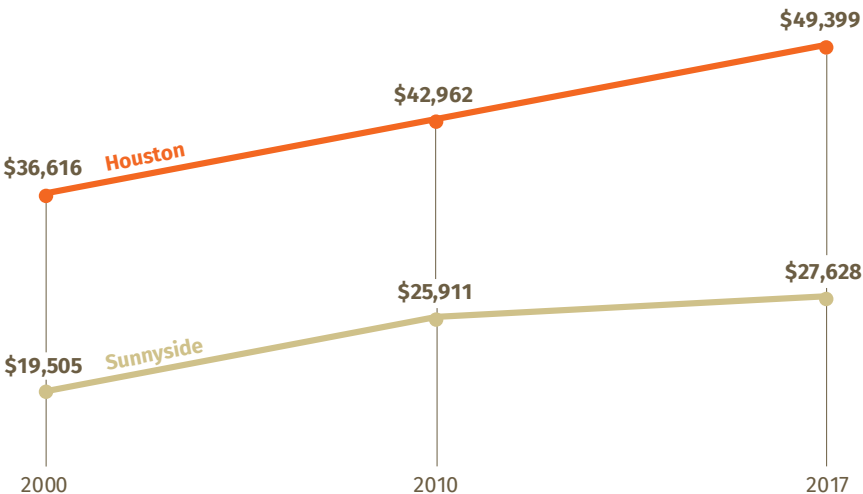
Percent of families in **Sunnyside** with incomes below poverty, 2017

36%

Percent of families in **Houston** with incomes below poverty, 2017

21%

In 2017, 36% of families in the study area had incomes below the federal poverty level. The percent of families living below poverty has remained the same since 2000. In Houston, 21% of families lived on incomes below the poverty level in 2017.



Median Household Income Over Time

# Housing Costs

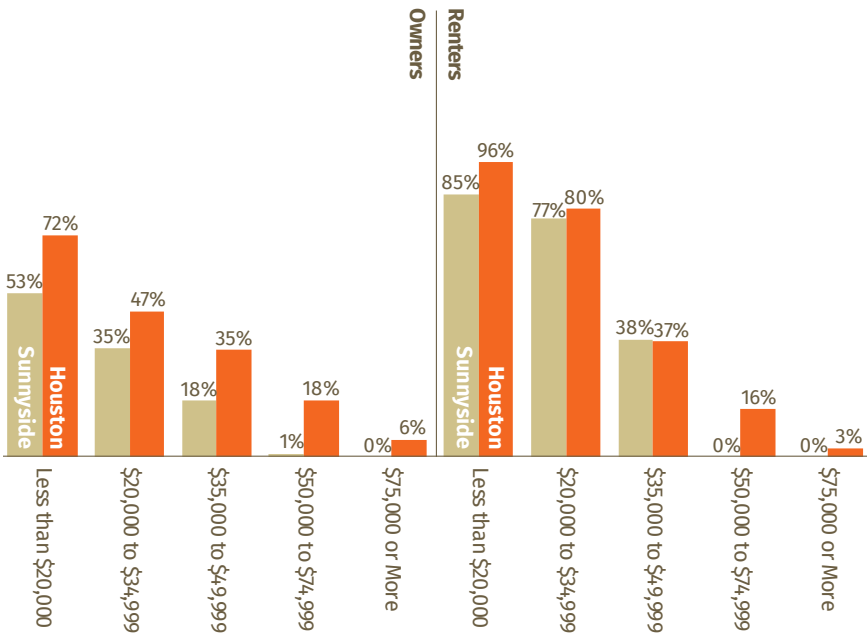
High housing costs are a challenge for many families in Houston. In 2017, 40% of all households in the Sunnyside study area spent more than 30% of their income on housing. Renters in the neighborhood had a higher housing cost burden than owners, with 59% spending more than 30% of their income on rent.

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

23%

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

59%



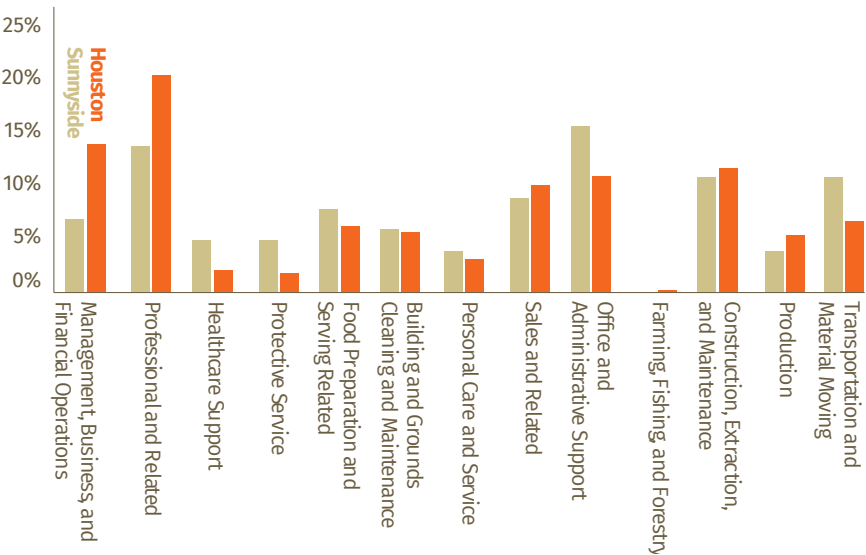
Housing Cost Burden > 30% of Income, 2017



# 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 Sunnyside study area was office and administrative support, which employed 16% of workers, this was followed by professional occupations at 14%.



Employment by Sector, 2017

# Education

The Sunnyside area has eight public and charter schools serving students. The public schools are within the Houston Independent School District and include Reynolds, Young, and Bastian Elementary Schools, Attucks Middle School, and Worthing High School. Charter Schools include Pro Vision Middle and High School, Energized for STEM Academy High School, and South Early College High School. In 2019, two area charter schools were ranked as high performing, receiving an A or B grade, Energized for STEM Academy and South Early College High Schools.

Sunnyside residents  
over the age of 25  
with a high school  
diploma  
2000



2010



2017



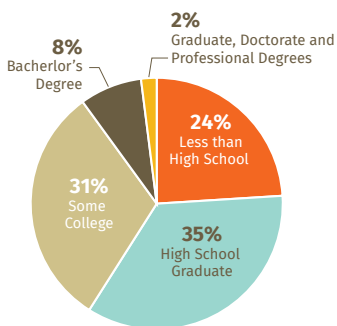
Between 2000 and 2017, the percent of Sunnyside residents over the age of 25 with a high school diploma increased substantially, rising from 62% to 76%.

1	Reynolds Elementary School	F	F	F
2	Young Elementary School	F	F	D-
3	Bastian Elementary School	F	F	D
4	Attucks Middle School	F	F	F
5	Worthing High School	F	F	F
6	Energized for STEM Academy Inc. HS	A	B	B
7	Pro-Vision Middle and High School	N/A	N/A	N/A
8	South Early College High School	N/A	N/A	B-

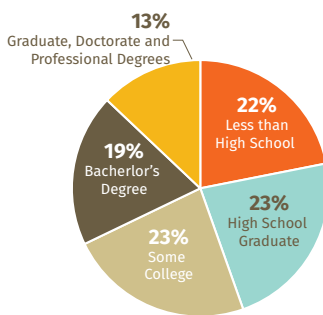
## Children at Risk School Rankings

201720182019

Sources: Children at Risk, 2016, 2017, 2018



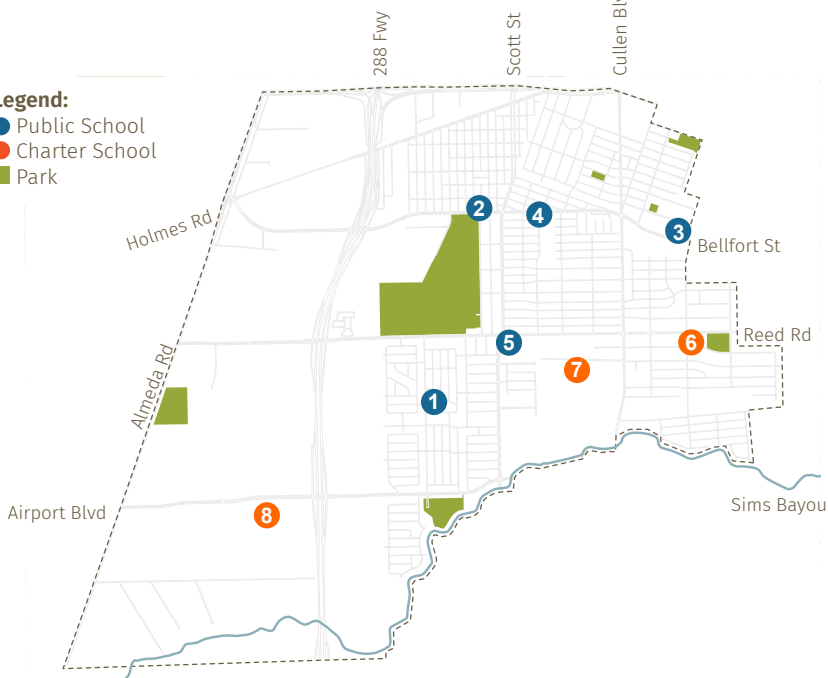
**Educational Attainment  
Sunnyside, 2017**



**Educational Attainment  
Houston, 2017**

**Legend:**

- Public School
- Charter School
- Park





## Notes



## **Complete Communities Initiative**

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