

State of Waller County

The image shows the Waller County Courthouse, a two-story brick building with a central entrance and large windows. An American flag is flying on a tall pole to the left of the building. The sky is clear and blue. The text "State of Waller County" is overlaid in white at the top of the image.

WALLER
COUNTY
COURT HOUSE

Jaimie Hicks Masterson
Texas Target Communities
Texas A&M University
Sept. 26, 2016

Introduction

Rural with 44,825 people

Founded in 1873 with a cotton-based economy along railroads

Northwest of Harris County which is anchored by Houston and bounded on the west by the Brazos River

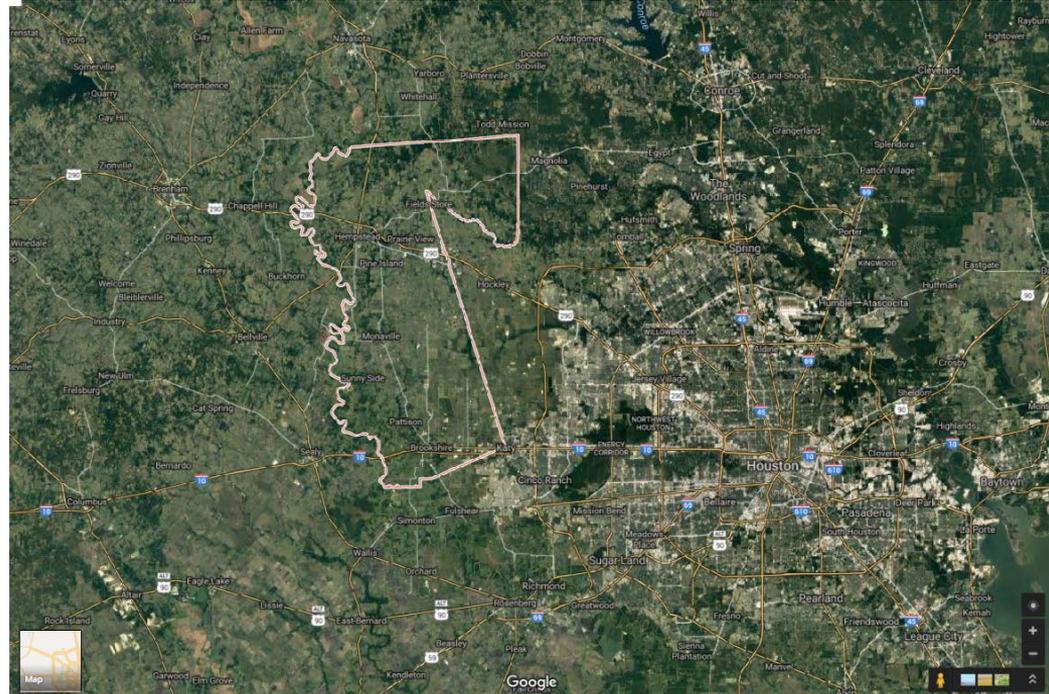
A part of the Houston-Galveston Area Council (HGAC-8)

Area: 514 sq. miles

County Seat: Hempstead

Major Cities: Brookshire, Hempstead, Katy, Pattison, Prairie View, and Waller

University: Prairie View A&M University



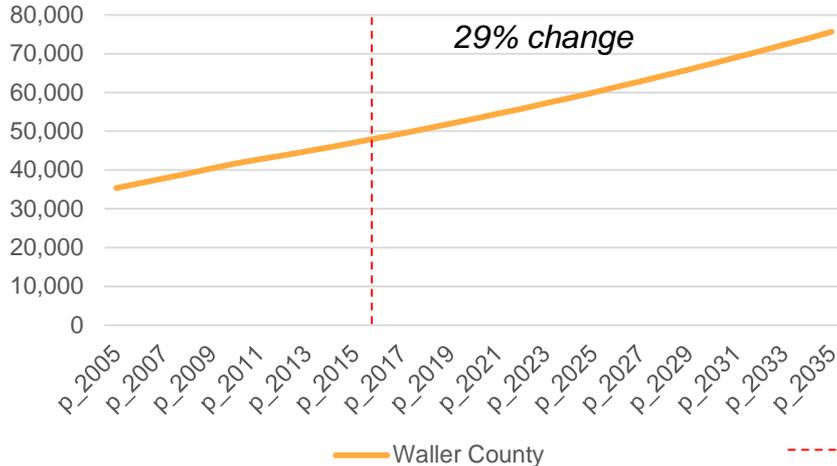
Google Maps

Population Growth

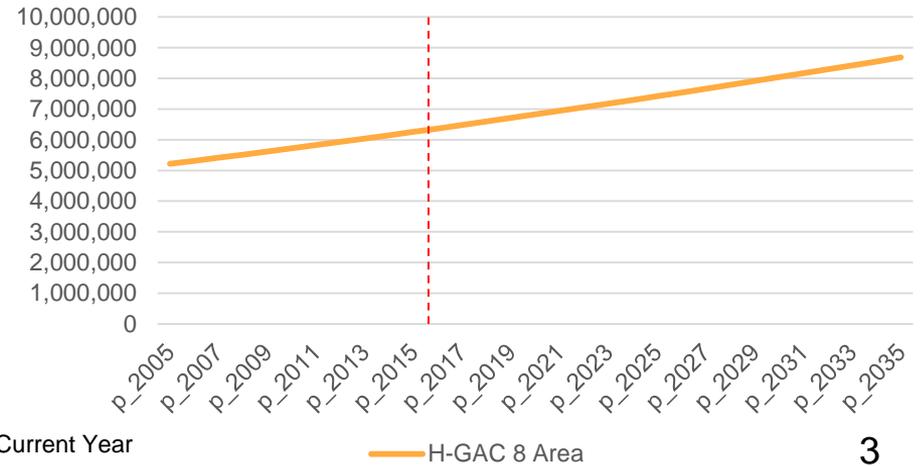
Region	Population Estimates			Percent Change		
	2000	2010	2014	2000-2010	2010-2014	2000-2014
Waller County	32,663	43,205	44,825	32.3	3.7	37.2
H-GAC-8 Area	4,669,571	5,891,999	NA	26.2	NA	NA
Texas	20,851,820	25,145,561	25,092,033	20.6	3.8	25.1

- Waller grew ahead of H-GAC 8 and Texas
- Strong growth is projected

Waller County



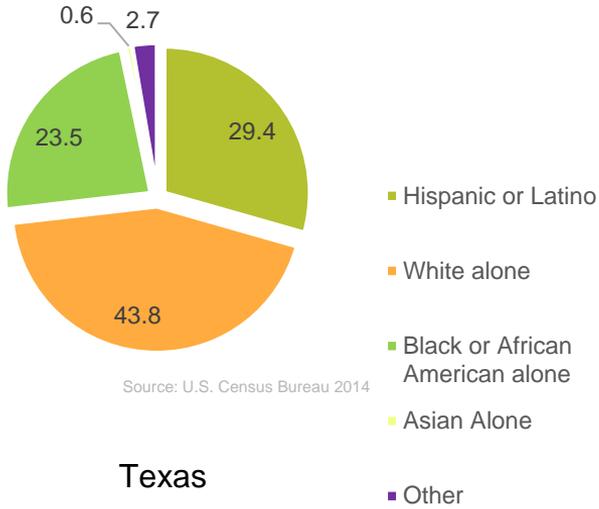
H-GAC 8 Area



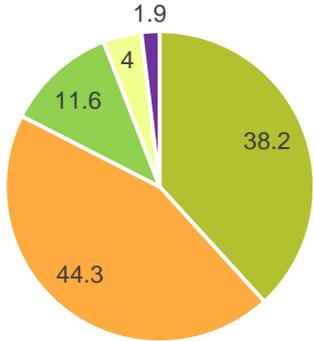
Note: H-GAC 8 consists of the following counties: Brazoria, Chambers, Fort Bend, Galveston, Harris, Liberty, Montgomery and Waller

Race and Ethnicity

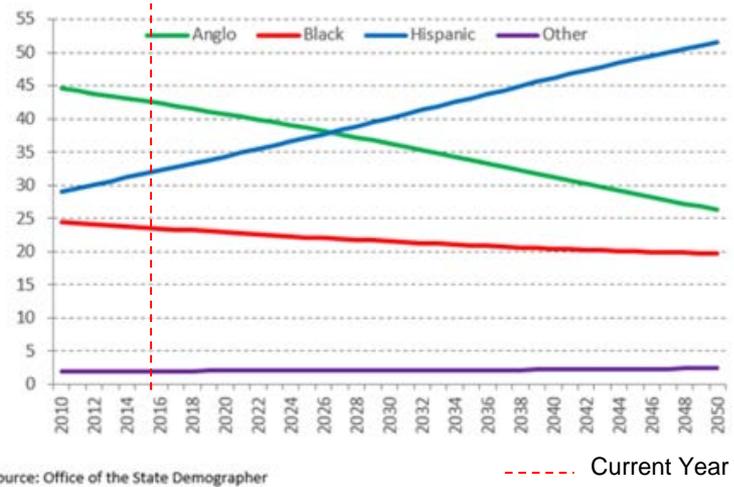
Waller County



Texas



Population Projections by Race (percentage of total)

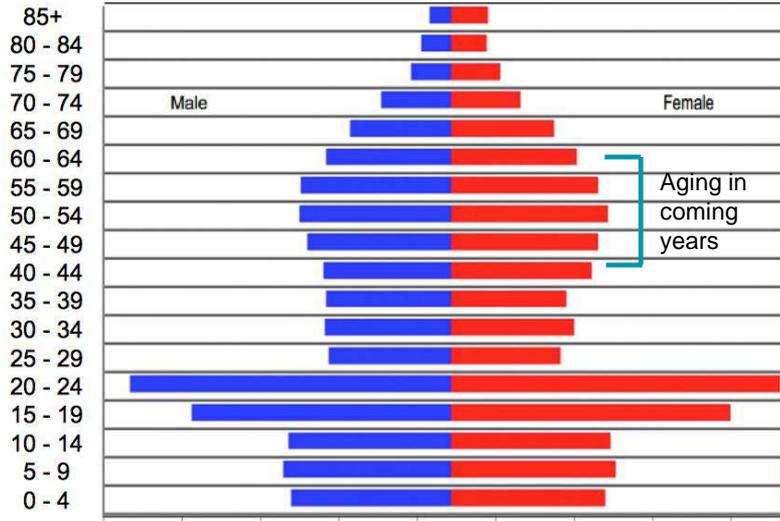


- There are more African Americans (almost double) and less Hispanics in comparison to Texas.



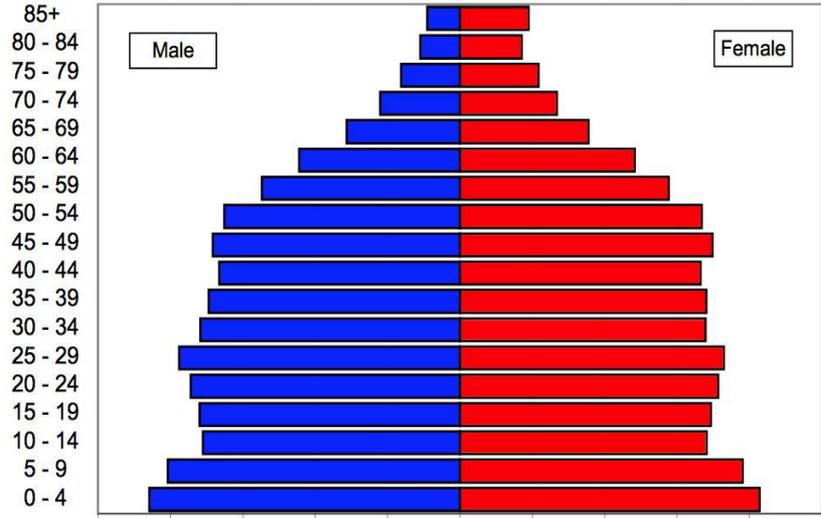
Age Distribution

Waller County



Source: The County Information Program, Texas Association of Counties

Texas



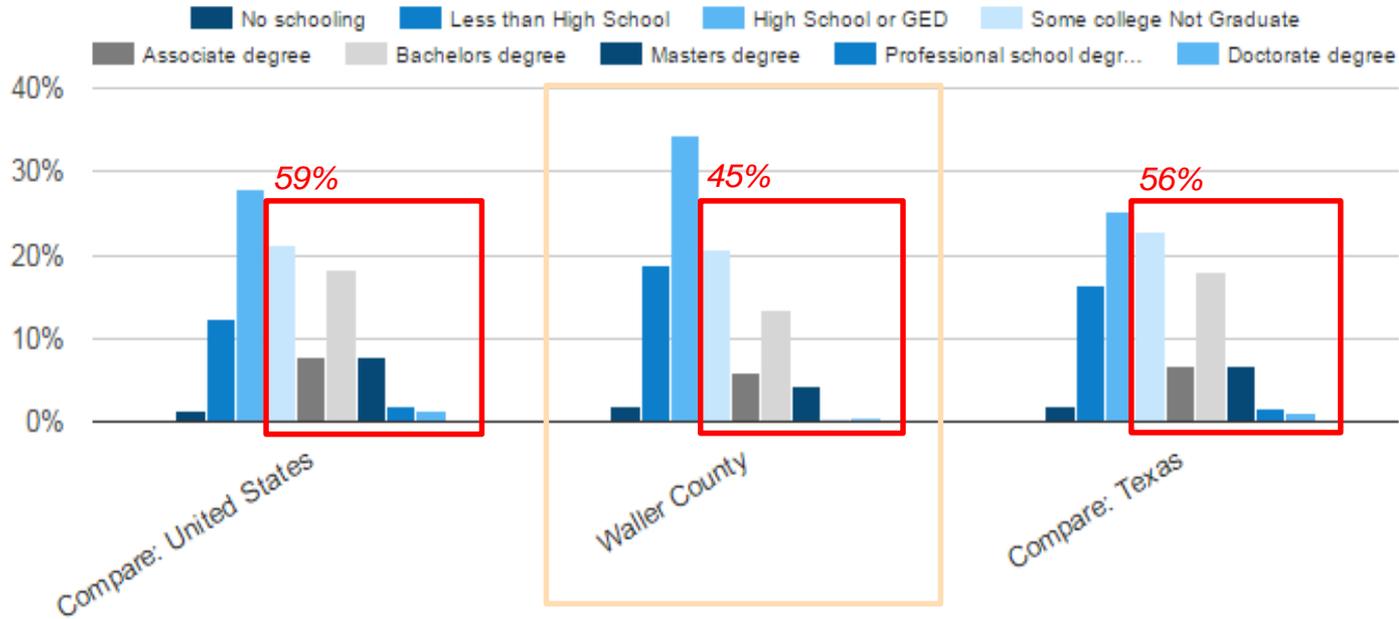
Source: U.S. Census

- The county has the largest population of recent high school graduates (20-24 years) compared to surrounding counties.



Education

Educational Attainment Detailed Comparison (Age 25+)



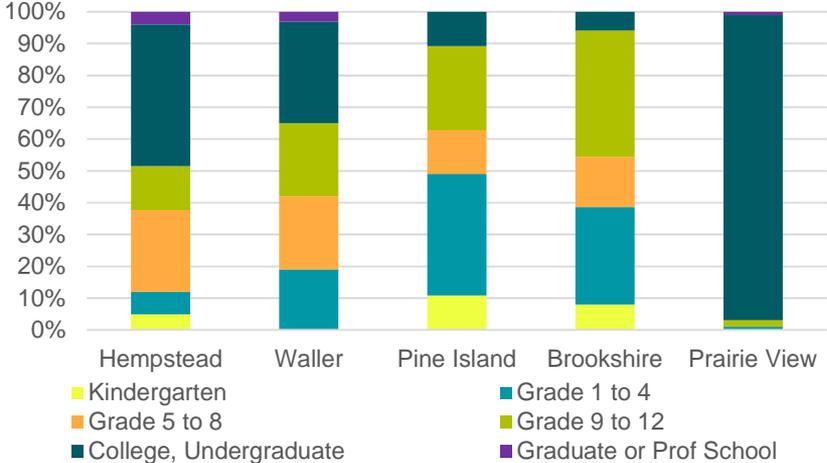
Source: <http://www.towncharts.com/Texas/Education/Waller-County-TX-Education-data.html>

Source: U.S. Census Bureau 2014

- Waller County has the largest proportion of people in undergraduate Colleges at 46.3% of the total and is ranked #1 amongst the few neighboring counties: Austin, Washington, Grimes, Harris and Fort Bend.

Education

Waller County: School Enrollment by Aggregate Categories



Source: <http://www.towncharts.com/Texas/Education/Waller-County-TX-Education-data.html>
Source: U.S. Census Bureau 2014



Employment

Personal Income Per Capita

	2004	2009	2014
Waller County	\$24,683	\$28,869	\$34,078
Texas	\$31,077	\$37,037	\$45,669
U.S.	\$34,316	\$39,376	\$46,049

Source: Bureau of Labor Statistics

Major Employers:

- Briarwood- Brookwood Inc.
- Creekside Nursery
- Hempstead ISD
- Igloo
- Prairie View A&M University
- Royal ISD
- Waller ISD
- Wal-Mart Associates Inc.

Industry sectors with largest employment:

- Manufacturing (3,281)
- Educational Services (2,688)
- Construction (1,364)

Economic Specialization in Texas

- Manufacturing (2.88)
- Agriculture, Forestry, Fishing and Hunting (1.95)
- Education Services (1.79)
- Construction (1.59)
- Wholesale Trade (1.52)
- Mining (1.32)

Greater than 1 reflects a specialization (or a viable export industry) when compared to Texas

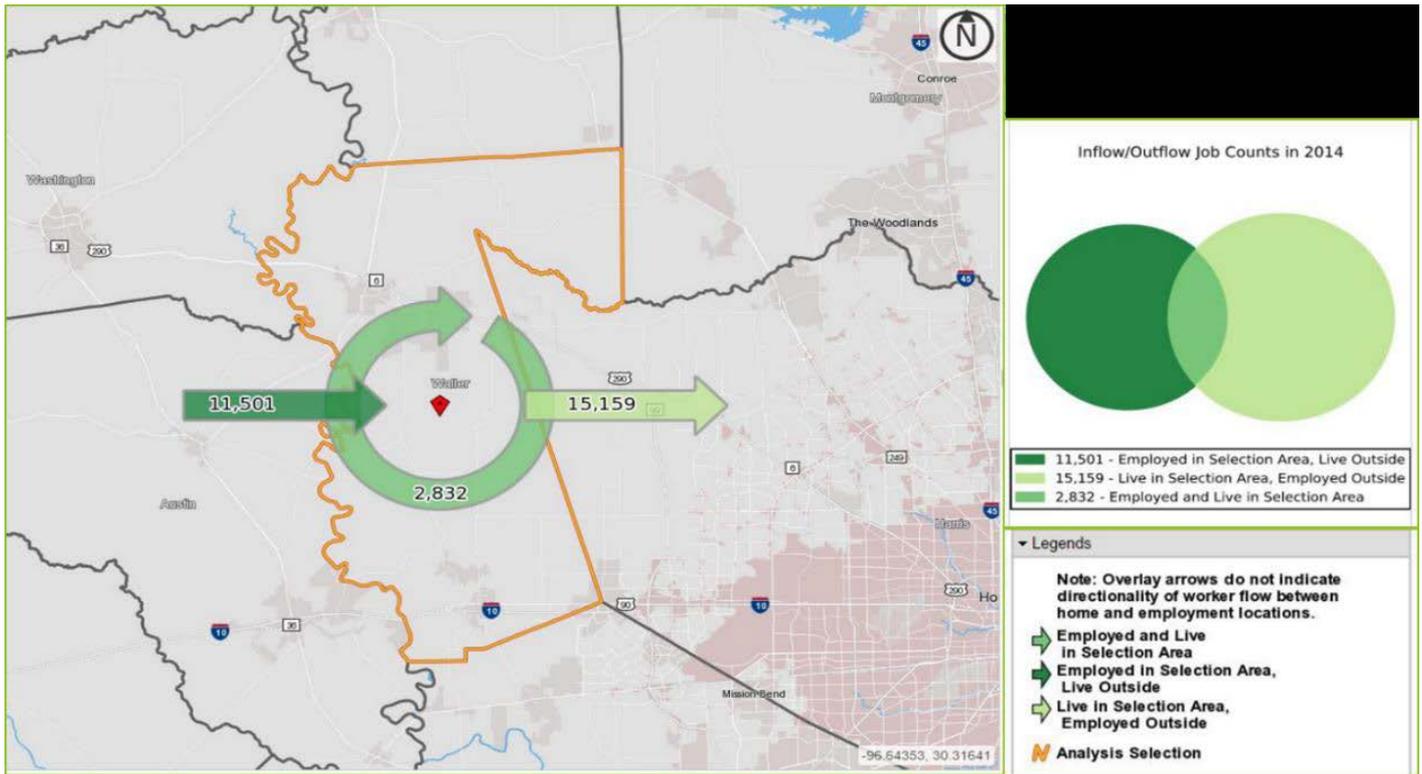
Greater Job Gains and Competitive Effect compared to Texas:

- Chemical and Chemical-based Products
- Energy (Fossil and Renewable)
- Manufacturing



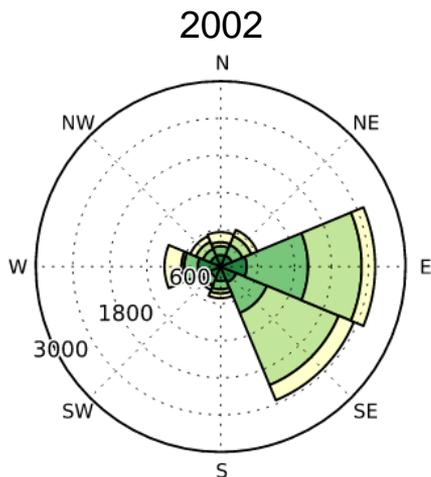
Living vs. Working in County

Inflow-Outflow Analysis for Waller County

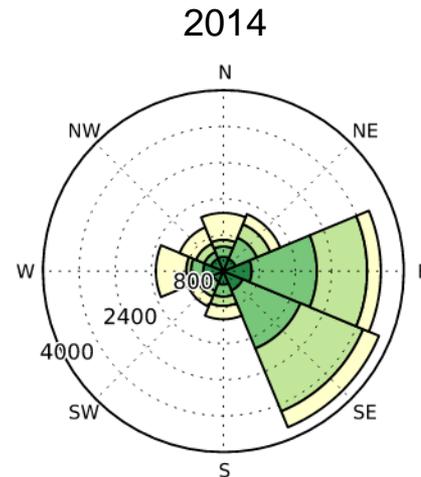


Source: U.S. Census Bureau 2014 (On the maps)

Job Counts by Distance/ Direction



Source: U.S. Census Bureau 2014 (On the maps)



Source: U.S. Census Bureau 2014 (On the maps)

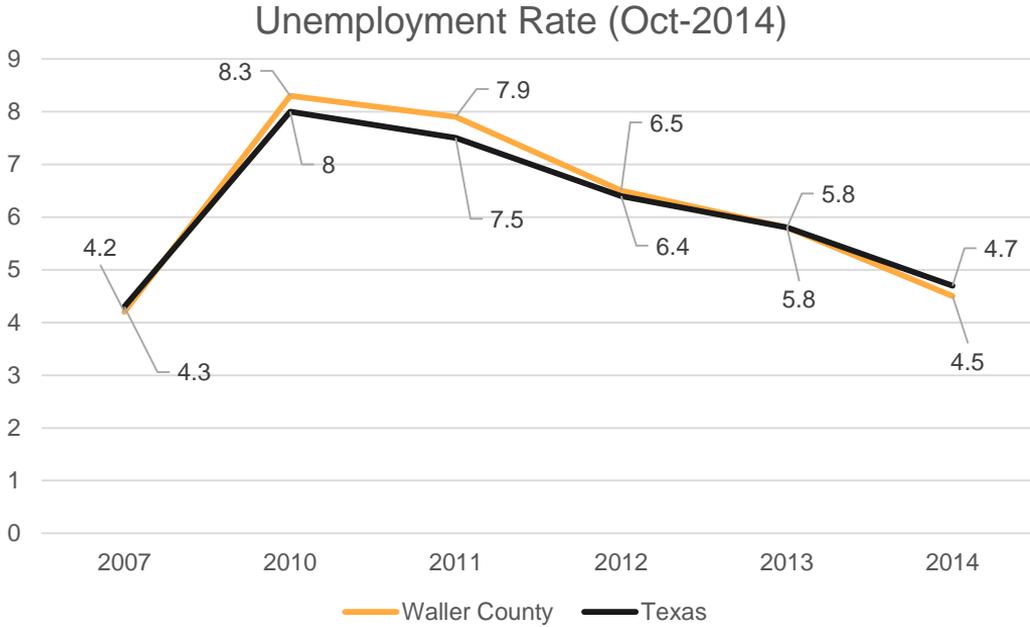
Jobs by Distance - Work Census Block to Home Census Block

	2002	
	Count	Share
Total All Jobs	8,407	100.0%
Less than 10 miles	2,061	24.5%
10 to 24 miles	2,474	29.4%
25 to 50 miles	2,609	31.0%
Greater than 50 miles	1,263	15.0%

Jobs by Distance - Work Census Block to Home Census Block

	2014	
	Count	Share
Total All Jobs	14,333	100.0%
Less than 10 miles	3,002	20.9%
10 to 24 miles	4,483	31.3%
25 to 50 miles	3,740	26.1%
Greater than 50 miles	3,108	21.7%

Unemployment



Source: Bureau of Labor Statistics





Leakage/ Surplus of Economy

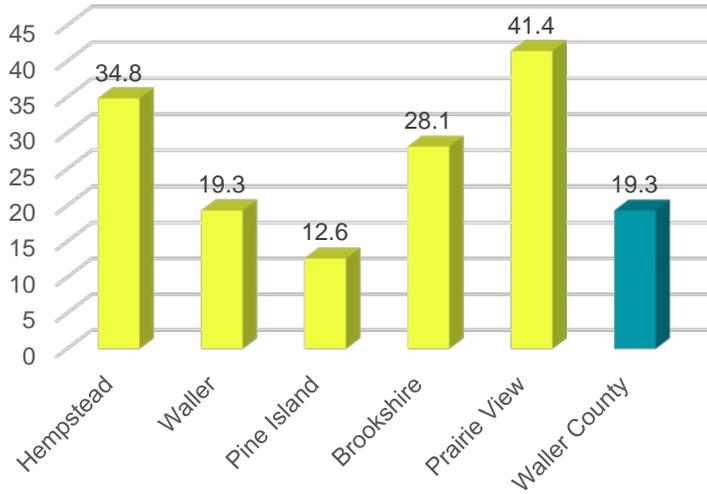


Source: Esri and Infogroup

Most discretionary income is spent outside the county.

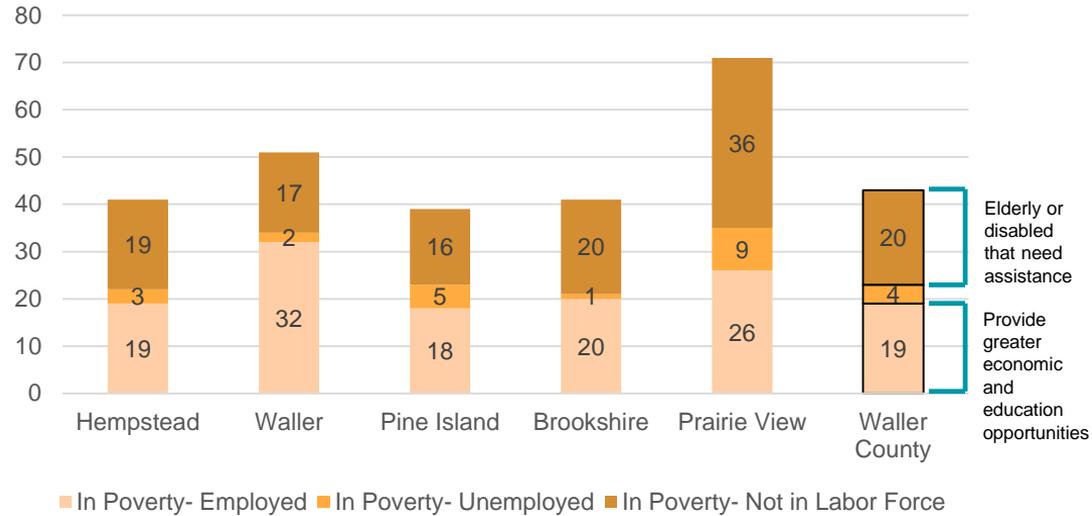
Poverty

Population in Poverty (%)



Source: <http://www.towncharts.com/Texas/Demographics/Waller-County-TX-Demographics-data.html>
 Source: U.S. Census Bureau 2014

Population in Poverty and Working Status (%)



Source: <http://www.towncharts.com/Texas/Demographics/Waller-County-TX-Demographics-data.html>
 Source: U.S. Census Bureau 2014

We see that city of Prairie View has one of the largest proportions of people who are in poverty and employed
 Population in Poverty:

Texas: 17.5%

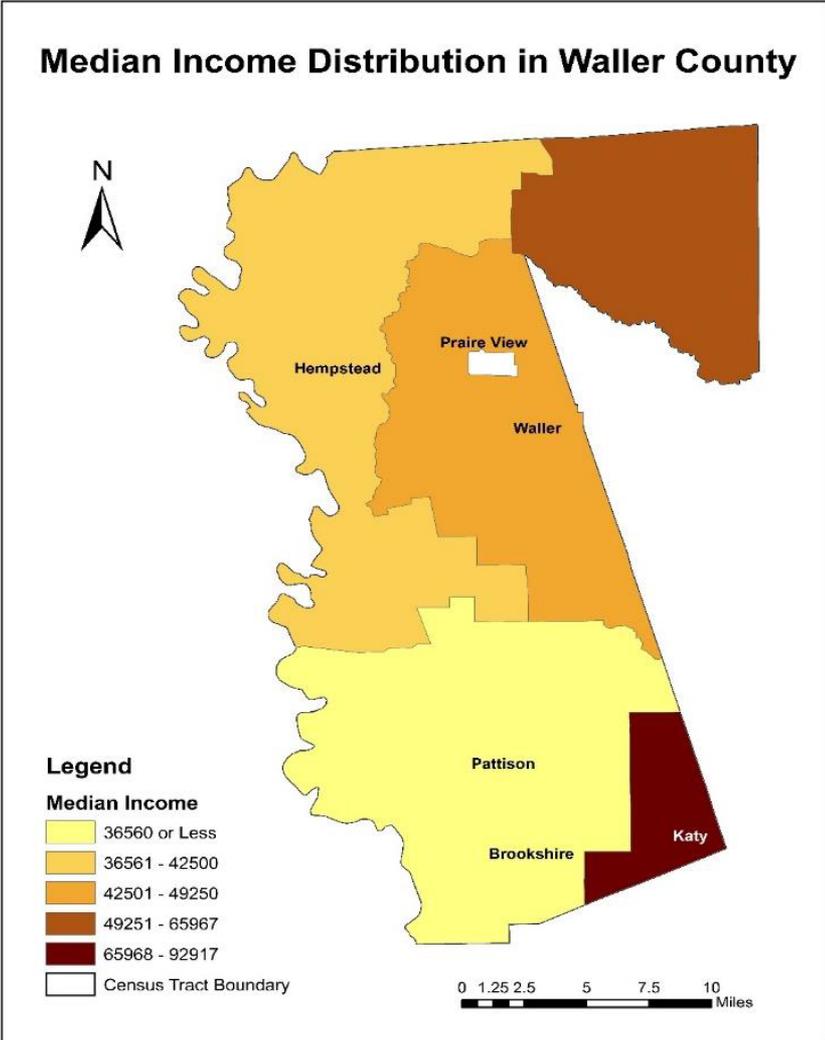
United states: 14%

Percentage living in poverty by race:

- 29.07% of African-Americans
- 22.76% of Hispanics
- 21.22% of Whites

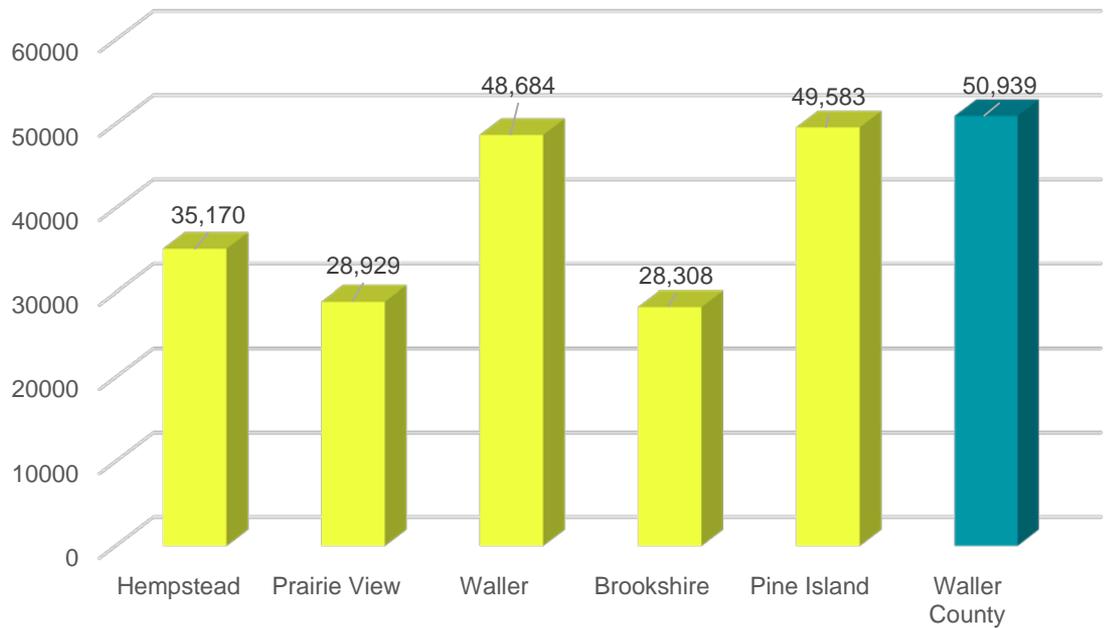
Household Income

Median household income is \$50,889





Median Household Income (in \$):



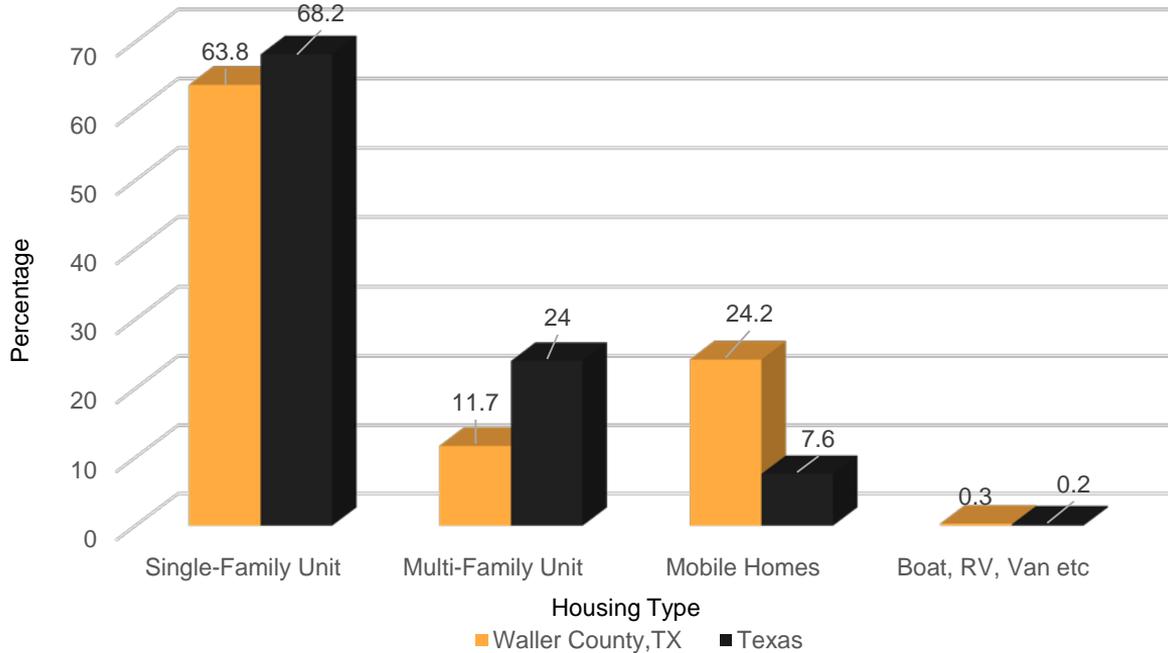
National Median Household Income : \$53,657

Source: http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_14_5YR_B19013&prodType=table
American FactFinder; U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates



Housing Types

Comparison of Housing Type

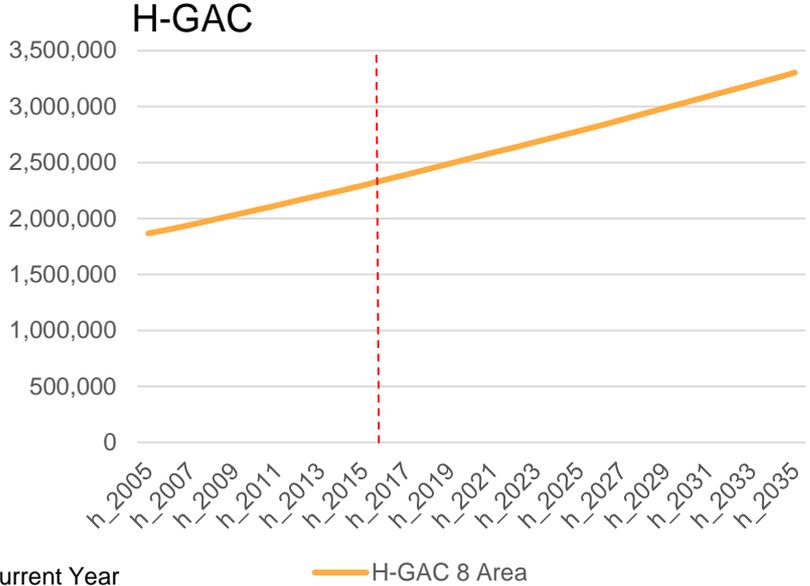
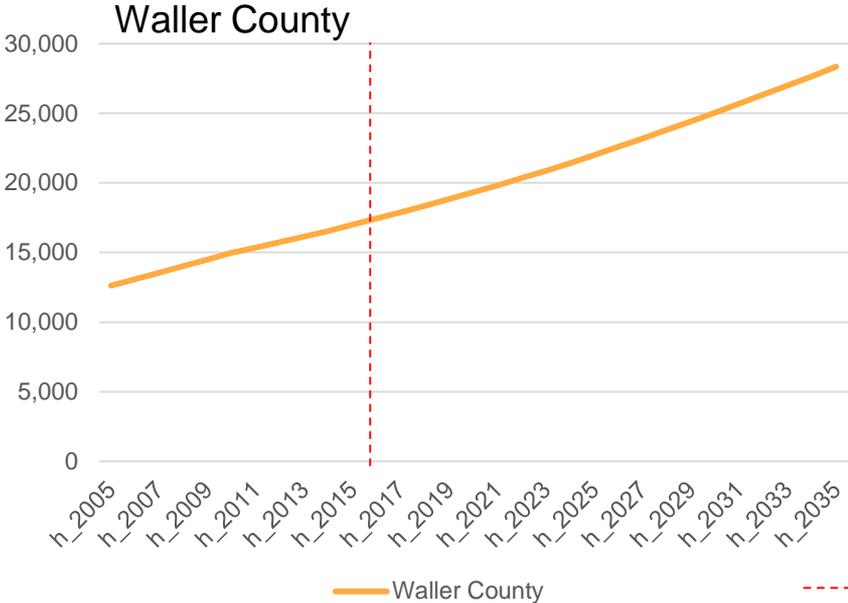


- Total number of housing units: 15,839
- 10,000 additional housing units needed by 2035 to meet population projections.
- Average Household Size: 2.81
- Average Family Size: 3.29

Source: American FactFinder
http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=DEC_10_SF1_SF1DP1&prodType=table

Source: Our Great Region 2040: H-GAC

Projected Number of Households

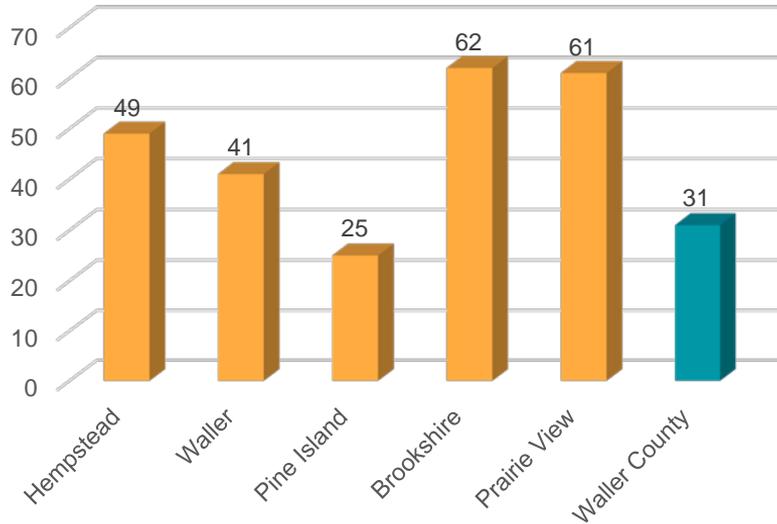


Source: H-GAC
<http://www.h-gac.com/home/residents.aspx>

Note: H-GAC 8 consists of the following counties: Brazoria, Chambers, Fort Bend, Galveston, Harris, Liberty, Montgomery and Waller

Renters vs. Owners

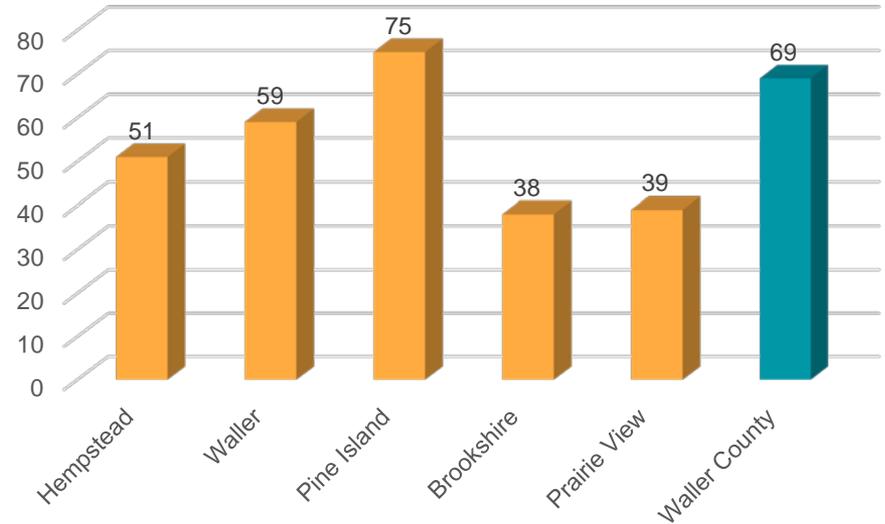
Rental Homes in Waller County



Source: <http://www.towncharts.com/Texas/Housing/Waller-County-TX-Housing-data.html>
Source: U.S. Census Bureau 2014

Brookshire and Prairie View have the largest percentages of rental homes in the county.

Owned Homes in Waller County



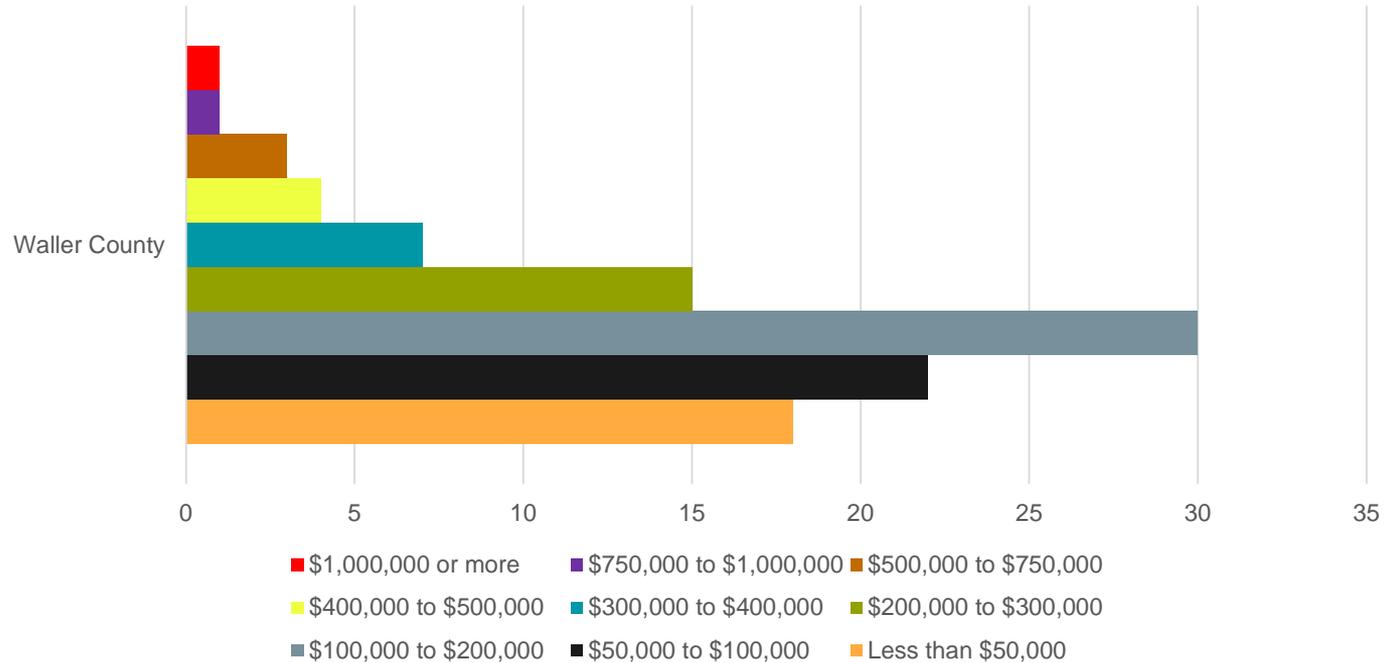
Source: <http://www.towncharts.com/Texas/Housing/Waller-County-TX-Housing-data.html>
Source: U.S. Census Bureau 2014

Pine Island has the highest share of owned homes in the county.



Home Value for Waller County

Waller County, TX Home Value Distribution



Source: U.S. Census Bureau 2014

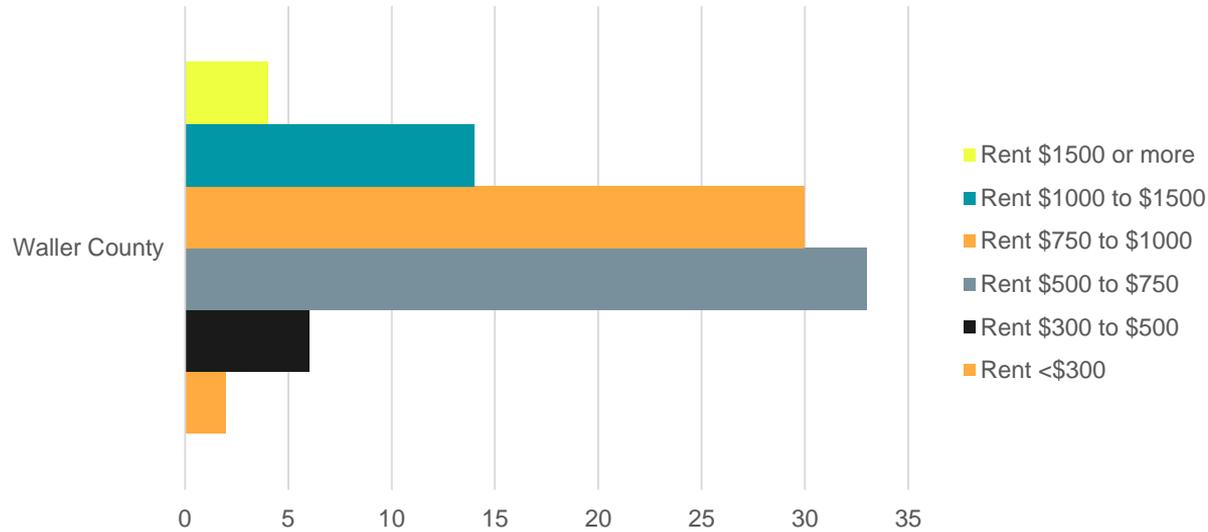
Home Value by City



Source: U.S. Census Bureau 2014



Monthly Rental Rates for County



Source: <http://www.towncharts.com/Texas/Housing/Waller-County-TX-Housing-data.html>
Source: U.S. Census Bureau 2014

Waller County Texas has the largest proportion of rent between 500 and 750 dollars at 33% of the total.

Monthly Rental Rates by City

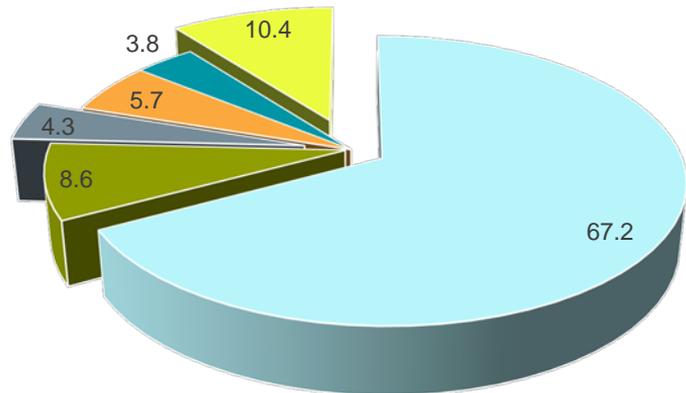


Source: <http://www.towncharts.com/Texas/Housing/Waller-County-TX-Housing-data.html>
 Source: U.S. Census Bureau 2014



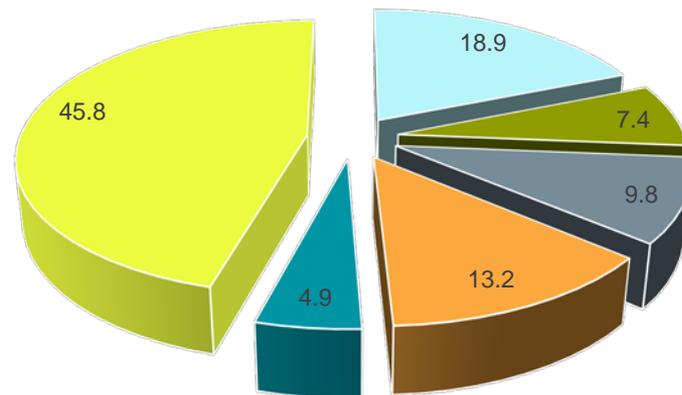
Unaffordability

Housing Unit with a Mortgage



- Less than 15%
- 15 to 19.9%
- 20 to 24.9%
- 25 to 29.9%
- 30 to 34.9%
- 35% or more

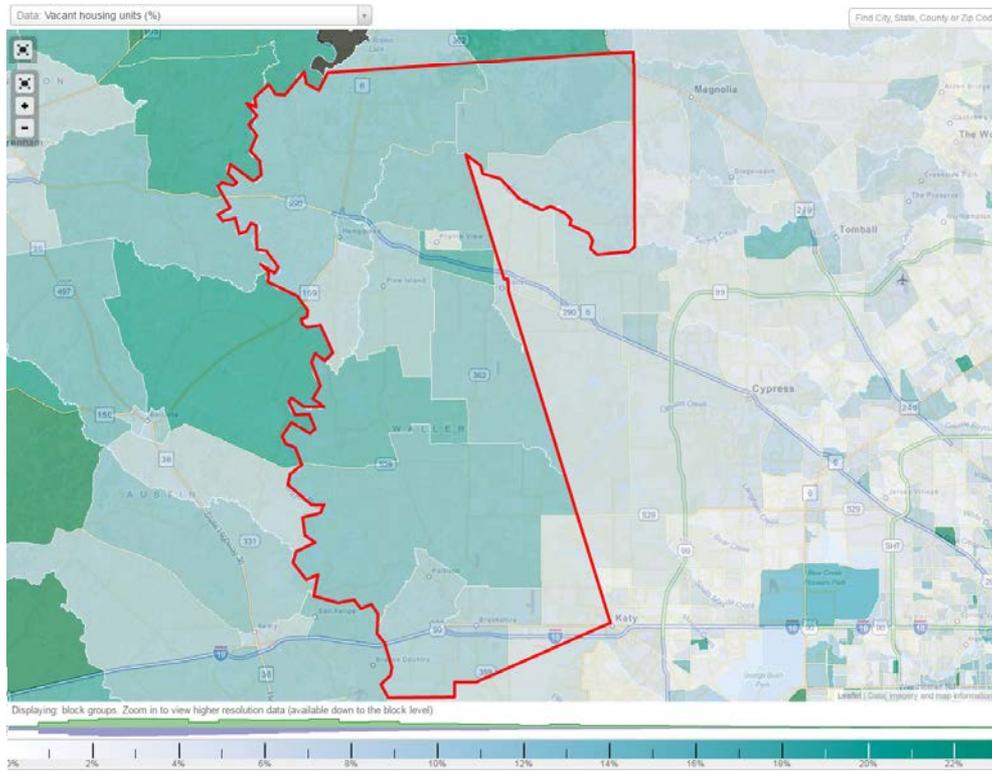
Occupied Units Paying Rent



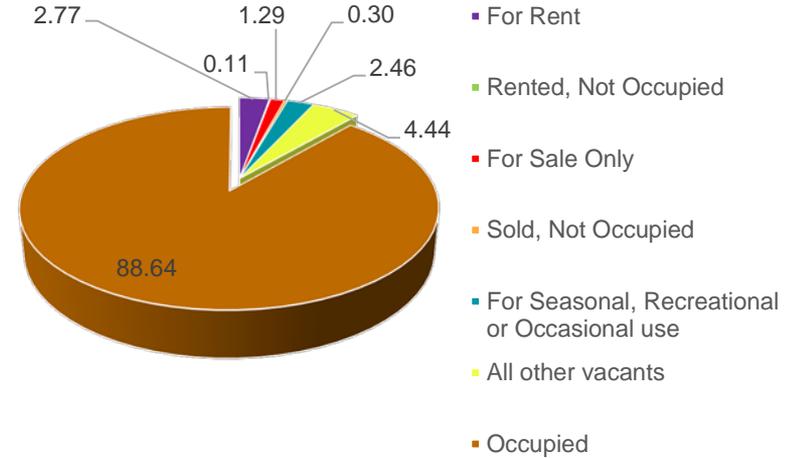
- Less than 15%
- 15 to 19.9%
- 20 to 24.9%
- 25 to 29.9%
- 30 to 34.9%
- 35% or more

Source: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates

Vacant Housing



Total Housing Units: 15,839
Vacant Housing Units: 1,799



For Sale only: 1.29%
For Rent: 0.11%

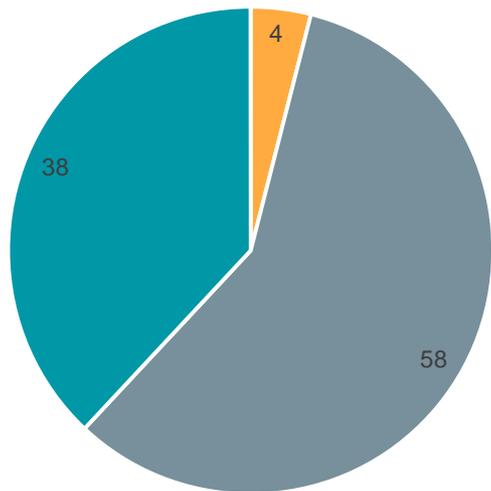
Source: American Fact Finder
http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=DEC10_SF1_SF1DP1&prodType=table



Affordable Housing Programs

Federally Assisted Affordable Housing

% OF Three Types of Federally Assisted Affordable Housing



■ Section 8
 ■ LIHTC
 ■ RD 515

Cities with Federally Assisted Projects in Waller County

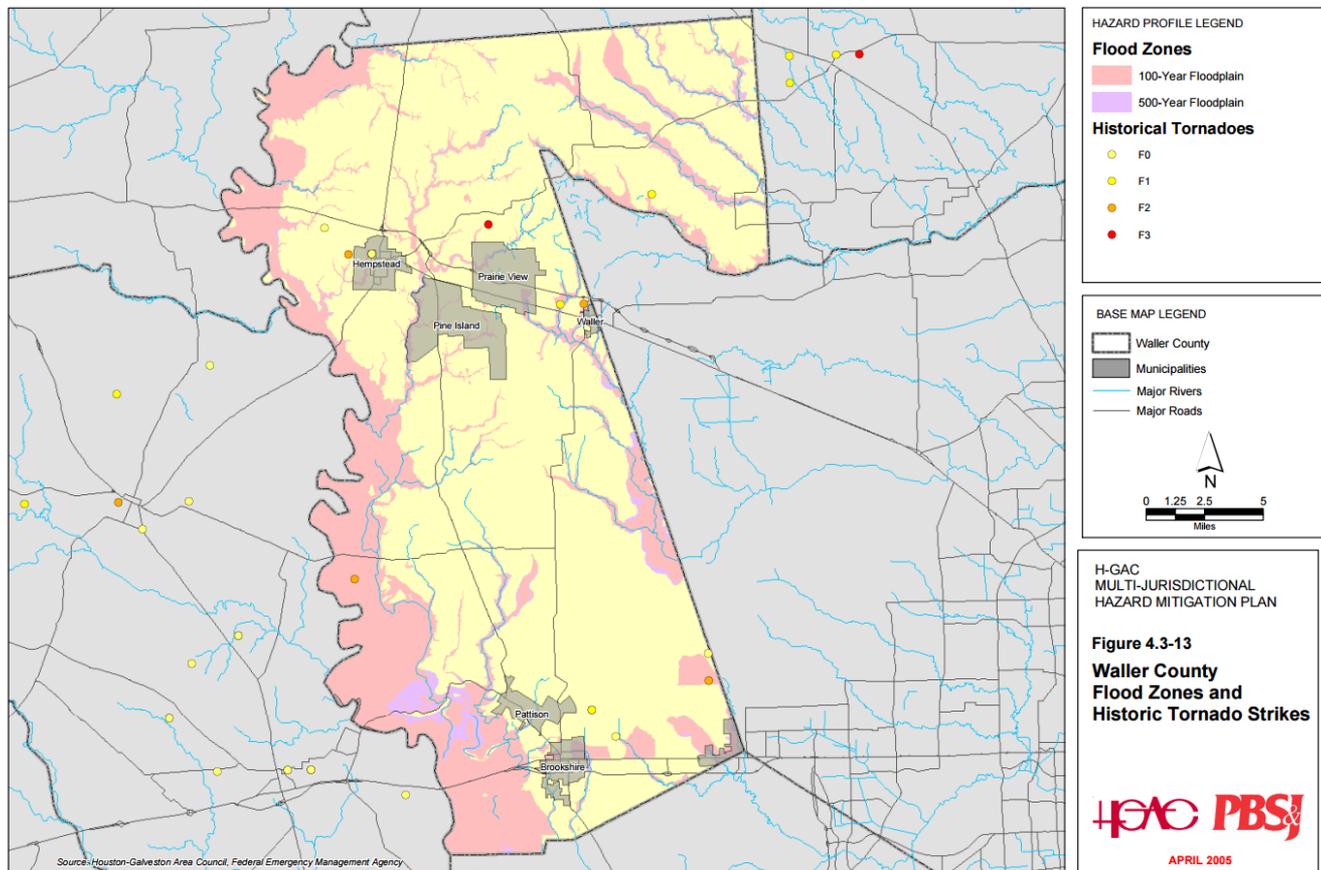
City	Properties	Units
Hempstead	7	399
Prairie View	5	133
Brookshire	2	92

Program	Properties	Units
Section 8	1	44
LIHTC	13	641
RD 515	9	415
Total	16	754

Note: The total does not necessarily equal the sum of each program as some properties may participate in multiple funding programs

Source: www.affordablehousingonline.com

Flood and Historical Tornadoes



100 Year- Floodplain- 1% probability of occurring in any given year

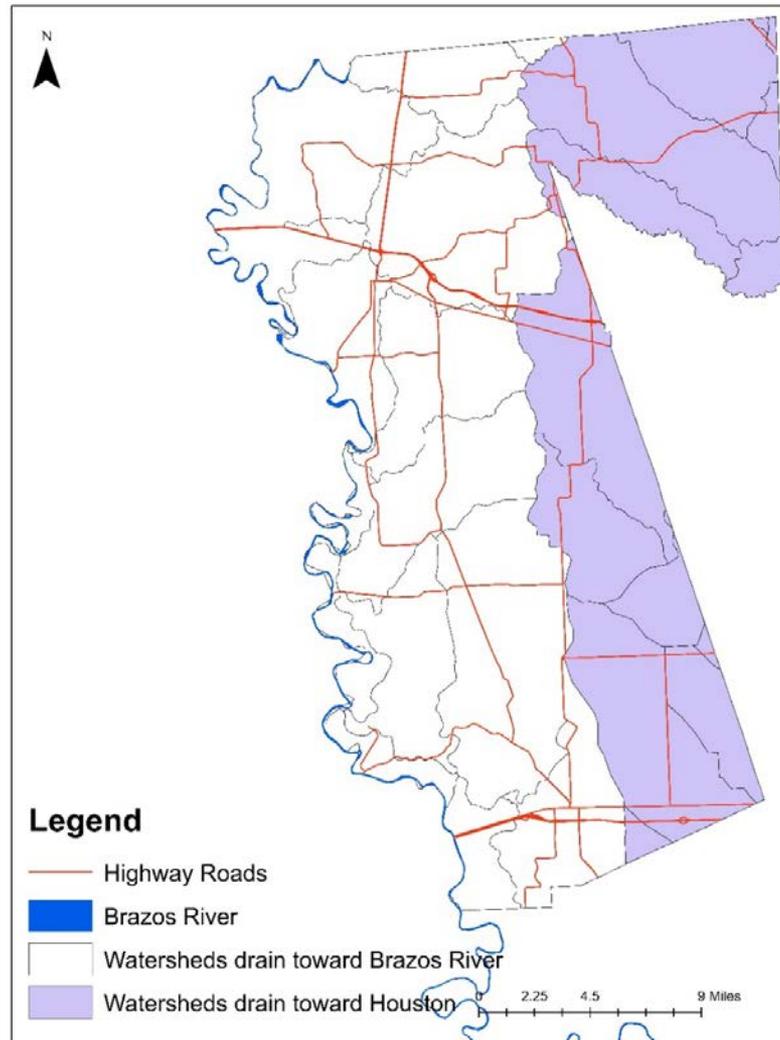
500 Year- Floodplain- 0.2% probability of occurring in any given year

Source: Houston-Galveston Area Council, Federal Emergency Management Agency

This map is for general planning and/or illustration purposes only.

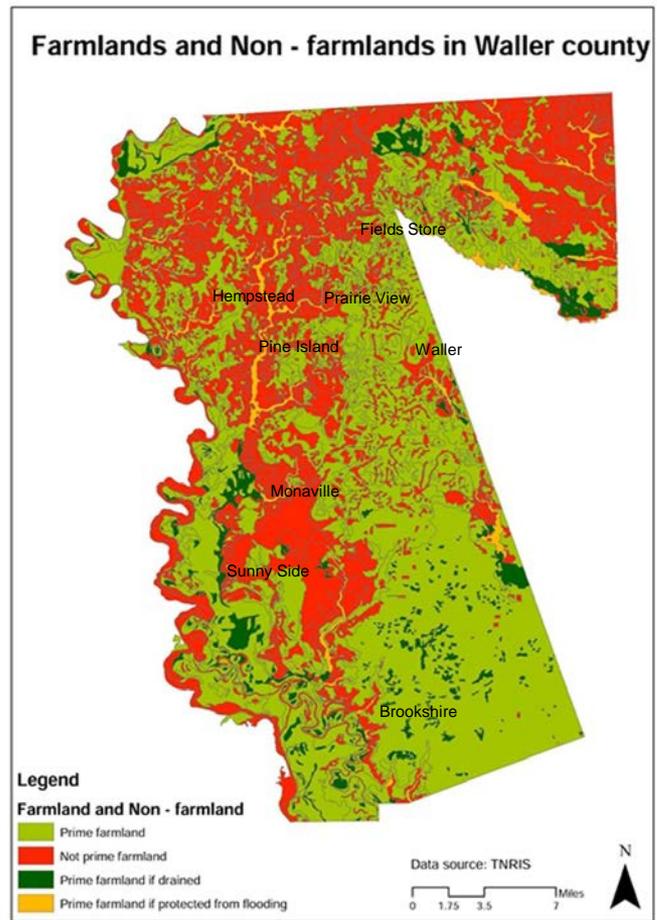
Source: https://www.h-gac.com/community/community/hazard/documents/2006_map_figure_4_3_13_waller_county.pdf

Watersheds

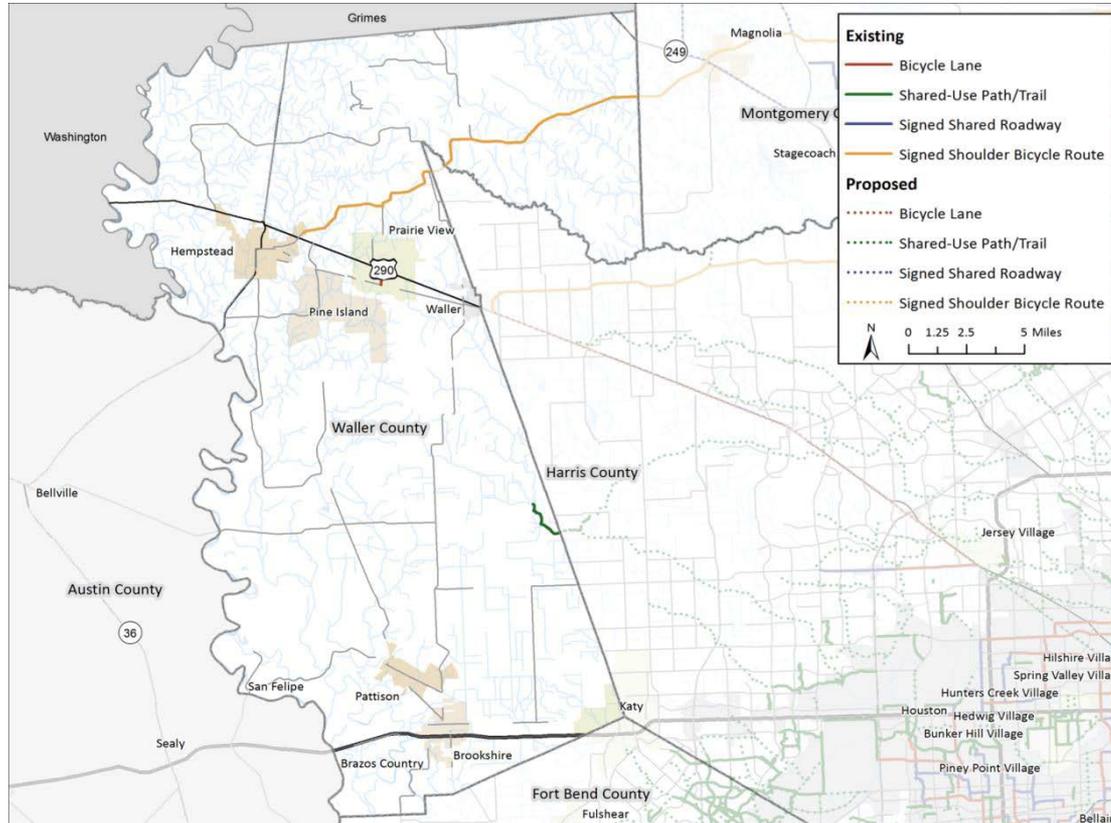




Prime Farmlands



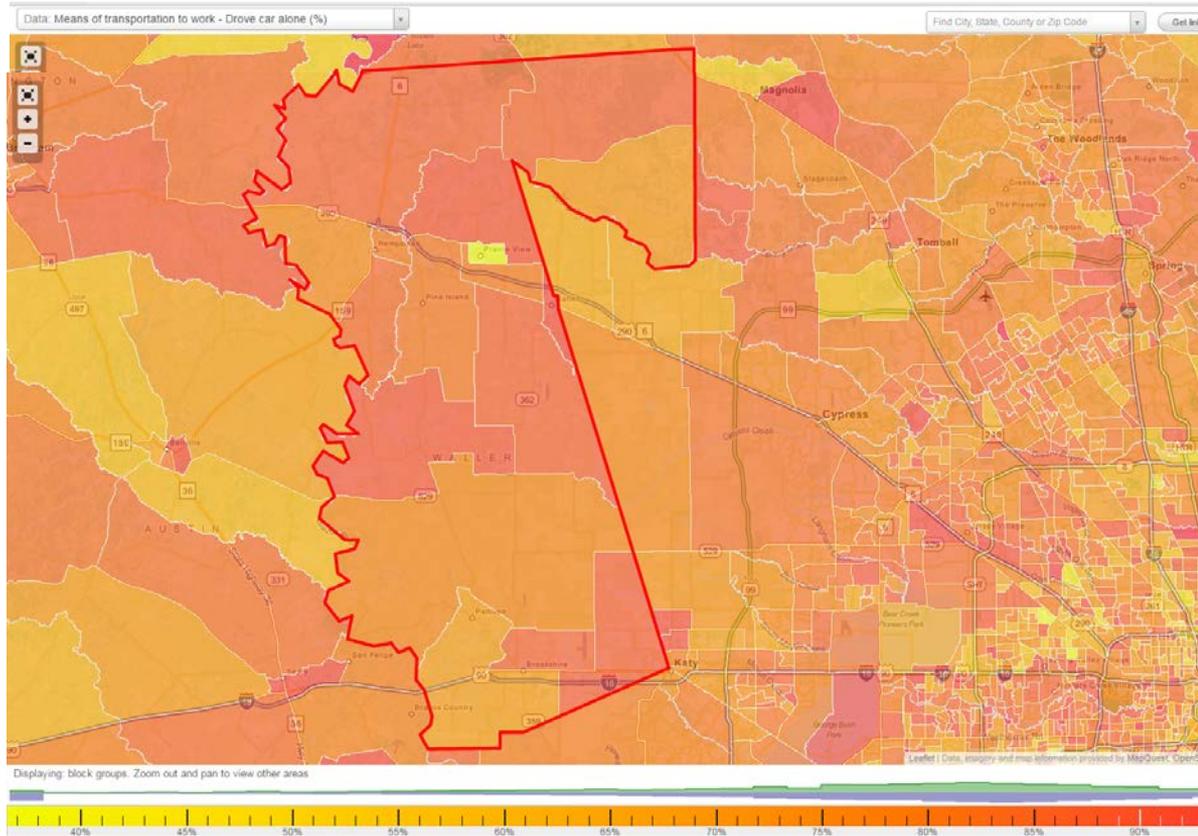
Bike Plan



- **Opportunities (Favorable Topography) :** Flat; making cycling easier
- **Challenges (Limited Access to Existing Facilities) :** existing pedestrian and cycling infrastructure
- **Needs Parallel Routes:** Pedestrian and bicycle facilities could be provided along lower-volume roads that parallel these routes. For example, Old Houston Highway parallels U.S. Route 290 between Hempstead and Waller.
- **Connecting Rural Towns:** Bicycle facilities could connect towns along U.S. Route 290
- **Brazos River Trail:** Bicycle facilities along the Brazos River, between U.S. 290 and Fort Bend County, could draw tourists interested in recreational rides.

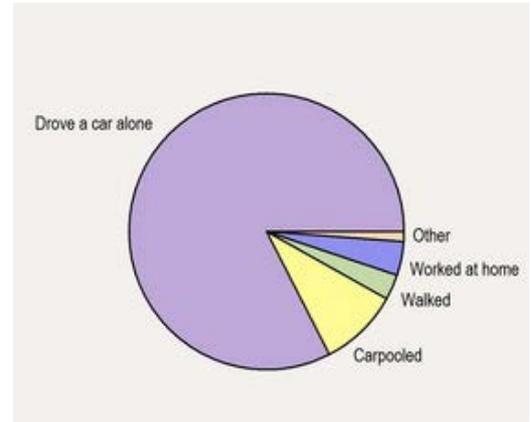
Transportation Infrastructure

% of People Car Dependent



Source: http://www.city-data.com/county/Waller_County-TX.html

Modes of Transportation to Work



Means of transportation to work:

- Drove a car alone: 9,916 (74%)
- Carpooled: 2,257 (17%)
- Bus or trolley bus: 57 (0%)
- Streetcar or trolley car: 11 (0%)
- Motorcycle: 36 (0%)
- Bicycle: 34 (0%)
- Walked: 491 (4%)
- Other means: 136 (1%)
- Worked at home: 454 (3%)



Infrastructure

Facilities Map



Legend

-  Police Station
-  Fire Station
-  Schools
-  Healthcare
-  Airports
-  Park Areas



Strengths & Opportunities

DEVELOPMENT

- High population projections through 2050
- Important transportation routes: Highway 290 and I-10
- Rich soils considered 'prime farmland'
- Develop in a resilient way to reduce flood impacts

ECONOMY

- Strong industries in Mining, Construction, Manufacturing and Wholesale Trade
- Low unemployment
- Shore up leakages in household purchases
- Capture weekend urbanites and promote eco-tourism
- University brings opportunity for higher education and research endeavors

LIVING

- Low cost of living
- Diversify housing options, including housing values above \$200,000
- Preserve ecologically rich areas
- Rural and country lifestyle



Thank You!