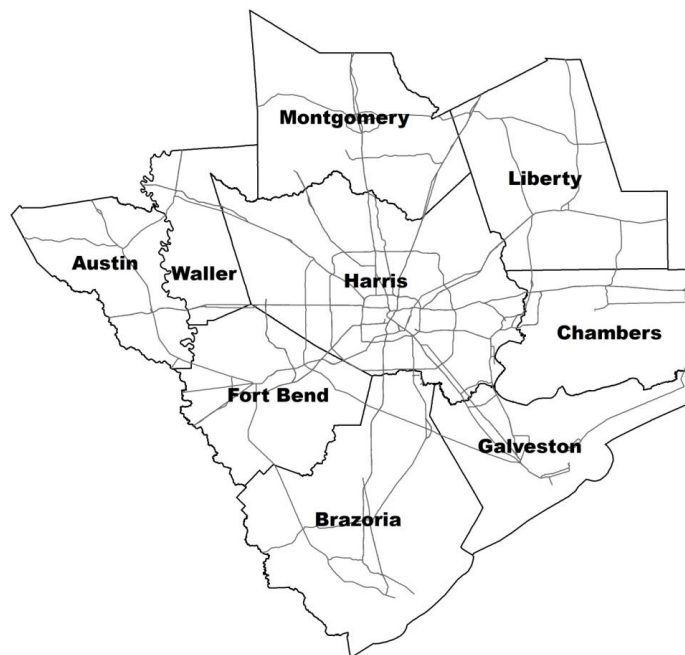


Social, Economic and Demographic Characteristics of Metro Houston

With Projections to 2040 and 2050



Prepared by the Greater Houston Partnership Research Department
www.houston.org
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About the Data

The demographic information in this report comes from three sources: the U.S. Census Bureau, the Texas State Data Center and the Houston-Galveston Area Council.

The **Census Bureau** serves as the leading source of quality data about the nation's people and economy. Houston's current demographics (pages 3-17) come from the bureau's *American Community Survey (ACS)*. The ACS is an ongoing statistical survey sent to approximately 250,000 addresses across the nation monthly (or 3 million per year). The ACS provides a snapshot of the demographic, social, economic and housing characteristics of the population. The snapshot is available for a variety of geographies—census tracts, incorporated places, counties, metropolitan statistical areas, states and the nation as a whole.

ACS data included here covers the 10-county Houston-Sugar Land-Baytown Metropolitan Statistical Area. The Houston MSA includes Austin, Brazoria, Chambers, Fort Bend, Galveston, Harris, Liberty, Montgomery, San Jacinto and Waller Counties. In February 2013, the bureau redefined the Houston metro area so that San Jacinto is no longer included. Census also changed the region's name to the Houston-The Woodlands-Sugar Land Metropolitan Statistical Area. As the bureau transitions to the new name and geography, both will be incorporated into Partnership publications. However, census data will not be available for the new 9-county metro until December 2014, therefore the 2008-2012 data for the 10-county metro is reported here.

The **Texas State Data Center** serves as the focal point for the distribution of census data in Texas and disseminates population estimates and projections for all 254 counties in the state. The Texas Governor's Office, Texas Legislative Budget Board, Comptroller's Office, Texas Department of Transportation and the Texas Department of State Health Services rely on the center's *Texas Population Estimates and Projections Program* to plan for and deliver services to the residents of Texas. The Partnership has extracted data from the program for the nine counties that comprise the Houston metro area and includes that data in this report.

To prepare its projections, the state data center examines patterns of births, deaths, and net migration (the difference between residents moving in and residents moving out) in each of the state's 254 counties. It then forecasts populations by age, sex, race and ethnicity for four groups: Non-Hispanic White Alone, Non-Hispanic Black or African American Alone, Hispanic of all Races, and Other Non-Hispanic. The first three groups are more commonly referred to as Anglo, Black and Hispanic. The Other Non-Hispanic group includes Asians and Persons of More Than One Race. The center does not forecast growth in the Asian population because of the small size of those populations in most Texas counties (though that's not the case for Houston). The center does not forecast growth in populations of More Than One Race because there is a lack historical data on fertility, mortality and migration in this group.

The center uses three migration scenarios in its forecasts. The Zero Migration Scenario assumes that immigration and outmigration are equal thus growth only results from the natural increase, *i.e.*, the difference between births and deaths. The One-Half Migration Scenario assumes net migration occurs at half the rate at which it occurred from 2000 to 2010. The center refers to this as the “0.5 Scenario.” In this document it’s referred to as the “Moderate Growth Scenario.” The 2000-2010 Migration Scenario assumes that trends in age, sex, race/ethnicity and migration of the past decade are repeated in coming years. In this document this is referred to as the “Fast Growth Scenario.” The state data center suggests that the moderate growth scenario is most appropriate for long-range planning while the fast growth scenario is appropriate for the next five to ten years. The scenarios are on pages 18-31.

The **Houston-Galveston Area Council** is the voluntary association of local governments for the 13 counties that comprise the Gulf Coast State Planning Region¹. H-GAC deals with issues of transportation, air quality, public safety, cooperative purchasing and geographic information system (mapping) services. H-GAC’s *Regional Growth Forecast* covers years from 2010 through 2040 and includes population, employment, and household counts for census tracts, counties and H-GAC’s Transportation Analysis Zones. Although H-GAC represents the 13-county Texas Gulf Coast, the council forecasts data for only eight counties in the MSA. The county which H-GAC excludes, Austin, represents less than 0.5 percent of the metro population and H-GAC’s exclusion does not have a statistically significant impact on metro Houston totals. H-GAC includes unemployment rates and labor force participation rates in its estimates of future employment in the region, which can be found on pages 32-33.

A Note of Caution: All population projections involve assumptions about the future. Anyone who uses these projections should keep in mind that although the various forecasters used detailed methodologies and tried to account for shifting demographic patterns, their projections are just that—projections. They provide good estimates of direction and magnitude of change that may occur in the population, but they shouldn’t be taken as absolutes.

For additional insight into the agencies, sources and methodologies in this document, please go to the following websites:

U.S. Census Bureau, American Community Survey <http://www.census.gov/acs/www/>

Texas State Data Center <http://txsdc.utsa.edu/Index.aspx>

Houston-Galveston Area Council <http://www.h-gac.com/home/>

¹ H-GAC serves Austin, Brazoria, Chambers, Colorado, Fort Bend, Galveston, Harris, Liberty, Matagorda, Montgomery, Walker, Waller, and Wharton counties.

Current Demographics – Houston-Sugar Land-Baytown, TX Metro Area Based on the 2008 – 2012 American Community Survey

SEX AND AGE		
Total population	5,962,416	5,962,416
Male	2,965,698	49.7%
Female	2,996,718	50.3%
Under 5 years	471,926	7.9%
5 to 9 years	463,285	7.8%
10 to 14 years	452,043	7.6%
15 to 19 years	435,692	7.3%
20 to 24 years	406,798	6.8%
25 to 34 years	901,929	15.1%
35 to 44 years	862,827	14.5%
45 to 54 years	831,640	13.9%
55 to 59 years	343,806	5.8%
60 to 64 years	272,111	4.6%
65 to 74 years	309,174	5.2%
75 to 84 years	153,270	2.6%
85 years and over	57,915	1.0%
Median age (years)	33.2	(X)
18 years and over	4,304,101	72.2%
21 years and over	4,057,080	68.0%
62 years and over	674,529	11.3%
65 years and over	520,359	8.7%
18 years and over	4,304,101	4,304,101
Male	2,117,874	49.2%
Female	2,186,227	50.8%
65 years and over	520,359	520,359
Male	228,115	43.8%
Female	292,244	56.2%
RACE		
Total population	5,962,416	5,962,416
One race	5,847,660	98.1%
Two or more races	114,756	1.9%
One race	5,847,660	98.1%
White	3,913,255	65.6%
Black or African American	1,025,946	17.2%
American Indian and Alaska Native	25,018	0.4%
Cherokee tribal grouping	2,880	0.0%
Chippewa tribal grouping	183	0.0%
Navajo tribal grouping	384	0.0%
Sioux tribal grouping	312	0.0%
Asian	395,615	6.6%
Asian Indian	96,297	1.6%
Chinese	75,053	1.3%

Current Demographics – Houston-Sugar Land-Baytown, TX Metro Area Based on the 2008 – 2012 American Community Survey

RACE (cont'd)		
Filipino	41,485	0.7%
Japanese	4,853	0.1%
Korean	14,796	0.2%
Vietnamese	102,899	1.7%
Other Asian	60,232	1.0%
Native Hawaiian and Other Pacific Islander	3,086	0.1%
Native Hawaiian	918	0.0%
Guamanian or Chamorro	1,259	0.0%
Samoan	134	0.0%
Other Pacific Islander	775	0.0%
Some other race	484,740	8.1%
Two or more races	114,756	1.9%
White and Black or African American	21,893	0.4%
White and American Indian and Alaska Native	22,953	0.4%
White and Asian	20,721	0.3%
Black or African American and American Indian and Alaska Native	2,513	0.0%
Race alone or in combination with one or more other races		
Total population	5,962,416	5,962,416
White	4,010,922	67.3%
Black or African American	1,061,033	17.8%
American Indian and Alaska Native	56,021	0.9%
Asian	428,366	7.2%
Native Hawaiian and Other Pacific Islander	8,164	0.1%
Some other race	519,401	8.7%
HISPANIC OR LATINO AND RACE		
Total population	5,962,416	5,962,416
Hispanic or Latino (of any race)	2,101,086	35.2%
Mexican	1,642,447	27.5%
Puerto Rican	28,641	0.5%
Cuban	18,152	0.3%
Other Hispanic or Latino	411,846	6.9%
Not Hispanic or Latino	3,861,330	64.8%
White alone	2,367,963	39.7%
Black or African American alone	1,007,073	16.9%
American Indian and Alaska Native alone	11,396	0.2%
Asian alone	392,257	6.6%
Native Hawaiian and Other Pacific Islander alone	2,688	0.0%
Some other race alone	12,049	0.2%
Two or more races	67,904	1.1%
Two races including Some other race	5,400	0.1%

Current Demographics – Houston-Sugar Land-Baytown, TX Metro Area Based on the 2008 – 2012 American Community Survey

HISPANIC OR LATINO AND RACE (cont'd)

Two races excluding Some other race, and Three or more races	62,504	1.0%
Total housing units	2,310,068	(X)

EMPLOYMENT STATUS

Population 16 years and over	4,486,424	4,486,424
In labor force	3,048,340	67.9%
Civilian labor force	3,045,049	67.9%
Employed	2,808,873	62.6%
Unemployed	236,176	5.3%
Armed Forces	3,291	0.1%
Not in labor force	1,438,084	32.1%
Civilian labor force	3,045,049	3,045,049
Percent Unemployed	(X)	7.8%
Females 16 years and over	2,274,170	2,274,170
In labor force	1,355,535	59.6%
Civilian labor force	1,355,032	59.6%
Employed	1,245,661	54.8%
Own children under 6 years	544,891	544,891
All parents in family in labor force	320,468	58.8%
Own children 6 to 17 years	1,040,172	1,040,172
All parents in family in labor force	691,196	66.5%

COMMUTING TO WORK

Workers 16 years and over	2,758,778	2,758,778
Car, truck, or van -- drove alone	2,185,117	79.2%
Car, truck, or van -- carpooled	322,357	11.7%
Public transportation (excluding taxicab)	67,357	2.4%
Walked	39,139	1.4%
Other means	51,188	1.9%
Worked at home	93,620	3.4%
Mean travel time to work (minutes)	28.1	(X)

OCCUPATION

Civilian employed population 16 years and over	2,808,873	2,808,873
Management, business, science, and arts occupations	1,003,304	35.7%
Service occupations	461,266	16.4%
Sales and office occupations	679,354	24.2%
Natural resources, construction, and maintenance occupations	318,745	11.3%
Production, transportation, and material moving occupations	346,204	12.3%

Current Demographics – Houston-Sugar Land-Baytown, TX Metro Area Based on the 2008 – 2012 American Community Survey

INDUSTRY		
Civilian employed population 16 years and over	2,808,873	2,808,873
Agriculture, forestry, fishing and hunting, and mining	87,232	3.1%
Construction	261,280	9.3%
Manufacturing	306,473	10.9%
Wholesale trade	102,996	3.7%
Retail trade	304,780	10.9%
Transportation and warehousing, and utilities	176,671	6.3%
Information	40,989	1.5%
Finance and insurance, and real estate and rental and leasing	165,509	5.9%
Professional, scientific, and management, and administrative and waste management services	348,263	12.4%
Educational services, and health care and social assistance	552,036	19.7%
Arts, entertainment, and recreation, and accommodation and food services	220,895	7.9%
Other services, except public administration	154,365	5.5%
Public administration	87,384	3.1%
CLASS OF WORKER		
Civilian employed population 16 years and over	2,808,873	2,808,873
Private wage and salary workers	2,283,111	81.3%
Government workers	334,202	11.9%
Self-employed in own not incorporated business workers	188,141	6.7%
Unpaid family workers	3,419	0.1%
INCOME AND BENEFITS (IN 2012 INFLATION-ADJUSTED DOLLARS)		
Total households	2,041,942	2,041,942
Less than \$10,000	128,701	6.3%
\$10,000 to \$14,999	93,158	4.6%
\$15,000 to \$24,999	204,226	10.0%
\$25,000 to \$34,999	206,042	10.1%
\$35,000 to \$49,999	264,931	13.0%
\$50,000 to \$74,999	355,645	17.4%
\$75,000 to \$99,999	250,368	12.3%
\$100,000 to \$149,999	285,682	14.0%
\$150,000 to \$199,999	121,918	6.0%
\$200,000 or more	131,271	6.4%
Median household income (dollars)	57,426	(X)
Mean household income (dollars)	81,347	(X)
With earnings	1,763,911	86.4%
Mean earnings (dollars)	81,791	(X)
With Social Security	407,761	20.0%
Mean Social Security income (dollars)	16,484	(X)

Current Demographics – Houston-Sugar Land-Baytown, TX Metro Area Based on the 2008 – 2012 American Community Survey

INCOME AND BENEFITS (IN 2012 INFLATION- ADJUSTED DOLLARS) (cont'd)

With retirement income	227,309	11.1%
Mean retirement income (dollars)	22,946	(X)
With Supplemental Security Income	70,551	3.5%
Mean Supplemental Security Income (dollars)	8,696	(X)
With cash public assistance income	31,608	1.5%
Mean cash public assistance income (dollars)	3,546	(X)
With Food Stamp/SNAP benefits in the past 12 months	211,240	10.3%
Families	1,447,820	1,447,820
Less than \$10,000	66,573	4.6%
\$10,000 to \$14,999	48,218	3.3%
\$15,000 to \$24,999	124,210	8.6%
\$25,000 to \$34,999	134,029	9.3%
\$35,000 to \$49,999	176,134	12.2%
\$50,000 to \$74,999	247,993	17.1%
\$75,000 to \$99,999	191,678	13.2%
\$100,000 to \$149,999	236,967	16.4%
\$150,000 to \$199,999	105,645	7.3%
\$200,000 or more	116,373	8.0%
Median family income (dollars)	66,964	(X)
Mean family income (dollars)	91,499	(X)
Per capita income (dollars)	28,770	(X)
Nonfamily households	594,122	594,122
Median nonfamily income (dollars)	37,592	(X)
Mean nonfamily income (dollars)	53,206	(X)
Median earnings for workers (dollars)	31,688	(X)
Median earnings for male full-time, year-round workers (dollars)	49,329	(X)
Median earnings for female full-time, year-round workers (dollars)	38,474	(X)

HEALTH INSURANCE COVERAGE

Civilian noninstitutionalized population	5,910,070	5,910,070
With health insurance coverage	4,481,127	75.8%
With private health insurance	3,452,696	58.4%
With public coverage	1,403,725	23.8%
No health insurance coverage	1,428,943	24.2%
Civilian noninstitutionalized population under 18 years	1,656,444	1,656,444
No health insurance coverage	257,272	15.5%
Civilian noninstitutionalized population 18 to 64 years	3,744,362	3,744,362
In labor force:	2,902,914	2,902,914
Employed:	2,683,483	2,683,483
With health insurance coverage	1,953,505	72.8%
With private health insurance	1,867,147	69.6%

Current Demographics – Houston-Sugar Land-Baytown, TX Metro Area Based on the 2008 – 2012 American Community Survey

HEALTH INSURANCE COVERAGE (cont'd)		
With public coverage	125,269	4.7%
No health insurance coverage	729,978	27.2%
Unemployed:	219,431	219,431
With health insurance coverage	89,587	40.8%
With private health insurance	63,026	28.7%
With public coverage	29,555	13.5%
No health insurance coverage	129,844	59.2%
Not in labor force:	841,448	841,448
With health insurance coverage	544,496	64.7%
With private health insurance	383,385	45.6%
With public coverage	194,725	23.1%
No health insurance coverage	296,952	35.3%

PERCENTAGE OF FAMILIES AND PEOPLE WHOSE INCOME IN THE PAST 12 MONTHS IS BELOW THE POVERTY LEVEL		
All families	(X)	12.6%
With related children under 18 years	(X)	18.3%
With related children under 5 years only	(X)	17.7%
Married couple families	(X)	7.3%
With related children under 18 years	(X)	10.5%
With related children under 5 years only	(X)	8.7%
Families with female householder, no husband present	(X)	30.6%
With related children under 18 years	(X)	38.9%
With related children under 5 years only	(X)	42.2%
All people	(X)	15.8%
Under 18 years	(X)	23.1%
Related children under 18 years	(X)	22.9%
Related children under 5 years	(X)	26.0%
Related children 5 to 17 years	(X)	21.6%
18 years and over	(X)	13.0%
18 to 64 years	(X)	13.3%
65 years and over	(X)	10.7%
People in families	(X)	14.5%
Unrelated individuals 15 years and over	(X)	23.3%

Current Demographics – Houston-Sugar Land-Baytown, TX Metro Area Based on the 2008 – 2012 American Community Survey

HOUSEHOLDS BY TYPE

Total households	2,041,942	2,041,942
Family households (families)	1,447,820	70.9%
With own children under 18 years	740,740	36.3%
Married-couple family	1,043,844	51.1%
With own children under 18 years	516,125	25.3%
Male householder, no wife present, family	112,424	5.5%
With own children under 18 years	52,509	2.6%
Female householder, no husband present, family	291,552	14.3%
With own children under 18 years	172,106	8.4%
Nonfamily households	594,122	29.1%
Householder living alone	492,008	24.1%
65 years and over	121,368	5.9%
Households with one or more people under 18 years	825,406	40.4%
Households with one or more people 65 years and over	370,522	18.1%
Average household size	2.88	(X)
Average family size	3.47	(X)

RELATIONSHIP

Population in households	5,890,222	5,890,222
Householder	2,041,942	34.7%
Spouse	1,043,663	17.7%
Child	2,014,706	34.2%
Other relatives	515,009	8.7%
Nonrelatives	274,902	4.7%
Unmarried partner	104,873	1.8%

MARITAL STATUS

Males 15 years and over	2,256,958	2,256,958
Never married	793,220	35.1%
Now married, except separated	1,177,232	52.2%
Separated	51,222	2.3%
Widowed	42,260	1.9%
Divorced	193,024	8.6%
Females 15 years and over	2,318,204	2,318,204
Never married	664,520	28.7%
Now married, except separated	1,139,295	49.1%
Separated	79,046	3.4%
Widowed	169,400	7.3%
Divorced	265,943	11.5%

Current Demographics – Houston-Sugar Land-Baytown, TX Metro Area Based on the 2008 – 2012 American Community Survey

FERTILITY		
Number of women 15 to 50 years old who had a birth in the past 12 months	100,986	100,986
Unmarried women (widowed, divorced, and never married)	32,811	32.5%
Per 1,000 unmarried women	43	(X)
Per 1,000 women 15 to 50 years old	65	(X)
Per 1,000 women 15 to 19 years old	40	(X)
Per 1,000 women 20 to 34 years old	113	(X)
Per 1,000 women 35 to 50 years old	28	(X)
GRANDPARENTS		
Number of grandparents living with own grandchildren under 18 years	164,828	164,828
Responsible for grandchildren	66,902	40.6%
Years responsible for grandchildren		
Less than 1 year	17,070	10.4%
1 or 2 years	16,932	10.3%
3 or 4 years	10,177	6.2%
5 or more years	22,723	13.8%
Number of grandparents responsible for own grandchildren under 18 years	66,902	66,902
Who are female	42,021	62.8%
Who are married	48,621	72.7%
SCHOOL ENROLLMENT		
Population 3 years and over enrolled in school	1,688,622	1,688,622
Nursery school, preschool	110,073	6.5%
Kindergarten	100,060	5.9%
Elementary school (grades 1-8)	738,020	43.7%
High school (grades 9-12)	361,645	21.4%
College or graduate school	378,824	22.4%
EDUCATIONAL ATTAINMENT		
Population 25 years and over	3,732,672	3,732,672
Less than 9th grade	368,806	9.9%
9th to 12th grade, no diploma	349,556	9.4%
High school graduate (includes equivalency)	885,817	23.7%
Some college, no degree	821,766	22.0%
Associate's degree	226,810	6.1%
Bachelor's degree	710,794	19.0%
Graduate or professional degree	369,123	9.9%
Percent high school graduate or higher	(X)	80.8%

Current Demographics – Houston-Sugar Land-Baytown, TX Metro Area Based on the 2008 – 2012 American Community Survey

VETERAN STATUS		
Civilian population 18 years and over	4,300,810	4,300,810
Civilian veterans	304,021	7.1%
DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION		
Total Civilian Noninstitutionalized Population	5,910,070	5,910,070
With a disability	552,333	9.3%
Under 18 years	1,656,444	1,656,444
With a disability	56,472	3.4%
18 to 64 years	3,744,362	3,744,362
With a disability	304,978	8.1%
65 years and over	509,264	509,264
With a disability	190,883	37.5%
RESIDENCE 1 YEAR AGO		
Population 1 year and over	5,874,354	5,874,354
Same house	4,884,694	83.2%
Different house in the U.S.	939,527	16.0%
Same county	654,436	11.1%
Different county	285,091	4.9%
Same state	178,813	3.0%
Different state	106,278	1.8%
Abroad	50,133	0.9%
PLACE OF BIRTH		
Total population	5,962,416	5,962,416
Native	4,643,262	77.9%
Born in United States	4,578,333	76.8%
State of residence	3,289,318	55.2%
Different state	1,289,015	21.6%
Born in Puerto Rico, U.S. Island areas, or born abroad to American parent(s)	64,929	1.1%
Foreign born	1,319,154	22.1%
U.S. CITIZENSHIP STATUS		
Foreign-born population	1,319,154	1,319,154
Naturalized U.S. citizen	453,882	34.4%
Not a U.S. citizen	865,272	65.6%
YEAR OF ENTRY		
Population born outside the United States	1,384,083	1,384,083
Native	64,929	64,929
Entered 2010 or later	1,816	2.8%
Entered before 2010	63,113	97.2%
Foreign born	1,319,154	1,319,154
Entered 2010 or later	35,490	2.7%
Entered before 2010	1,283,664	97.3%

Current Demographics – Houston-Sugar Land-Baytown, TX Metro Area Based on the 2008 – 2012 American Community Survey

WORLD REGION OF BIRTH OF FOREIGN-BORN POPULATION

Foreign-born population, excluding population born at sea	1,319,154	1,319,154
Europe	59,096	4.5%
Asia	310,413	23.5%
Africa	50,380	3.8%
Oceania	2,919	0.2%
Latin America	882,447	66.9%
Northern America	13,899	1.1%

LANGUAGE SPOKEN AT HOME

Population 5 years and over	5,490,490	5,490,490
English only	3,448,933	62.8%
Language other than English	2,041,557	37.2%
Speak English less than "very well"	946,049	17.2%
Spanish	1,580,467	28.8%
Speak English less than "very well"	771,884	14.1%
Other Indo-European languages	167,132	3.0%
Speak English less than "very well"	43,538	0.8%
Asian and Pacific Islander languages	240,298	4.4%
Speak English less than "very well"	115,286	2.1%
Other languages	53,660	1.0%
Speak English less than "very well"	15,341	0.3%

ANCESTRY

Total population	5,962,416	5,962,416
American	278,685	4.7%
Arab	35,697	0.6%
Czech	54,935	0.9%
Danish	11,498	0.2%
Dutch	44,083	0.7%
English	346,054	5.8%
French (except Basque)	148,208	2.5%
French Canadian	18,193	0.3%
German	549,328	9.2%
Greek	15,298	0.3%
Hungarian	9,829	0.2%
Irish	377,333	6.3%
Italian	128,862	2.2%
Lithuanian	3,798	0.1%
Norwegian	26,667	0.4%
Polish	75,156	1.3%
Portuguese	7,657	0.1%
Russian	21,965	0.4%
Scotch-Irish	55,416	0.9%

Current Demographics – Houston-Sugar Land-Baytown, TX Metro Area Based on the 2008 – 2012 American Community Survey

ANCESTRY (cont'd)		
Scottish	75,416	1.3%
Slovak	3,173	0.1%
Subsaharan African	82,668	1.4%
Swedish	32,749	0.5%
Swiss	6,942	0.1%
Ukrainian	6,043	0.1%
Welsh	20,370	0.3%
West Indian (excluding Hispanic origin groups)	23,200	0.4%
HOUSING OCCUPANCY		
Total housing units	2,310,068	2,310,068
Occupied housing units	2,041,942	88.4%
Vacant housing units	268,126	11.6%
Homeowner vacancy rate	2.3	(X)
Rental vacancy rate	11.8	(X)
UNITS IN STRUCTURE		
Total housing units	2,310,068	2,310,068
1-unit, detached	1,443,564	62.5%
1-unit, attached	75,223	3.3%
2 units	26,952	1.2%
3 or 4 units	60,524	2.6%
5 to 9 units	105,506	4.6%
10 to 19 units	227,223	9.8%
20 or more units	251,844	10.9%
Mobile home	116,314	5.0%
Boat, RV, van, etc.	2,918	0.1%
YEAR STRUCTURE BUILT		
Total housing units	2,310,068	2,310,068
Built 2010 or later	17,147	0.7%
Built 2000 to 2009	557,366	24.1%
Built 1990 to 1999	336,646	14.6%
Built 1980 to 1989	390,139	16.9%
Built 1970 to 1979	480,817	20.8%
Built 1960 to 1969	225,558	9.8%
Built 1950 to 1959	166,227	7.2%
Built 1940 to 1949	70,493	3.1%
Built 1939 or earlier	65,675	2.8%

Current Demographics – Houston-Sugar Land-Baytown, TX Metro Area Based on the 2008 – 2012 American Community Survey

ROOMS		
Total housing units	2,310,068	2,310,068
1 room	34,650	1.5%
2 rooms	64,545	2.8%
3 rooms	282,618	12.2%
4 rooms	367,032	15.9%
5 rooms	430,052	18.6%
6 rooms	409,220	17.7%
7 rooms	272,897	11.8%
8 rooms	196,234	8.5%
9 rooms or more	252,820	10.9%
Median rooms	5.4	(X)
BEDROOMS		
Total housing units	2,310,068	2,310,068
No bedroom	37,768	1.6%
1 bedroom	340,546	14.7%
2 bedrooms	502,390	21.7%
3 bedrooms	867,665	37.6%
4 bedrooms	467,325	20.2%
5 or more bedrooms	94,374	4.1%
HOUSING TENURE		
Occupied housing units	2,041,942	2,041,942
Owner-occupied	1,277,769	62.6%
Renter-occupied	764,173	37.4%
Average household size of owner-occupied unit	3.02	(X)
Average household size of renter-occupied unit	2.66	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT		
Occupied housing units	2,041,942	2,041,942
Moved in 2010 or later	278,729	13.7%
Moved in 2000 to 2009	1,189,971	58.3%
Moved in 1990 to 1999	312,330	15.3%
Moved in 1980 to 1989	127,854	6.3%
Moved in 1970 to 1979	82,877	4.1%
Moved in 1969 or earlier	50,181	2.5%
VEHICLES AVAILABLE		
Occupied housing units	2,041,942	2,041,942
No vehicles available	122,821	6.0%
1 vehicle available	706,520	34.6%
2 vehicles available	836,801	41.0%
3 or more vehicles available	375,800	18.4%

**Current Demographics – Houston-Sugar Land-Baytown, TX Metro Area
Based on the 2008 – 2012 American Community Survey**

HOUSE HEATING FUEL		
Occupied housing units	2,041,942	2,041,942
Utility gas	933,629	45.7%
Bottled, tank, or LP gas	46,633	2.3%
Electricity	1,048,354	51.3%
Fuel oil, kerosene, etc.	1,034	0.1%
Coal or coke	55	0.0%
Wood	3,400	0.2%
Solar energy	144	0.0%
Other fuel	1,680	0.1%
No fuel used	7,013	0.3%
SELECTED CHARACTERISTICS		
Occupied housing units	2,041,942	2,041,942
Lacking complete plumbing facilities	14,070	0.7%
Lacking complete kitchen facilities	18,875	0.9%
No telephone service available	53,486	2.6%
OCCUPANTS PER ROOM		
Occupied housing units	2,041,942	2,041,942
1.00 or less	1,931,898	94.6%
1.01 to 1.50	80,143	3.9%
1.51 or more	29,901	1.5%
VALUE OF UNITS		
Owner-occupied units	1,277,769	1,277,769
Less than \$50,000	91,453	7.2%
\$50,000 to \$99,999	279,729	21.9%
\$100,000 to \$149,999	319,638	25.0%
\$150,000 to \$199,999	223,887	17.5%
\$200,000 to \$299,999	189,064	14.8%
\$300,000 to \$499,999	112,487	8.8%
\$500,000 to \$999,999	46,156	3.6%
\$1,000,000 or more	15,355	1.2%
Median (dollars)	141,000	(X)
MORTGAGE STATUS		
Owner-occupied units	1,277,769	1,277,769
Housing units with a mortgage	866,661	67.8%
Housing units without a mortgage	411,108	32.2%

Current Demographics – Houston-Sugar Land-Baytown, TX Metro Area Based on the 2008 – 2012 American Community Survey

SELECTED MONTHLY OWNER COSTS (SMOC)

Housing units with a mortgage	866,661	866,661
Less than \$300	572	0.1%
\$300 to \$499	5,367	0.6%
\$500 to \$699	19,635	2.3%
\$700 to \$999	84,618	9.8%
\$1,000 to \$1,499	275,553	31.8%
\$1,500 to \$1,999	226,097	26.1%
\$2,000 or more	254,819	29.4%
Median (dollars)	1,592	(X)
Housing units without a mortgage	411,108	411,108
Less than \$100	3,463	0.8%
\$100 to \$199	19,823	4.8%
\$200 to \$299	43,302	10.5%
\$300 to \$399	59,033	14.4%
\$400 or more	285,487	69.4%
Median (dollars)	533	(X)

SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)

Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	861,832	861,832
Less than 20.0 percent	344,718	40.0%
20.0 to 24.9 percent	141,022	16.4%
25.0 to 29.9 percent	95,978	11.1%
30.0 to 34.9 percent	67,594	7.8%
35.0 percent or more	212,520	24.7%
Not computed	4,829	(X)
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	405,677	405,677
Less than 10.0 percent	170,061	41.9%
10.0 to 14.9 percent	82,148	20.2%
15.0 to 19.9 percent	48,457	11.9%
20.0 to 24.9 percent	29,342	7.2%
25.0 to 29.9 percent	19,725	4.9%
30.0 to 34.9 percent	12,322	3.0%
35.0 percent or more	43,622	10.8%
Not computed	5,431	(X)

**Current Demographics – Houston-Sugar Land-Baytown, TX Metro Area
Based on the 2008 – 2012 American Community Survey**

GROSS RENT		
Occupied units paying rent	733,170	733,170
Less than \$200	6,338	0.9%
\$200 to \$299	8,776	1.2%
\$300 to \$499	34,768	4.7%
\$500 to \$749	195,645	26.7%
\$750 to \$999	220,305	30.0%
\$1,000 to \$1,499	194,280	26.5%
\$1,500 or more	73,058	10.0%
Median (dollars)	879	(X)
No rent paid	31,003	(X)
GROSS RENT AS PERCENTAGE OF HOUSEHOLD INCOME		
Occupied units paying rent (excluding units where GRAPI cannot be computed)	718,015	718,015
Less than 15.0 percent	96,487	13.4%
15.0 to 19.9 percent	95,299	13.3%
20.0 to 24.9 percent	96,037	13.4%
25.0 to 29.9 percent	79,225	11.0%
30.0 to 34.9 percent	63,225	8.8%
35.0 percent or more	287,742	40.1%
Not computed	46,158	(X)

Notes:

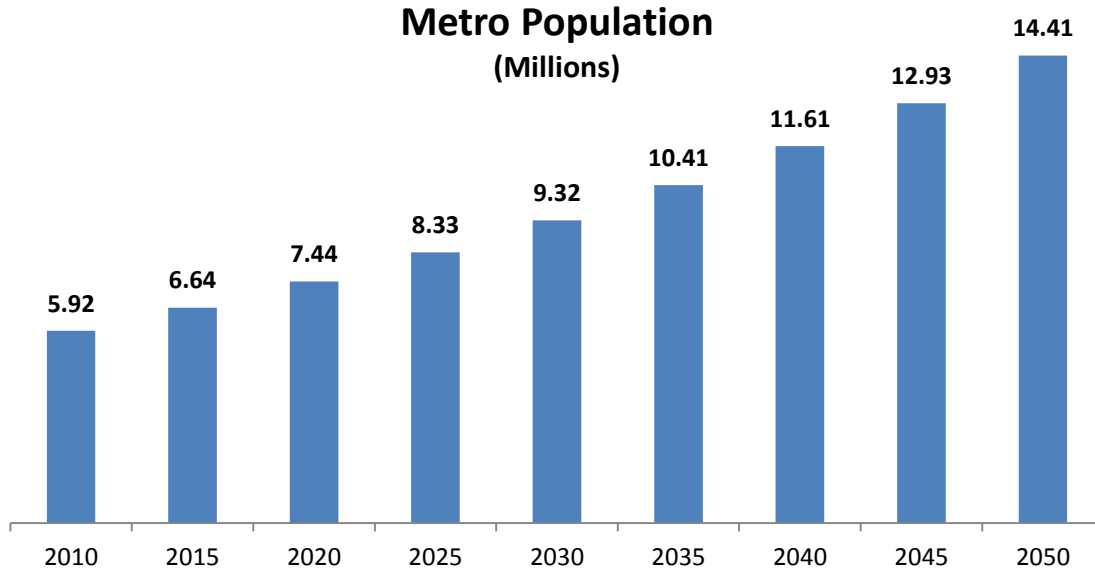
An '(X)' means that the estimate is not applicable or not available.

Source: U.S. Census Bureau, 2008-2012 American Community Survey

Population Forecast - Houston-The Woodlands-Sugar Land, TX MSA

Fast Growth Scenario

Over the next four decades, Houston’s racial and ethnic composition will shift dramatically.



Source: Texas State Data Center

- Population growth will come from the natural increase (births minus deaths) and from “net immigration” (people moving into the region minus people moving out).
- Texas State Data Center’s fast growth scenario assumes net immigration from now through 2050 to be equal to that experienced from 2000 to 2010.
- Under the fast growth scenario, the Houston region will add approximately 2.2 million residents per decade over the next 40 years.

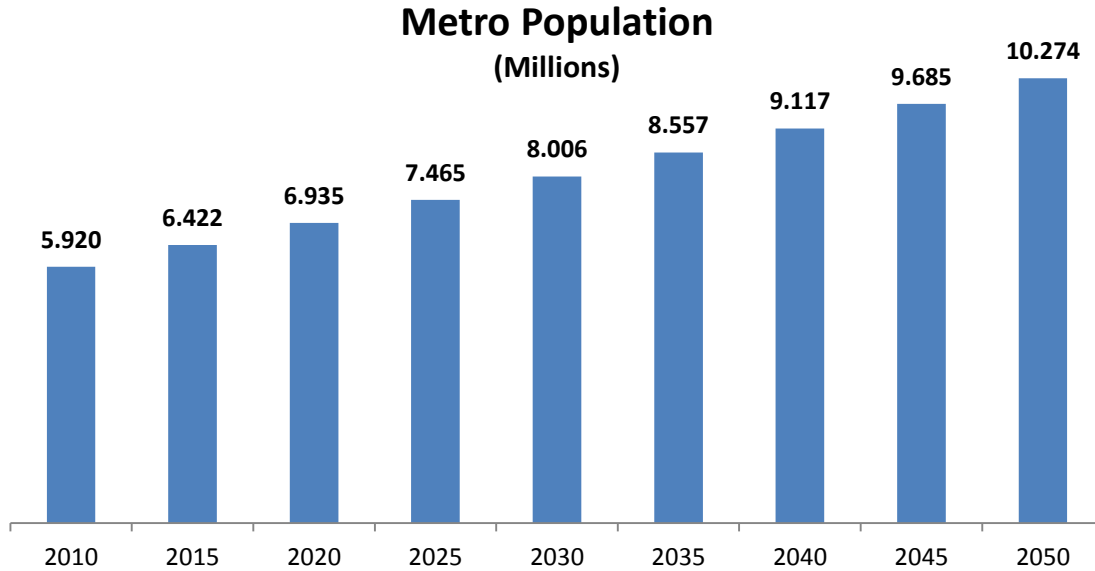
Population Forecast – Fast Growth Scenario							
The Woodlands-Sugar Land Metropolitan Statistical Area							
'11	6,055,684	'21	7,609,119	'31	9,532,587	'41	11,861,765
'12	6,194,788	'22	7,784,538	'32	9,745,608	'42	12,121,403
'13	6,338,026	'23	7,963,966	'33	9,962,442	'43	12,386,249
'14	6,484,279	'24	8,147,275	'34	10,183,915	'44	12,656,731
'15	6,635,281	'25	8,334,616	'35	10,408,879	'45	12,932,722
'16	6,788,559	'26	8,525,088	'36	10,639,043	'46	13,214,967
'17	6,945,609	'27	8,916,783	'37	10,873,613	'47	13,503,054
'18	7,106,097	'28	8,916,783	'38	11,113,282	'48	13,797,125
'19	7,269,688	'29	9,117,923	'39	11,357,919	'49	14,098,090
'20	7,437,124	'30	9,323,814	'40	11,607,433	'50	14,405,099

Source: Texas State Data Center

Population Forecast - Houston-The Woodlands-Sugar Land, TX MSA

Moderate Growth Scenario

In the moderate growth scenario, the Houston metro area will add 4.3 million residents between 2010 and 2050.



Source: Texas State Data Center

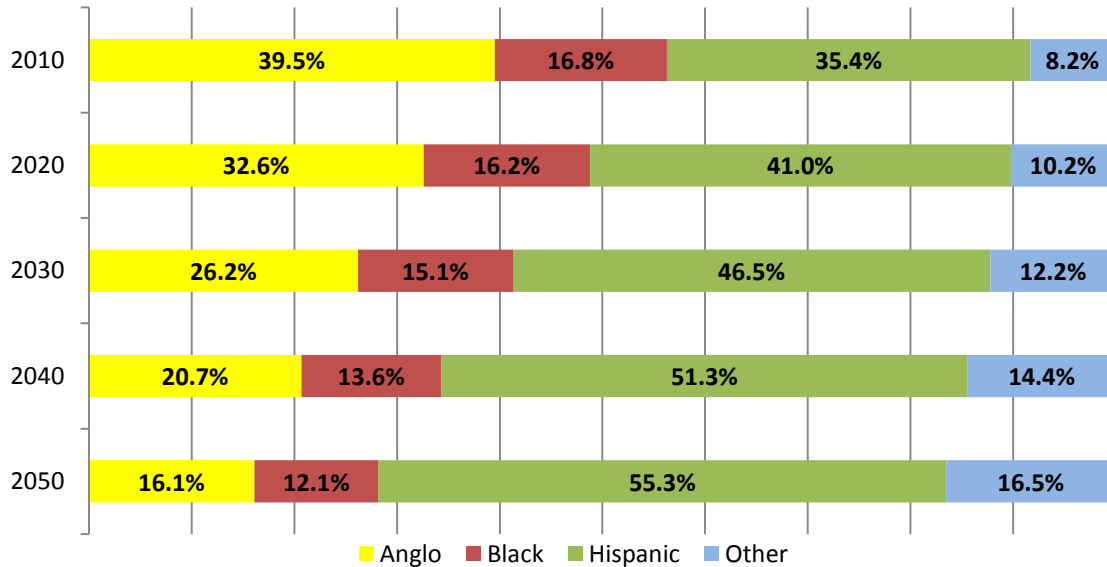
- Population growth will come from the natural increase (births minus deaths) and from “net immigration” (people moving into the region minus people moving out).
- Texas State Data Center’s moderate growth scenario assumes net immigration from now through 2050 to be half that experienced from 2000 to 2010.
- Under the moderate growth scenario, the Houston region will add approximately one million residents per decade over the next 40 years.

Population Forecast – Moderate Growth Scenario The Woodlands-Sugar Land Metropolitan Statistical Area							
'11	6,018,504	'21	7,039,389	'31	8,115,078	'41	9,229,523
'12	6,117,802	'22	7,144,445	'32	8,225,178	'42	9,343,018
'13	6,218,373	'23	7,250,779	'33	8,335,080	'43	9,457,001
'14	6,320,223	'24	7,357,237	'34	8,446,149	'44	9,571,369
'15	6,422,279	'25	7,464,739	'35	8,557,160	'45	9,685,380
'16	6,523,745	'26	7,572,215	'36	8,667,866	'46	9,801,196
'17	6,626,178	'27	7,679,334	'37	8,779,547	'47	9,918,313
'18	6,728,037	'28	7,788,080	'38	8,892,018	'48	10,035,482
'19	6,831,290	'29	7,896,357	'39	9,003,920	'49	10,153,500
'20	6,934,564	'30	8,005,872	'40	9,117,234	'50	10,273,617

Source: Texas State Data Center

Fast Growth Scenario

Over the next four decades, Houston's racial and ethnic composition will shift dramatically.



Note: Other includes Asian, Native American, and residents of more than one race.

Source: Texas State Data Center

- In the Texas State Data Center's *Fast Growth Scenario*, the Anglo and Hispanic populations are equally balanced during the early years of the forecast.
- Over time, however, Anglos will comprise a smaller number of Houston area residents and a small share of the overall population.
- Houston's black population will continue to grow but not enough to maintain its current share of the metro population.
- By 2014, Hispanics will represent the largest share of Houston's population.
- By 2038, Hispanics will outnumber all other ethnic groups combined.
- By 2042, the Hispanics population of Houston will exceed the total population of Houston today.

Race and Ethnicity - Houston-The Woodlands-Sugar Land, TX Metro Area

Fast Growth Scenario

Ethnic Group Forecast – Fast Growth Scenario					
The Woodlands-Sugar Land Metropolitan Statistical Area					
Year	Total	Anglo	Black	Hispanic	Other
2010	5,920,416	2,340,268	996,221	2,096,532	487,395
2011	6,055,684	2,350,660	1,016,639	2,178,570	509,815
2012	6,194,788	2,360,677	1,037,179	2,263,784	533,148
2013	6,338,026	2,370,842	1,057,957	2,351,617	557,610
2014	6,484,279	2,380,172	1,078,217	2,442,646	583,244
2015	6,635,281	2,389,456	1,099,455	2,536,593	609,777
2016	6,788,559	2,397,574	1,120,549	2,633,159	637,277
2017	6,945,609	2,405,366	1,141,128	2,733,316	665,799
2018	7,106,097	2,412,400	1,162,043	2,836,296	695,358
2019	7,269,688	2,418,774	1,182,862	2,942,119	725,933
2020	7,437,124	2,424,037	1,203,686	3,051,688	757,713
2021	7,609,119	2,428,992	1,224,081	3,165,146	790,900
2022	7,784,538	2,433,115	1,244,910	3,281,587	824,926
2023	7,963,966	2,436,635	1,265,496	3,401,628	860,207
2024	8,147,275	2,439,408	1,285,738	3,525,392	896,737
2025	8,334,616	2,441,623	1,306,061	3,652,499	934,433
2026	8,525,088	2,443,142	1,325,700	3,783,098	973,148
2027	8,719,390	2,443,703	1,345,730	3,916,643	1,013,314
2028	8,916,783	2,443,392	1,364,910	4,053,733	1,054,748
2029	9,117,923	2,442,596	1,384,058	4,193,776	1,097,493
2030	9,323,814	2,441,352	1,403,458	4,337,363	1,141,641
2031	9,532,587	2,439,426	1,421,984	4,484,019	1,187,158
2032	9,745,608	2,436,893	1,440,342	4,634,226	1,234,147
2033	9,962,442	2,433,715	1,458,641	4,787,365	1,282,721
2034	10,183,915	2,430,008	1,476,949	4,943,936	1,333,022
2035	10,408,879	2,425,932	1,494,544	5,103,778	1,384,625
2036	10,639,043	2,421,299	1,512,372	5,267,113	1,438,259
2037	10,873,613	2,416,170	1,529,901	5,433,936	1,493,606
2038	11,113,282	2,410,596	1,547,350	5,604,499	1,550,837
2039	11,357,919	2,404,539	1,564,896	5,778,712	1,609,772
2040	11,607,433	2,398,131	1,582,010	5,956,712	1,670,580
2041	11,861,765	2,391,371	1,598,866	6,138,448	1,733,080
2042	12,121,403	2,384,224	1,615,559	6,324,227	1,797,393
2043	12,386,249	2,376,584	1,632,214	6,513,943	1,863,508
2044	12,656,731	2,368,680	1,648,717	6,707,850	1,931,484
2045	12,932,722	2,360,651	1,664,856	6,905,930	2,001,285
2046	13,214,967	2,352,510	1,681,098	7,108,297	2,073,062
2047	13,503,054	2,344,228	1,697,000	7,314,961	2,146,865
2048	13,797,125	2,335,868	1,712,684	7,526,117	2,222,456
2049	14,098,090	2,327,541	1,728,316	7,741,847	2,300,386
2050	14,405,099	2,319,105	1,743,847	7,962,015	2,380,132

Source: Texas State Data Center

Race and Ethnicity - Houston-The Woodlands-Sugar Land, TX Metro Area

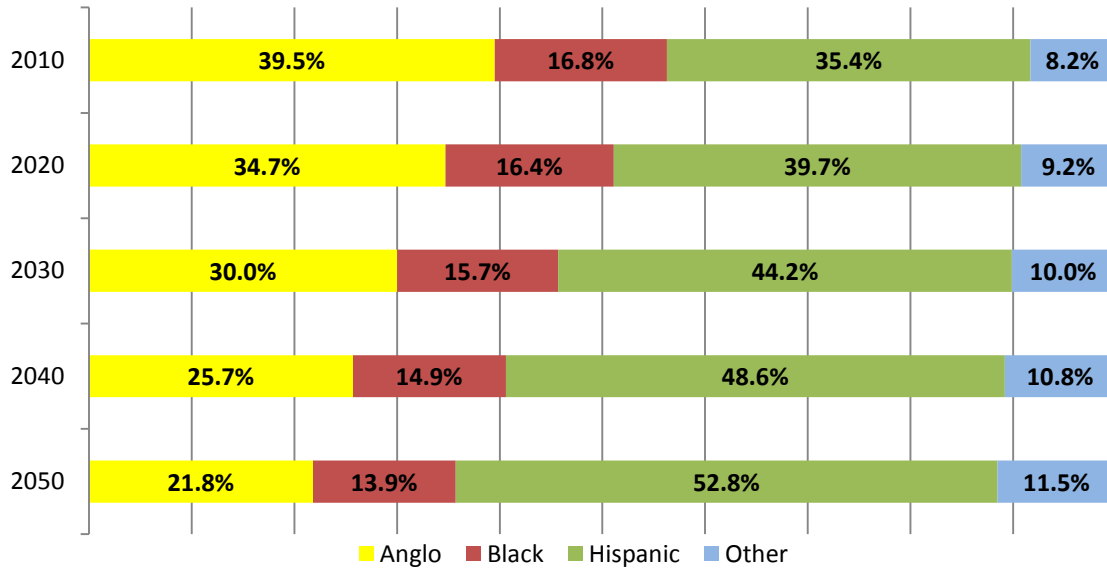
Fast Growth Scenario

Ethnic Group Forecast – Fast Growth Scenario					
The Woodlands-Sugar Land Metropolitan Statistical Area					
Year	Total	Anglo	Black	Hispanic	Other
2010	5,920,416	39.5%	16.8%	35.4%	8.2%
2011	6,055,684	38.8%	16.8%	36.0%	8.4%
2012	6,194,788	38.1%	16.7%	36.5%	8.6%
2013	6,338,026	37.4%	16.7%	37.1%	8.8%
2014	6,484,279	36.7%	16.6%	37.7%	9.0%
2015	6,635,281	36.0%	16.6%	38.2%	9.2%
2016	6,788,559	35.3%	16.5%	38.8%	9.4%
2017	6,945,609	34.6%	16.4%	39.4%	9.6%
2018	7,106,097	33.9%	16.4%	39.9%	9.8%
2019	7,269,688	33.3%	16.3%	40.5%	10.0%
2020	7,437,124	32.6%	16.2%	41.0%	10.2%
2021	7,609,119	31.9%	16.1%	41.6%	10.4%
2022	7,784,538	31.3%	16.0%	42.2%	10.6%
2023	7,963,966	30.6%	15.9%	42.7%	10.8%
2024	8,147,275	29.9%	15.8%	43.3%	11.0%
2025	8,334,616	29.3%	15.7%	43.8%	11.2%
2026	8,525,088	28.7%	15.6%	44.4%	11.4%
2027	8,719,390	28.0%	15.4%	44.9%	11.6%
2028	8,916,783	27.4%	15.3%	45.5%	11.8%
2029	9,117,923	26.8%	15.2%	46.0%	12.0%
2030	9,323,814	26.2%	15.1%	46.5%	12.2%
2031	9,532,587	25.6%	14.9%	47.0%	12.5%
2032	9,745,608	25.0%	14.8%	47.6%	12.7%
2033	9,962,442	24.4%	14.6%	48.1%	12.9%
2034	10,183,915	23.9%	14.5%	48.5%	13.1%
2035	10,408,879	23.3%	14.4%	49.0%	13.3%
2036	10,639,043	22.8%	14.2%	49.5%	13.5%
2037	10,873,613	22.2%	14.1%	50.0%	13.7%
2038	11,113,282	21.7%	13.9%	50.4%	14.0%
2039	11,357,919	21.2%	13.8%	50.9%	14.2%
2040	11,607,433	20.7%	13.6%	51.3%	14.4%
2041	11,861,765	20.2%	13.5%	51.7%	14.6%
2042	12,121,403	19.7%	13.3%	52.2%	14.8%
2043	12,386,249	19.2%	13.2%	52.6%	15.0%
2044	12,656,731	18.7%	13.0%	53.0%	15.3%
2045	12,932,722	18.3%	12.9%	53.4%	15.5%
2046	13,214,967	17.8%	12.7%	53.8%	15.7%
2047	13,503,054	17.4%	12.6%	54.2%	15.9%
2048	13,797,125	16.9%	12.4%	54.5%	16.1%
2049	14,098,090	16.5%	12.3%	54.9%	16.3%
2050	14,405,099	16.1%	12.1%	55.3%	16.5%

Source: Texas State Data Center

Moderate Growth Scenario

Over the next four decades, Houston's racial and ethnic composition will shift dramatically.



Note: Other includes Asian, Native American, and residents of more than one race.

Source: Texas State Data Center

- In the Texas State Data Center's *Moderate Growth Scenario*, the Anglo and Hispanic populations are equally balanced during the early years of the forecast.
- In the *Moderate Growth Scenario*, the size of Houston's Anglo population continues to decline, as does the group's small share of overall population.
- Houston's black population will continue to grow but the decline in this group's share of the metro population is less dramatic than is forecast in the *Fast Growth Scenarios*.
- By 2015, Hispanics will represent the largest share of Houston's population.
- By 2044, Hispanics will outnumber all other ethnic groups combined.

Race and Ethnicity - Houston-The Woodlands-Sugar Land, TX Metro Area

Moderate Growth Scenario

Ethnic Group Forecast – Moderate Growth Scenario					
The Woodlands-Sugar Land Metropolitan Statistical Area					
Year	Total	Anglo	Black	Hispanic	Other
2010	5,920,416	2,340,268	996,221	2,096,532	487,395
2011	6,018,504	2,348,619	1,010,750	2,157,739	501,396
2012	6,117,802	2,357,045	1,025,321	2,219,862	515,574
2013	6,218,373	2,364,803	1,040,275	2,283,262	530,033
2014	6,320,223	2,372,454	1,055,068	2,347,812	544,889
2015	6,422,279	2,379,569	1,069,701	2,413,192	559,817
2016	6,523,745	2,385,807	1,083,777	2,479,291	574,870
2017	6,626,178	2,391,501	1,097,693	2,546,863	590,121
2018	6,728,037	2,396,491	1,110,993	2,615,011	605,542
2019	6,831,290	2,400,556	1,124,804	2,684,892	621,038
2020	6,934,564	2,404,150	1,138,119	2,755,526	636,769
2021	7,039,389	2,407,265	1,151,421	2,828,042	652,661
2022	7,144,445	2,409,606	1,164,622	2,901,540	668,677
2023	7,250,779	2,411,564	1,177,458	2,976,858	684,899
2024	7,357,237	2,412,573	1,189,932	3,053,588	701,144
2025	7,464,739	2,413,104	1,202,797	3,131,281	717,557
2026	7,572,215	2,412,712	1,214,932	3,210,306	734,265
2027	7,679,334	2,411,548	1,226,387	3,290,416	750,983
2028	7,788,080	2,409,636	1,237,910	3,372,625	767,909
2029	7,896,357	2,406,991	1,248,912	3,455,403	785,051
2030	8,005,872	2,404,047	1,260,011	3,539,349	802,465
2031	8,115,078	2,400,390	1,270,269	3,624,452	819,967
2032	8,225,178	2,395,911	1,280,703	3,710,863	837,701
2033	8,335,080	2,390,816	1,290,658	3,797,971	855,635
2034	8,446,149	2,385,213	1,300,819	3,886,336	873,781
2035	8,557,160	2,378,984	1,310,783	3,975,191	892,202
2036	8,667,866	2,372,282	1,319,577	4,065,351	910,656
2037	8,779,547	2,364,969	1,328,840	4,156,324	929,414
2038	8,892,018	2,357,139	1,337,806	4,248,485	948,588
2039	9,003,920	2,348,888	1,346,044	4,341,450	967,538
2040	9,117,234	2,340,294	1,354,840	4,435,082	987,018
2041	9,229,523	2,331,263	1,362,431	4,529,525	1,006,304
2042	9,343,018	2,321,697	1,370,445	4,625,237	1,025,639
2043	9,457,001	2,311,853	1,378,391	4,721,708	1,045,049
2044	9,571,369	2,301,750	1,385,849	4,819,332	1,064,438
2045	9,685,380	2,291,509	1,392,651	4,917,646	1,083,574
2046	9,801,196	2,281,237	1,399,946	5,017,018	1,102,995
2047	9,918,313	2,270,934	1,407,309	5,117,742	1,122,328
2048	10,035,482	2,260,587	1,413,644	5,219,568	1,141,683
2049	10,153,500	2,250,379	1,420,049	5,322,439	1,160,633
2050	10,273,617	2,240,246	1,426,953	5,426,424	1,179,994

Source: Texas State Data Center

Race and Ethnicity - Houston-The Woodlands-Sugar Land, TX Metro Area

Moderate Growth Scenario

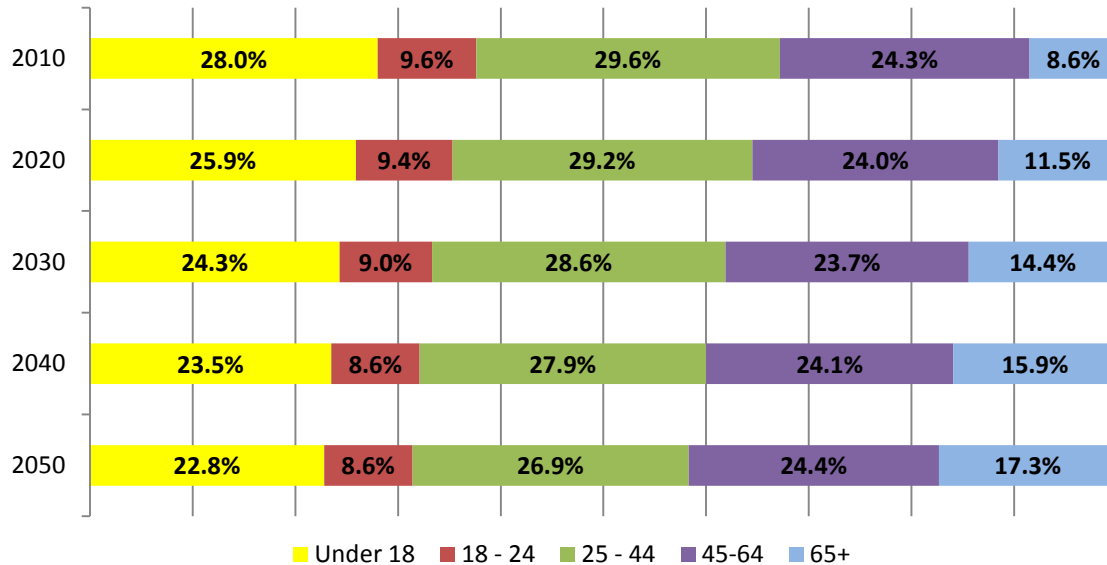
Ethnic Group Forecast – Moderate Growth Scenario					
The Woodlands-Sugar Land Metropolitan Statistical Area					
Year	Total	Anglo	Black	Hispanic	Other
2010	5,920,416	39.5%	16.8%	35.4%	8.2%
2011	6,018,504	39.0%	16.8%	35.9%	8.3%
2012	6,117,802	38.5%	16.8%	36.3%	8.4%
2013	6,218,373	38.0%	16.7%	36.7%	8.5%
2014	6,320,223	37.5%	16.7%	37.1%	8.6%
2015	6,422,279	37.1%	16.7%	37.6%	8.7%
2016	6,523,745	36.6%	16.6%	38.0%	8.8%
2017	6,626,178	36.1%	16.6%	38.4%	8.9%
2018	6,728,037	35.6%	16.5%	38.9%	9.0%
2019	6,831,290	35.1%	16.5%	39.3%	9.1%
2020	6,934,564	34.7%	16.4%	39.7%	9.2%
2021	7,039,389	34.2%	16.4%	40.2%	9.3%
2022	7,144,445	33.7%	16.3%	40.6%	9.4%
2023	7,250,779	33.3%	16.2%	41.1%	9.4%
2024	7,357,237	32.8%	16.2%	41.5%	9.5%
2025	7,464,739	32.3%	16.1%	41.9%	9.6%
2026	7,572,215	31.9%	16.0%	42.4%	9.7%
2027	7,679,334	31.4%	16.0%	42.8%	9.8%
2028	7,788,080	30.9%	15.9%	43.3%	9.9%
2029	7,896,357	30.5%	15.8%	43.8%	9.9%
2030	8,005,872	30.0%	15.7%	44.2%	10.0%
2031	8,115,078	29.6%	15.7%	44.7%	10.1%
2032	8,225,178	29.1%	15.6%	45.1%	10.2%
2033	8,335,080	28.7%	15.5%	45.6%	10.3%
2034	8,446,149	28.2%	15.4%	46.0%	10.3%
2035	8,557,160	27.8%	15.3%	46.5%	10.4%
2036	8,667,866	27.4%	15.2%	46.9%	10.5%
2037	8,779,547	26.9%	15.1%	47.3%	10.6%
2038	8,892,018	26.5%	15.0%	47.8%	10.7%
2039	9,003,920	26.1%	14.9%	48.2%	10.7%
2040	9,117,234	25.7%	14.9%	48.6%	10.8%
2041	9,229,523	25.3%	14.8%	49.1%	10.9%
2042	9,343,018	24.8%	14.7%	49.5%	11.0%
2043	9,457,001	24.4%	14.6%	49.9%	11.1%
2044	9,571,369	24.0%	14.5%	50.4%	11.1%
2045	9,685,380	23.7%	14.4%	50.8%	11.2%
2046	9,801,196	23.3%	14.3%	51.2%	11.3%
2047	9,918,313	22.9%	14.2%	51.6%	11.3%
2048	10,035,482	22.5%	14.1%	52.0%	11.4%
2049	10,153,500	22.2%	14.0%	52.4%	11.4%
2050	10,273,617	21.8%	13.9%	52.8%	11.5%

Source: Texas State Data Center

Age Cohorts - Houston-The Woodlands-Sugar Land, TX Metro Area

Fast Growth Scenario

Over the next four decades, Houston's population will age significantly.



Source: Texas State Data Center

- In the Texas State Data Center's *Fast Growth Scenario*, the share of Houston's population under the age of 18 declines over the next 40 years.
- The share of Houston's population ages 18-24, the age when most residents enter the workforce, continues to grow, but this cohort's share of total population declines slightly over time.
- The number of residents ages 25-64, what most consider their prime working years, grows by approximately 3.9 million. This cohort's share of the population declines slightly over time.
- The number of residents over the age of 65 quadruples, from approximately 600,000 today to approximately 2.5 million in 2050.

Age Cohorts - Houston-The Woodlands-Sugar Land, TX Metro Area

Fast Growth Scenario

Age Cohort Forecast – Fast Growth Scenario					
The Woodlands-Sugar Land Metropolitan Statistical Area					
Year	Under 18	18 - 24	25 - 44	45-64	65+
2010	1,655,964	566,612	1,754,634	1,436,218	506,988
2011	1,678,391	575,742	1,797,217	1,476,955	527,379
2012	1,703,898	585,735	1,839,699	1,506,985	558,471
2013	1,731,321	598,168	1,880,120	1,537,281	591,136
2014	1,759,941	612,360	1,918,284	1,570,858	622,836
2015	1,789,216	625,963	1,953,629	1,609,321	657,152
2016	1,817,802	640,723	1,987,860	1,650,408	691,766
2017	1,846,486	652,626	2,029,679	1,687,594	729,224
2018	1,872,092	666,869	2,064,047	1,720,943	769,911
2019	1,897,621	683,983	2,124,093	1,752,370	811,621
2020	1,925,709	700,780	2,170,006	1,783,836	856,793
2021	1,953,549	720,163	2,217,226	1,814,731	903,450
2022	1,982,308	739,309	2,266,932	1,845,187	950,802
2023	2,012,408	756,906	2,317,466	1,876,122	1,001,064
2024	2,044,155	773,250	2,369,074	1,910,216	1,050,580
2025	2,076,391	786,739	2,417,879	1,951,242	1,102,365
2026	2,109,840	798,503	2,466,858	1,997,409	1,152,478
2027	2,146,588	809,682	2,514,556	2,048,100	1,200,464
2028	2,185,203	819,197	2,562,194	2,101,389	1,248,800
2029	2,224,926	828,753	2,613,125	2,154,955	1,296,164
2030	2,266,440	838,472	2,663,766	2,211,047	1,344,089
2031	2,308,878	848,983	2,714,807	2,271,344	1,388,575
2032	2,352,359	859,523	2,769,942	2,331,615	1,432,169
2033	2,396,737	871,252	2,828,209	2,389,853	1,476,391
2034	2,442,017	885,705	2,887,969	2,445,823	1,522,401
2035	2,488,039	902,140	2,946,477	2,498,083	1,574,140
2036	2,535,190	919,249	3,005,445	2,550,253	1,628,906
2037	2,583,277	938,190	3,061,933	2,607,960	1,682,253
2038	2,632,448	958,257	3,116,526	2,671,797	1,734,254
2039	2,682,480	978,891	3,173,129	2,738,040	1,785,379
2040	2,733,224	1,000,049	3,232,331	2,802,958	1,838,871
2041	2,784,704	1,021,819	3,294,197	2,868,892	1,892,153
2042	2,836,931	1,044,164	3,357,512	2,937,037	1,945,759
2043	2,890,030	1,067,157	3,421,259	3,007,015	2,000,788
2044	2,943,836	1,090,718	3,485,511	3,078,926	2,057,740
2045	2,998,397	1,114,825	3,547,552	3,149,256	2,122,692
2046	3,053,812	1,139,383	3,608,525	3,221,394	2,191,853
2047	3,110,090	1,164,314	3,671,493	3,293,890	2,263,267
2048	3,167,214	1,189,412	3,736,088	3,366,272	2,338,139
2049	3,225,538	1,214,723	3,802,434	3,442,433	2,412,962
2050	3,284,947	1,240,184	3,870,452	3,519,740	2,489,776

Source: Texas State Data Center

Age Cohorts - Houston-The Woodlands-Sugar Land, TX Metro Area

Fast Growth Scenario

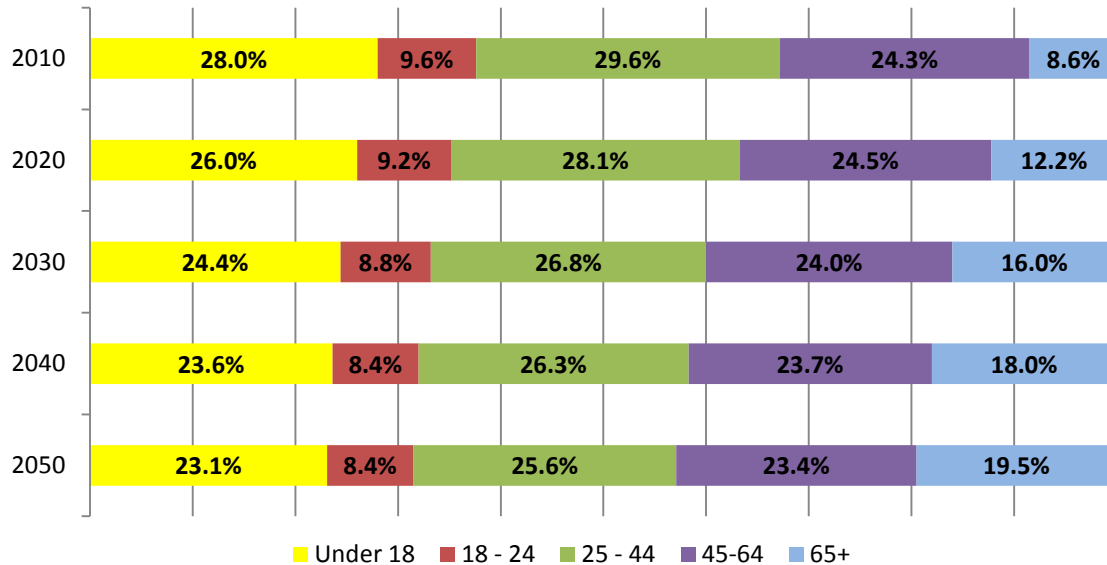
Age Cohort Forecast – Fast Growth Scenario					
The Woodlands-Sugar Land Metropolitan Statistical Area					
Year	Under 18	18 - 24	25 - 44	45-64	65+
2010	28.0%	9.6%	29.6%	24.3%	8.6%
2011	27.7%	9.5%	29.7%	24.4%	8.7%
2012	27.5%	9.5%	29.7%	24.3%	9.0%
2013	27.3%	9.4%	29.7%	24.3%	9.3%
2014	27.1%	9.4%	29.6%	24.2%	9.6%
2015	27.0%	9.4%	29.4%	24.3%	9.9%
2016	26.8%	9.4%	29.3%	24.3%	10.2%
2017	26.6%	9.4%	29.2%	24.3%	10.5%
2018	26.4%	9.4%	29.1%	24.3%	10.9%
2019	26.1%	9.4%	29.2%	24.1%	11.2%
2020	25.9%	9.4%	29.2%	24.0%	11.5%
2021	25.7%	9.5%	29.1%	23.8%	11.9%
2022	25.5%	9.5%	29.1%	23.7%	12.2%
2023	25.3%	9.5%	29.1%	23.6%	12.6%
2024	25.1%	9.5%	29.1%	23.4%	12.9%
2025	24.9%	9.4%	29.0%	23.4%	13.2%
2026	24.7%	9.4%	28.9%	23.4%	13.5%
2027	24.6%	9.3%	28.8%	23.5%	13.8%
2028	24.5%	9.2%	28.7%	23.6%	14.0%
2029	24.4%	9.1%	28.7%	23.6%	14.2%
2030	24.3%	9.0%	28.6%	23.7%	14.4%
2031	24.2%	8.9%	28.5%	23.8%	14.6%
2032	24.1%	8.8%	28.4%	23.9%	14.7%
2033	24.1%	8.7%	28.4%	24.0%	14.8%
2034	24.0%	8.7%	28.4%	24.0%	14.9%
2035	23.9%	8.7%	28.3%	24.0%	15.1%
2036	23.8%	8.6%	28.2%	24.0%	15.3%
2037	23.8%	8.6%	28.2%	24.0%	15.5%
2038	23.7%	8.6%	28.0%	24.0%	15.6%
2039	23.6%	8.6%	27.9%	24.1%	15.7%
2040	23.5%	8.6%	27.8%	24.1%	15.8%
2041	23.5%	8.6%	27.8%	24.2%	16.0%
2042	23.4%	8.6%	27.7%	24.2%	16.1%
2043	23.3%	8.6%	27.6%	24.3%	16.2%
2044	23.3%	8.6%	27.5%	24.3%	16.3%
2045	23.2%	8.6%	27.4%	24.4%	16.4%
2046	23.1%	8.6%	27.3%	24.4%	16.6%
2047	23.0%	8.6%	27.2%	24.4%	16.8%
2048	23.0%	8.6%	27.1%	24.4%	16.9%
2049	22.9%	8.6%	27.0%	24.4%	17.1%
2050	22.8%	8.6%	26.9%	24.4%	17.3%

Source: Texas State Data Center

Age Cohorts - Houston-The Woodlands-Sugar Land, TX Metro Area

Moderate Growth Scenario

Over the next four decades, Houston's population will age significantly.



Source: Texas State Data Center

- In the Texas State Data Center's *Moderate Growth Scenario*, the share of Houston's population under the age of 18 declines over the next 40 years.
- The share of Houston's population ages 18-24, the age when most residents enter the workforce, continues to grow, but this cohort's share of total population also declines over time.
- The number of residents ages 25-64, what most consider their prime working years, grows by approximately 1.7 million. This cohort's share of the population declines significantly over time.
- Under the *Moderate Growth Scenario*, the number of residents over the age of 65 triples, from approximately 600,000 today to more than two million in 2050.
- By 2050, there will be almost as many residents over the age of 65 as there will be under the age of 18.

Age Cohorts - Houston-The Woodlands-Sugar Land, TX Metro Area

Moderate Growth Scenario

Age Cohort Forecast – Moderate Growth Scenario The Woodlands-Sugar Land Metropolitan Statistical Area					
Year	Under 18	18 - 24	25 - 44	45-64	65+
2010	1,655,964	566,612	1,754,634	1,436,218	506,988
2011	1,668,629	570,829	1,779,976	1,472,354	526,716
2012	1,683,510	575,707	1,803,913	1,497,356	557,316
2013	1,699,942	582,727	1,824,792	1,521,580	589,332
2014	1,717,277	591,133	1,842,624	1,548,717	620,472
2015	1,734,152	598,555	1,856,421	1,579,466	653,685
2016	1,749,749	606,565	1,868,562	1,611,850	687,019
2017	1,765,124	611,280	1,887,249	1,639,319	723,206
2018	1,776,859	617,885	1,909,754	1,661,580	761,959
2019	1,788,586	626,858	1,932,423	1,681,486	801,937
2020	1,802,151	635,213	1,951,697	1,700,481	845,022
2021	1,814,950	646,068	1,972,248	1,717,414	888,709
2022	1,827,401	657,009	1,993,538	1,733,327	933,170
2023	1,840,835	666,399	2,014,791	1,748,639	980,115
2024	1,855,236	674,981	2,036,446	1,765,325	1,025,249
2025	1,868,768	681,449	2,054,530	1,787,535	1,072,457
2026	1,882,847	687,207	2,072,677	1,812,222	1,117,262
2027	1,899,017	693,040	2,089,298	1,839,056	1,158,923
2028	1,916,025	697,840	2,106,226	1,866,930	1,201,059
2029	1,932,590	702,988	2,126,358	1,893,222	1,241,199
2030	1,950,171	708,294	2,145,601	1,920,829	1,280,977
2031	1,968,284	714,039	2,165,358	1,951,024	1,316,373
2032	1,986,957	718,702	2,189,345	1,979,667	1,350,507
2033	2,006,174	723,608	2,216,259	2,004,844	1,384,195
2034	2,025,991	730,027	2,244,423	2,026,850	1,418,858
2035	2,046,413	736,672	2,271,413	2,044,748	1,457,914
2036	2,067,105	742,358	2,298,760	2,061,123	1,498,520
2037	2,088,470	748,691	2,323,269	2,082,995	1,536,122
2038	2,110,340	755,238	2,345,900	2,109,416	1,571,124
2039	2,132,022	762,047	2,369,636	2,135,867	1,604,348
2040	2,154,136	769,268	2,395,415	2,159,841	1,638,574
2041	2,175,901	776,893	2,422,005	2,183,689	1,671,035
2042	2,197,868	785,068	2,448,550	2,208,786	1,702,746
2043	2,219,716	793,821	2,474,139	2,234,064	1,735,261
2044	2,241,465	803,156	2,499,315	2,259,931	1,767,502
2045	2,262,786	812,942	2,520,891	2,282,678	1,806,083
2046	2,284,135	823,089	2,542,050	2,306,532	1,845,390
2047	2,305,512	833,609	2,565,058	2,329,253	1,884,881
2048	2,326,524	844,314	2,587,677	2,351,811	1,925,156
2049	2,347,498	855,149	2,610,145	2,377,399	1,963,309
2050	2,368,796	866,029	2,633,768	2,403,088	2,001,936

Source: Texas State Data Center

Age Cohorts - Houston-The Woodlands-Sugar Land, TX Metro Area

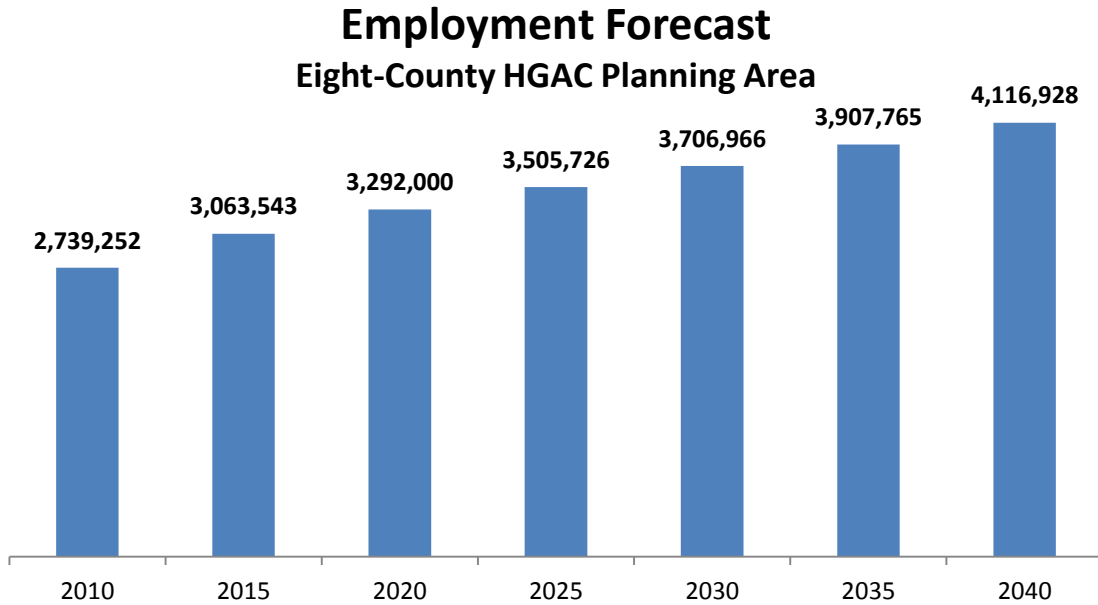
Moderate Growth Scenario

Age Cohort Forecast – Moderate Growth Scenario					
The Woodlands-Sugar Land Metropolitan Statistical Area					
Year	Under 18	18 - 24	25 - 44	45-64	65+
2010	28.0%	9.6%	29.6%	24.3%	8.6%
2011	27.7%	9.5%	29.6%	24.5%	8.8%
2012	27.5%	9.4%	29.5%	24.5%	9.1%
2013	27.3%	9.4%	29.3%	24.5%	9.5%
2014	27.2%	9.4%	29.2%	24.5%	9.8%
2015	27.0%	9.3%	28.9%	24.6%	10.2%
2016	26.8%	9.3%	28.6%	24.7%	10.5%
2017	26.6%	9.2%	28.5%	24.7%	10.9%
2018	26.4%	9.2%	28.4%	24.7%	11.3%
2019	26.2%	9.2%	28.3%	24.6%	11.7%
2020	26.0%	9.2%	28.1%	24.5%	12.2%
2021	25.8%	9.2%	28.0%	24.4%	12.6%
2022	25.6%	9.2%	27.9%	24.3%	13.1%
2023	25.4%	9.2%	27.8%	24.1%	13.5%
2024	25.2%	9.2%	27.7%	24.0%	13.9%
2025	25.0%	9.1%	27.5%	23.9%	14.4%
2026	24.9%	9.1%	27.4%	23.9%	14.8%
2027	24.7%	9.0%	27.2%	23.9%	15.1%
2028	24.6%	9.0%	27.0%	24.0%	15.4%
2029	24.5%	8.9%	26.9%	24.0%	15.7%
2030	24.4%	8.8%	26.8%	24.0%	16.0%
2031	24.3%	8.8%	26.7%	24.0%	16.2%
2032	24.2%	8.7%	26.6%	24.1%	16.4%
2033	24.1%	8.7%	26.6%	24.1%	16.6%
2034	24.0%	8.6%	26.6%	24.0%	16.8%
2035	23.9%	8.6%	26.5%	23.9%	17.0%
2036	23.8%	8.6%	26.5%	23.8%	17.3%
2037	23.8%	8.5%	26.5%	23.7%	17.5%
2038	23.7%	8.5%	26.4%	23.7%	17.7%
2039	23.7%	8.5%	26.3%	23.7%	17.8%
2040	23.6%	8.4%	26.3%	23.7%	18.0%
2041	23.6%	8.4%	26.2%	23.7%	18.1%
2042	23.5%	8.4%	26.2%	23.6%	18.2%
2043	23.5%	8.4%	26.2%	23.6%	18.3%
2044	23.4%	8.4%	26.1%	23.6%	18.5%
2045	23.4%	8.4%	26.0%	23.6%	18.6%
2046	23.3%	8.4%	25.9%	23.5%	18.8%
2047	23.2%	8.4%	25.9%	23.5%	19.0%
2048	23.2%	8.4%	25.8%	23.4%	19.2%
2049	23.1%	8.4%	25.7%	23.4%	19.3%
2050	23.1%	8.4%	25.6%	23.4%	19.5%

Source: Texas State Data Center

Employment - Eight-County Houston-Galveston Area Council Region

Over the next quarter century the region will add approximately 1.2 million jobs.



Source: Houston-Galveston Area Council

- The Houston-Galveston Area Council's 2040 Regional Growth Forecast projects employment growth in the eight-county region. (The counties in H-GAC's forecast are Brazoria, Chambers, Fort Bend, Galveston, Harris, Liberty, Montgomery and Waller.
- From 2010 to 2040, Fort Bend County will add 127,000 jobs, an 86.1 percent increase, and Montgomery County will add 100,000 jobs, a 71.5 percent. However, the bulk of the employment opportunities will remain in Harris County, which will add more than one million jobs, a 46.1 percent increase, over the same period.
- By 2040, 79.3 percent of all jobs in the region will be in Harris County, a marginal change from the 81.2 percent now.

Employment - Eight-County Houston-Galveston Area Council Region

Year	Total	Brazoria	Chambers	Fort Bend	Galveston	Harris	Liberty	Montgomery	Waller
2010	2,739,252	84,422	12,403	148,418	95,512	2,233,054	14,286	139,884	11,273
2011	2,790,705	84,339	12,819	153,531	97,116	2,275,767	14,258	141,534	11,341
2012	2,862,245	87,017	13,265	164,583	98,274	2,328,384	14,309	145,034	11,379
2013	2,935,656	88,049	13,710	174,175	99,545	2,384,393	14,354	149,665	11,765
2014	3,014,401	89,796	14,175	177,856	100,020	2,443,024	14,380	163,263	11,887
2015	3,063,543	90,595	14,479	180,931	101,217	2,483,303	14,401	166,511	12,106
2016	3,108,552	90,797	14,795	184,423	101,851	2,519,247	14,488	168,946	14,005
2017	3,154,986	91,014	15,100	186,498	103,530	2,558,282	14,649	171,902	14,011
2018	3,201,234	91,729	15,409	189,476	105,103	2,596,068	14,844	174,590	14,015
2019	3,246,960	91,940	15,717	194,131	107,978	2,632,298	15,096	175,782	14,018
2020	3,292,000	92,413	16,015	198,101	109,516	2,669,133	15,103	177,692	14,027
2021	3,335,608	92,651	16,311	201,822	110,722	2,706,390	15,115	178,560	14,037
2022	3,378,012	92,848	16,605	203,427	112,060	2,741,578	15,107	182,343	14,044
2023	3,421,164	93,264	16,901	206,148	112,922	2,777,687	15,130	185,062	14,050
2024	3,463,588	93,922	17,194	208,050	113,866	2,813,709	15,122	187,669	14,056
2025	3,505,726	94,414	17,474	213,864	114,753	2,845,493	15,129	190,544	14,055
2026	3,546,055	94,909	17,752	220,018	116,075	2,875,636	15,332	192,272	14,061
2027	3,587,009	95,412	18,025	227,446	117,582	2,904,599	15,687	194,191	14,067
2028	3,625,575	95,672	18,299	233,249	118,606	2,934,228	15,862	195,586	14,073
2029	3,665,661	96,187	18,573	239,685	119,569	2,963,514	16,093	197,801	14,239
2030	3,706,966	97,031	18,855	245,241	120,646	2,992,678	16,690	201,404	14,421
2031	3,746,374	99,991	19,121	248,636	122,550	3,021,116	16,830	203,543	14,587
2032	3,788,390	100,767	19,406	251,354	123,805	3,050,976	17,134	210,362	14,586
2033	3,822,996	104,140	19,659	254,159	125,087	3,073,496	17,138	214,720	14,597
2034	3,866,591	106,136	19,947	255,695	127,843	3,105,805	17,137	219,419	14,609
2035	3,907,765	107,982	20,215	262,570	133,793	3,129,235	17,145	222,222	14,603
2036	3,947,801	110,288	20,481	267,859	137,337	3,152,219	17,335	227,673	14,609
2037	3,989,996	111,859	20,760	268,845	140,261	3,184,282	17,349	232,023	14,617
2038	4,033,380	113,741	21,047	273,334	147,773	3,210,850	17,356	234,658	14,621
2039	4,074,369	117,905	21,326	274,923	154,637	3,235,918	17,537	237,488	14,635
2040	4,116,928	121,699	21,614	276,271	161,014	3,263,661	17,992	239,980	14,697

Source: Houston-Galveston Area Council's Regional Growth Forecast