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# SUSTAINABLE HOUSTON: DEMOGRAPHIC TRENDS, IMPACTS, AND FUTURE PLANS

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# Today's Topics

- **Demographic Trends for Planners**
- Case Study: Raleigh's Approach
- Other Impacts

# Demographic trends that will change the way we plan communities...

- ❑ Population growth
- ❑ Aging population
- ❑ Changes in household makeup
- ❑ Increasing diversity
- ❑ Changing labor force



# Planners will need to...



- Rethink the places we plan for and be mindful of trends that have never happened before
- Reflect and anticipate these demographic changes in order for Houston to be flexible and dynamic

# Population growth

In the next twenty years, the South will continue to be the destination of choice; therefore, a no-growth policy is not an option for many Southern communities, especially for metropolitan areas such as Houston.

# Texas Growth

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- **20.6% population increase from 2000 to 2010** (US Census)
- **2<sup>nd</sup> most populous state** in 2011, with 25.7 million as of July 2011 (US Census)
- **Projected population of over 33 million by 2030**, an overall increase of 33% over 2010 (Texas Water Development Board)

# Houston Growth

- The 8-county Houston-Galveston region's population will increase by more than **3.5 million people by 2040**, equivalent to adding a second Houston. (Houston-Galveston Area Council Regional Growth Forecast)
- **2<sup>nd</sup> largest metro area** in Texas, **6<sup>th</sup> largest** metro area in the country. (US Census)
- By 2035, total population will reach **8,835,000 in the region** with 5,840,000 in Harris County alone. (Houston-Galveston Area Council Regional Growth Forecast)



Houston from space. Source: US Geological Survey

# Aging population

A major trend for American cities is the increasing number of older residents. By 2030, one in five Americans will be over the age of 65.



# Houston: Aging Population

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- According to the 2010 Census, **8.6% of the Houston MSA is above age 65**, up from 7.8% in 2000
- The **population of 65+ is projected to increase:**
  - by 70% by 2020
  - by 160% by 2030
  - by over 230% by 2040 (Houston-Galveston Area Council)

# Houston: Aging Population

Age Group	Population 2010	Population 2040	Percent Change
< 5 years	483472	635899	32%
5 to 9 years	440088	632993	44%
10 to 14 years	405500	619218	53%
15 to 19 years	439048	605417	38%
20 to 24 years	435186	646852	49%
25 to 29 years	446372	707617	59%
30 to 34 years	453008	707910	56%
35 to 39 years	470886	650702	38%
40 to 44 years	422914	608289	44%
45 to 49 years	418942	658558	57%
50 to 54 years	408917	591222	45%
55 to 59 years	339237	543980	60%
60 to 64 years	263373	496333	88%
65 to 69 years	178200	462308	159%
70 to 74 years	121010	376751	211%
75 to 79 years	87685	332657	279%
80 to 84 years	63091	275470	337%
≥ 85 years	43252	192311	345%

# Aging Population Implications

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This will change demands on the built environment

- ▣ Transportation needs will change
  - Personal auto is less of an option
  - Increased demand for alternative transportation and sidewalks
- ▣ Land use
  - Placement of homes, businesses, and stores to accommodate aging population preferences and reduce the need for driving

Many communities' tax bases will be affected:

- ▣ Aging populations may seek to minimize bills, looking for property tax relief or tax deferral
- ▣ *Texas Homestead Exemption* - exempts low-income elderly and disabled homeowners from a portion of their property taxes.

## Changes in “traditional” household makeup and homeownership

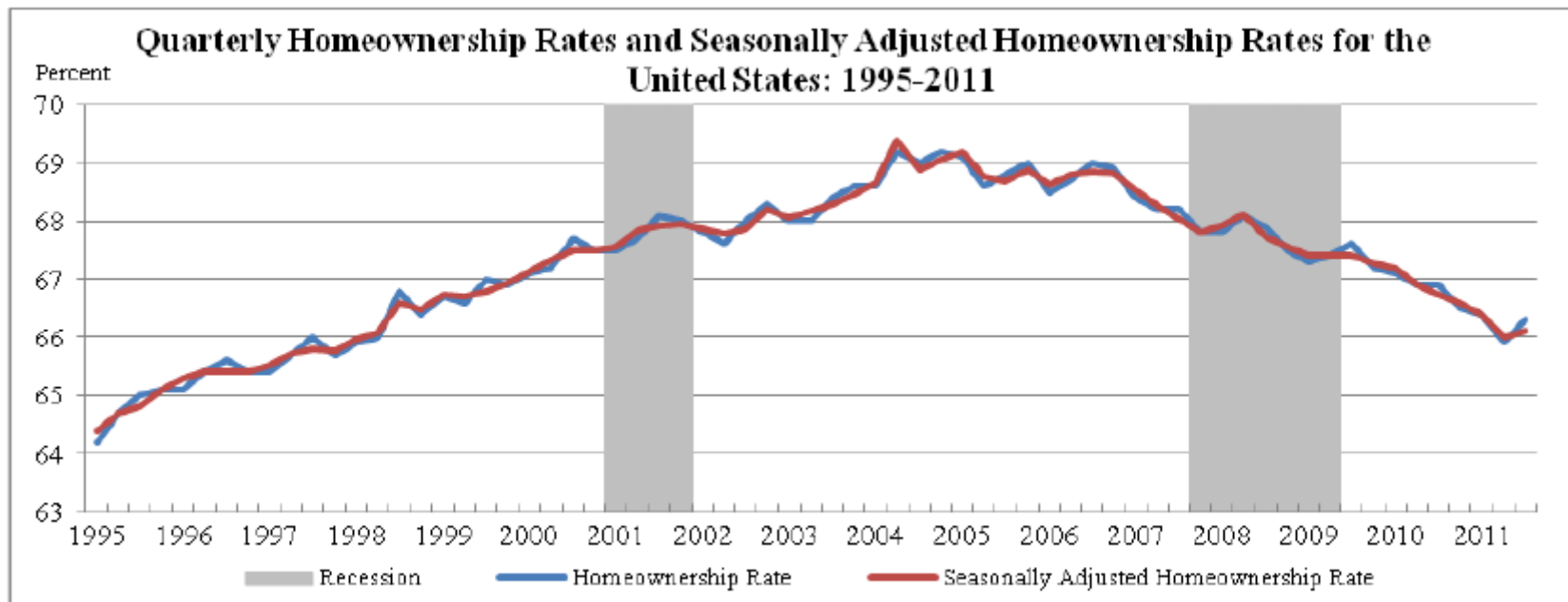
- ❑ By 2025, there will be as many single person US households as multiple person households.
- ❑ Marriage rates are at the lowest recorded levels in history—the number of young people getting married is below 50%.
- ❑ Four out of every 10 kids are born out of wedlock.

# Houston: Household Makeup

- Houston-Galveston region will add an **additional 835,000 households** in the next 30 years. (Houston Galveston Area Council Regional Growth Forecast)
- The **proportion of single person households will increase**. In 2010, about one in five households are single person household. By 2025, it will increase to one in four. (Houston-Galveston Area Council)
  - From 1970 to 2006, **married couples as percentage of families with children decreased** from 85% in 1979 to 61.2% in 2006 in the city of Houston. (State of the Cities)
  - During that time, **single parent households with children has increased** from 15% to 38.8%. (State of the Cities)

# Houston: Homeownership

- In 2010, Houston had 62.5% owner-occupied housing units and 37.5% renter occupied units. (US Census)
- Nationally, homeownership rates have been steadily declining since 2004.



Source: US Census Bureau News. US Department of Commerce. Press Release: 2 November 2011.

# Homeownership Implications

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- Increasing demand for:
  - Smaller homes
  - Renting (vs. owning)
  - Proximity to downtown
- *Evidence of these trends emerging: Mixed-use developments are appreciating in value while single-family homes are depreciating in value*

## Ethnic diversity

In the next 30 years, there will be major changes in the United States' racial composition. By 2042, the white population will be less than 50% of the US population. Hispanic population is projected to triple from 2008 to 2050.



# Houston Diversity



- Houston is **43.8% Hispanic or Latino** according to US Census Bureau.
- Hispanic population is expected to double from its current population by 2040, and will near 50% of total population by 2050. (Houston-Galveston Area Council)

# Changing labor force

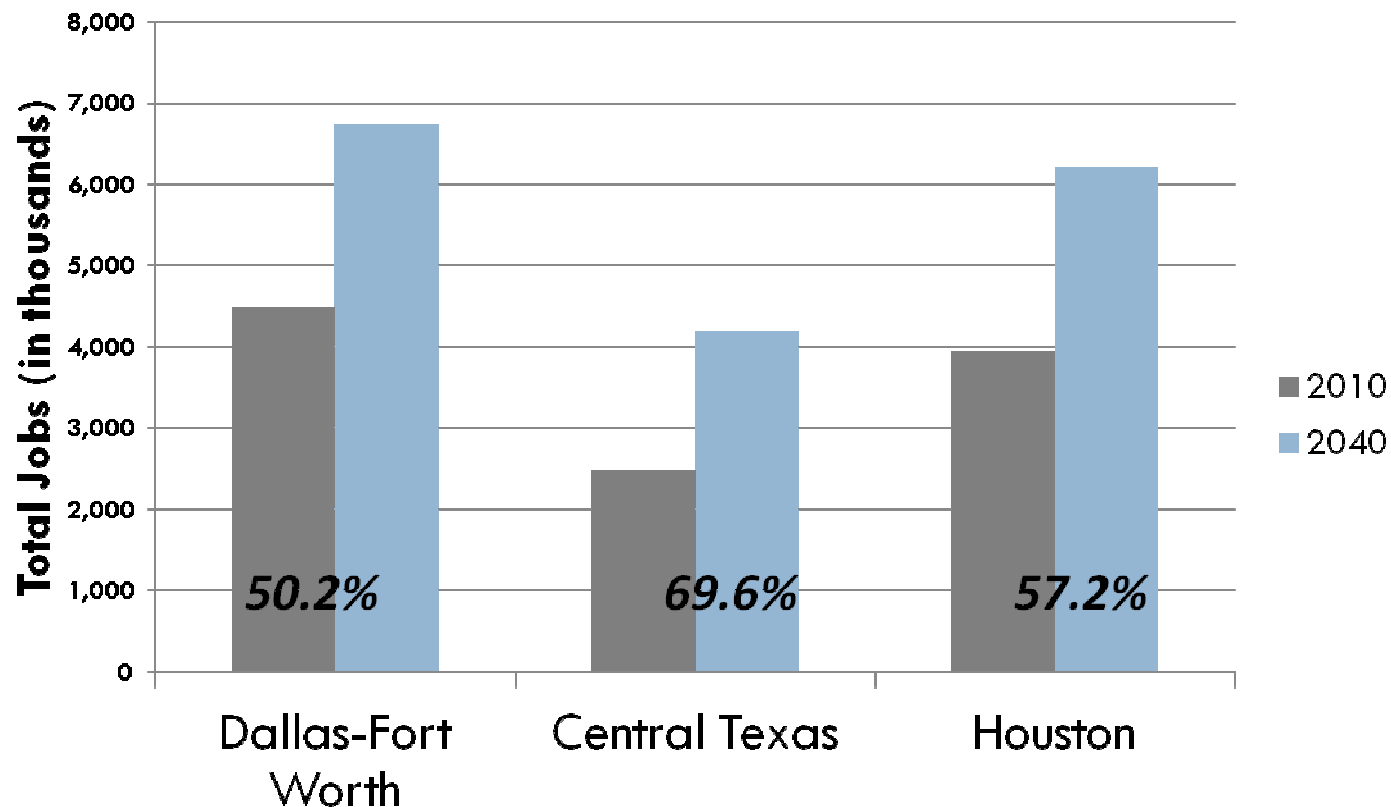
- ❑ Education and the evolving labor force will be significant items to plan for as our communities change.
- ❑ Nationally, the workforce must adapt to the retirement of baby boomers.
- ❑ African-Americans and Hispanic populations are projected to have the highest growth rates, but education attainment for these populations is relatively lower, thus communities will need to invest in educating all populations.

# Houston: Labor Force

- Educational Attainment – less than high school degree  
\**nationally* (US Census)
  - ▣ Hispanic (of any race) population: 37.1%
  - ▣ African American population: 15.8%
  - ▣ White (non-Hispanics): 8.0%
- Houston's unemployment rates (US Census)
  - ▣ African American population: 11.6%
  - ▣ Hispanic population: 7.3%,
  - ▣ White (non-Hispanics): 5.1%
- **Houston's Journey to Work** (US Census)
  - ▣ **90.8% of all workers get to place of employment through auto**
  - ▣ **2.7% take public transportation**—In the Houston MSA, more people work at home (3.3%) than take public transportation.

# Houston: Job Growth

Houston is one of the top job-creating cities in the United States. Of the 12 largest metropolitan areas in the country, Houston was first in job growth.



Source: "Megapolitan America: A New Vision for Understanding America's Metro Areas." Robert E. Lang at the Baker Institute.  
<http://www.planning.org/apastore/meet/2011/megapolitan.htm>

# Engagement Tools

With a growing population and a new mix of age, race, and ethnic dynamics, planners must rethink engagement tools.

# Engagement Tools

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- Different populations will require different engagement tools, this may include outreach beyond traditional meetings
  - Baby boomers
  - Gen X
  - Gen Y
  - Gen Z
- Younger generations in particular must be engaged

# Demographic Trends: Conclusions

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- Consider these future demographic changes and create a vision for Houston that anticipates and plans for them
- Communities must be smart about land use and consider the trade-offs that certain development may offer

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# Raleigh's 2030 Comprehensive Plan



## Vision Themes

- Economic prosperity and equity
- Expanding housing choices
- Managing Growth
- Coordinating Land Use and Transportation
- Greenprint Raleigh  
*Sustainable Development*
- Growing Successful  
Neighborhoods and  
Communities

# Raleigh's 2030 Comprehensive Plan

## Strategies for Growth

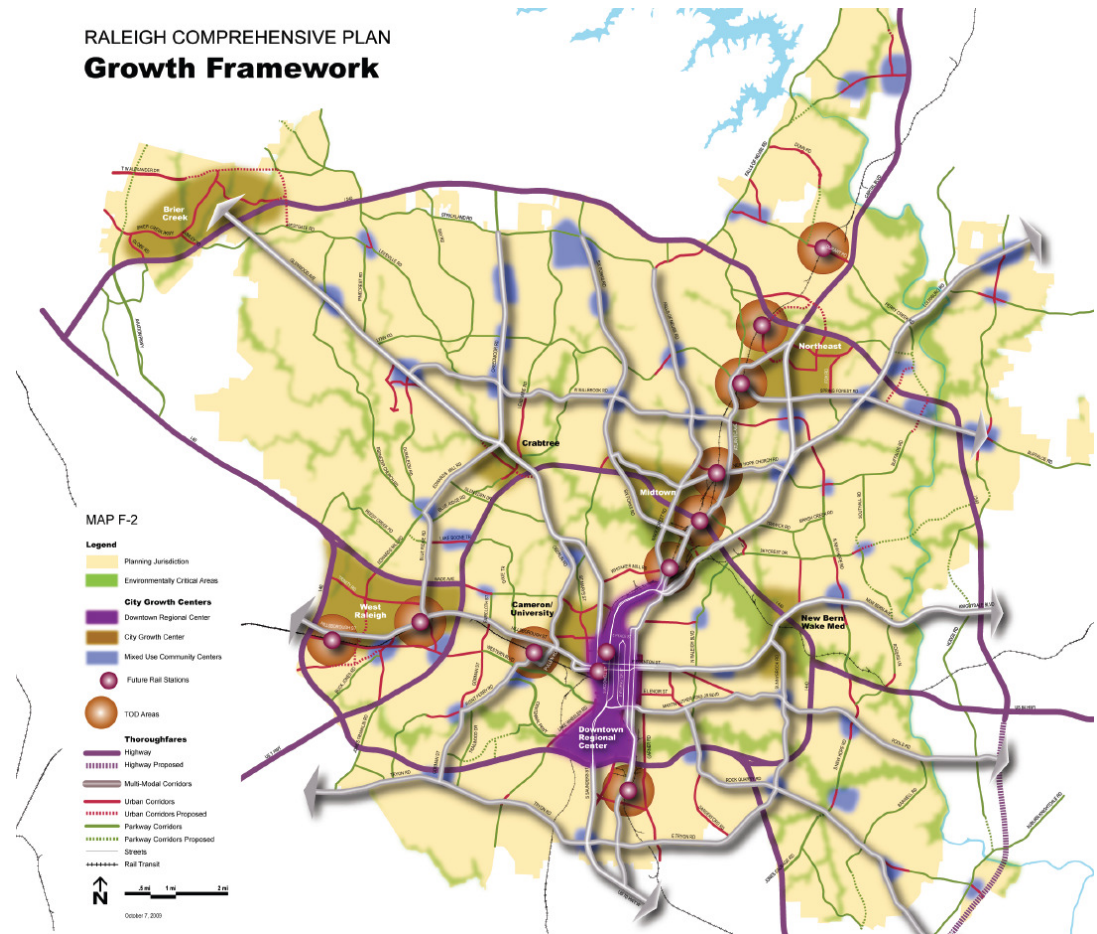
- Emphasis on expanding high-tech, clean-tech, and green-tech industries
- Affordable and workforce housing
- Multi-modal transportation and TOD
- Higher density development and mixed-use (compact, cluster, infill)
- Preservation of natural areas and historic places



# Raleigh Growth Framework

## Four Types of Centers

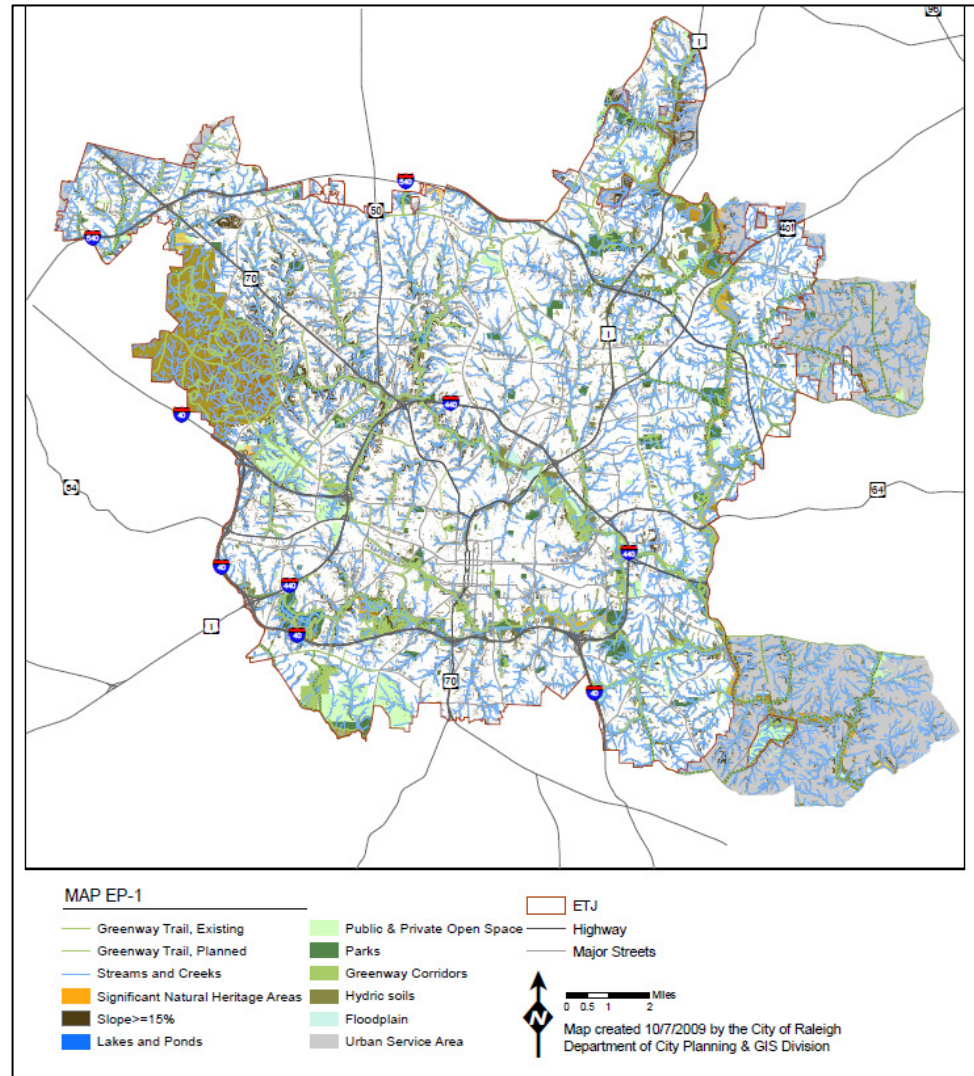
- Downtown Regional Center
- City Growth Centers
- Transit-Oriented Centers
- Mixed-Use Community Centers





# Raleigh's "Greenprint Map"

- Highlights Environmentally Sensitive Areas throughout the City
- Greenways, streams, lakes, parks, open space
- Floodplains, slopes, natural heritage areas



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# GHG Emissions: Its NOT Just Density!

## Land Use Mix and CO<sub>2</sub> Emissions



Source: Frank, L. 2009. Planning



# Seaside, Florida

## Can Smart Growth be in dumb locations?



“A wave of New Urbanism is engulfing the Texas coast, from Galveston to South Padre Island”  
<http://www.texasgulfcoastonline.com/>, 1/12/12



# Other Impacts of Compact Urban Form

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- - Lower infrastructure costs
- - Lower GHG emissions
- - Lower energy demand
- - Less impervious cover (stormwater)
- - Lower vehicle miles travel
- - Less consumption of open space
- - More options for physical activity



# Questions?

