

# Can A Market City Also Be An Inclusive City?

Bill Fulton

Harvard JCHS

April 19, 2017



**RICE | KINDER**  
INSTITUTE FOR URBAN RESEARCH

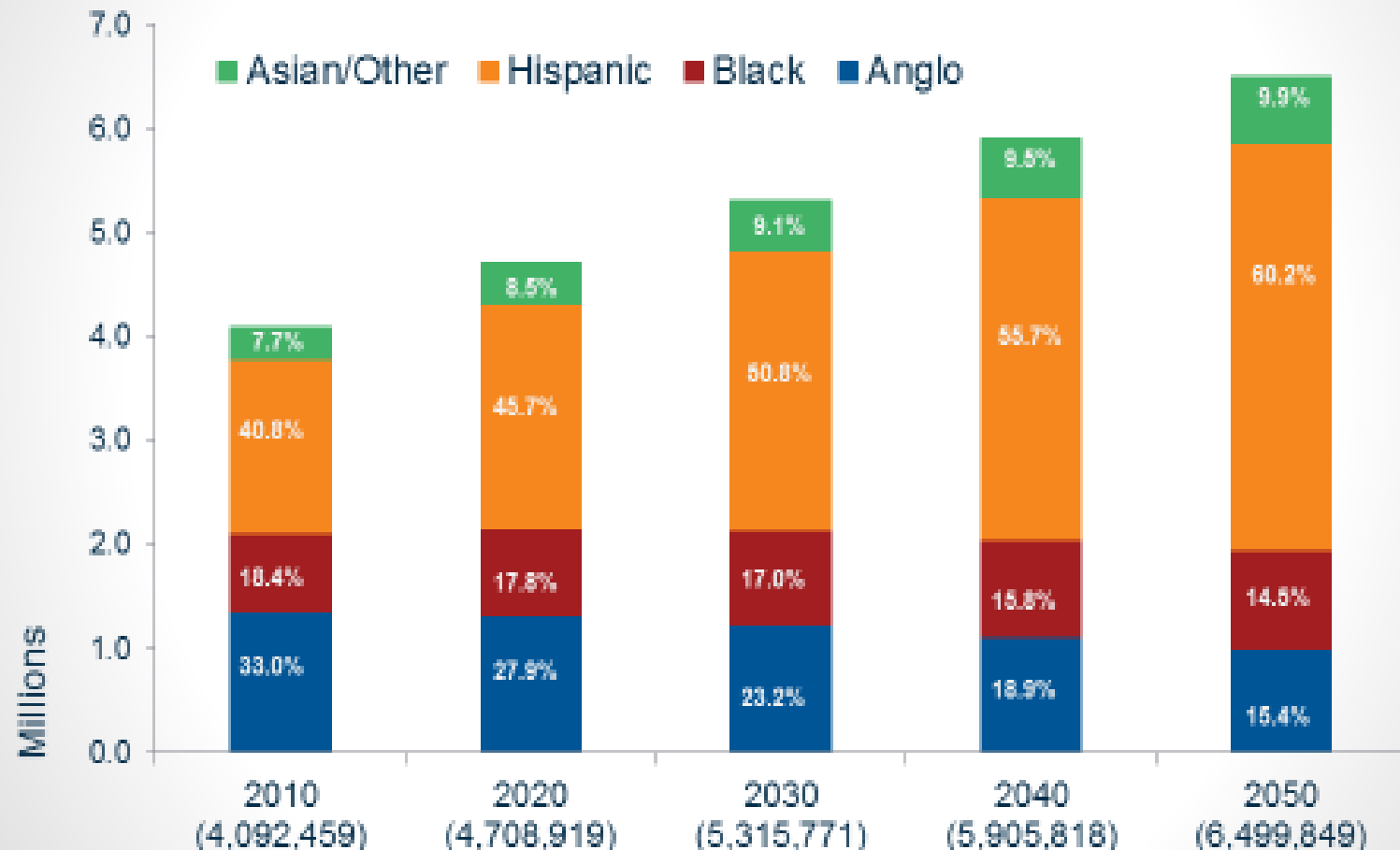
# Rice University's Kinder Institute For Urban Research

## *Mission:*

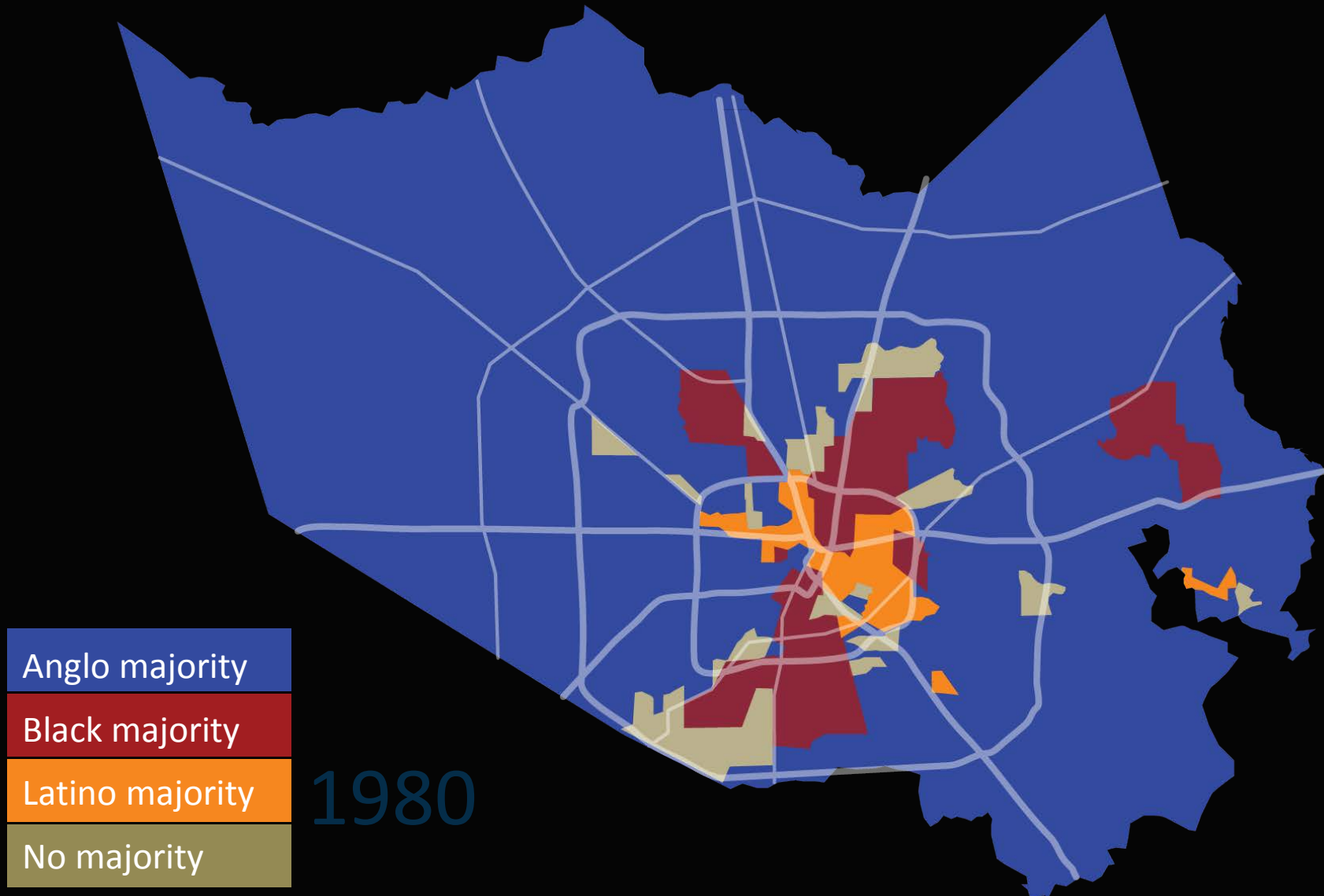
- Advance understanding of the most important urban issues facing Houston and other leading urban centers through rigorous research, policy analysis, and public outreach;
- Collaborate with civic and political leaders to implement promising solutions to these critical urban issues.

# Houston: Diverse City

## Projections of the Harris County population by numbers and by ethnicity (2010-2050)

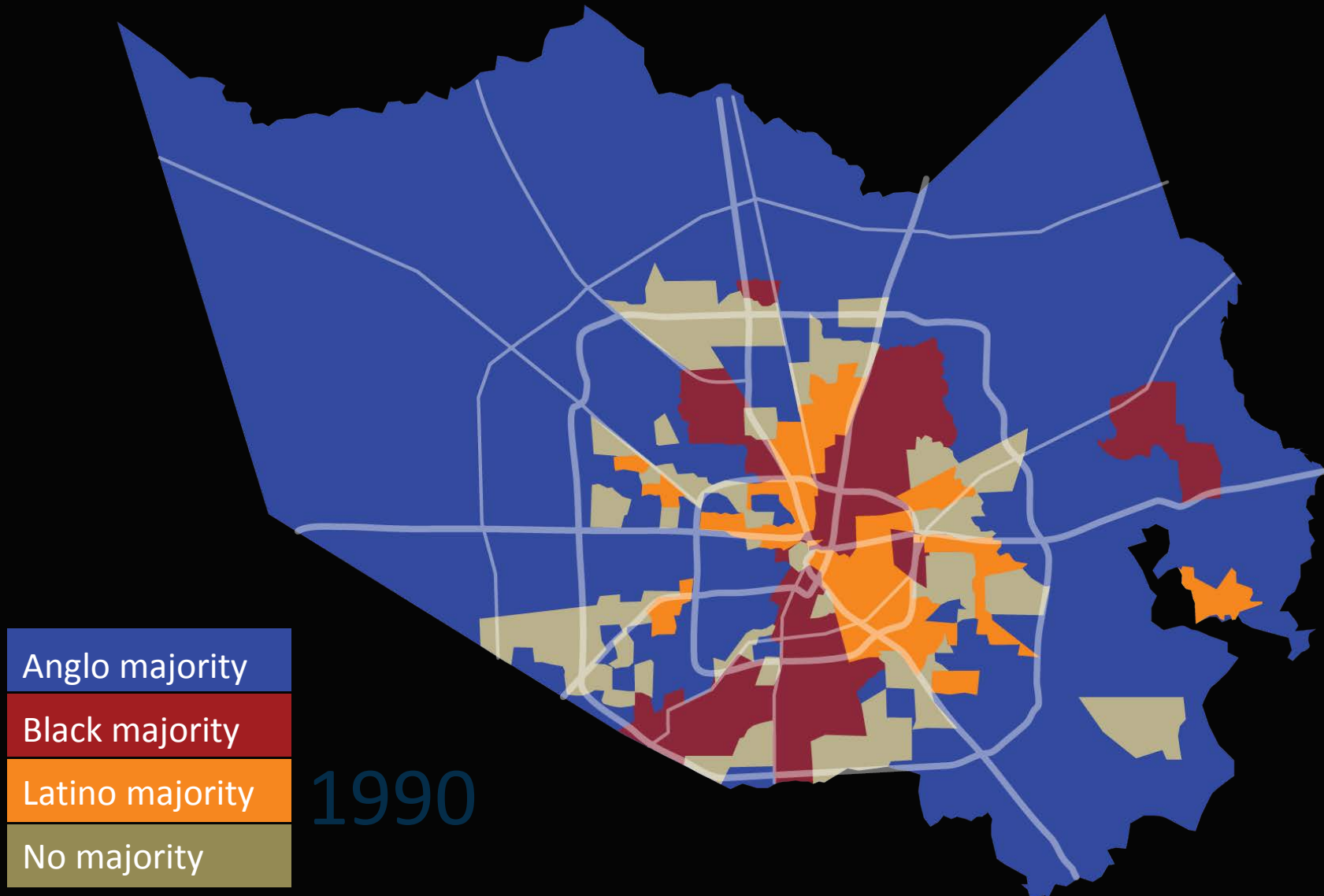


# Harris County total population, 1980



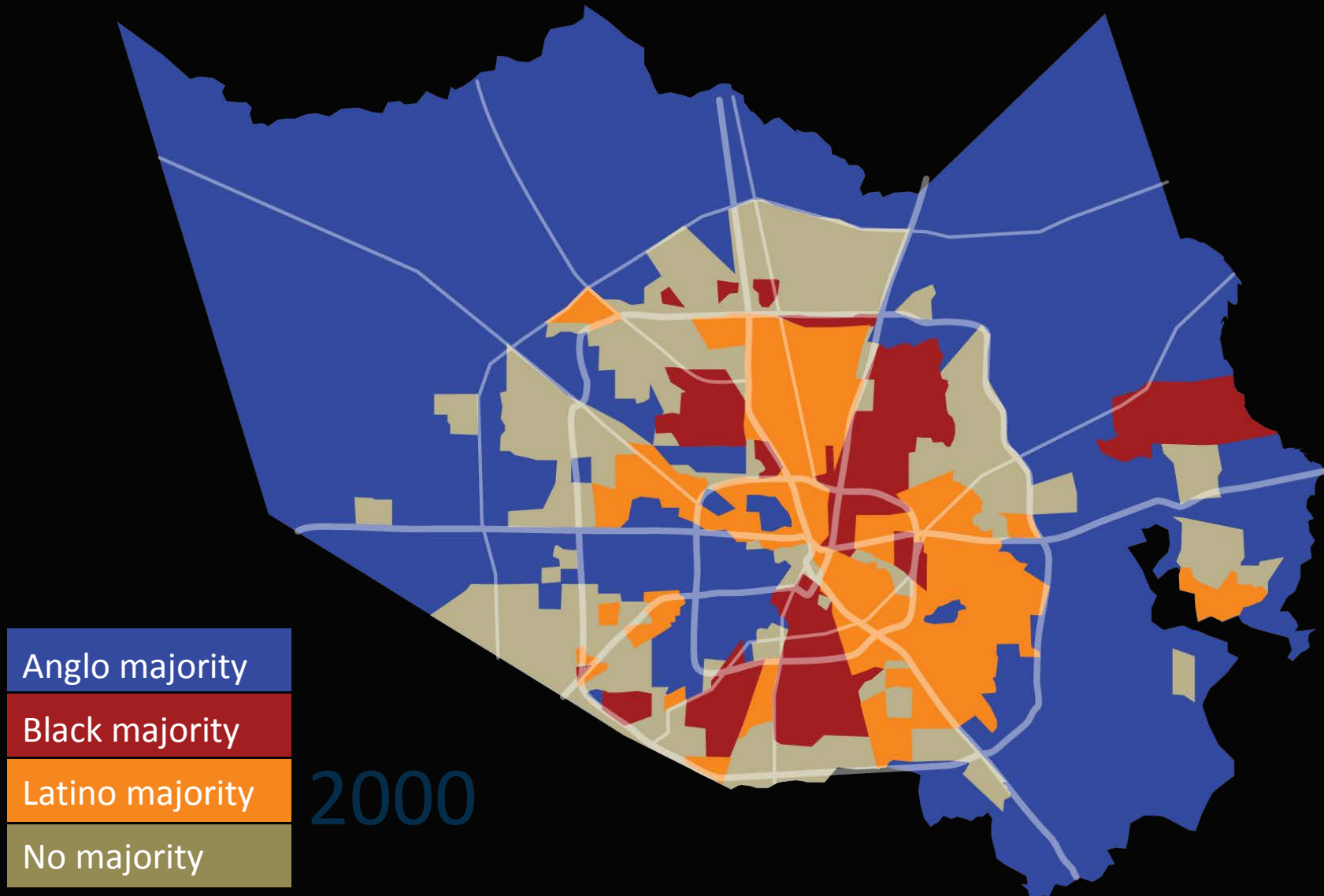
Source: Outreach Strategists, LLC. Color represents demographic group being a majority in that census tract.  
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# Harris County total population, 1990



Source: Outreach Strategists, LLC. Color represents demographic group being a majority in that census tract.  
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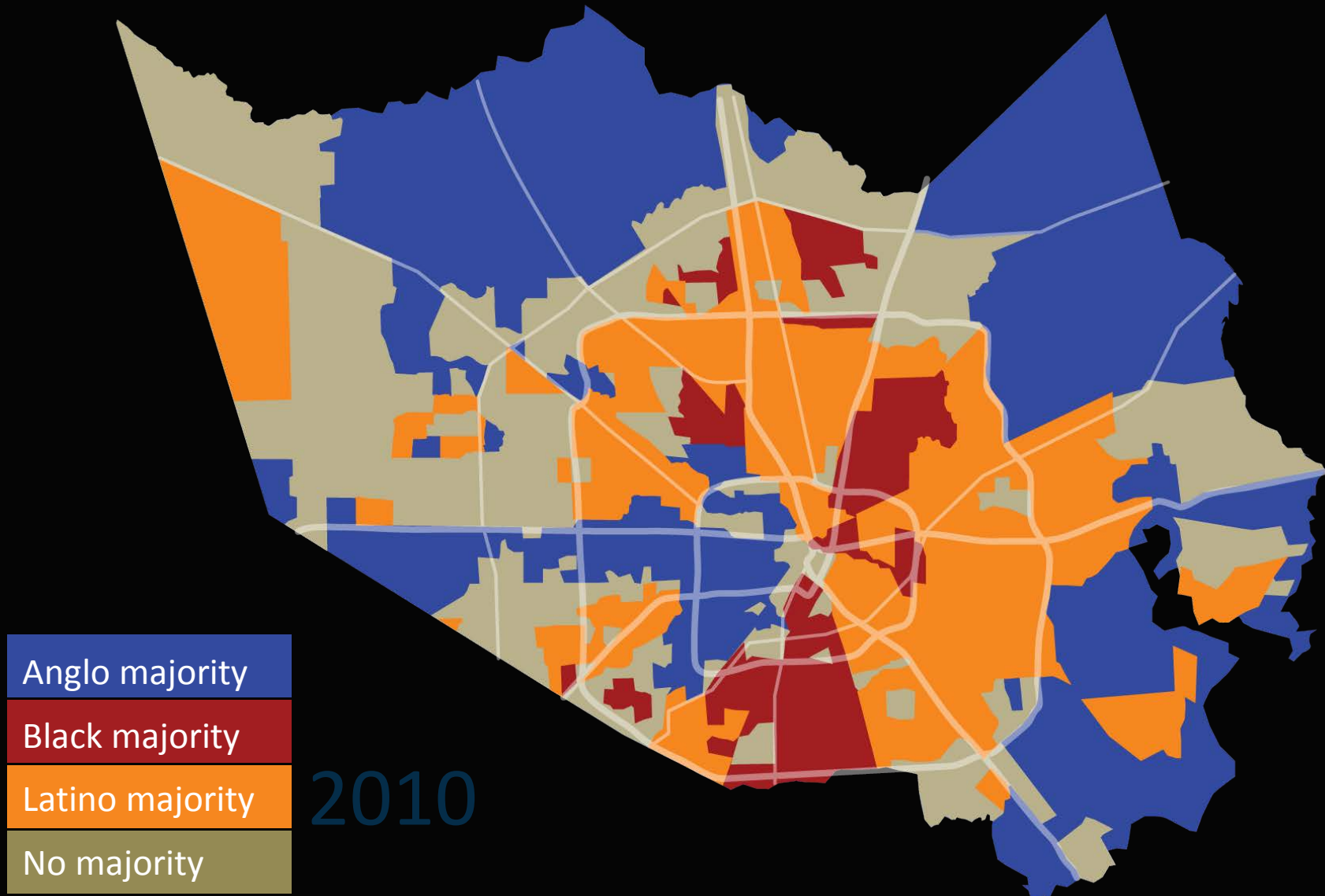
# Harris County total population, 2000



Source: Outreach Strategists, LLC. Color represents demographic group being a majority in that census tract.  
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# Harris County total population, 2010

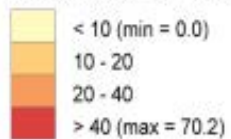


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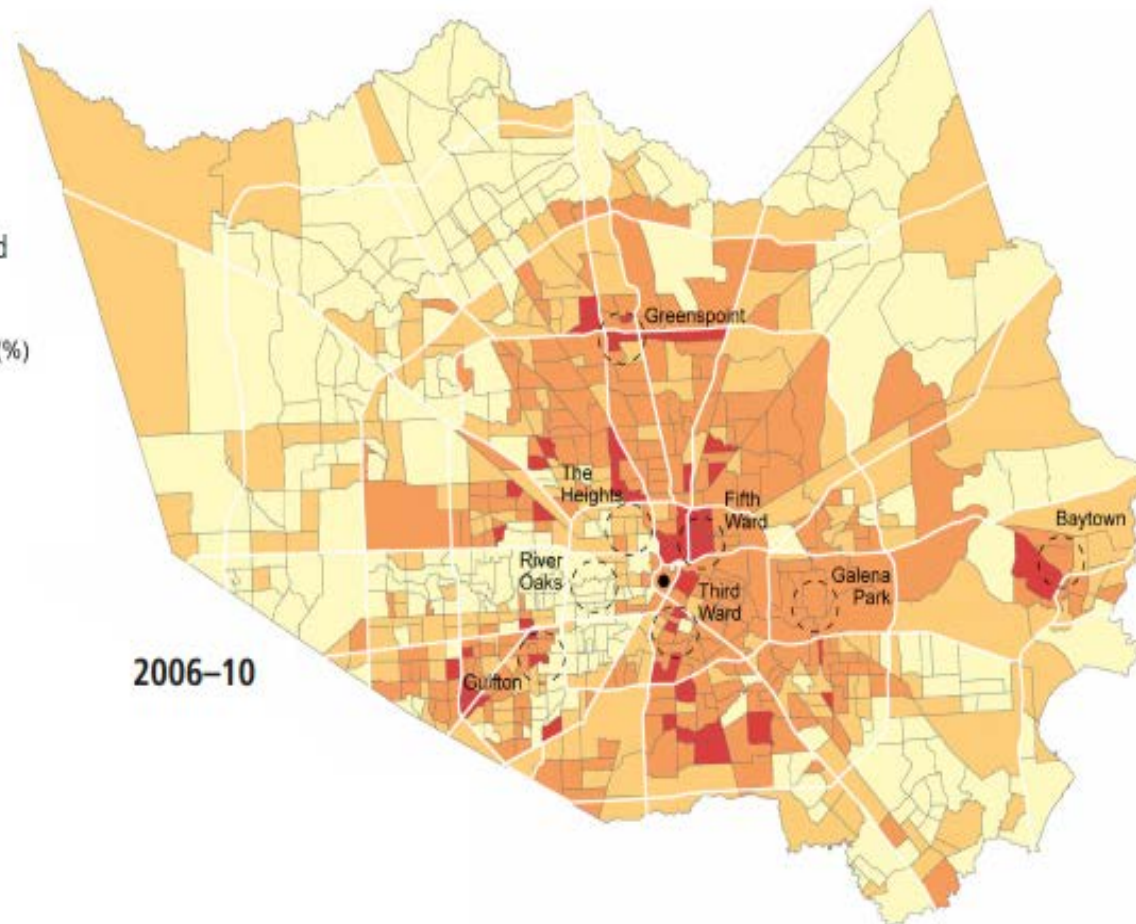
# Houston: Disparate City

**Figure 3b.** Concentrated Poverty, 2006–10

Concentration of Poverty (%)



● Houston Downtown



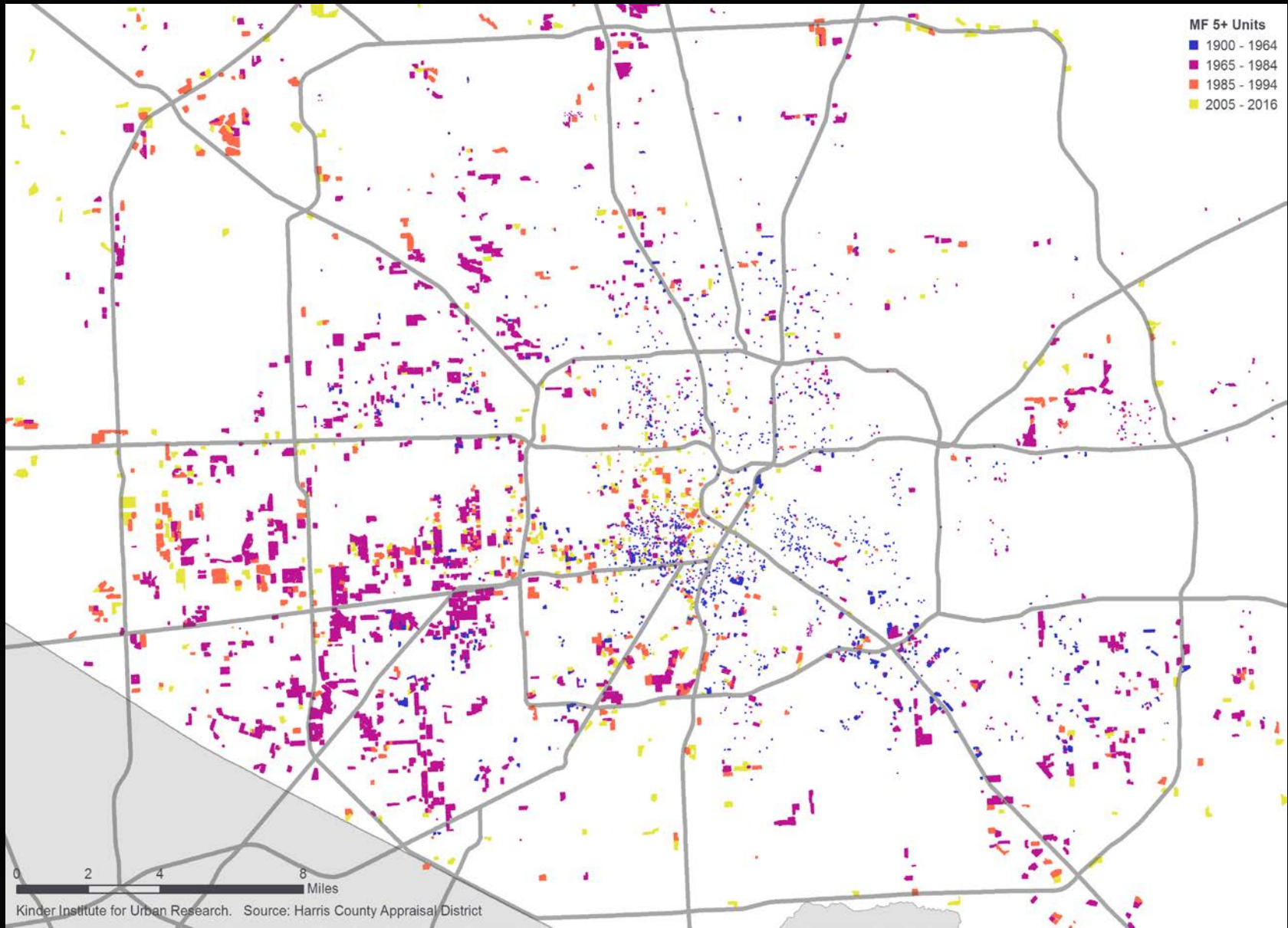
2006–10



# Characteristics of Houston Land Use Regulation

- No “use” zoning & often no density restrictions
  - *Therefore no inclusionary housing*
- Suburban setback and parking requirements
- Variances are common
- Things move fast
- Some developer subsidies, but done on a one-off basis, not in exchange for inclusivity

# Distribution of Multifamily Units



# Built Environment in Gulfton

*(Low-income port of entry neighborhood, outside the 610 Loop, same population density as Boston)*



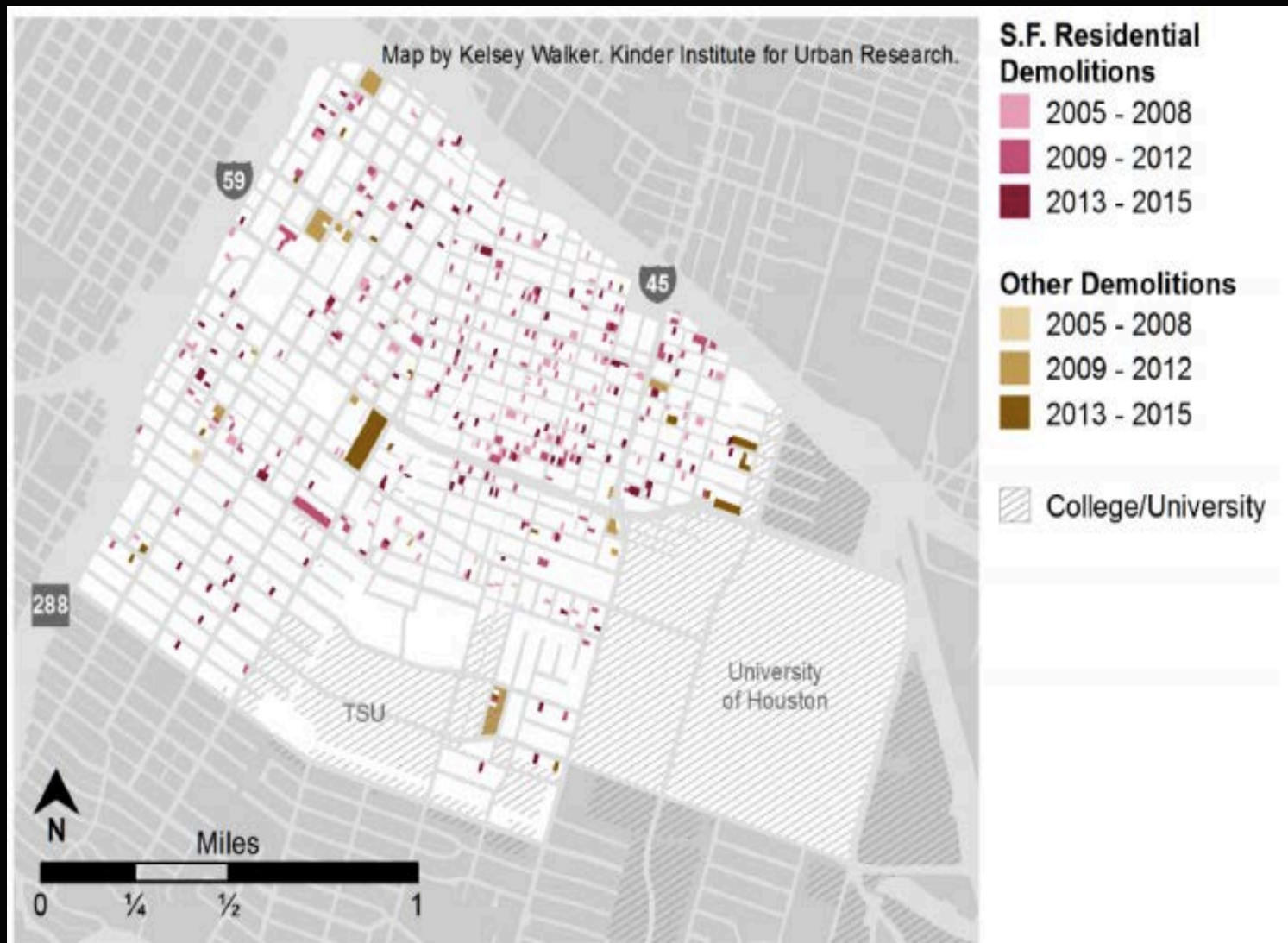


# Mayor Killed Housing Authority Project in High-Opportunity Area



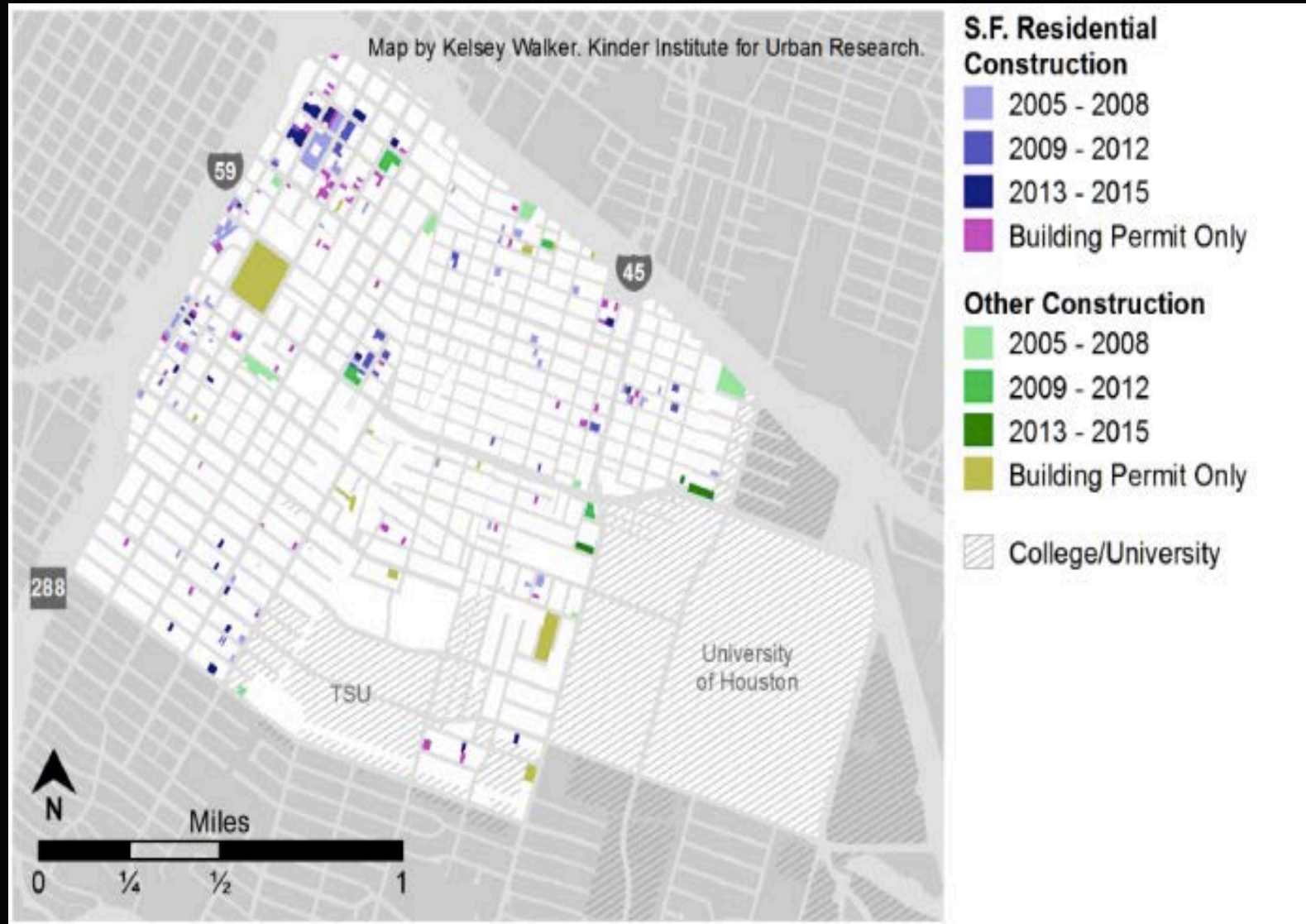
# Demolition in Third Ward

*(Low-income African-American neighborhood adjacent to downtown, at risk for gentrification)*





# New Construction in Third Ward







# Possible Approaches to Inclusiveness

- Align Developer Subsidies With Inclusiveness Goals
- Align Non-Use Regulations With Inclusiveness Goals
- Use Government and Institutional Landholdings Strategically
- Use A Comprehensive Approach That Includes Both Underserved and High-Opportunity Areas

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