

PRECINCT TWO

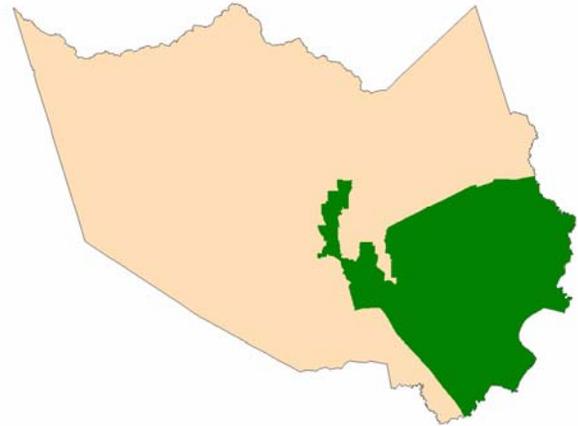
PRECINCT OVERVIEW

Precinct Two covers the southeastern part of Harris County, including the ship channel. For the purposes of this document, the Precinct Two HUD Service Area is defined as those communities lying outside the cities of Houston, Pasadena, and Baytown. [1]

According to the 2000 Census a third (32 percent) of Precinct Two residents live within the Precinct Two HUD service area. In fact, all of Pasadena, Baytown, and 14 smaller municipalities are within the boundaries of Precinct Two. Precinct Two covers a smaller area (416 sq. miles) and has less population (812,100) than all precincts except Precinct One. However, Precinct Two ranks third behind One and Three in terms of population density (1,952 people/sq. mile). Those residents who live in the service area of Precinct Two enjoy a population density of only 1,128 people per square mile.

Fifteen percent of Harris County residents are below the poverty level. However, 17 percent of Precinct Two residents live in poverty. In addition, 44 percent of residents within the Precinct Two HUD service area earn a low-to-moderate income compared to 53 percent of all residents in Precinct Two earning a low-to-moderate income. [2]

The median household income for Precinct Two residents is less than the county-wide median household income (\$38,351 and \$42,598, respectively). Yet the median household income for only those residents residing in the Precinct Two HUD service area is \$44,764. Both Precinct Two and all of Harris County have roughly the same percentage of owner-occupied housing units (58 percent and 59 percent, respectively).



Map of Precinct Two

PRECINCT TWO FACTS*

| | |
|---|----------|
| <i>Population, 2000</i> | 812,100 |
| <i>Percent White, 2000</i> | 38% |
| <i>Percent Black, 2000</i> | 8% |
| <i>Percent Hispanic/Latino, 2000</i> | 51% |
| <i>Percent Asian, 2000</i> | 2% |
| <i>Median Household Income, 2000</i> | \$38,351 |
| <i>Percent Below Poverty, 2000</i> | 18% |
| <i>Percent of Population Under 19 Years</i> | 34% |
| <i>Percent of Population 20 to 64 Years</i> | 58% |
| <i>Total Housing Units, 2000</i> | 280,832 |
| <i>Percent Owner-Occupied, 2000</i> | 58% |

1. The Harris County Community and Economic Development Department (HCCEDD) receives funds for community development from the federal Department of Housing and Urban Development (HUD). The cities of Houston, Pasadena, and Baytown receive their own entitlement funding directly from HUD, meaning that HCCEDD does not provide community development services in those areas. Thus, they are "Not in the Service Area" of HCCEDD.

2. HUD provides Low/Moderate Income data and defines a low-to-moderate income resident as earning less than 80% of the median income for the area.

*Note: All data in this profile is from the 2000 U.S. Census (except for Low/Moderate Income, see footnote 3). Total Population, Population in Housing Units, and Race/Ethnicity statistics were derived from the Summary File 1, which presents counts and information collected from all people and housing units. All other statistical categories are from the Summary File 3, which presents detailed population and housing data collected from a 1-in-6 sample and weighted to represent the total population.

RACE/ETHNICITY

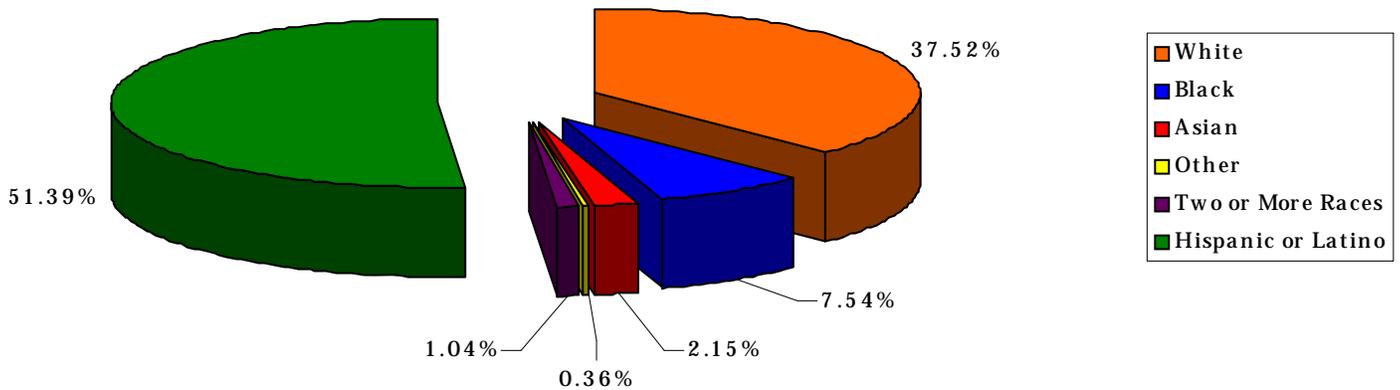
While over half of Precinct Two residents are Hispanic or Latino (51.39 percent),

35.02 percent of residents in the Precinct Two HUD service area are Hispanic or Latino.

The total white population in Precinct Two is approximately 38 percent,

whereas the HUD service area is 51.39 percent white.

**Percent of Persons per Race/Ethnicity
Total Precinct, 2000**



AGE

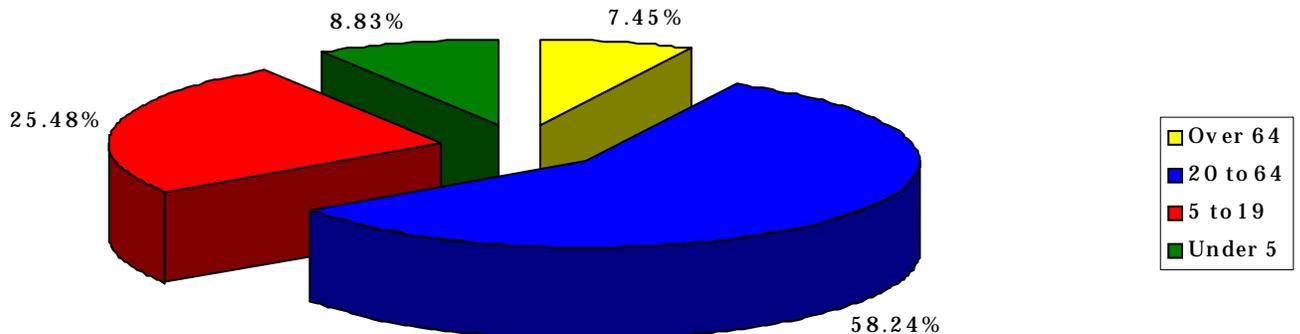
Population age does not vary over Precinct Two, the Precinct Two HUD service area, and Harris County. Approximately three-fifths of

residents are working age, while a quarter are school-age children. Precinct Two residents are slightly more likely to be under age 20

(25.48 percent), relative to all of Harris County (23.60 percent). This may be due to the growing Hispanic population, which tends to be

younger and have a greater number of household members living together.

**Percent of Persons per Age Group
Total Precinct, 2000**



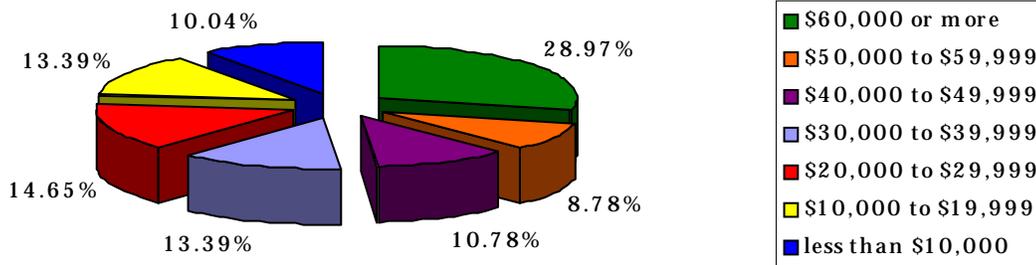
HOUSEHOLD INCOME

As stated in the Overview, the median household income in the Precinct Two HUD service area is greater than the entire precinct. Approximately one-third (31.06 percent) of house-

holds in the HUD service area earn less than \$30,000 per year. At the same time, 38.08 percent of households in the entire precinct take home less than

\$30,000 per year. Thirty-four percent (34.17 percent) of Harris County households earn less than \$30,000 per year. This indicates that households in Precinct Two

**Percent of Households per Income Level
Total Precinct, 2000**



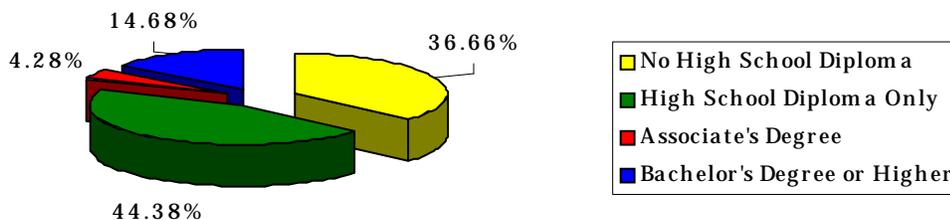
EDUCATION

There is a significant disparity in education for residents of the Precinct Two HUD service area versus all residents of Precinct Two. Only 26.45 percent of HUD service area residents never received a high school diploma, whereas 36.66 percent of all Precinct Two

residents never graduated from high school. At the same time, relatively few residents in all areas of Precinct Two have earned a Bachelor's degree or higher. Only 14.68 percent of all Precinct Two residents and only 15.91 percent of HUD service area residents earned a Bachelor's degree or higher;

throughout Harris County over a quarter (26.94 percent) of residents have earned a Bachelor's degree or higher. Fully 44 percent of Precinct Two residents have graduated from high school, but many do not continue to earn a Bachelor's degree.

**Percent of Persons per Education Level
Total Precinct, 2000**



Precinct 2 HUD-Defined Target Areas

The U.S. Department of Housing & Urban Development (HUD) has defined certain census tracts in Harris County Precinct Two as low-income communities (51 percent or greater low-income population). These communities are eligible for HUD entitlement grant funding.

Barrett Station

Channelview

Cloverleaf

Galena Park

Greenwood-Heights

Jacinto City

La Porte

Linus

Marwood-DeZavalla

McNair

South Houston

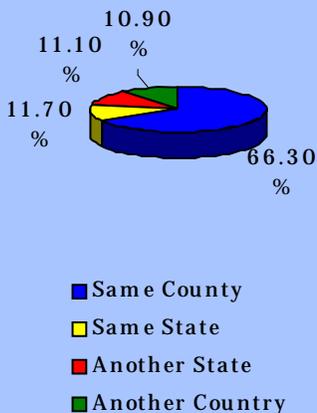
Webster

Woodsdale

Movement Within Harris County

Geographic mobility is an indicator of population change through movement both within and from outside of the county. Analysis of 1990 Census data showed that of those persons who had moved, 67 percent moved from another house in the same county, 13.5 percent from another county within the state, 13.2 percent from another state and 6 percent from abroad. According to the 2000 Census, 47.8 percent of people living in Harris County were living in the same house as five years earlier. Among those who moved, 66 percent had moved during the past five years from another house in the same county, 11.7 percent from elsewhere in Texas, 11.1 percent from another state, and 10.9 percent from abroad. Most significant of the 2000 Census figures is the indication of more persons moving to Harris County from abroad. Specifically, 2000 numbers illustrate a 115 percent increase in the number of persons relocating from abroad and a 0.2 percent decrease in the number of persons relocating to Harris County from elsewhere in Texas.

2000 Movement Within Harris County, Residence 5 Years Ago
 Source: US Census, 2000



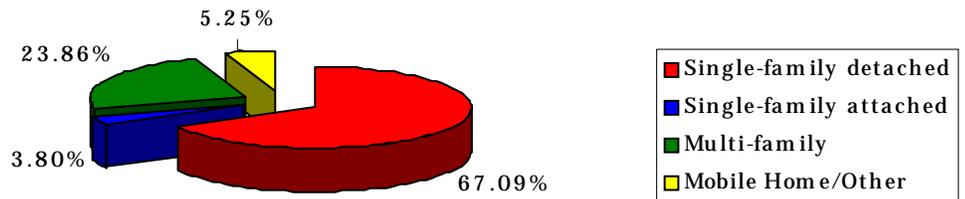
HOUSING TYPE

Approximately two-thirds of residents in both Precinct Two and Harris County live in single-family detached housing (67 percent and 63 percent, respectively). The

remaining third, for both Precinct Two and Harris County, is mainly multi-family housing (24 percent and 29 percent, respectively). Residents of the

HUD service area in Precinct Two, however, mainly inhabit single-family detached homes (71 percent).

**Percent of Persons per Housing Type
 Total Precinct, 2000**



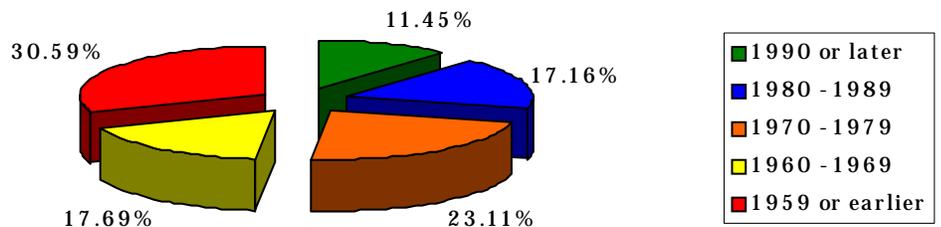
YEAR HOUSING BUILT

Harris County appears to have experienced a population boom in the 1970s. Approximately 28 percent of all houses were built during that decade. However, in Precinct Two, 30.59 per-

cent of houses were built prior to 1960, indicating that the eastern half of the county has many older communities. While half (48.28 percent) the housing in Precinct Two was constructed prior to 1970,

only a third (33.11 percent) of the Precinct Two HUD service area housing was built before 1970. It appears that most of the older communities lie along the Houston Ship Channel.

**Percent of Houses per Year Built
 Total Precinct, 2000**



OWNER-OCCUPIED HOUSE VALUE

Most of the owner-occupied homes (77.85 percent) in Precinct Two are valued below \$100,000. This is also the case for homes in the Precinct Two HUD ser-

vice area (76.59 percent). Yet, throughout Harris County there are relatively more homes valued at a higher rate. In Harris County, only 61.86 percent

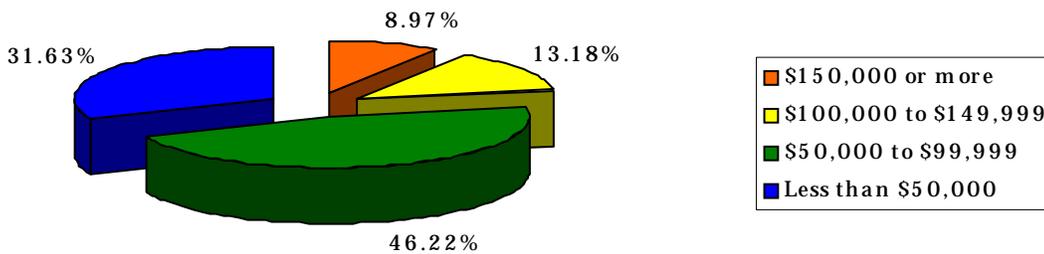
of homes are valued at less than \$100,000. Fully one-fifth (20.03 percent) of homes in Harris County are valued at \$150,000 or more. Yet only one-tenth (8.97 percent) of

Housing in Harris County

In 2000, Harris County was the third-largest county in the United States in housing, with an estimated 1,298,130 housing units. Between 1990 and 2000, housing in Harris County is up from a 1990 total of 1,173,808. Between 1990 and 2000, total housing grew by 10.6 percent, increasing by an estimated total of 124,322 units. Between 1990 and 2000 population growth occurred at a slightly higher rate of 20.7 percent than housing growth, indicating a slight increase in the number of persons living in each housing unit. Household growth also grew faster than housing growth between 1990 and 2000 indicating that not only are more persons living in each housing unit but there are also more households per housing unit.

Housing construction in Harris County has been dynamic over the last 20 years. Permitting activity plummeted in 1985 after an enormous housing development boom, and began to slowly grow again through 2000. Population growth coupled with a strong economy in the late 1990s caused a strong upsurge in the construction of new housing in Harris County by 2000. Between 1995 and 1998, 86,997 residential building permits were issued. Between 1999 and 2001, Harris County issued 55,677 residential building permits.

**Percent of Owner-Occupied Houses per House Value Level
Total Precinct, 2000**



RENTER-OCCUPIED GROSS RENT

Residents within all of Precinct Two (42.04 percent) and in the Precinct Two HUD service area (49.57 percent) people pay a gross rent between \$500 and

\$749. Similarly, throughout all of Harris County, almost half (43.77 percent) of those residents who rent pay a gross rent in the range of \$500 to \$749. Very few

residents in Precinct Two and Harris County pay over \$1,000 for their gross rent (4.03 percent and 8.45 percent, respectively).

**Percent of Renter-Occupied Dwellings per Gross Rent Level
Total Precinct, 2000**

