

# HARRIS COUNTY

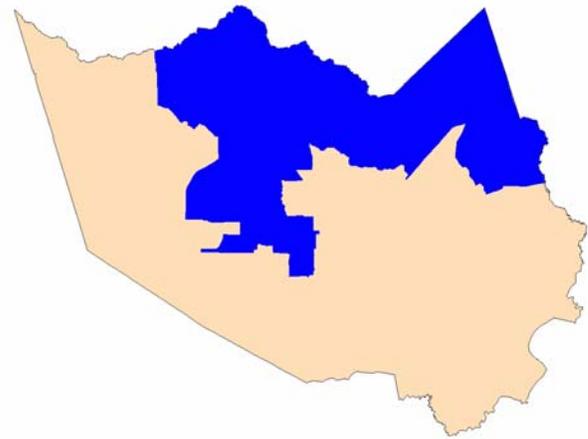
# PRECINCT FOUR

## PRECINCT OVERVIEW

Precinct Four covers the northern part of Harris County. The Precinct Four HUD service area is defined as those communities lying outside the cities of Houston, Pasadena, and Baytown. [1] Most Precinct Four residents (70 percent) live within the Precinct Four HUD service area. Additionally, 77 percent of the land in Precinct Four lies in the service area, meaning HUD service area residents enjoy a population density (1,399 people/square mile) below the precinct as a whole (1,540 people/square mile). Overall, Precinct Four covers 587 sq. miles, the largest of all the precincts in geographic size.

Although 15 percent of Harris County residents are living in poverty level, only 10 percent of Precinct Four residents are living in poverty. In addition, only 30 percent of the Precinct Four HUD service area residents earn a low-to-moderate income and 37 percent of all residents in Precinct Four earn a low-to-moderate income. [2] 46 percent of all Harris County residents earn a low-to-moderate income.

The median household income for Precinct Four residents is more than the county-wide median household income (\$55,477 and \$42,598, respectively). The median household income for only those residents residing in the Precinct Four HUD service area is twenty thousand more than the Harris County median (\$61,252). Precinct Four has about the same number of owner-occupied housing units as all of Harris County (62 percent and 59 percent, respectively).



Map of Precinct Four

### PRECINCT FOUR FACTS\*

<i>Population, 2000</i>	904,163
<i>Percent White, 2000</i>	54%
<i>Percent Black, 2000</i>	13%
<i>Percent Hispanic/Latino, 2000</i>	26%
<i>Percent Asian, 2000</i>	5%
<i>Median Household Income, 2000</i>	\$55,477
<i>Percent Below Poverty, 2000</i>	10%
<i>Percent of Population Under 19 Years</i>	32%
<i>Percent of Population 20 to 64 Years</i>	62%
<i>Total Housing Units, 2000</i>	338,744
<i>Percent Owner-Occupied, 2000</i>	62%

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

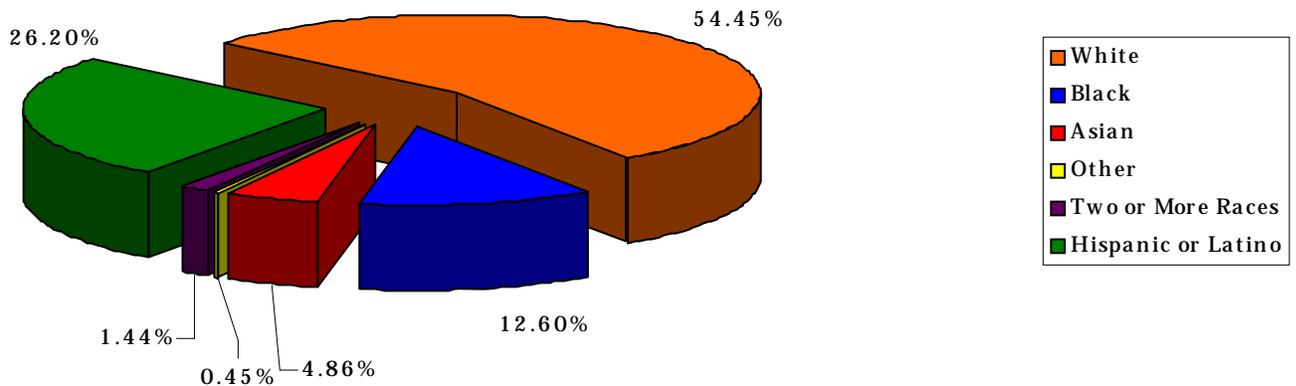
While more than half of Precinct Four residents are White (54.45 percent), almost two-thirds (61.03 percent) of

residents in the Precinct Four HUD service area are White. In Harris County, only 42.11 percent of residents are White. While 26.20 percent of all

Precinct Four residents are Hispanic or Latino, only 19.13 percent of HUD service area residents are Hispanic or Latino.

Thirty-three percent (32.93 percent) of all Harris County residents are Hispanic or Latino.

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

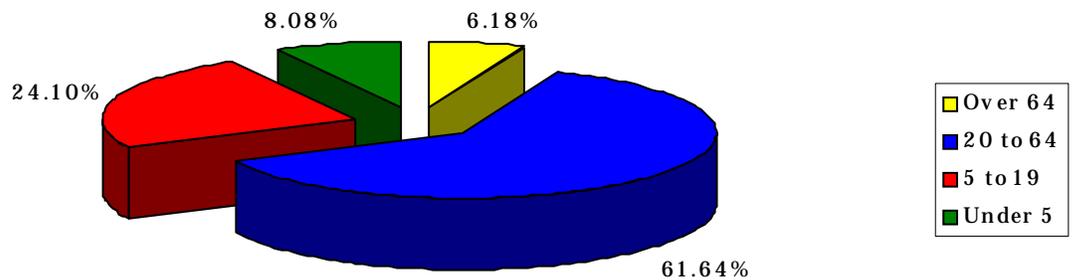


# AGE

Population age does not vary over Precinct Four, the Precinct Four HUD service area, and Harris County.

Approximately three-fifths of residents are working age, while a quarter are school-age children. Precinct Four residents are slightly more likely to be working age (61.63 percent), relative to all of Harris County (60.69 percent).

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



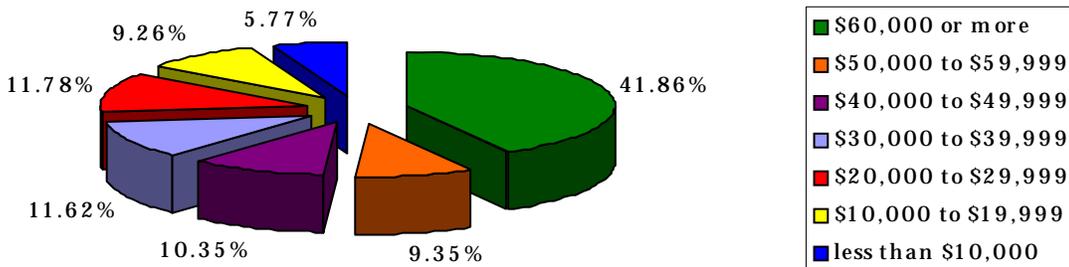
# HOUSEHOLD INCOME

As stated in the Overview, the median household income in the Precinct Four HUD service area is greater than the whole precinct. Only 21.38 percent of house-

holds in the HUD service area earn less than \$30,000 per year. At the same time, 26.82 percent of households in the entire precinct take home less than \$30,000 per

year. Harris County has 34.17 percent of households earning less than \$30,000 per year. This indicates that households in Precinct Four earn relatively more money

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



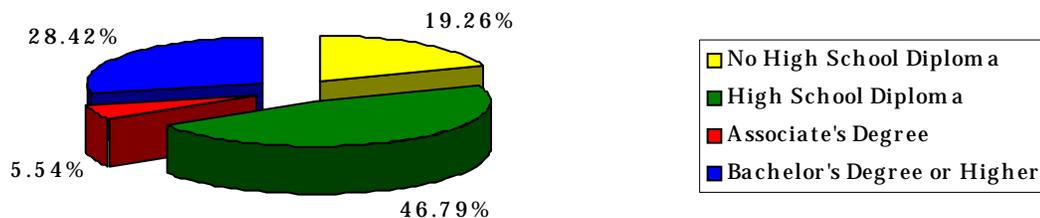
# EDUCATION

There is a minor, but not insignificant, disparity in education for residents of the Precinct Four HUD service area versus all residents of Precinct Four. Only 14.54 percent of HUD service area residents never received a high school diploma, whereas 19.26 percent of all Precinct

Four residents never graduated from high school. Both these numbers, however, are below that of all Harris County residents (25.37 percent). At the same time, many residents in all areas of Precinct Four have earned a high school diploma. Approximately 47 percent

(46.79) of all Precinct Four residents and 47.83 percent of HUD service area residents earned a high school diploma; throughout Harris County only 42.95 percent of residents have earned a high school diploma.

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



## Precinct 4

### HUD-Defined Target Areas

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

*Aldine*

*Bammel*

*Bordersville*

*Crosby*

*El Dorado*

*Fallcreek*

*Granada*

*Greenbranch-Gatewood*

*Idlewilde*

*Meadow Vista*

*Maple*

*Cedar Point*

*Champions Point Bough*

*Lincoln Green*

*Oakhollow*

*Tomball*

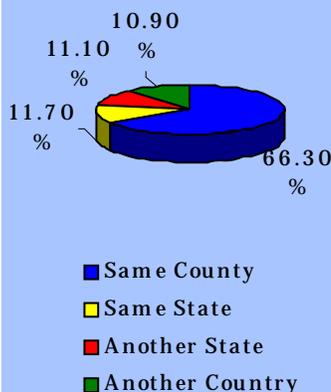
*Wayforest*

*Humble*

### 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



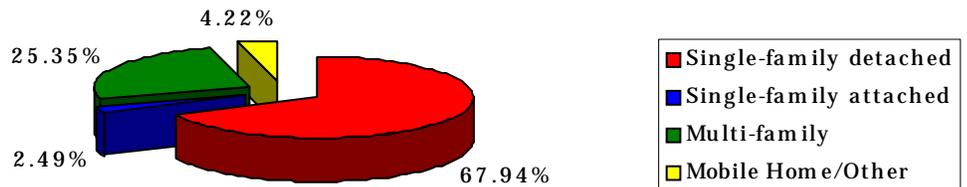
## HOUSING TYPE

While approximately two-thirds of residents in Harris County live in single-family detached housing (63 percent), even more residents of Precinct Four live in this

type of housing (67.94 percent). At the same time, approximately one-quarter of Precinct Four residents live in multi-family housing (25.35 percent), while 29.15 percent of Harris County

residents live in multi-family housing. Approximately 76 percent of Precinct Four service area residents inhabit single-family detached homes.

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



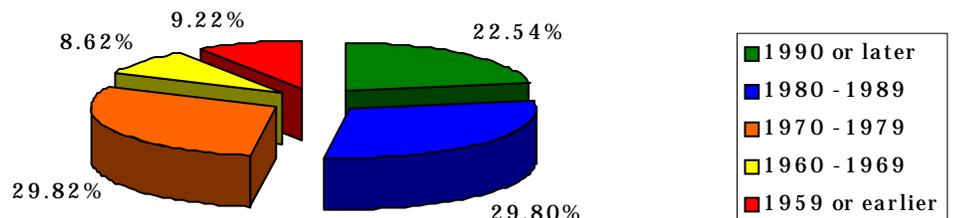
## YEAR HOUSING BUILT

Harris County appears to have experienced a population boom in the 1970s, as 28 percent of all houses were built during that decade. Precinct Four

received much of this population, with 30 percent of houses built in the 1970s. Growth spread to the Precinct Four HUD service area in the 1980s, with 36

percent of housing in the Precinct Four HUD service area constructed in the 1980s. Only 9 percent of Precinct Four homes were built prior to 1960,

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



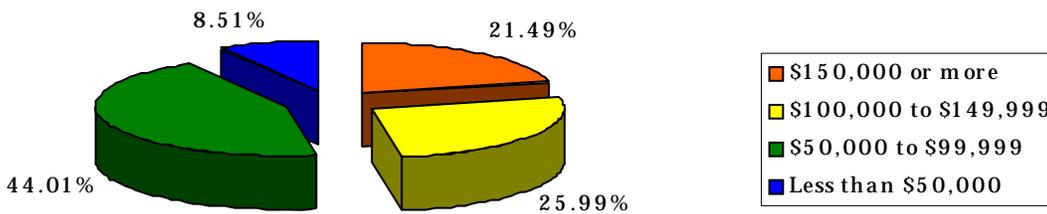
# OWNER-OCCUPIED HOUSE VALUE

Many of the owner-occupied homes (47.48 percent) in Precinct Four are valued above \$100,000. This is also the case for homes in the Precinct Four HUD service area (49.99 percent).

Throughout Harris County there are relatively more homes valued at a lower rate. In Harris County, only 38.14 percent of homes are valued at more than \$100,000. While less than

one-tenth of Precinct Four homes are valued below \$50,000 (8.51 percent), one in five homes throughout Harris County are valued below \$50,000 (19.34 percent).

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



## 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.

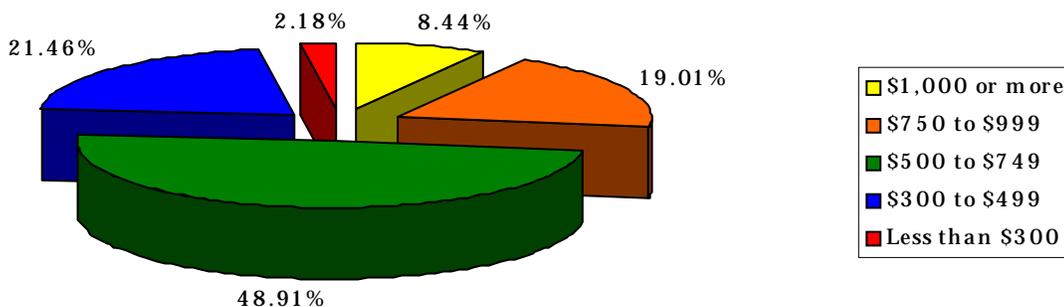
# RENTER-OCCUPIED GROSS RENT

Both within all of Precinct Four (48.91 percent) and in the Precinct Four HUD service area (47.38 percent), most people pay a gross rent between \$500 and \$749.

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

residents in Precinct Four and Harris County pay over \$1,000 for their gross rent (8.44 percent and 8.45 percent, respectively). At the same time, only 2.18 per-

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



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.

# EMPLOYMENT INDUSTRY

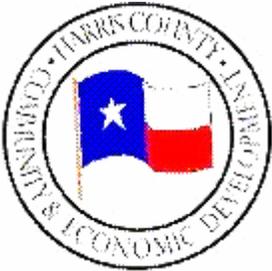
## HARRIS COUNTY

Community & Economic  
Development Department

Planning & Development  
Services

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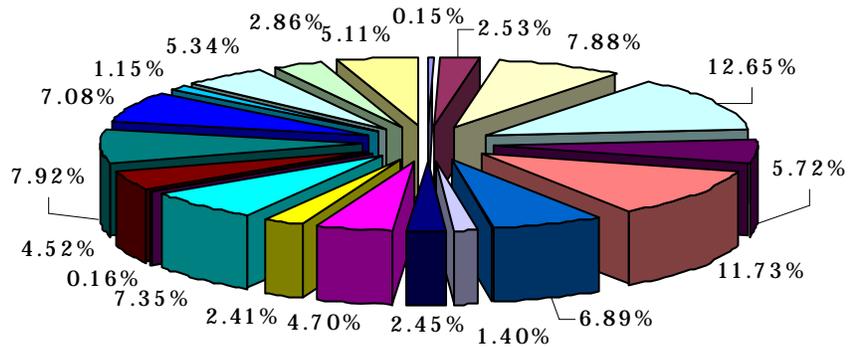


Precinct Four mirrors Harris County in almost every employment category. Health Care/Social Assistance is the only employment sector in which Precinct Four differs from Harris County by more

than one percent (7.08 percent and 8.79 percent, respectively). In the Precinct Four HUD service area, there are relatively fewer construction workers (6.70 percent) and more transportation/

warehousing employees (7.47 percent) than in Harris County as a whole (8.74 percent and 5.51 percent, respectively). Nonetheless, employment patterns in Precinct Four generally follow those of

**Percent of Persons per Employment Industry  
Total Precinct, 2000**



■ Agriculture/Forestry/Hunting	■ Mining
■ Construction	■ Manufacturing
■ Wholesale Trade	■ Retail Trade
■ Transportation/Warehousing	■ Utilities
■ Information	■ Finance/Insurance
■ Real Estate	■ Professional/Scientific/Technical
■ Management of Companies	■ Administrative/Support
■ Education	■ Health Care/Social Assistance
■ Arts/Entertainment/Recreation	■ Accommodation/Food Services
■ Public Administration	■ Other Services