

# COUNTY PROFILE

## COUNTY OVERVIEW

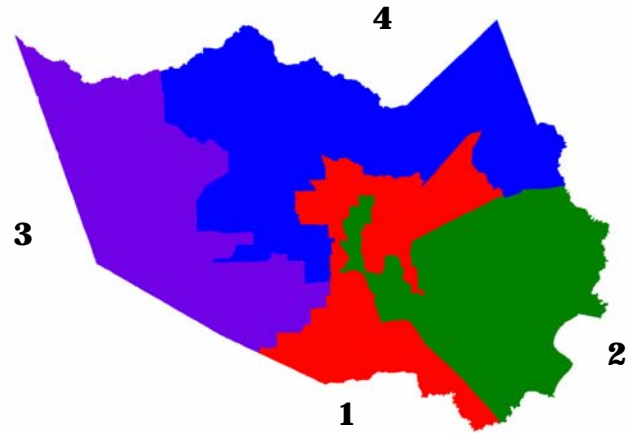
**H**arris County is the third largest county in the United States by population and is home to the fourth largest city in the nation, Houston. Harris County is situated in the Gulf Coast region of the state of Texas.

While classified as an urban county due to the size of its unincorporated population, many parts of the county maintain a rural atmosphere. In recent years, many people have relocated to the Harris County/Houston area; the growth in population is primarily due to the movement of immigrants to the area.

The Bureau of the Census calculated Harris County's 2000 population at 3,400,578. Between 1990 and 2000, Harris County's population grew by almost 21 percent; the second fastest growth rate among the ten most populous counties in the United States. Harris County comprises approximately 16.3 percent of the total population of the state of Texas, the second most populous state in the United States in 2000. It is expected that by 2015, Harris County will have a population of 4,239,862 persons.

The population in incorporated areas continues to comprise the majority of the Harris County population. The population is centrally concentrated, primarily within the boundaries of Beltway 8 and the City of Houston. About 69% of Harris County residents reside in one of the 33 incorporated areas of Harris County. Of the incorporated area population of 2,347,477 persons; 1,954,848 persons live within Houston. Another 208,675 live in Baytown or Pasadena, both of which have populations greater than 50,000. An estimated 1,237,055 persons reside within the HCCEDD service area. [1] The population of the HCCEDD service area grew by more than 23 percent between 1990 and 2000.

The 2000 Census indicates that there are 1,298,130 households in Harris County. Households in Harris County increased by 11 percent between 1990 and 2000, a much lower rate of growth than the 21 percent increase in population.



**Map of Harris County (with precincts highlighted)**

### HARRIS COUNTY FACTS\*

<i>Population, 2000</i>	3,400,578
<i>Population Estimate, January 2005</i>	3,673,089
<i>Total Population Projection, 2015</i>	4,239,862
<i>Percent White, 2000</i>	43%
<i>Percent Black, 2000</i>	18%
<i>Percent Hispanic/Latino, 2000</i>	33%
<i>Percent Asian, 2000</i>	5%
<i>Median Household Income, 2000</i>	\$42,598
<i>Percent Below Poverty, 2000</i>	15%
<i>Percent of Population Under 19 Years</i>	32%
<i>Percent of Population 20 to 64 Years</i>	61%
<i>Total Housing Units, 2000</i>	1,298,130
<i>Percent Owner-Occupied, 2000</i>	55%

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. However, some small cities have cooperative agreements with Harris County such that HCCEDD does provide community development services to those incorporated cities. Nonetheless, generally speaking, the HCCEDD "Service Area" consists of the unincorporated regions of Harris County.

\*Note: All data in this profile is from the 2000 U.S. Census and Texas State Data Center.

# RACE/ETHNICITY

The Texas State Data Center projects that the population of Texas will become increasingly ethnically diverse in coming years. It is expected that Harris County's population will mirror the state.

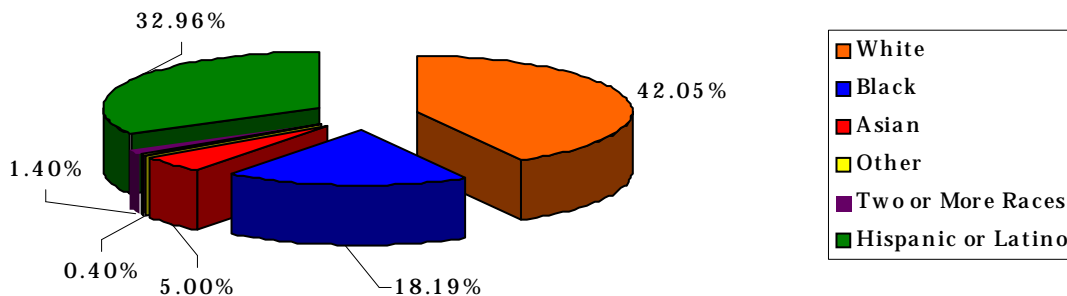
Hispanic and Asian groups are growing at a rapid rate. Between 1990 and 2000, the Hispanic community experienced a 76 percent growth rate, increasing to 1,120,625 persons, representing 33 percent of the

total Harris County population. Likewise, the Asian population grew by 50 percent, increasing to 170,080 persons, representing 5 percent of the total county population. The Black population

showed only a modest increase and the White population in Harris County decreased by 7 percent between 1990 and 2000.

The geographic distribution of populations throughout the county finds white households predominately in unincorporated areas outside Beltway 8. Hispanic population concentrations tend to be located within incorporated north central and east-central Harris County inside the Beltway. Areas of African-American/Black concentration have been generally located within incorporated northwest and south-central areas of Harris County.

**Percent of Persons per Race/Ethnicity  
Harris County, 2000**



# AGE

Compared to the United States as a whole, Harris County is home to a relatively young population. The median age in 2000 was 31 years of age. While 14 percent of the U.S. population is 65 years of age or older, in Harris County persons 65 years and over comprise only 7 percent of the population. Similarly, 26

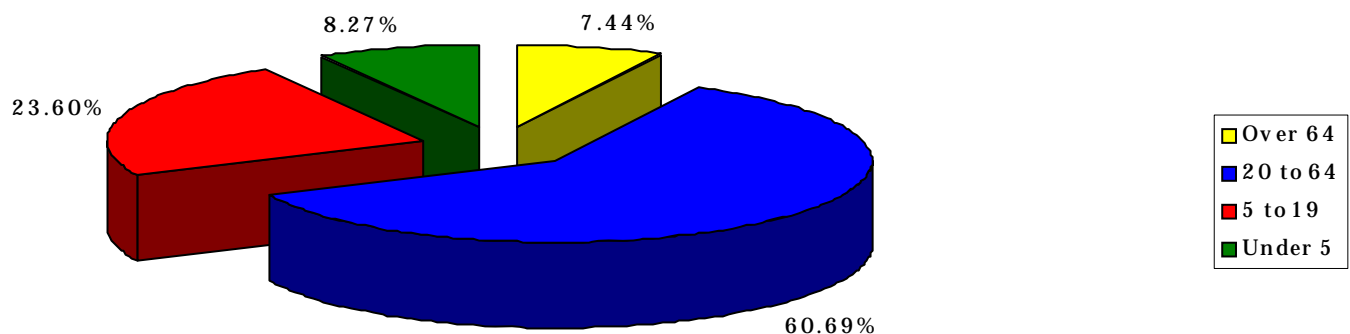
percent of the U.S. population is under 18 years old, compared to 29 percent in Harris County. As a growing metropolis, Harris County is also home to a large number of young professionals. Persons between the ages of 18 and 34 comprise 27 percent of the Harris County population. This is slightly higher than the

same population category for the entire United States, which comprises only 24% of the population. However, the baby boom generation (those born between 1946 and 1964) comprises 31 percent of Harris County's population. Looking at the distribution of those 65 and older, a vast majority live within Beltway

8 in incorporated areas.

The population will continue to steadily age as baby boomers near age 65; by 2030 one out of six persons (17 percent) in Harris County will be over 65, compared to the 7 percent in 2000.

**Percent of Persons per Age Group  
Harris County, 2000**



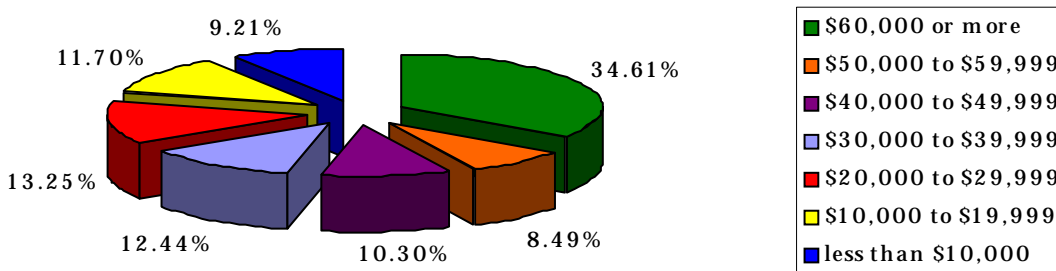
# HOUSEHOLD INCOME

The median household income in Harris County is \$42,598. Between 1990 and 2000 households earning more than \$50,000 increased by 88 percent, while house-

holds earnings less than \$25,000 decreased by 24 percent. Growth of Consumer Price Index (CPI) outpaced the growth of median household income

between 1990 and 2000 indicating household income in Harris County failed to surpass increases in the price of goods and services over the last ten years.

**Percent of Households per Income Level  
Harris County, 2000**



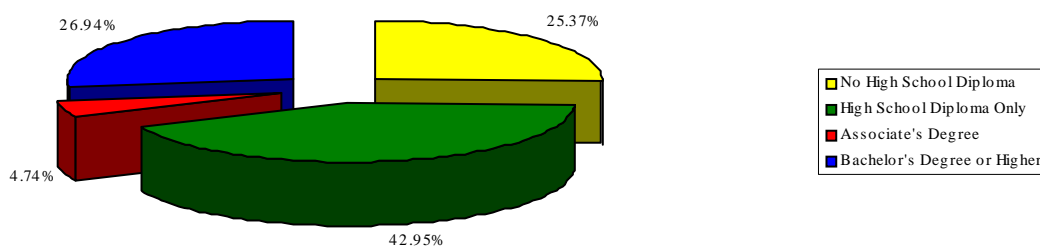
# EDUCATION

In 2000, 973,905 persons aged 3 years and older were enrolled in school in Harris County. Of this number, 6.7 percent were enrolled in pre-primary school, 74.1 percent were enrolled in elementary or high school, and 19.1 percent were enrolled in college. Between 1990 and 2000, Elementary and High School experienced the fastest growth, increasing by 32.6 percent.

Pre-primary enrollment increased 20.4 percent, and college enrollment suffered a decrease of 6.0 percent. This may be due to an increase in birth rate or mini-boom in the mid-1990s, particularly in the Hispanic population, and a decrease in the number of 18 to 24 year olds. For persons 25 years and older in Harris County, more than 520,000 persons did not have a high

school diploma in 2000. This represents 25 percent of the population age 25 years and older. Persons with a high school diploma represented 43 percent and persons with a college degree represented 32 percent. Areas of high education occur mainly in the western portion of the county; while the eastern portion contains many residents without a high school diploma.

**Percent of Persons per Education Level  
Harris County, 2000**



## Harris County HUD-Defined Target Areas

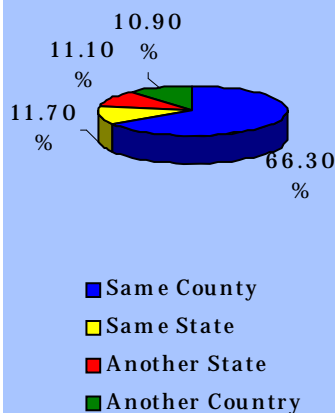
The U.S. Department of Housing & Urban Development (HUD) has defined certain census tracts in Harris County as low-income communities (51 percent or greater low-income population). These communities are eligible for HUD entitlement grant funding.

- Aldine
- Bammel
- Barrett Station
- Bordersville
- Bough
- Cedar Point
- Champions Point
- Channelview
- Clear Creek
- Cloverleaf
- Crosby
- El Dorado
- Fallcreek
- Galena Park
- Granada
- Greenbranch-Gatewood
- Greensbrook
- Greenwood-Heights
- Humble
- Idlewilde
- Jacinto City
- Katy
- La Porte
- Lincoln Green
- Linus
- Little York/Airline
- Maple
- Marwood-DeZavalla
- McNair
- Meadow Vista
- Northington-Kenwood
- Oakhollow
- Ranch Country
- Riverwood
- Sherwood Place
- South Houston
- Tomball
- Verde Forest
- Waller
- Wayforest
- Webster

### 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 show 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



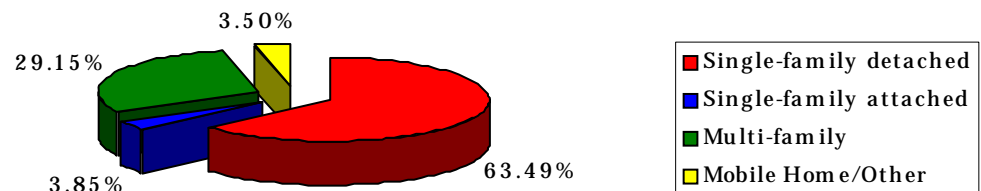
## HOUSING TYPE

A majority of Harris County residents inhabit single-family detached homes. Single-family housing units represent 64 percent of the total housing stock in Harris County. Almost a third (29 percent) of Harris County

residents live in multi-family housing. Similarly, 32 percent of the Harris County housing stock is multi-family. Southwest Harris County contains the densest concentration of

multi-family housing in the region. Most people inhabiting mobile homes live in the unincorporated areas of Harris County.

**Percent of Persons per Housing Type  
 Harris County, 2000**



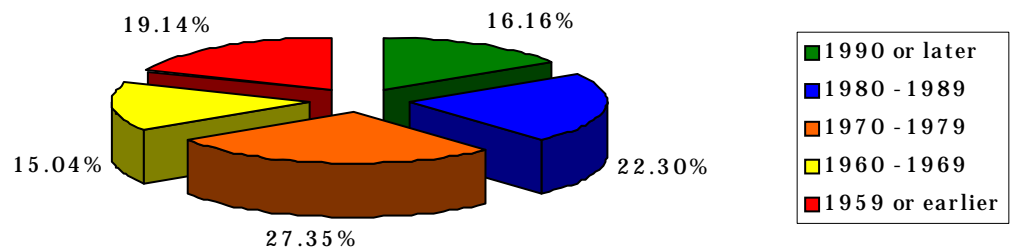
## YEAR HOUSING BUILT

Harris County appears to have received a population boom in the 1970s, as 28 percent of all houses were built during that decade. That boom never ended. Only one in five houses (19 percent) in Harris

County was built prior to 1960. In approximately thirty years, two-thirds (66 percent) of the housing in Harris County has been constructed. Although development is spreading to counties beyond

Harris, most indicators demonstrate a continuously increasing housing market in the Houston area, including Harris County.

**Percent of Houses per Year Built  
 Harris County, 2000**



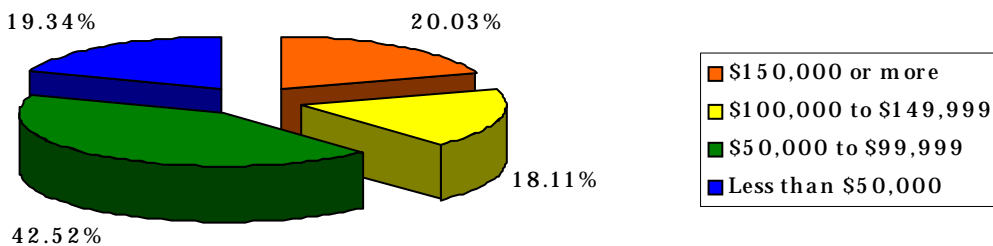
# OWNER-OCCUPIED HOUSE VALUE

Harris County supports a thriving housing market. Most homes sell for an affordable \$50,000 to \$99,999. However, the trend of high-end luxury homes selling at \$500,000

or more has increased and continues to create a stress on the housing market. The median price of single family homes in November 2002 reached \$133,000, representing an 8 percent increase

from 2001's \$123,000 highest median price. The key to meeting this demand will be to provide housing products for a diverse population.

**Percent of Owner-Occupied Houses per House Value Level  
Harris County, 2000**



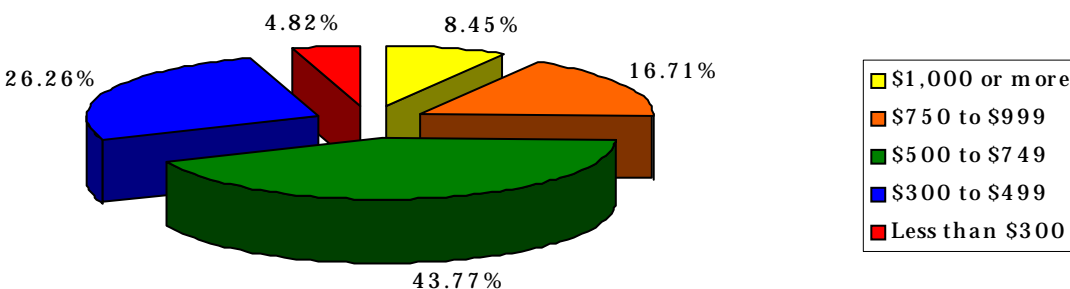
# RENTER-OCCUPIED GROSS RENT

Three-quarters (75 percent) of all renter-occupied dwellings in the county rent for less than \$750. Analysis of the current Harris County housing development trends, particularly multi-family devel-

opment, shows that the market is pumping out an abundant supply of one- and two bedroom housing units in response to estimated and projected increase of smaller households. However, the

market's response to meet the needs of smaller households has created a void in meeting the needs of large households, thus enhancing the issue of overcrowding.

**Percent of Renter-Occupied Dwellings per Gross Rent Level  
Harris County, 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.

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

8410 Lantern Point Dr.  
Houston, TX 77054

Phone: 713-578-2000



In 2000, there were 1,545,933 persons 16 years and older in the Harris County labor force, this number represents a 12 percent increase since 1990. The leading industries in Harris County are Management professionals and related occupations, 35 percent, and service occupations, 14 percent. Eighty two percent of the people in the employed labor force were private wage and salary workers, 11 percent were federal, state, or local government workers, and 6 percent were self-employed. When compared to the state of Texas and the nation, Harris County had a similar composition of occupations in 2000.

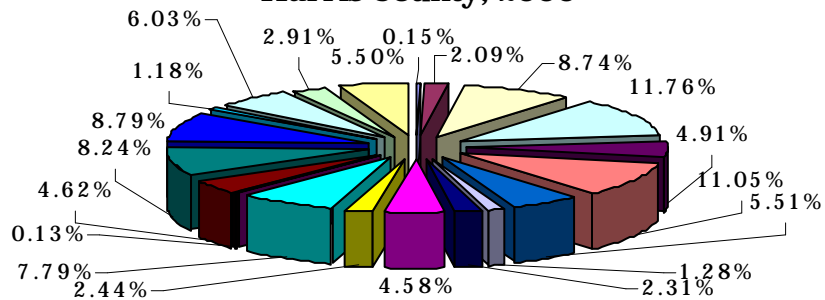
Of the 1,545,933 persons working in Harris County the largest percentage of workers is represented by the educational, health, and social service industry with 17 percent;

followed by Professional, scientific, management, administrative, and waste management services industry with 13 percent.

The Houston area economy presents industries with prominent international exposure, like oil and gas, petroleum and plastics, and engineering and construction services. These industries felt the impact of recessions in Asia and Latin America, and are just now starting to reap the fruits of improvements abroad. Services account for nearly two in every five jobs gained in the Houston region since January of 1988. Two major service sectors have displayed exceptionally rapid growth: business services and engineering/accounting/research/management services. Growth in public education has outstripped growth in all other government functions. In the foreseeable future, jobs in services and government

will lead the region's workforce growth. Government employment should be driven by population growth and by demands for services in the areas of education, social services and criminal justice. The most rapid growth should be in the field of health and business services. Two of the fastest growing employment fields are business services and engineering/managerial services. Business services pay below-average wages, while engineering/managerial services pay some of the highest wages (with average earnings nearly twice the regional average). The Harris County area also has a large service sector, much of which is supported by health services employment at large hospitals, medical schools and medical research centers. Seven out of 10 jobs in the Harris County area are in the service-producing industries.

**Percent of Persons per Employment Industry  
Harris County, 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