

# Population Study

## Introduction

Harris County's population has grown to an estimated 4.4 million residents as of the end of 2013. This report is the latest in a series of reports on the population and its impact on the demand for county services. The report is based on Census Bureau estimates and HCAD data as of June 30, 2013.

## Harris County's Rapid Growth

Harris County continues to be the nation's third most populous county with an estimated 4.34 million residents as of June 30, 2013 and one of the fastest growing counties in the U.S. with a population increase of 28% since 2000 and 54% since 1990. Harris County contains all or part of 35 cities including Houston, the nation's fourth largest city. The following chart shows the population for Houston, the other cities in Harris County and the unincorporated area of the County.

AS OF JUNE 30	2000 Census	2010 Census	2013 Estimate	Growth since 2000	
				Population	%
Within Harris County					
City of Houston	1,919,789	2,057,280	2,114,000	194,211	10%
Other cities	439,615	473,716	477,000	37,385	9%
Unincorporated Area	1,041,174	1,561,463	1,747,000	705,826	68%
<b>Total County</b>	<b>3,400,578</b>	<b>4,092,459</b>	<b>4,338,000</b>	<b>937,422</b>	<b>28%</b>
<i>Percent Unincorporated</i>	<i>31%</i>	<i>38%</i>	<i>40%</i>	<i>75%</i>	

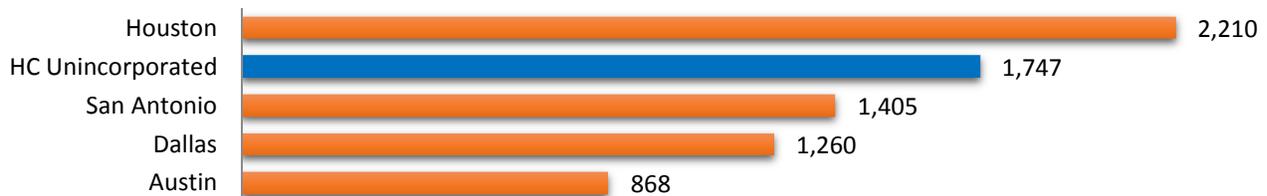
The unincorporated area now represents 40% of the total county population, up from 31% in 2000. Between 2000 and 2012, 75% of the growth in the county was in the unincorporated area.

## Unique Unincorporated Area

Harris County is essentially home to the 2 largest cities in Texas if you consider the unincorporated area as a stand-alone city. Harris County Unincorporated passed the cities of Phoenix and Philadelphia in the 2010 census meaning that Harris County is essentially home to both the fourth (Houston) and fifth (Harris County Unincorporated) most populous "cities" in the U.S.

Harris County is the only county in Texas and likely the only county in the U.S. with such a significant unincorporated area. The following chart shows the data for the top five "cities" in Texas.

	2000 Census	2010 Census	2012 Estimate	2013 Estimates
City of Houston (entire city)	1,953,631	2,099,451	2,175,000	2,210,000
Harris County Unincorporated	1,041,174	1,561,463	1,698,000	1,747,000
San Antonio	1,144,646	1,327,407	1,383,000	1,405,000
Dallas	1,188,580	1,197,816	1,241,000	1,260,000
Austin	656,562	790,390	843,000	868,000

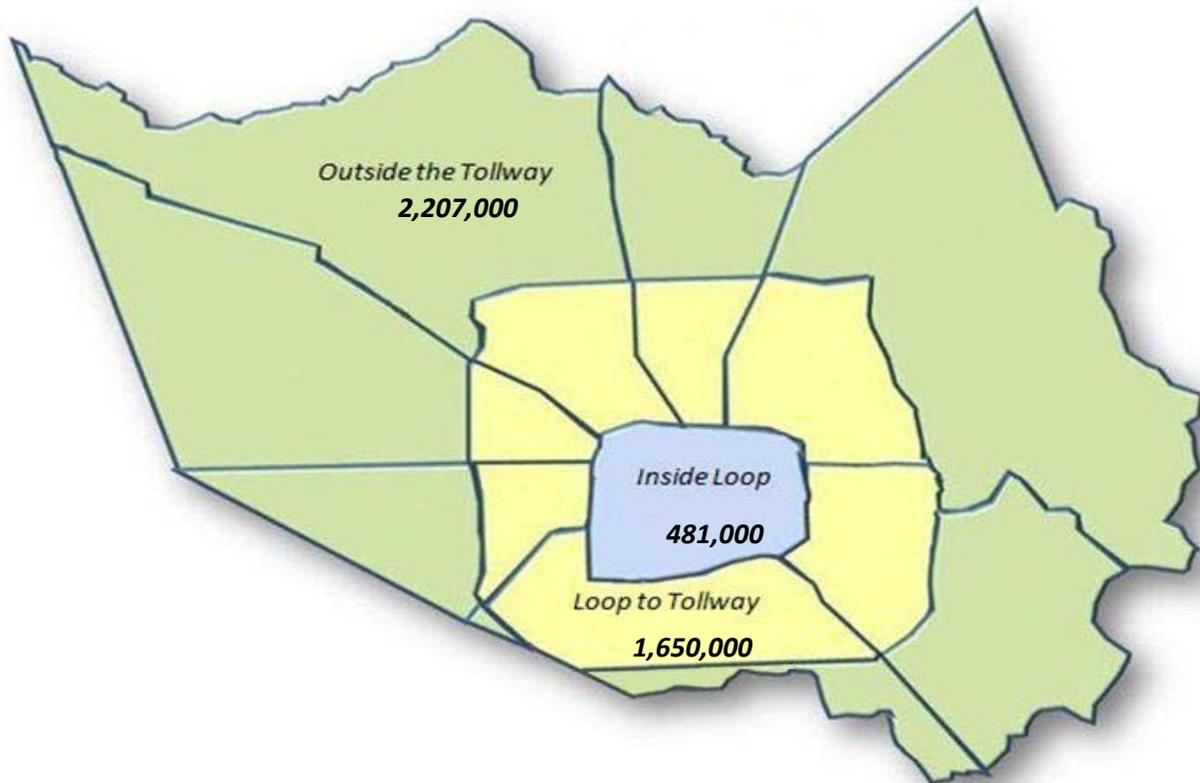


# Population Study - January 2014

## Population Spreading Out

Over the last decade, the population of Harris County has spread out considerably. The Sam Houston Tollway forms a complete outer loop around the County. The following chart shows how the population outside the Tollway has grown significantly faster than the area inside the Tollway:

Population	2000	2010	2013	<i>Growth since 2000</i>	
	Census	Census	Estimate	<i>Population</i>	<i>%</i>
 Inside Loop 610	456,649	469,051	481,000	24,351	5.3%
 Loop to Tollway	1,493,635	1,597,326	1,650,000	156,365	10.5%
Subtotal Inside Tollway	1,950,284	2,066,377	2,131,000	180,716	9.3%
 Outside Tollway	1,450,294	2,026,082	2,207,000	756,706	52.2%
Entire County	3,400,578	4,092,459	4,338,000	937,422	27.6%
<i>Percent Outside Tollway</i>	<i>43%</i>	<i>50%</i>	<i>51%</i>	<i>81%</i>	



## Infrastructure and Growth

Harris County is primarily responsible for the infrastructure maintenance and development outside the Tollway. This area is growing at a rate more than five times that of the growth inside the Tollway and the County relies primarily on property taxes to fund this development. Harris County does not receive general sales taxes like the cities and METRO.

# Population Study - January 2014

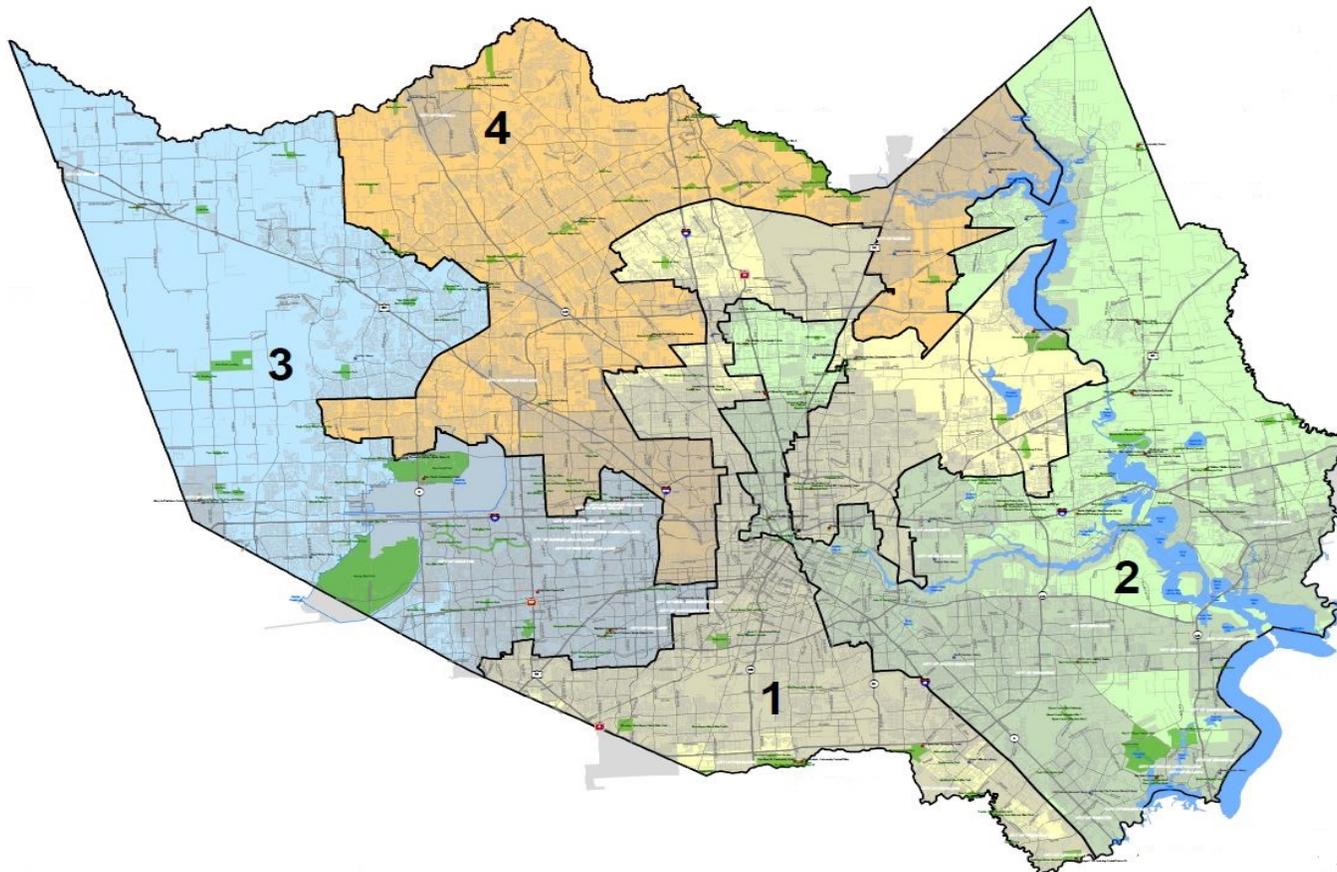
## Harris County Precincts and Redistricting

The map shown below shows the boundaries of each of the commissioner precincts with the city of Houston and other cities shown using shading. The boundaries of the city of Houston extend into neighboring counties as shown in the highlighted gray areas both north and south of Harris County.

Each of the four Harris County commissioner precincts have significant unincorporated areas and population as indicated on the map in the lighter colored yellow, green, orange and blue areas. Most of the northwest and northeast areas of the county are unincorporated for example.

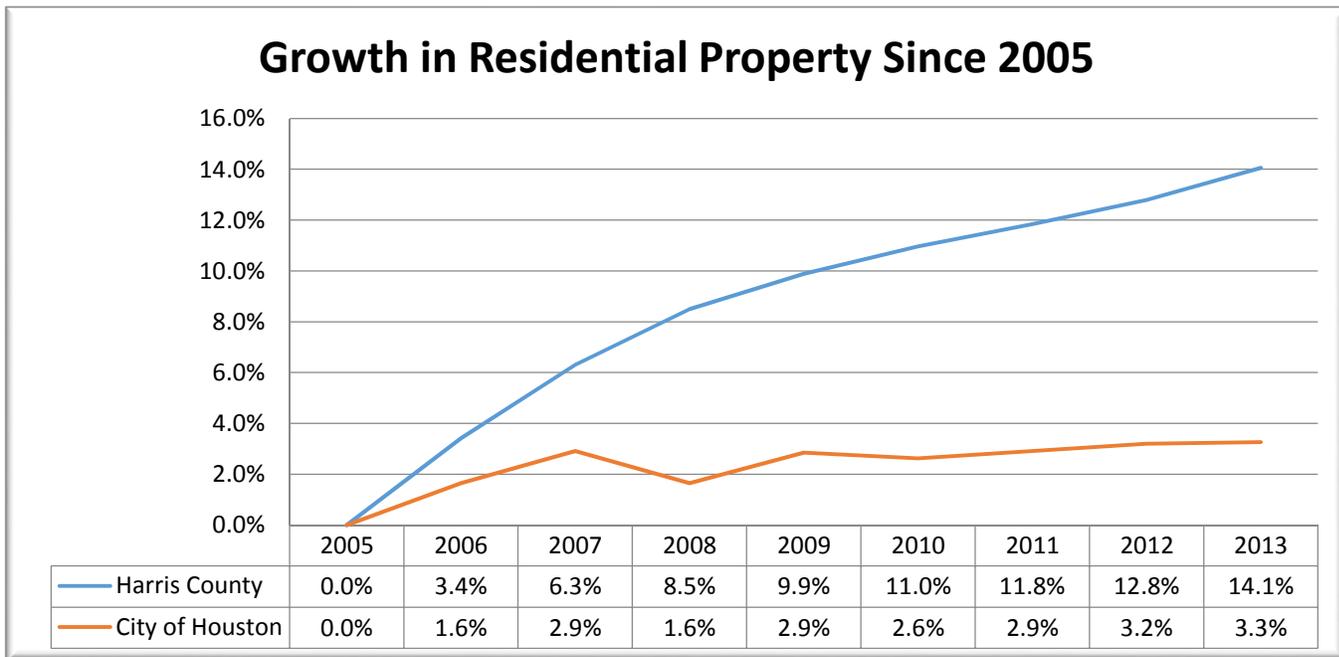
The following shows a breakdown of the estimated population in each of the 4 precincts.

Commissioner Precinct	Estimated as of June 30, 2013			% Living in Unincorporated Area	% Unincorp. before Redistricting
	Total Population	Within City Limits	Unincorporated Area		
Precinct 1	1,054,000	805,000	249,000	14.3%	13.5%
Precinct 2	1,049,000	806,000	243,000	13.9%	12.0%
Precinct 3	1,118,000	651,000	467,000	26.7%	27.1%
Precinct 4	1,117,000	329,000	788,000	45.1%	47.4%
	4,338,000	2,591,000	1,747,000	100.0%	100.0%



**Growth in Taxable Property**

According to HCAD data, the total number of residential properties including single family, multifamily, and agricultural property in Harris County added to the tax roll for Harris County has increased by 14.1% compared to only 3.3% within the city limits of Houston.

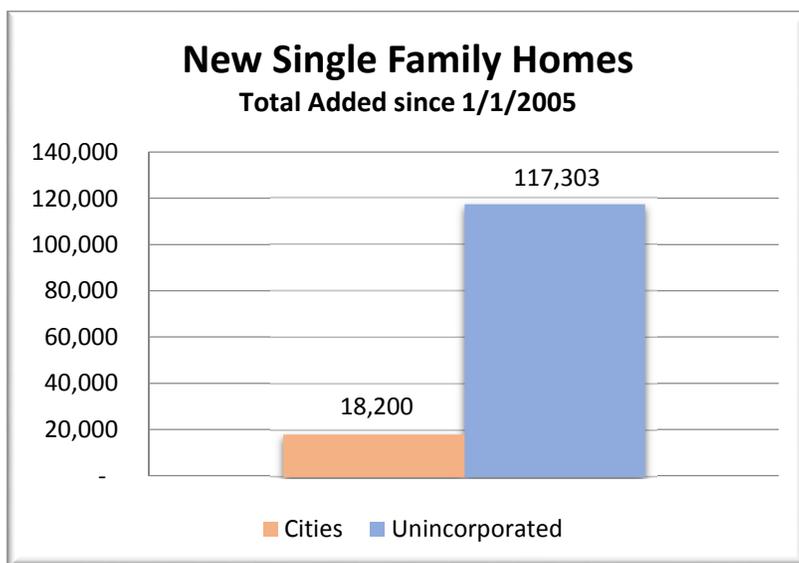


**Growth in Number of Single Family Homes**

The number of single family homes in Harris County increased by over 135,000 from 2005 to 2013 according to Harris County Appraisal District data.

The number of single family homes in the unincorporated area of the County increased by 117,303 during this period, which represents 86% of the new homes in Harris County added to the tax roll during that period.

This growth impacts the County in many ways including the demand for new roads and infrastructure as well as the need for additional law enforcement services and other public services provided by the County.

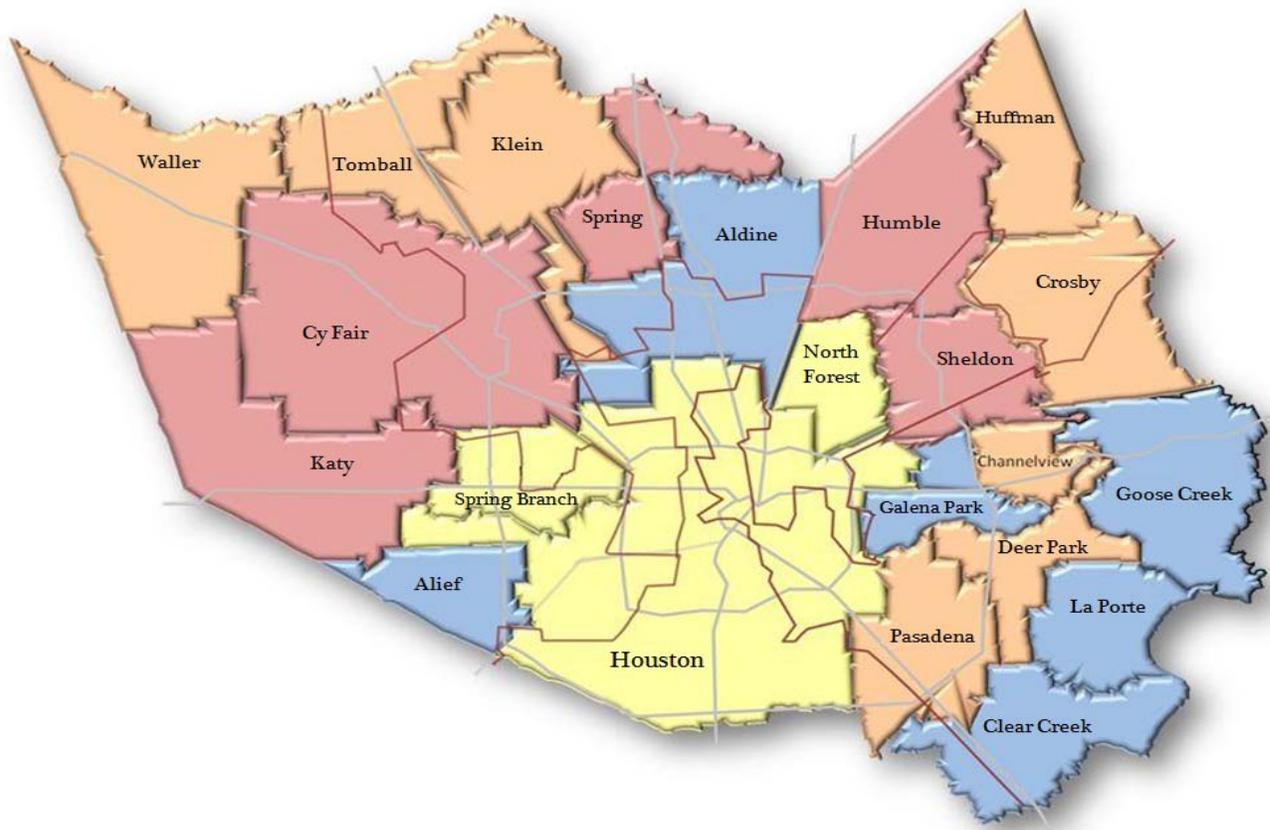


# Population Study - January 2014

## School Enrollment Trends

The following shows the total student enrollment for each of the public school districts in Harris County comparing the 2012-13 school year with the 2000-01 year.

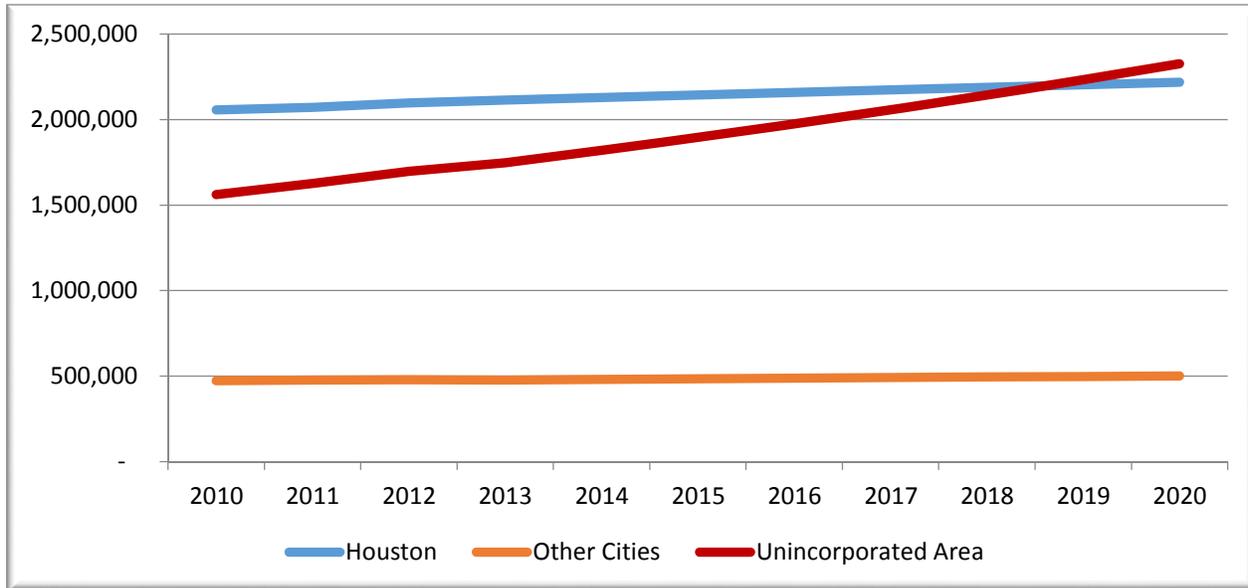
West Side Districts		Central Districts		Northeast Districts		Southeast Districts	
District	Growth %	District	Growth %	District	Growth %	District	Growth %
Cy-Fair	63%	Aldine	23%	Crosby	28%	Deer Park	13%
Katy	72%	Alief	5%	Huffman	25%	La Porte	0%
Klein	38%	Galena Park	14%	Humble	47%	Clear Creek	28%
Spring	47%	Houston	-4%	Sheldon	86%	Pasadena	23%
Tomball	53%	North Forest	-43%			Goose Creek	19%
Waller	29%	Spring Branch	7%			Channelview	25%
Total Enrollment							
2000-2001	175,977		371,662		36,052		119,029
2009-2010	275,211		378,484		53,108		144,457
Change	99,234		6,822		17,056		25,428
%	56.0%		2.0%		47.0%		21.0%



The 4 largest school districts in the western half of the County (Katy, Cy-Fair, Spring and Klein) had 164,000 students enrolled 12 years ago which increased to over 258,000 this past year. These districts had only 78% as many students as HISD in 2001. Now they have 27% more students than HISD. Cy-Fair alone has grown from 68,000 students in 2001 to 110,000 students enrolled in 2013, representing an increase from 32% of the size of HISD in 2001 to 54% in 2013. If these trends continue, Cy-Fair could become the largest school district in the County by the year 2020.

**Projecting to 2020**

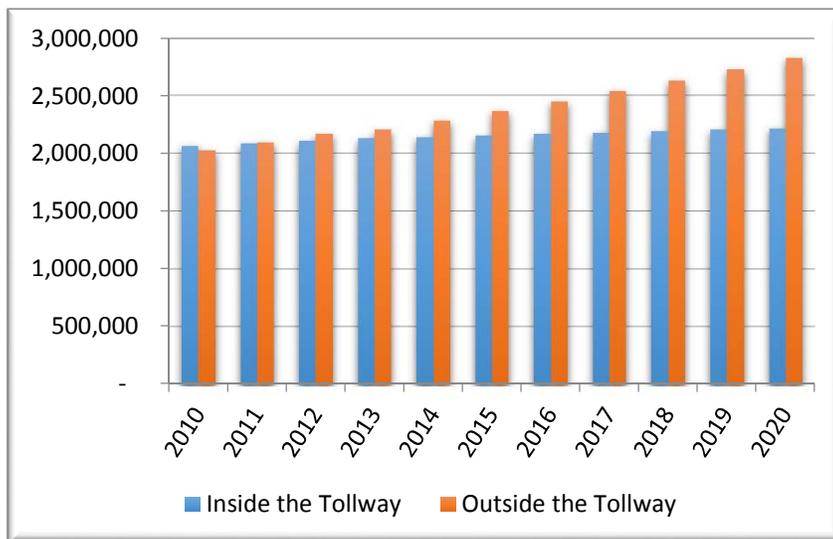
The following shows the projected growth in population during the next 7 years assuming that the growth patterns from 2000 to 2013 continue for Harris County with no significant populated areas being annexed by the city of Houston.



The unincorporated area would pass the city of Houston in population by 2018 if the current trends continue. Total Harris County population would pass the 5 million mark in 2020. The next chart shows the population inside and outside the tollway assuming the same trends continue.

Over 88% of the growth in population over the next 10 years would be outside the tollway.

Harris County government provides much of its services to residents throughout the County including people living in Houston and surrounding cities and towns. There are some services, such as law enforcement and public safety, public health and animal control, and libraries that are provided primarily to the unincorporated areas of the County.



All indications are that Harris County will continue to experience significant growth throughout the County in all 4 County Commissioner precincts and especially in the unincorporated areas. The demand for infrastructure to support this growth, as well as increased demand for services such as law enforcement and health care, will make it necessary to maintain adequate sources of revenue for budgetary purposes.