

Section 1: Community Profiles

The Community Profile is a review of demographic, income, employment, and housing data for Waco, gathered from the 1990 and 2000 U.S. Census and other sources. The description is supported with tables and maps provided as reference materials. Most of the data presented in the tables and maps are directly referenced in the text. There may be some cases where additional information was included for the reader's benefit, though not specifically noted in the text.

The Housing Study focuses on four study areas in Waco. The boundaries of the Study Areas are:

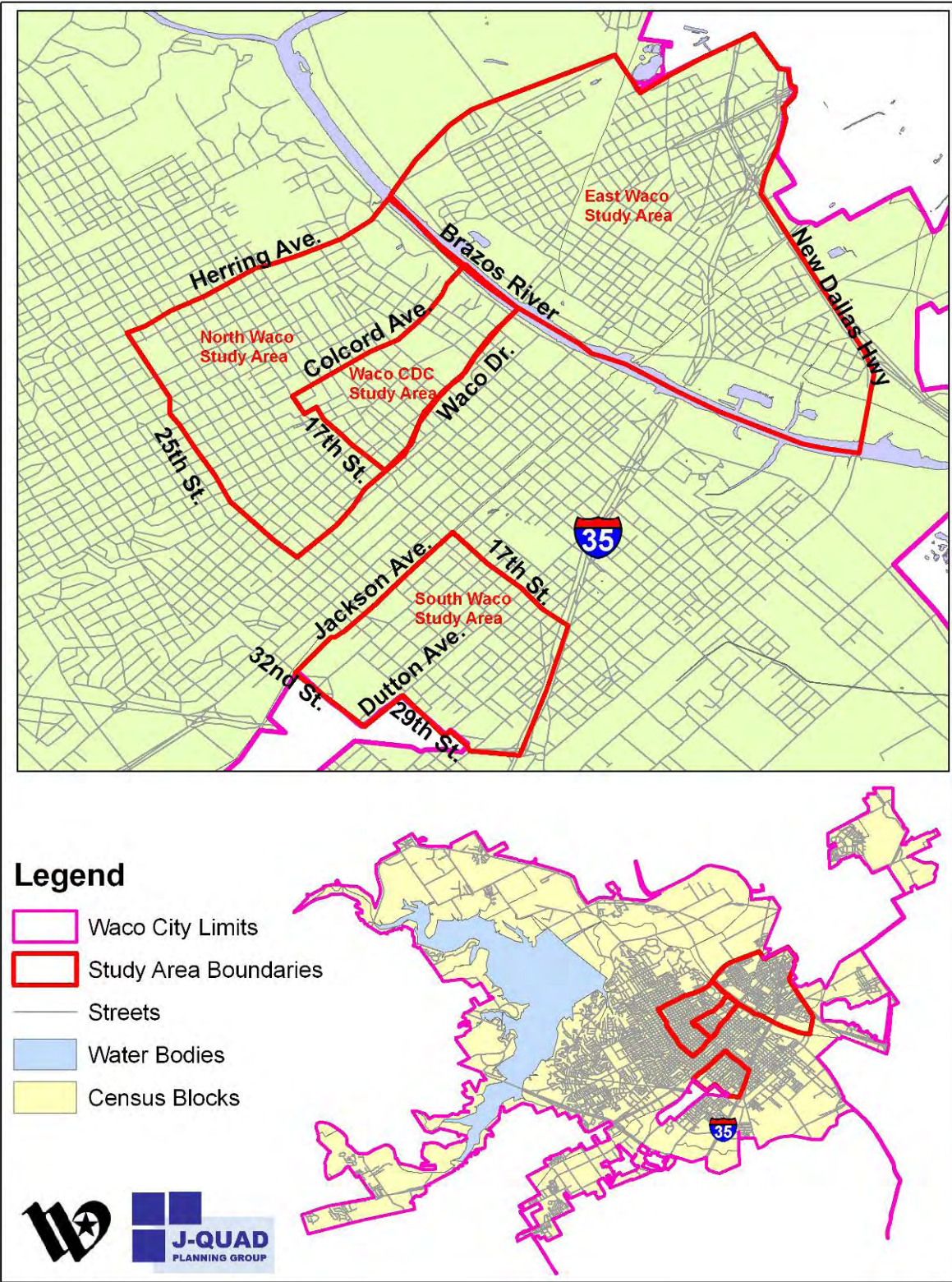
1. North Waco study Area: Bound by Brazos River to the east, 25th St. to the west, Herring Ave. to the north, and Waco Dr. to the south.
2. Waco CDC Study Area: Bound by Brazos River to the east, 17th St. to the west, Colcord Ave. to the north, and Waco Dr. to the south.
3. East Waco Study Area: Bound by New Dallas Hwy to the east, Brazos River to the west, and Herring Ave. to the north.
4. South Waco Study Area: Bound by 17th St. to the east, 32nd St. to the west, Jackson Ave. to the north, and I-35 to the south.

The tables provided in the report compare the various facts and figures for the four study areas with the city. Maps show census blocks or block groups within the city limits and an inset map showing the study areas in more detail. The estimates for the North Waco Study Area include the counts for the Waco CDC Study Area.

The U. S. Census Bureau provides accurate data for the study areas at the block level, but only limited data are available. For the data that are not available at block level, block group data are used. Since block groups boundaries do not coincide with the study area boundaries, the block group numbers will be higher than the actual numbers for the study area at the block level. For example, in the tables where 1990 and 2000 data are compared, block group level estimates are used.

Map 1.1, on the following page, illustrates the Study Area boundaries.

Map 1.1: Study Area Boundaries



1. Demographic Profile

Population, Households, and Race/Ethnicity

In 2000, there were 12,017 residents in the North Waco area, 2,588 residents in the Waco CDC area, 7,721 residents in the East Waco area, and 5,071 residents in the South Waco area. The East Waco and Waco CDC areas had majority African-American populations and the South Waco area had a majority of Hispanic population in 2000. The North Waco population was split between White, African-American, and Hispanic. Over 81 percent of all the residents in the East Waco area were African-Americans, compared to 54.9 percent in the Waco CDC area, 44.3 percent in the North Waco area, 4.9 percent in the South Waco area, and 22.6 percent in the city overall. Over 81 percent of all the residents in the South Waco area were Hispanics compared to 38.5 percent in the North Waco area, 35.0 percent in the Waco CDC area, 7.7 percent in the East Waco area, and 23.6 percent in the overall city. Map 1.2, on page 6 shows the concentration of minorities in the study areas by census block.

Table 1.1: Population, 2000

Race/Ethnicity	City of Waco		North Waco Area		Waco CDC Area		East Waco Area		South Waco Area	
	#	%	#	%	#	%	#	%	#	%
White Alone	69,119	60.8%	3,848	32.0%	534	20.6%	929	12.0%	2,330	45.9%
African-American	25,754	22.6%	5,323	44.3%	1,422	54.9%	6,272	81.2%	247	4.9%
American Indian and Eskimo	576	0.5%	67	0.6%	22	0.9%	20	0.3%	63	1.2%
Asian and Pacific Islander	1,628	1.4%	32	0.3%	1	0.0%	30	0.4%	12	0.2%
Other	16,649	14.6%	2,747	22.9%	609	23.5%	470	6.1%	2,419	47.7%
Total	113,726	100.0%	12,017	100.0%	2,588	100.0%	7,721	100.0%	5,071	100.0%
Hispanic	26,885	23.6%	4,629	38.5%	906	35.0%	592	7.7%	4,131	81.5%

Source: U. S. Census 2000 - Block level estimates

Table 1.2, on the following page, shows that between 1990 and 2000, the populations in all the study areas increased with the exception of the Waco CDC area. The total population in the South Waco area increased by 16.2 percent, compared to a 7.2 percent increase in the North Waco area, 2.5 percent increase in the East Waco area, and 3.3 percent decrease in the Waco CDC area. The total population of the city was 101,261 in 1980. The population of the city increased by 2.3 percent between 1980 and 1990 and 9.8 percent between 1990 and 2000.

Table 1.2: Demographics, 1990-2000

Population 1990-2000	City of Waco	North Waco Area	Waco CDC Area	East Waco Area	South Waco Area
1990	103,590	11,212	3,333	8,004	5,071
2000	113,726	12,017	3,224	8,203	5,892
Change	10,136	805	-109	199	821
Percent Change	9.8%	7.2%	-3.3%	2.5%	16.2%

Source: U.S. Census 1990 & 2000 - Block group data

Table 1.3 below shows racial and ethnic demographics at the block group level. This table is provided to show the differences in the block group estimates and block level estimates provided in Table 1.1. Since only limited data are available at block level, various estimates for the study areas are provided at block group level and the block group numbers will be higher than the actual numbers for the study area at the block level.

Table 1.3: Racial/Ethnic Demographics, 2000

Race and Ethnicity 2000	City of Waco		North Waco Area		Waco CDC Area		East Waco Area		South Waco Area	
	#	%	#	%	#	%	#	%	#	%
White	69,119	60.8%	3,848	32.0%	895	27.8%	1,185	14.4%	2,653	45.0%
African American	25,754	22.6%	5,323	44.3%	1,654	51.3%	6,419	78.3%	464	7.9%
American Indian and Eskimo	576	0.5%	67	0.6%	30	0.9%	24	0.3%	64	1.1%
Asian and Pacific Islander	1,628	1.4%	30	0.2%	2	0.1%	30	0.4%	21	0.4%
Other	16,649	14.6%	2	0.0%	643	19.9%	545	6.6%	2,690	45.7%
Total	113,726	100.0%	12,017	100.0%	3,224	100.0%	8,203	100.0%	5,892	100.0%
Hispanic (Ethnicity)	26,885	23.6%	2,747	22.9%	1,057	32.8%	708	8.6%	4,560	77.4%

Source: U.S. Census 2000 - Block group data

The age group distributions in the study areas were comparable to that of the city in 2000. The percentage of children was marginally higher in the study areas compared to the city overall. About eight percent of the city's population was comprised of children under the age of five, compared to 10.3 percent in the North Waco area, 12.1 percent in the Waco CDC area, 9.7 percent in the East Waco area, and 10.3 percent in the South Waco area. There were fewer elderly residents, those aged 65 and over, in the study areas compared to the overall city, with the exception of the East Waco area. About 16 percent of the population

in the East Waco area was elderly, compared to 8.6 percent in the North Waco area, 6.6 percent in the Waco CDC area, 8.3 percent in the South Waco area, and 13.4 percent in the city.

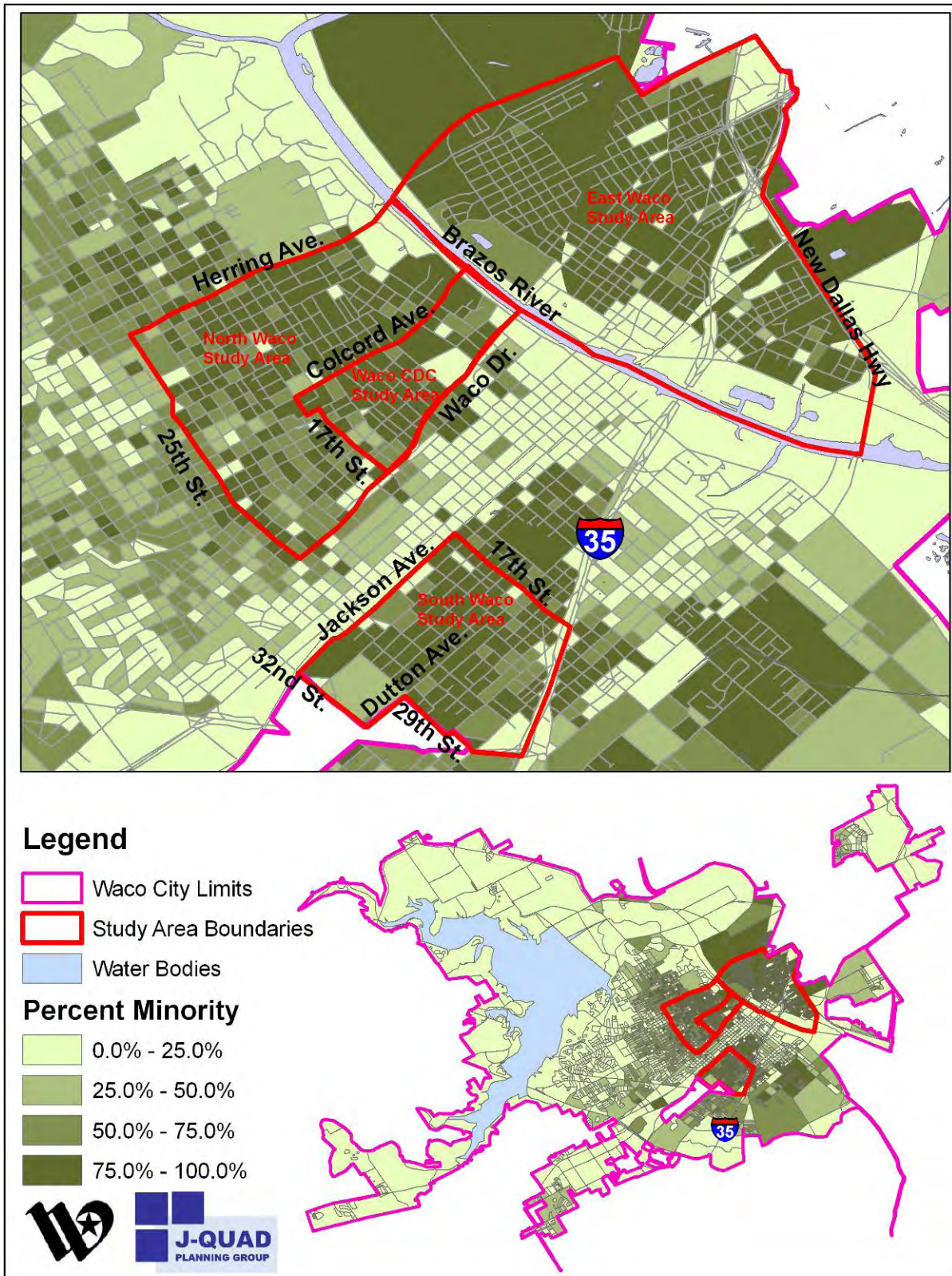
Table 1.4: Age Groups, 2000

Age Group	City of Waco		North Waco Area		Waco CDC Area		East Waco Area		South Waco Area	
	#	%	#	%	#	%	#	%	#	%
Under 5	8,611	7.6%	1,243	10.3%	313	12.1%	752	9.7%	520	10.3%
5 to 17	20,249	17.8%	3,128	26.0%	628	24.3%	1,690	21.9%	1,396	27.5%
18 to 24	23,039	20.3%	1,538	12.8%	412	15.9%	968	12.5%	588	11.6%
25 to 64	46,578	41.0%	5,079	42.3%	1,065	41.2%	3,083	39.9%	2,148	42.4%
65 and more	15,249	13.4%	1,029	8.6%	170	6.6%	1,228	15.9%	419	8.3%
Total	113,726	100.0%	12,017	100.0%	2,588	100.0%	7,721	100.0%	5,071	100.0%

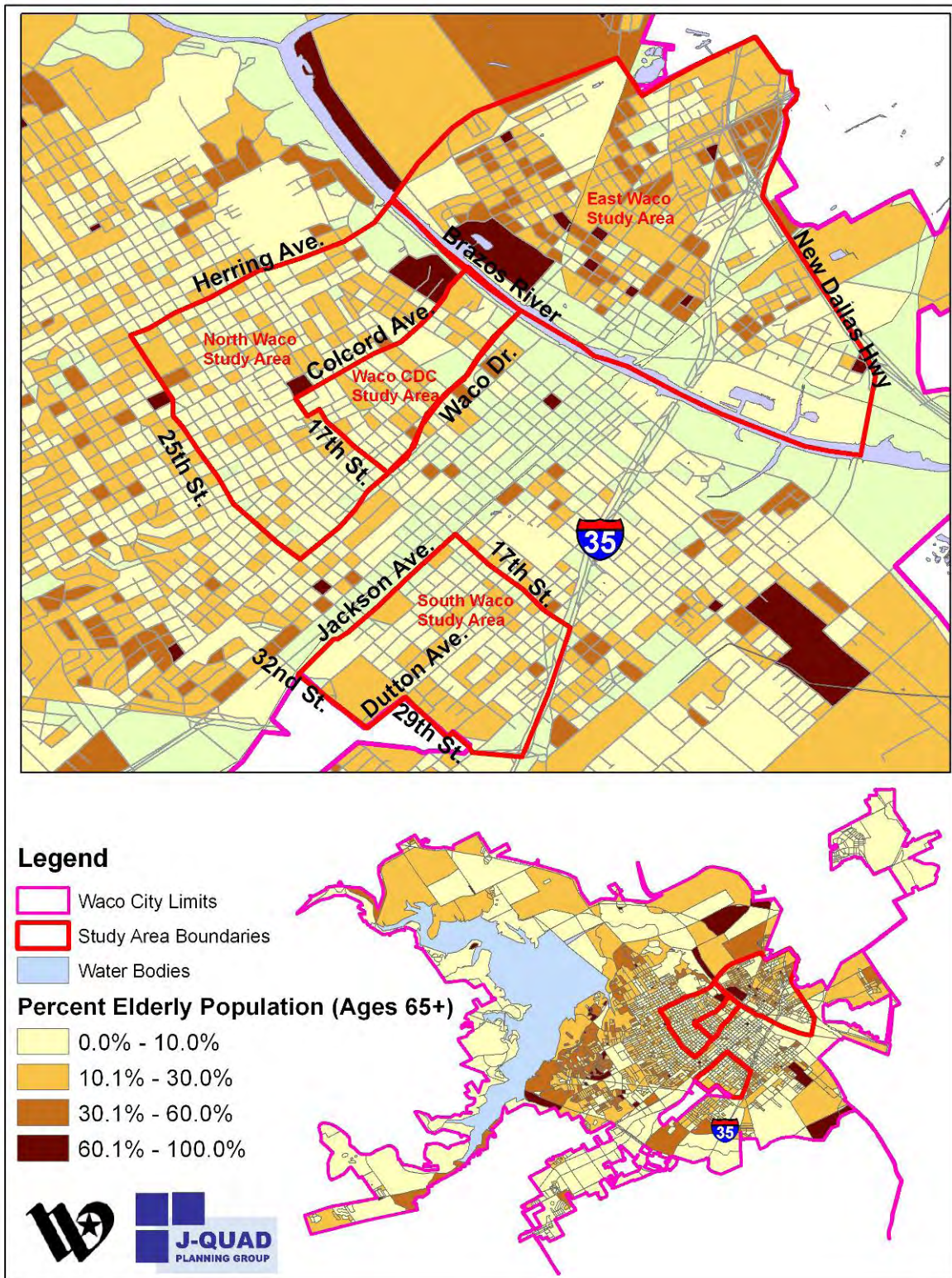
Source: U. S. Census 2000 – Block level data

Map 1.3, on page 7, shows the concentration of the elderly population by block within the study areas. The East Waco area had a higher concentration of census blocks with a high percentage of elderly residents.

Map 1.2: Percent Minority, 2000



Map 1.3: Percent Elderly (Ages 65 and Above), 2000



Households

As shown in Table 1.5, the number of households decreased by 0.9 percent in the North Waco area between 1990 and 2000 and by 4.1 percent in the Waco CDC area. The number increased by 6.4 percent in the East Waco area and 7.8 percent in the South Waco area, compared to a 7.1 percent increase in the city.

Table 1.5: Number of Households

Households 1990-2000	City of Waco	North Waco Area	Waco CDC Area	East Waco Area	South Waco Area
1990	39,482	3,726	1,069	2,954	1,595
2000	42,279	3,694	1,025	3,144	1,720
Change	2,797	-32	-44	190	125
Percent Change	7.1%	-0.9%	-4.1%	6.4%	7.8%

Source: U.S. Census 1990 & 2000 – Block group estimates

About 27 percent of the households in the North Waco area were non-family or single-person households, compared to 31.3 percent in the Waco CDC area, 38.5 percent in the East

Waco area, 21.2 percent in the South Waco area, and 41.4 percent in the city overall. The percentage of female-headed households was significantly higher in all the study areas, compared to the city overall. Thirty percent of all households in the North Waco area, 38.3 percent in the Waco CDC area, 34.9 percent in the East Waco area, and 18 percent in the South Waco area were female-headed, compared to 16.2 percent in the city overall. Similarly, the percentage of households headed by single mothers was higher in the study areas compared to the city overall.

Table 1.6: Type of Households

Household Type	City of Waco		North Waco Area		Waco CDC Area		East Waco Area		South Waco Area	
	#	%	#	%	#	%	#	%	#	%
Married-couple family:	16,241	38.4%	1,346	36.4%	205	23.7%	647	21.7%	747	52.3%
With own children under 18 years:	7,932	18.8%	860	23.3%	135	15.6%	279	9.4%	550	38.5%
No own children under 18 years	8,309	19.7%	486	13.2%	70	8.1%	368	12.3%	197	13.8%
Other family:	8,553	20.2%	1,359	36.8%	389	45.0%	1,187	39.8%	378	26.5%
Male householder, no wife present:	1,692	4.0%	250	6.8%	58	6.7%	147	4.9%	121	8.5%
With own children under 18 years:	1,020	2.4%	157	4.3%	37	4.3%	71	2.4%	80	5.6%
No own children under 18 years	672	1.6%	93	2.5%	21	2.4%	76	2.5%	41	2.9%
Female householder, no husband present:	6,861	16.2%	1,109	30.0%	331	38.3%	1,040	34.9%	257	18.0%
With own children under 18 years:	5,058	12.0%	868	23.5%	262	30.3%	802	26.9%	189	13.2%
No own children under 18 years	1,803	4.3%	241	6.5%	69	8.0%	238	8.0%	68	4.8%
Non-Family Households	17,485	41.4%	989	26.8%	270	31.3%	1,149	38.5%	302	21.2%
Total Households	42,279	100.0%	3,694	100.0%	864	100.0%	2,983	100.0%	1,427	100.0%

Source: U.S. Census 2000 – Block level estimates

Income

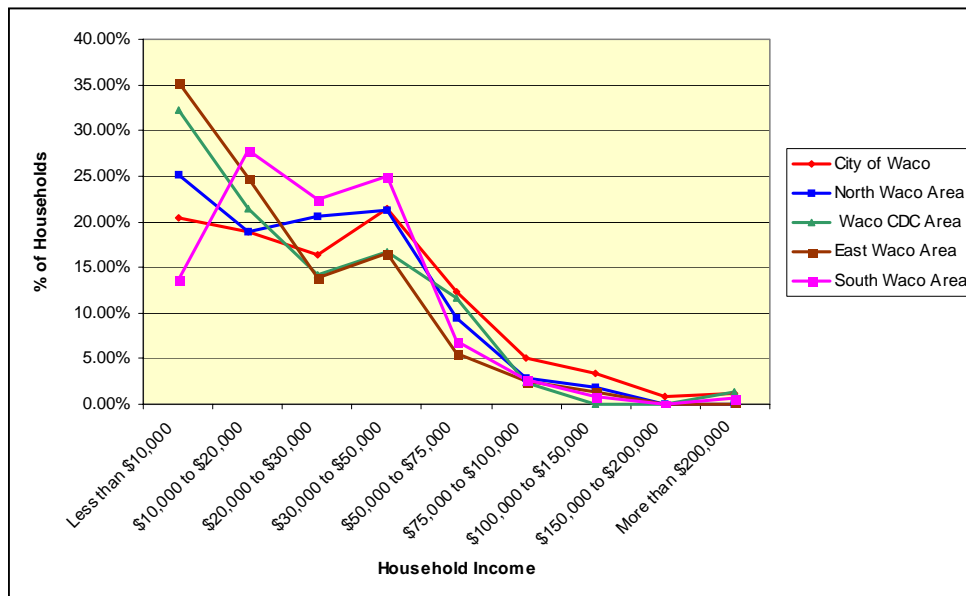
As shown in Table 1.7, the city's median household income was \$26,264 in 2000, compared to \$22,718 in the North Waco area, \$19,345 in the Waco CDC area, \$15,190 in the East Waco area, and \$24,985 in the South Waco area. As shown in the Chart 1.1, below, and Map 1.4, on the following page, higher percentages of households had very low incomes in the East Waco area and the Waco CDC area compared to the rest of the city. Chart 1.1 shows that the modal income class (the income class with the highest number of households) for the city was the \$30,000 to \$50,000 range, compared to Less than \$10,000 category for the North Waco area, Waco CDC area, and the East Waco area, and \$10,000 to \$20,000 for the South Waco area.

Table 1.7: Household Income

Household Type	City of Waco		North Waco Area		Waco CDC Area		East Waco Area		South Waco Area	
	#	%	#	%	#	%	#	%	#	%
Less than \$10,000	8,642	20.4%	670	25.1%	317	32.2%	1,106	35.3%	237	13.7%
\$10,000 to \$20,000	7,991	18.9%	505	18.9%	211	21.4%	778	24.8%	481	27.8%
\$20,000 to \$30,000	6,886	16.3%	551	20.6%	140	14.2%	433	13.8%	388	22.4%
\$30,000 to \$50,000	9,068	21.4%	568	21.3%	164	16.7%	521	16.6%	433	25.0%
\$50,000 to \$75,000	5,248	12.4%	254	9.5%	115	11.7%	176	5.6%	122	7.0%
\$75,000 to \$100,000	2,168	5.1%	74	2.8%	23	2.3%	77	2.5%	46	2.7%
\$100,000 to \$150,000	1,387	3.3%	47	1.8%	0	0.0%	41	1.3%	14	0.8%
\$150,000 to \$200,000	366	0.9%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
More than \$200,000	523	1.2%	0	0.0%	14	1.4%	0	0.0%	10	0.6%
Total Households	42,279	100.0%	2,669	100.0%	984	100.0%	3,132	100.0%	1,731	100.0%
Median Household Income	\$26,264		\$22,718		\$19,345		\$15,190		\$24,985	

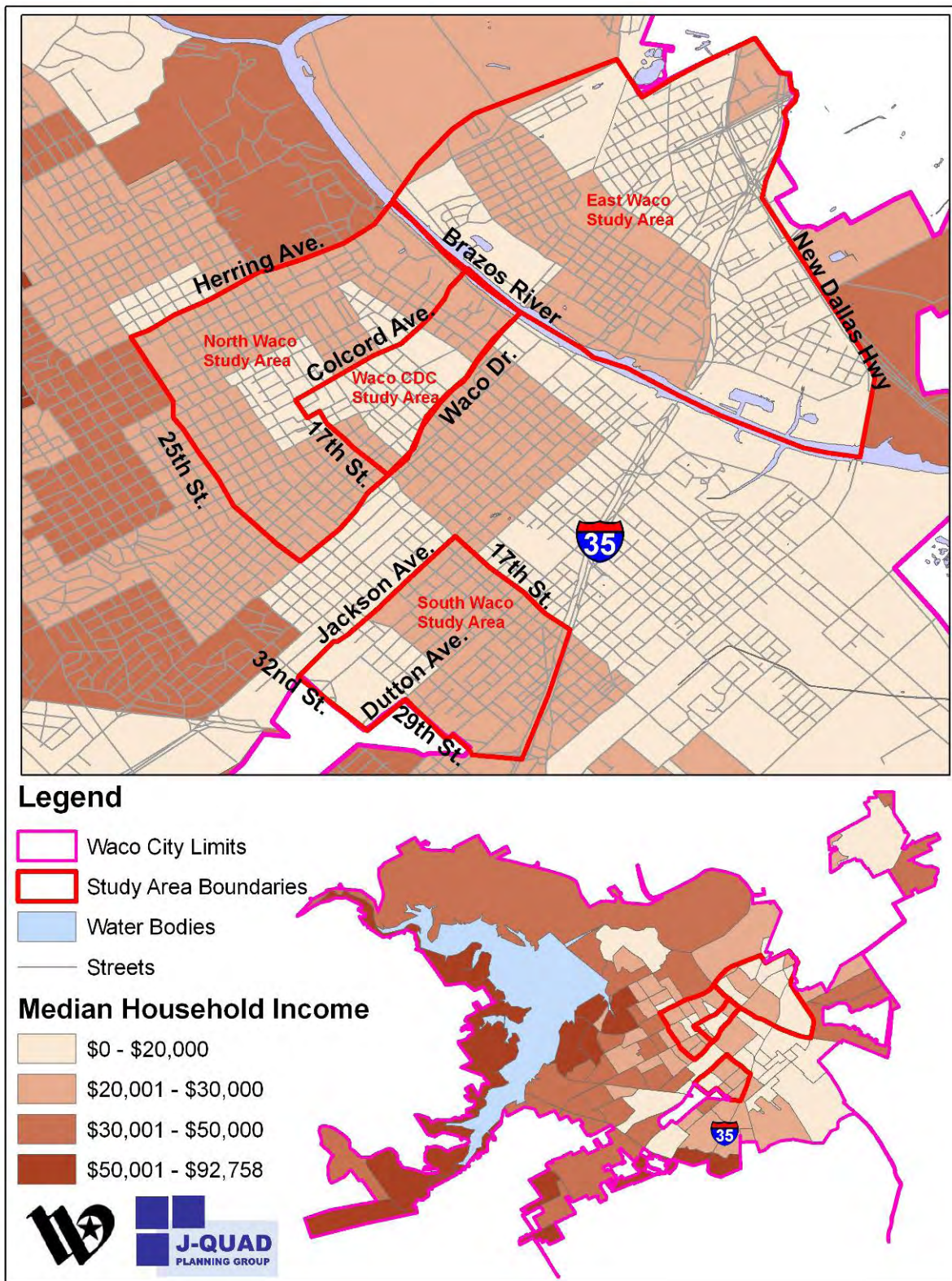
Source: U.S. Census 2000 – sample data

Chart 1.1: Household Income



Source: 2000 U.S. Census

Map 1.4: Median Household Income 2000



Poverty

Table 1.8 shows that the poverty rates in the study areas were higher than the rest of the city in 2000. The poverty rate was 36 percent in the North Waco area, 33.5 percent in the Waco CDC area, 37.5 percent in the East Waco area, and 28.1 percent in the South Waco area, compared to 26.3 percent for the city overall. The poverty rates among children and the elderly were significantly higher in the study areas compared to the city figures. Over 35 percent of all children in the city lived in poverty in 2000, compared to 48.4 percent in the North Waco area, 40.0 percent in the Waco CDC area, 52.9 percent in the East Waco area, and 31.9 percent in the South Waco area. Thirteen percent of elderly persons lived in poverty in 2000, compared to 18.1 percent in the North Waco area, 41.0 percent in the Waco CDC area, 27.2 percent in the East Waco area, and 24.1 percent in the South Waco area.

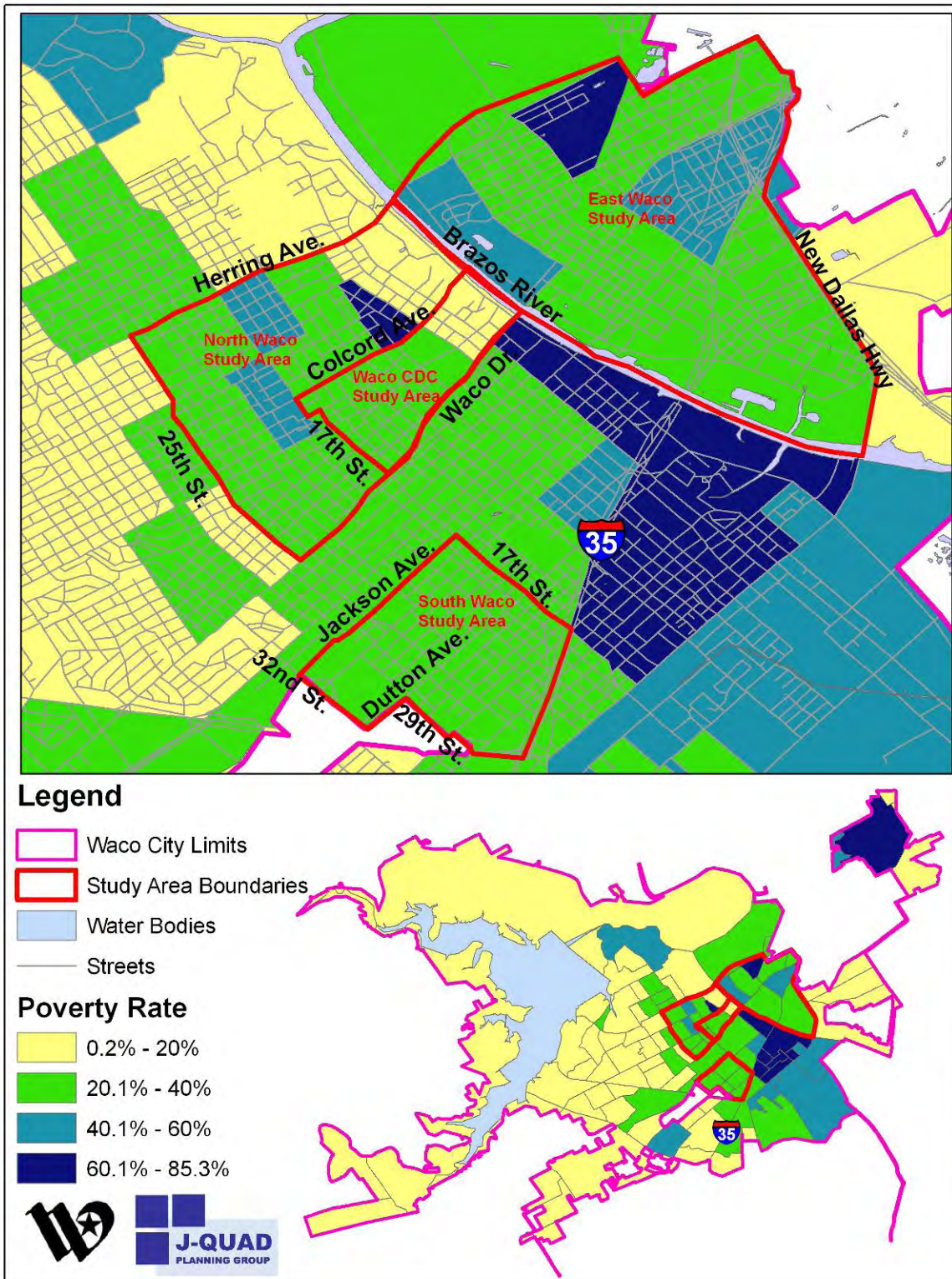
Table 1.8: Persons Living Below the Poverty Level

Poverty	City of Waco		North Waco Area		Waco CDC Area		East Waco Area		South Waco Area	
	#	%	#	%	#	%	#	%	#	%
Below Poverty	27,844	26.3%	3,234	36.0%	979	33.5%	2,953	37.5%	1,655	28.1%
Under 5 years	2,953	35.2%	466	48.4%	122	40.0%	412	52.9%	197	31.9%
5 to 17 years	5886	29.6%	1,049	42.7%	317	46.2%	807	44.7%	561	36.8%
18 to 64 years	17,190	27.0%	1,597	32.6%	447	26.3%	1,382	34.6%	757	23.9%
Over 65	1,815	13.0%	122	18.1%	93	41.0%	352	27.2%	140	24.1%
Above Poverty	77,943	73.7%	5,756	64.0%	1,940	66.5%	4,915	62.5%	4,232	71.9%
Under 5 years	5,434	64.8%	496	51.6%	183	60.0%	367	47.1%	420	68.1%
5 to 17 years	14,008	70.4%	1,407	57.3%	369	53.8%	998	55.3%	964	63.2%
18 to 64 years	46,377	73.0%	3,301	67.4%	1,254	73.7%	2,608	65.4%	2,407	76.1%
Over 65	12,124	87.0%	552	81.9%	134	59.0%	942	72.8%	441	75.9%
Total	105,787		8,990		2,919		7,868		5,887	

Source: U.S. Census 2000 – sample data

Map 1.5, on the following page, shows the poverty rates by block group in the study areas. Poverty rates above 40 percent were found in the North Waco and East Waco areas. Major portions of the study areas have 20 to 40 percent of the population living below the poverty level.

Map 1.5: Poverty Rate 2000



Education and Employment

Residents of the study areas had lower educational attainment levels than residents of Waco as a whole. Almost half of the residents in the study areas had less than high school education. Over 28 percent of the population over 25 years of age had less than high school education in the city, compared to 48.6 percent in the North Waco area, 49.9 percent in the Waco CDC area, 32.6 percent in the East Waco area, and 62.6 percent in the South Waco Area. Over nine percent of the residents in the South Waco area had no schooling, compared to 5.5 percent in the Waco CDC area, 4.9 percent in the North Waco area, 1.9 percent in the East Waco area, and 2.3 percent in the overall city.

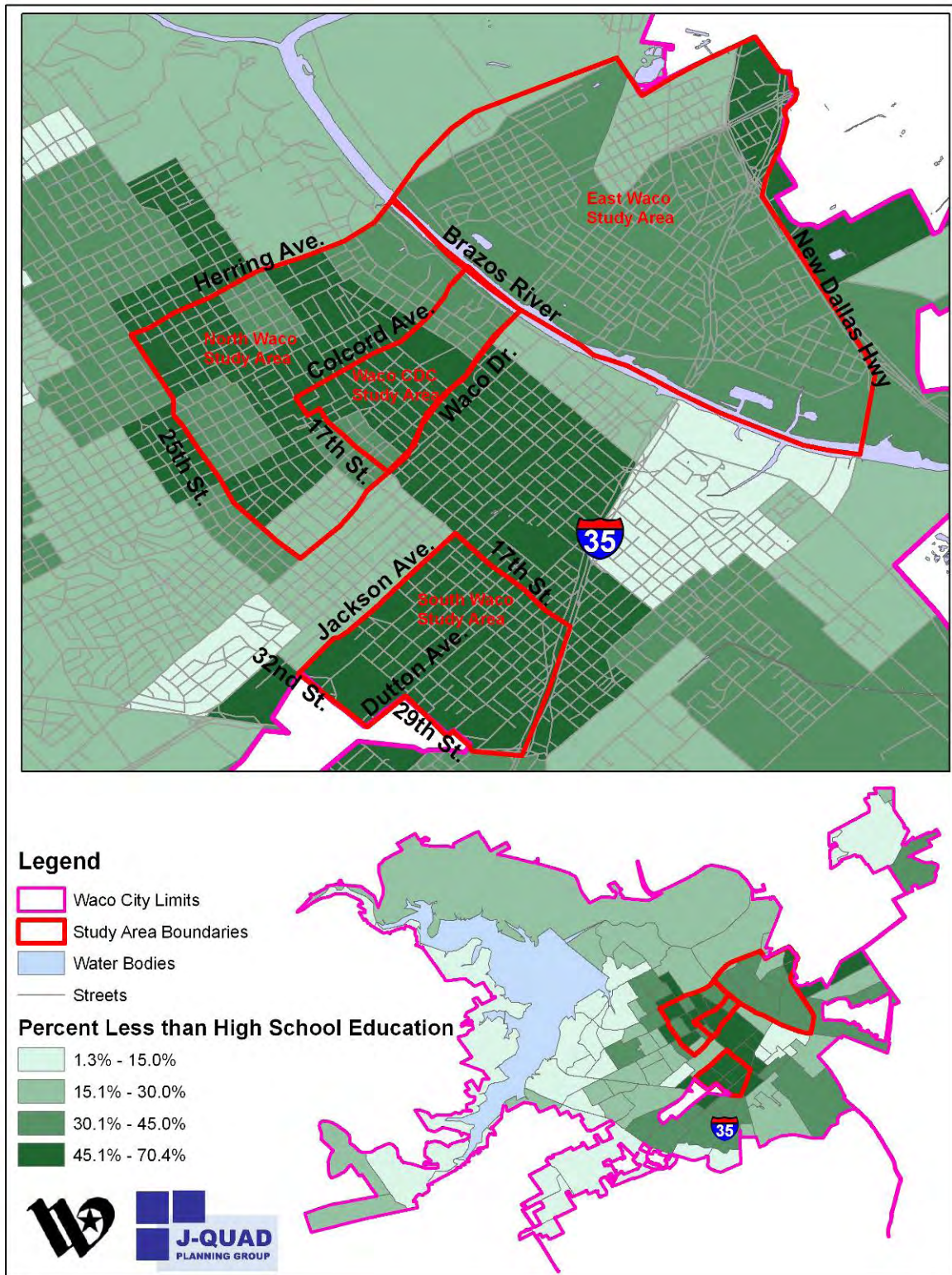
Table 1.9: Educational Attainment (Over age 25), 2000

Education	City of Waco		North Waco Area		Waco CDC Area		East Waco Area		South Waco Area	
	#	%	#	%	#	%	#	%	#	%
No schooling	1,418	2.3%	220	4.9%	94	5.5%	86	1.9%	279	9.2%
Nursery to 9th Grade	8,433	13.5%	1,101	24.5%	417	24.3%	569	12.3%	1,176	38.9%
10th to 12th Grade	7,812	12.5%	857	19.1%	346	20.1%	850	18.4%	437	14.5%
High school Diploma	16,291	26.1%	1,127	25.1%	577	33.6%	1,528	33.1%	754	25.0%
College	13,047	20.9%	750	16.7%	215	12.5%	915	19.8%	238	7.9%
Associate or Bachelors Degree	10,674	17.1%	299	6.7%	52	3.0%	506	11.0%	99	3.3%
Masters or Doctoral Degree	4,627	7.4%	132	2.9%	17	1.0%	165	3.6%	38	1.3%
Total	62,302	100.0%	4,486	100.0%	1,718	100.0%	4,619	100.0%	3,021	100.0%
Less than high school education	17,663	28.4%	2,178	48.6%	857	49.9%	1,505	32.6%	1,892	62.6%

Source: U.S. Census 2000 - sample data

Map 1.6 on the following page, shows the percentage of population with less than high school education by block group. The concentrations of population with lower educational levels lived in the South Waco area, Waco CDC area, and the western portions of the North Waco area.

Map 1.6: Percent Less than High School Education 2000



The unemployment rates in the study areas were higher than the citywide unemployment rates with the exception of the South Waco area. In 2000, the city's unemployment rate was 11.6 percent, while it was 14.3 percent in the North Waco area, 19.8 percent in the Waco CDC area, 12.1 percent in the East Waco area, and 9.6 percent in the South Waco area. About 530 residents in the North Waco area, 229 residents in the Waco CDC area, 341 residents in the East Waco area, and 218 residents in the south Waco area were reported to be unemployed in 2000. According to the Bureau of Labor statistics, the unemployment rate for the Waco Metropolitan Statistical Area was 4.8 percent in 2006.

Table 1.10: Unemployment Rate, 2000

Employment	City of Waco		North Waco Area		Waco CDC Area		East Waco Area		South Waco Area	
	#	%	#	%	#	%	#	%	#	%
In labor force:	51,688		3,744		1,157		2,809		2,282	
In Armed Forces	48		13		0		0		10	
Civilian:	51,640		3,731		1,157		2,809		2,272	
Employed	45,672	88.4%	3,198	85.7%	928	80.2%	2,468	87.9%	2,054	90.4%
Unemployed	5,968	11.6%	533	14.3%	229	19.8%	341	12.1%	218	9.6%
Not in labor force	36,373		2,210		1,139		2,911		1,707	
Total:	88,061		5,954		2,296		5,720		3,989	

Source: U.S. Census 2000 – sample data

Housing Profile

Homeownership, Renters, and Vacant Housing

Table 1.11, below, provides a brief summary of housing characteristics in Waco and the study areas in 2000. The homeownership rate in the South Waco area was significantly higher and the vacancy rates were lower than the city wide rates. The homeownership rate was 46.4 percent in Waco compared to 46.6 percent in the North Waco area, 37.5 percent in the Waco CDC area, 40.8 percent East Waco area, and 62.0 percent in the South Waco area. In the south Waco area, 6.4 percent of housing units were vacant

Table 1.11: Characteristics of Housing Units 2000

Housing Tenure	City of Waco		North Waco Area		Waco CDC Area		East Waco Area		South Waco Area	
	#	%	#	%	#	%	#	%	#	%
Occupied Units	42,279	92.3%	3,694	89.4%	864	88.6%	2,983	84.0%	1,427	93.6%
Vacant Units	3,540	7.7%	436	10.6%	111	11.4%	568	16.0%	97	6.4%
Owner-Occupied Units	19,608	42.8%	1,723	41.7%	324	33.2%	1,218	34.3%	885	58.1%
Renter-occupied Units	22,671	49.5%	1,971	47.7%	540	55.4%	1,765	49.7%	542	35.6%
Total Housing Units	45,819	100.0%	4,130	100.0%	975	100.0%	3,551	100.0%	1,524	100.0%

Source: 2000 U.S. Census - Block level data

compared to 16 percent in the East Waco area, 10.6 percent in the North Waco area, 11.4 percent in the Waco CDC area, and 7.7 percent in the city overall.

The number of housing units decreased by 9.5 percent in the North Waco area and by 11.8 percent in the Waco CDC area from 1990 to 2000, but increased in the rest of the city. The number of housing units increased by 4.3 percent in the East Waco area, by 3.3 percent in the South Waco area, and by 1.6 percent in the city overall. Between 1990 and 2000, the home ownership rate decreased in the city by 0.1 percentage points and in the East Waco area by 3.7 percentage points.

There was an increase in the homeownership rate in the North Waco area by 3.1 percentage points, in the Waco CDC area by 4.6 percentage points, and in the South Waco area by 4.0 percentage points. Between 1990 and 2000, the vacancy rates decreased by 4.7 percentage points in the city, by 7.8 percentage points in the North Waco area, by 7.2 percentage points in the Waco CDC area, by 1.7 percentage points in the East Waco area, and by 3.9 percentage points in the South Waco area.

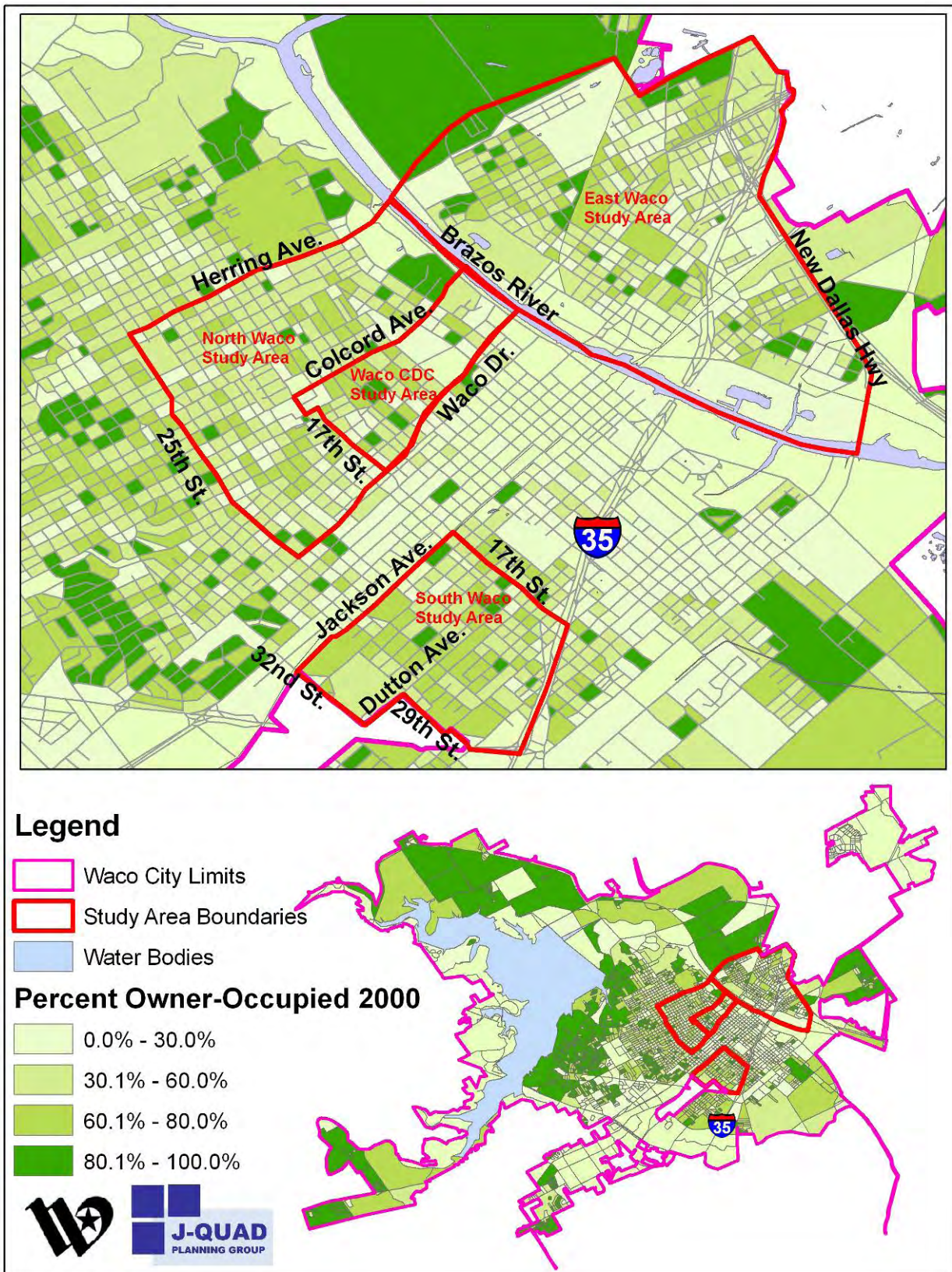
Maps 1.7, 1.8, and 1.9, on the following pages, show the percent owner-occupied, renter-occupied, and vacant housing units in the study areas and the city by census block.

Table 1.12: Number of Housing Units, 1990-2000

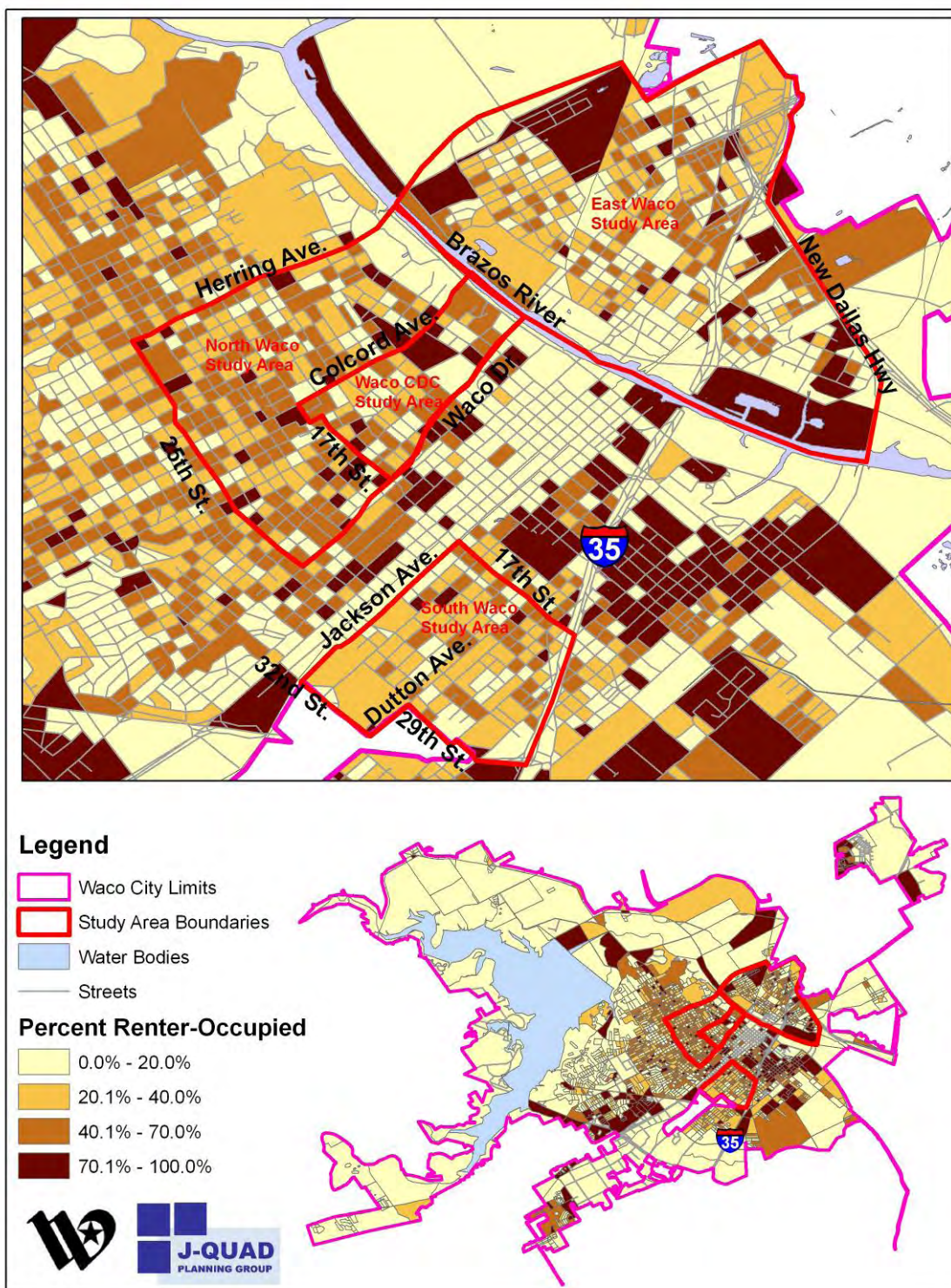
Housing Units 1990-2000	City of Waco	North Waco Area	Waco CDC Area	East Waco Area	South Waco Area
Owner-Occupied:					
1990	18,363	1,623	364	1,367	887
2000	19,608	1,723	396	1,340	1,025
Change	1,245	100	32	-27	138
Percent Change	6.8%	6.2%	8.8%	-2.0%	15.6%
Percent Point Change in Homeownership Rate	-0.1%	3.1%	4.6%	-3.7%	4.0%
Renter-Occupied:					
1990	21,119	2,103	705	1,587	708
2000	22,671	1,971	629	1,804	695
Change	1,552	-132	-76	217	-13
Percent Change	7.3%	-6.3%	-10.8%	13.7%	-1.8%
Vacant:					
1990	5,606	838	227	615	189
2000	3,540	436	118	578	123
Change	-2,066	-402	-109	-37	-66
Percent Change	-36.9%	-48.0%	-48.0%	-6.0%	-34.9%
Percent Point Change in Vacancy Rate	-4.7%	-7.8%	-7.2%	-1.7%	-3.9%
Total Housing Units:					
1990	45,088	4,564	1,296	3,569	1,784
2000	45,819	4,130	1,143	3,722	1,843
Change	731	-434	-153	153	59
Percent Change	1.6%	-9.5%	-11.8%	4.3%	3.3%

Source: 1990 & 2000 U.S. Census – Block group data

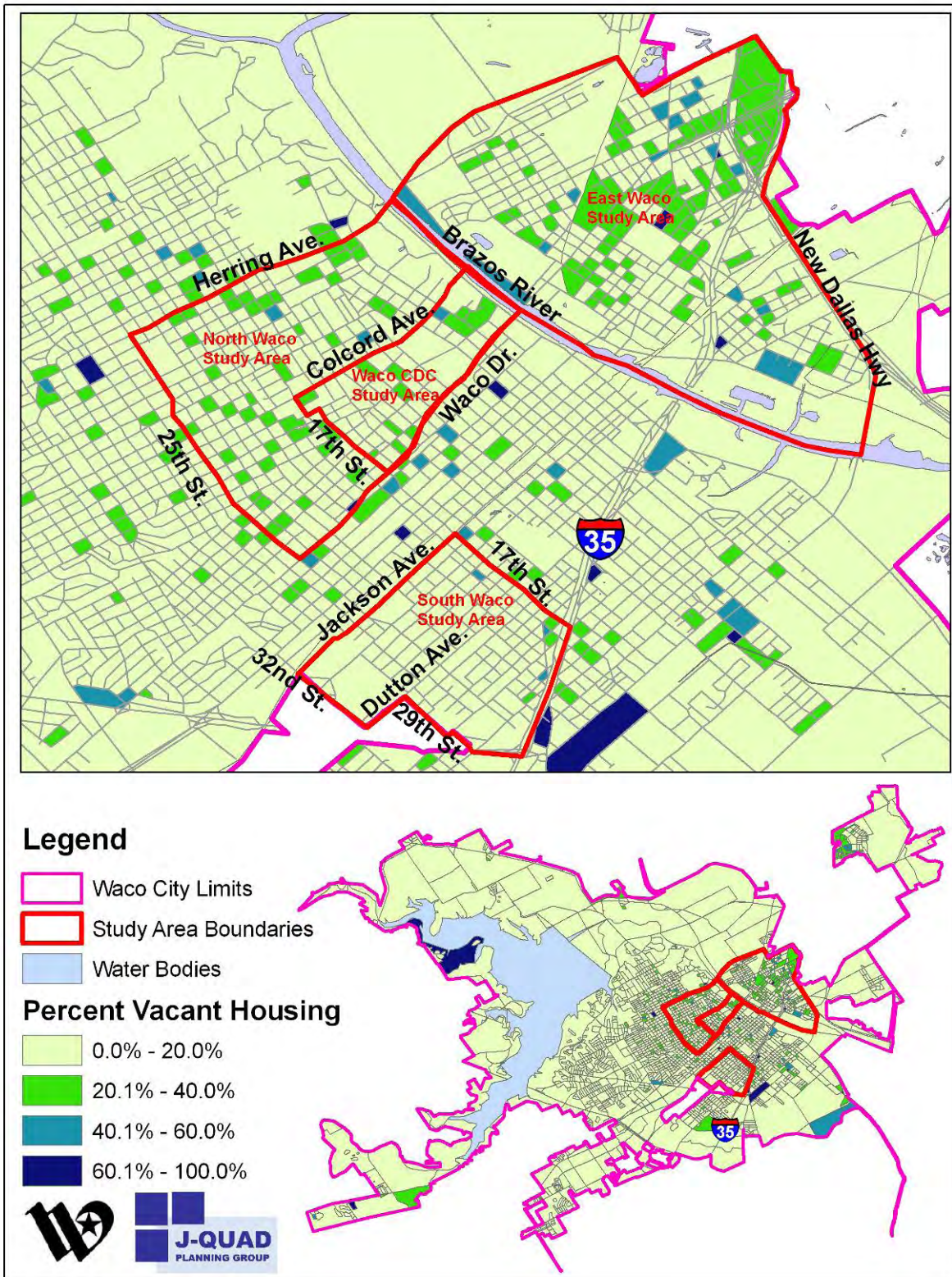
Map 1.7: Percent Owner-Occupied 2000



Map 1.8: Percent Renter-Occupied 2000



Map 1.9: Percent Vacant 2000



Housing Type

Table 1.13, below, shows the type of housing units found in the study areas and the city. Single-family detached units made up 59.4 percent of housing stock in the city, 68.9 percent in the North Waco area, 50.1 percent in the Waco CDC area, 59.7 percent in the East Waco area, and 86.8 percent in the South Waco area. About 64 percent of the housing units in the city were single-family units, compared to 73.3 percent in the North Waco area, 54.2 percent in the Waco CDC area, 62.4 percent in the East Waco area, and 90.7 percent in the South Waco area.

Table 1.13: Housing Type, 2000

Type of Housing Units 2000	City of Waco	North Waco Area	Waco CDC Area	East Waco Area	South Waco Area
Single-family detached	27,233	2,842	575	2,257	1,600
	59.4%	68.9%	50.1%	59.7%	86.8%
Single-family attached	1,938	179	47	99	72
	4.2%	4.3%	4.1%	2.6%	3.9%
2 to 4 units	4,811	694	346	542	71
	10.5%	16.8%	30.1%	14.3%	3.9%
Multifamily	11,428	357	173	839	90
	24.9%	8.7%	15.1%	22.2%	4.9%
Other	453	50	6	41	10
	1.0%	1.2%	0.5%	1.1%	0.5%
Total Housing Units	45,864	4,123	1,148	3,779	1,844
	100.0%	100.0%	100.0%	100.0%	100.0%

Source: 1990 & 2000 U.S. Census – Block group data

About 25 percent of the housing stock in the city were multifamily units in 2000, compared to 8.7 percent in the North Waco area, 15.1 percent in the Waco CDC area, 22.2 percent in the East Waco area, and 4.9 percent in the South Waco area. Over 30 percent of the housing in the Waco CDC area had 2 to 4 units, compared to 10.5 percent in the city, 16.8 percent in the North Waco area, 14.3 percent in the East Waco area, and 3.9 percent in the South Waco area. Around 0.5 to 1.0 percent of the housing in the city and the study areas were “other” type of units such as mobile homes, boats, or RVs.

Table 1.14, to the right, shows changes in the housing types in the city and the study areas between 1990 and 2000. The percentage of single-family housing units of all housing units increased by 1.6 percentage points in the city between 1990 and 2000, compared to 4.4 percentage points in the North Waco area and 2.2 percentage points in the South Waco area. This percentage decreased in the East Waco area by 2.0 percentage points and by 0.2 percentage points in the Waco CDC area.

The percentage of duplex to four-plex units increased by 8.0 percentage points in the Waco CDC area during the period, compared to 5.2 percentage points in the East Waco area and 0.2 percentage points in the North Waco area. The percentage decreased by 2.1 percentage points in the South Waco area.

The percentage of multifamily housing in the total housing stock decreased by 7.4 percentage points in the Waco CDC area, by 4.6 percentage points in the North Waco area, by 2.8 percentage points in the East Waco area, and by 1.3 percentage points in the city, but increased by 1.1 percentage points in the South Waco area.

Table 1.14: Housing Type, 1990 and 2000

Type of Housing Units 1990-2000	City of Waco	North Waco Area	Waco CDC Area	East Waco Area	South Waco Area
Single-family detached					
1990	26,272	2,893	626	2,246	1,528
2000	27,233	2,842	575	2,257	1,600
Change	961	-51	-51	11	72
Percent Change	3.7%	-1.8%	-8.1%	0.5%	4.7%
Percent Point Change	1.1%	5.6%	1.8%	-3.2%	1.2%
Single-family attached					
1990	1,675	251	79	50	43
2000	1,938	179	47	99	72
Change	263	-72	-32	49	29
Percent Change	15.7%	-28.7%	-40.5%	98.0%	67.4%
Percent Point Change	0.5%	-1.2%	-2.0%	1.2%	1.5%
2 to 4 units					
1990	4,586	761	287	327	107
2000	4,811	694	346	542	71
Change	225	-67	59	215	-36
Percent Change	4.9%	-8.8%	20.6%	65.7%	-33.6%
Percent Point Change	0.3%	0.2%	8.0%	5.2%	-2.1%
Multifamily					
1990	11,806	603	292	891	67
2000	11,428	357	173	839	90
Change	-378	-246	-119	-52	23
Percent Change	-3.2%	-40.8%	-40.8%	-5.8%	34.3%
Percent Point Change	-1.3%	-4.6%	-7.4%	-2.8%	1.1%
Other					
1990	749	56	12	55	39
2000	453	50	6	41	10
Change	-296	-6	-6	-14	-29
Percent Change	-39.5%	-10.7%	-50.0%	-25.5%	-74.4%
Percent Point Change	-0.7%	0.0%	-0.4%	-0.5%	-1.6%
Total Housing Units					
1990	45,088	4,564	1,296	3,569	1,784
2000	45,863	4,122	1,147	3,778	1,843
Change	775	-442	-149	209	59
Percent Change	1.7%	-9.7%	-11.5%	5.9%	3.3%

Source: U.S. Census 1990 and 2000 - U.S. Census sample estimates

Age of Housing Stock

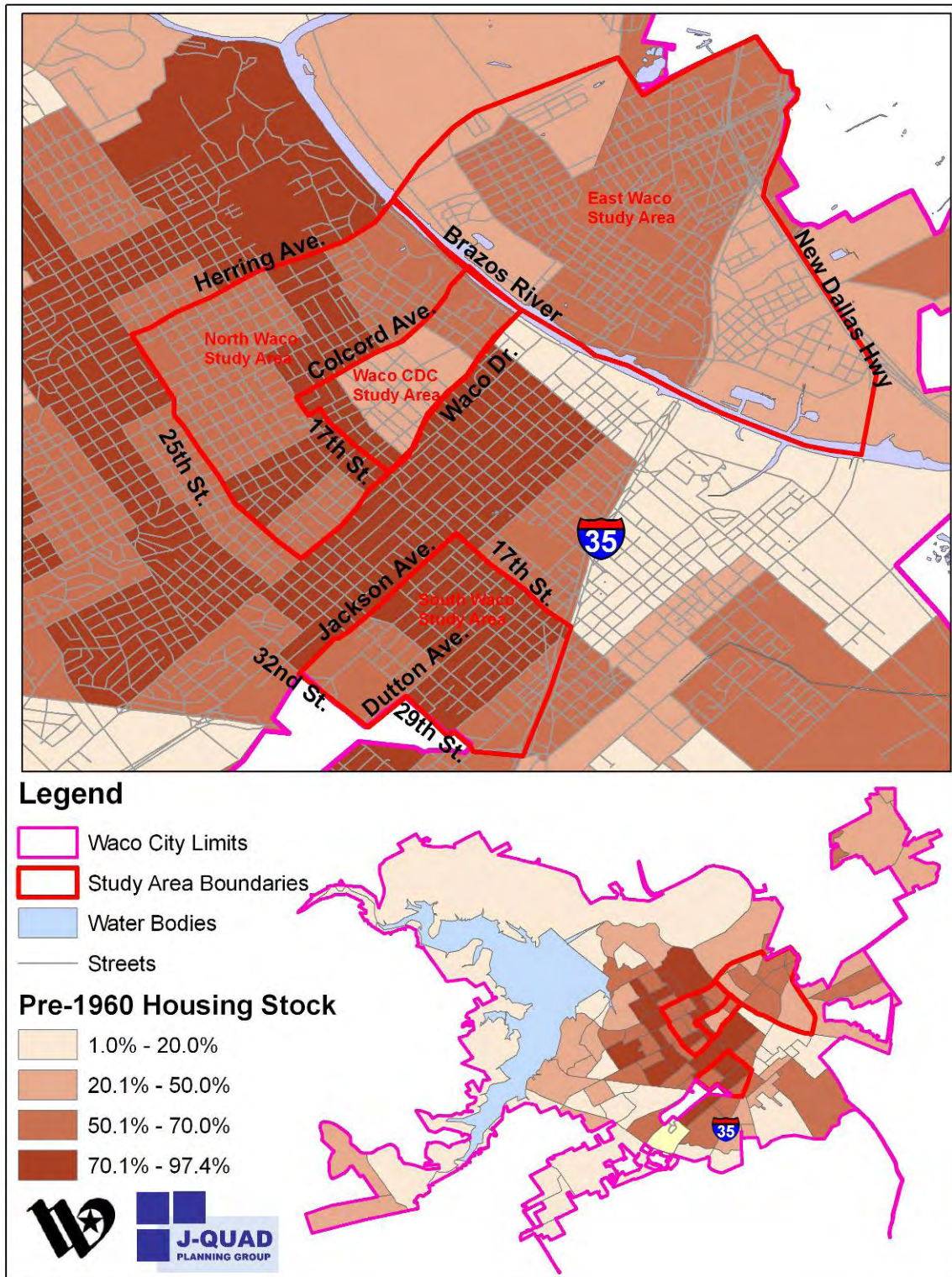
About 43 percent of the housing stock in the city was built prior to 1960, and 59 percent of the housing units were built prior to 1970. Older housing stock tends to fall into disrepair and may need major repairs or frequent maintenance. Building condition data presented later in the Neighborhood Conditions section shows a correlation between building age and condition. A higher concentration of older housing stock can be observed in the study areas. Over 70 percent of the housing stock in the North Waco area, 53.2 percent in the Waco CDC area, 52.2 percent in the East Waco area, and 74.3 percent in the South Waco area was built prior to 1960. Map 1.10, on the following page, shows the percentage of Pre-1960 housing stock by census block. Housing in the South Waco area is older than that found in the other areas.

Table 1.15: Year of Housing Stock

Age of Housing Stock	City of Waco		North Waco Area		Waco CDC Area		East Waco Area		South Waco Area	
	#	%	#	%	#	%	#	%	#	%
1990 to March 2000	4,586	10.0%	113	3.8%	55	4.8%	195	5.2%	14	0.8%
1980 to 1989	6,340	13.8%	114	3.8%	64	5.6%	299	7.9%	78	4.2%
1970 to 1979	7,840	17.1%	212	7.1%	256	22.3%	521	13.8%	149	8.1%
1960 to 1969	7,452	16.2%	449	15.1%	162	14.1%	789	20.9%	233	12.6%
1950 to 1959	10,275	22.4%	629	21.1%	170	14.8%	934	24.7%	710	38.5%
1940 to 1949	5,053	11.0%	642	21.6%	156	13.6%	622	16.5%	403	21.9%
Before 1939	4,317	9.4%	816	27.4%	284	24.8%	418	11.1%	256	13.9%
Pre-1960	19,645	42.8%	2,087	70.2%	610	53.2%	1,974	52.2%	1,369	74.3%
Total	45,863	100.0%	2,975	100.0%	1,147	100.0%	3,778	100.0%	1,843	100.0%

Source: U.S. Census 2000

Map 1.10: Percent Pre-1960 Housing Stock



Housing Value and Cost Burden in Homeowners

Median housing values in the city for owner-occupied housing units increased by approximately 27 percent between 1990 and 2000, from \$41,800 in 1990 to \$53,200 in 2000. The lowest median value was in the East Waco area at \$26,443 in 2000,

compared to \$28,000 in the Waco CDC area, \$31,000 in the South Waco area, and \$33,833 in the North Waco area. The lowest increase in the median housing value occurred in the Waco CDC area at 3.2 percent and the highest increase occurred in the South Waco area at 24.1 percent between 1990 and 2000. Median housing values in the study area are shown in Map 1.11, on page 26.

Table 1.16: Housing Value

Median Housing Value	City of Waco	North Waco Area*	Waco CDC Area*	East Waco Area*	South Waco Area*
1990	\$41,800	\$28,463	\$27,125	\$24,208	\$24,980
2000	\$53,200	\$33,833	\$28,000	\$26,443	\$31,000
change	\$11,400	\$5,371	\$875	\$2,235	\$6,020
%change	27.3%	18.9%	3.2%	9.2%	24.1%

Source: U.S. Census 1990 and 2000

*average median value

Table 1.17, below, shows that about 39 percent of the housing stock in the city had values ranging from \$20,000 to \$50,000 and 34.4 percent of the housing units had values between \$50,000 to \$100,000 in 2000. About 73 percent of the housing in the North Waco area had values ranging from \$20,000 to \$50,000, compared to 63 percent in the Waco CDC area, 49.1 percent in the East Waco area, and 72.9 percent in the South Waco area.

Table 1.17: Housing Value

Housing Value	City of Waco		North Waco Area		Waco CDC Area		East Waco Area		South Waco Area	
	#	%	#	%	#	%	#	%	#	%
Less than \$10,000	298	1.5%	24	1.8%	5	1.3%	136	10.4%	52	5.1%
\$10,000 to \$20,000	1330	6.8%	165	12.2%	89	23.2%	346	26.6%	153	15.0%
\$20,000 to \$50,000	7,627	38.9%	983	72.8%	242	63.0%	639	49.1%	746	72.9%
\$50,000 to \$100,000	6752	34.4%	156	11.5%	48	12.5%	156	12.0%	67	6.5%
\$100,000 to \$150,000	1744	8.9%	19	1.4%	0	0.0%	25	1.9%	2	0.2%
\$150,000 to \$200,000	927	4.7%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
\$200,000 to \$500,000	834	4.3%	4	0.3%	0	0.0%	0	0.0%	3	0.3%
\$500,000 to \$1,000,000	106	0.5%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total	19,618	100.0%	1,351	100.0%	384	100.0%	1,302	100.0%	1,023	100.0%

Source: U.S. Census 2000

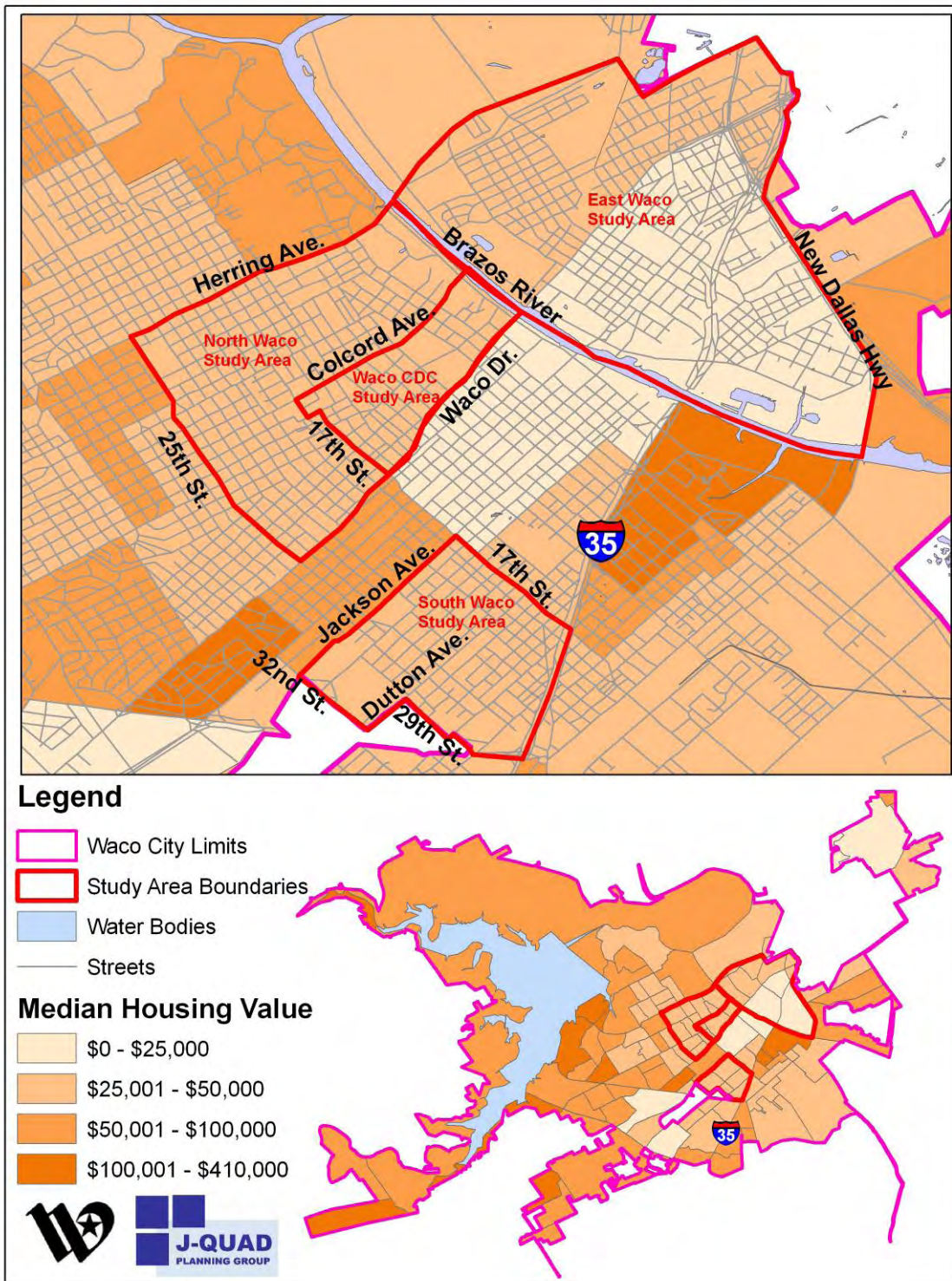
Nearly 18 percent of owner-occupied households in the city were cost-burdened. Cost-burdened means that homeowners were spending more than 30 percent of their household income on housing expenses. About eight percent of the city owner-occupied households were severely cost-burdened, meaning they spent more than 50 percent of household income on housing expenses. About 19 percent of the owner households in the North Waco area, 24.9 percent in the Waco CDC area, 25.3 percent in the East Waco area, and 20.6 percent in the South Waco area were cost-burdened in 2000. These data are shown in Table 1.18 below and Map 1.12 on page 27.

Table 1.18: Percent Owner-Occupied Households Spending More Than 30% of Households Income towards Housing Expenses

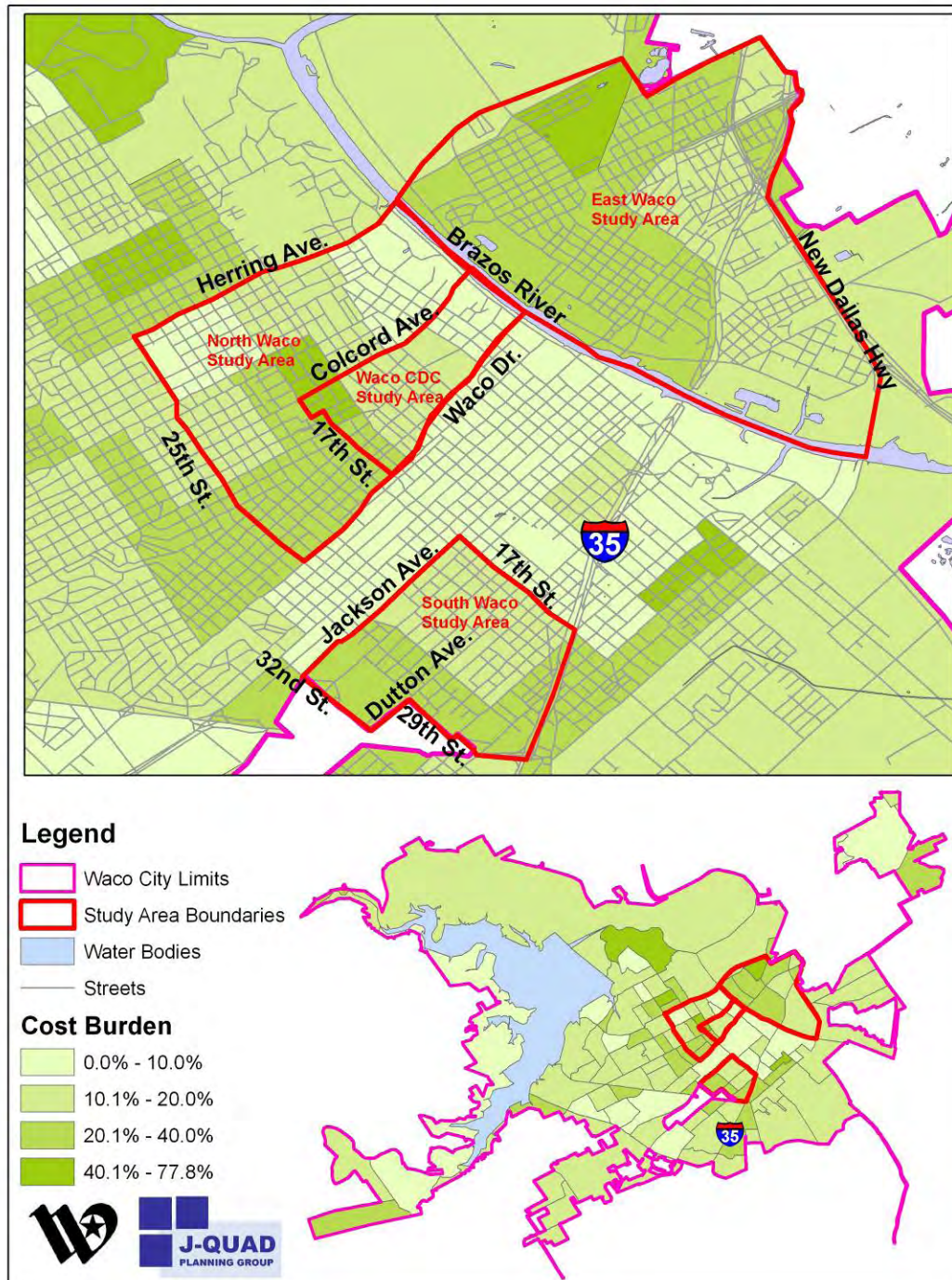
Cost Burden	City of Waco		North Waco Area		Waco CDC Area		East Waco Area		South Waco Area	
	#	%	#	%	#	%	#	%	#	%
Less than 10%	4,656	25.5%	375	23.0%	105	29.1%	390	24.2%	290	29.9%
10% to 30%	10,222	56.1%	909	55.7%	150	41.6%	767	47.6%	471	48.5%
30% to 50%	1,790	9.8%	186	11.4%	60	16.6%	239	14.8%	120	12.4%
50% or more	1,401	7.7%	129	7.9%	30	8.3%	169	10.5%	80	8.2%
Not computed	157	0.9%	32	2.0%	16	4.4%	45	2.8%	10	1.0%
More than 30%	3,191	17.5%	315	19.3%	90	24.9%	408	25.3%	200	20.6%
Total	18,226	100.0%	1,631	100.0%	361	100.0%	1,610	100.0%	971	100.0%

Source: 2000 U.S. Census

Map 1.11: Median Housing Value 2000



Map 1.12: Percent Owner-Occupied Households Paying More than 30% of Households Income on Housing Expenses 2000



Rent and Cost Burden in Renters

Contract rents increased in all study sub-areas as well as in the city for the period of 1990 to 2000. Though the median contract rents in the study areas were lower than the citywide median rent, the rents in the study areas increased at a higher rate than the city between 1990 and 2000 (with the exception of South Waco area). The percentage increase in contract rent was 46.4 percent in the North Waco area, 44.7 percent in the Waco CDC area, 58.5 percent in the East Waco area, and 27.7 percent in the South Waco area, compared to 40.2 percent for the city overall. Median contract rent by block group is shown in Map 1.13 on page 31.

Table 1.19: Median Contract Rent, 2000

Median Contract Rent 1990-2000	City of Waco	North Waco Area*	Waco CDC Area*	East Waco Area*	South Waco Area*
1990	\$281	\$212	\$199	\$173	\$220
2000	\$394	\$310	\$288	\$274	\$281
change	\$113	\$98	\$89	\$101	\$61
%change	40.2%	46.4%	44.7%	58.5%	27.7%

Source: 1990 & 2000 U.S. Census

* Average median contract rent

Table 1.20, on the following page, shows the gross rent by number of bedrooms in the study areas and the city in 2000. The modal rent range is defined as the rent range with the highest number of units. For the studio and one-bedroom units, the modal rent range was \$200 to \$500 in all the study areas and the city. For the two-bedroom units, the modal rent range was \$500 to \$749 in the Waco CDC area and for the city, but it was \$200 to \$500 in the North, East, and South Waco areas. The modal rent range for the three or more bedroom units was \$500 to \$749 in the North Waco area and for the overall city, but it was \$200 to \$500 in the Waco CDC, East, and South Waco areas.

Table 1.20: Gross Rent by Number of Bedrooms, 2000

Rent	City of Waco		North Waco Area		Waco CDC Area		East Waco Area		South Waco Area	
	#	%	#	%	#	%	#	%	#	%
Gross Rent by Number of Bedrooms:										
Studio:	1,247	100.0%	92	100.0%	48	100.0%	46	100.0%	48	100.0%
Less than \$200	72	5.8%	15	16.3%	14	29.2%	0	0.0%	0	0.0%
\$200 to \$500	832	66.7%	49	53.3%	18	37.5%	28	60.9%	36	75.0%
\$500 to \$749	207	16.6%	28	30.4%	16	33.3%	0	0.0%	12	25.0%
\$750 to \$999	43	3.4%	0	0.0%	0	0.0%	18	39.1%	0	0.0%
\$1,000 or more	78	6.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
No Rent	15	1.2%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
1-Bed:	7,353	100.0%	329	100.0%	218	100.0%	450	100.0%	194	100.0%
Less than \$200	561	7.6%	33	10.0%	65	29.8%	74	16.4%	13	6.7%
\$200 to \$500	4,492	61.1%	220	66.9%	141	64.7%	288	64.0%	141	72.7%
\$500 to \$749	1,819	24.7%	62	18.8%	12	5.5%	64	14.2%	26	13.4%
\$750 to \$999	240	3.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
\$1,000 or more	138	1.9%	0	0.0%	0	0.0%	24	5.3%	0	0.0%
No Rent	103	1.4%	14	4.3%	0	0.0%	0	0.0%	14	7.2%
2-Bed:	8,530	100.0%	432	100.0%	224	100.0%	778	100.0%	323	100.0%
Less than \$200	676	7.9%	51	11.8%	78	34.8%	226	29.0%	18	5.6%
\$200 to \$500	2,813	33.0%	188	43.5%	60	26.8%	382	49.1%	198	61.3%
\$500 to \$749	3,856	45.2%	142	32.9%	79	35.3%	108	13.9%	72	22.3%
\$750 to \$999	733	8.6%	20	4.6%	0	0.0%	12	1.5%	0	0.0%
\$1,000 or more	223	2.6%	16	3.7%	7	3.1%	9	1.2%	6	1.9%
No Rent	229	2.7%	15	3.5%	0	0.0%	41	5.3%	29	9.0%
3 or more Bed:	5,545	100.0%	451	100.0%	176	100.0%	592	100.0%	126	100.0%
Less than \$200	383	6.9%	80	17.7%	39	22.2%	126	21.3%	0	0.0%
\$200 to \$500	1,621	29.2%	98	21.7%	89	50.6%	290	49.0%	83	65.9%
\$500 to \$749	1,936	34.9%	176	39.0%	48	27.3%	129	21.8%	22	17.5%
\$750 to \$999	999	18.0%	54	12.0%	0	0.0%	6	1.0%	5	4.0%
\$1,000 or more	274	4.9%	0	0.0%	0	0.0%	0	0.0%	16	12.7%
No Rent	332	6.0%	43	9.5%	0	0.0%	41	6.9%	0	0.0%
Total	22,675		1,304		666		1,866		691	

Source: U. S. Census 2000

As shown in Table 1.21, on the following page, about 44 percent of the renter households were cost-burdened in the city and 26.3 percent of renter households were severely cost-burdened. Cost burdens among the renter households were lower in the study areas compared to the city. About 38 percent of the renter households in the North Waco area, 29.3 percent in the Waco CDC area, 40.2 percent in the East

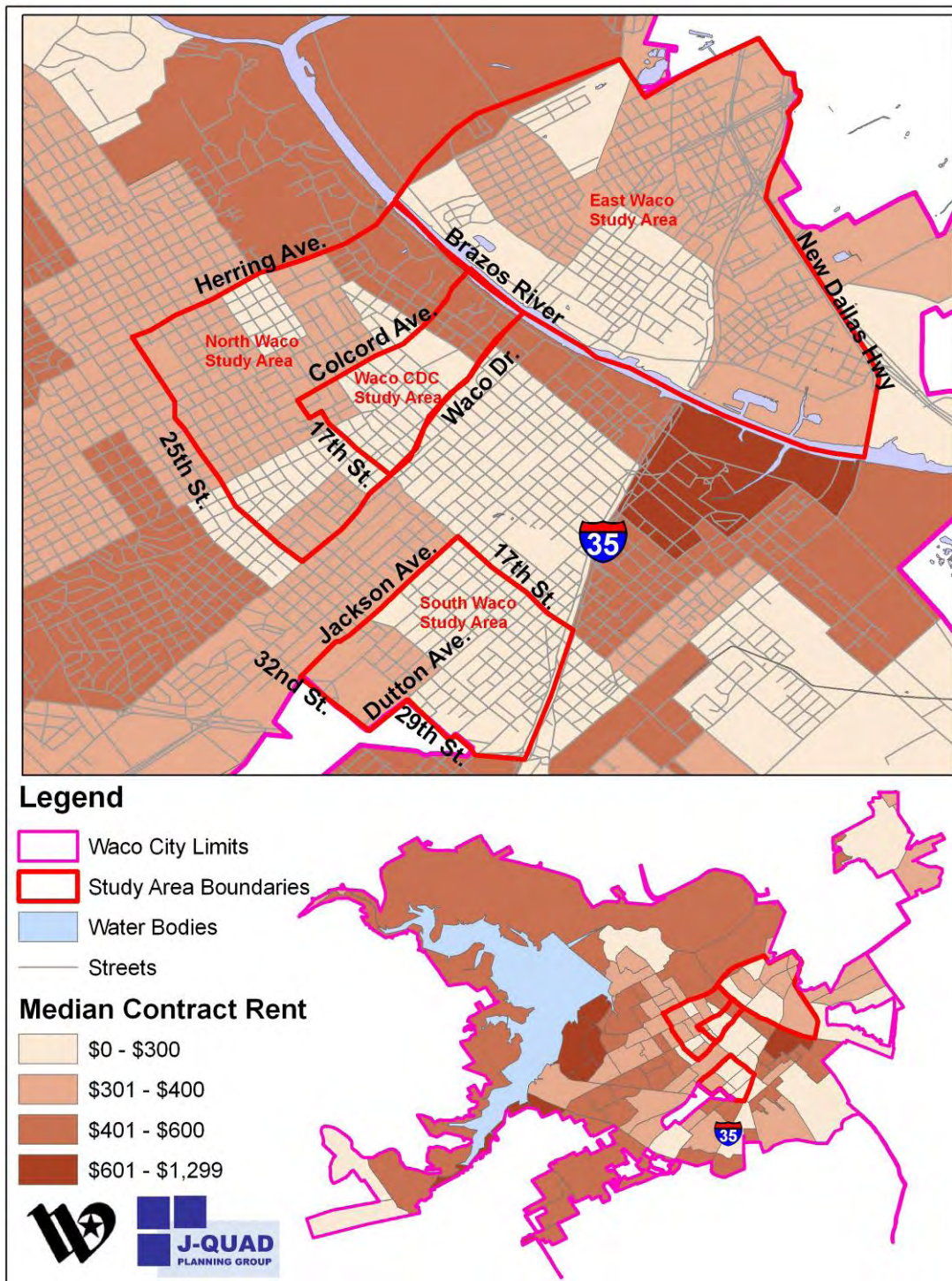
Waco area, and 32.9 percent in the South Waco area were cost burdened. Map 1.14 on page 32 shows the percentage of cost burdened renter-occupied households in the study areas and the city.

Table 1.21: Percent of Income Spent on Rent, 2000

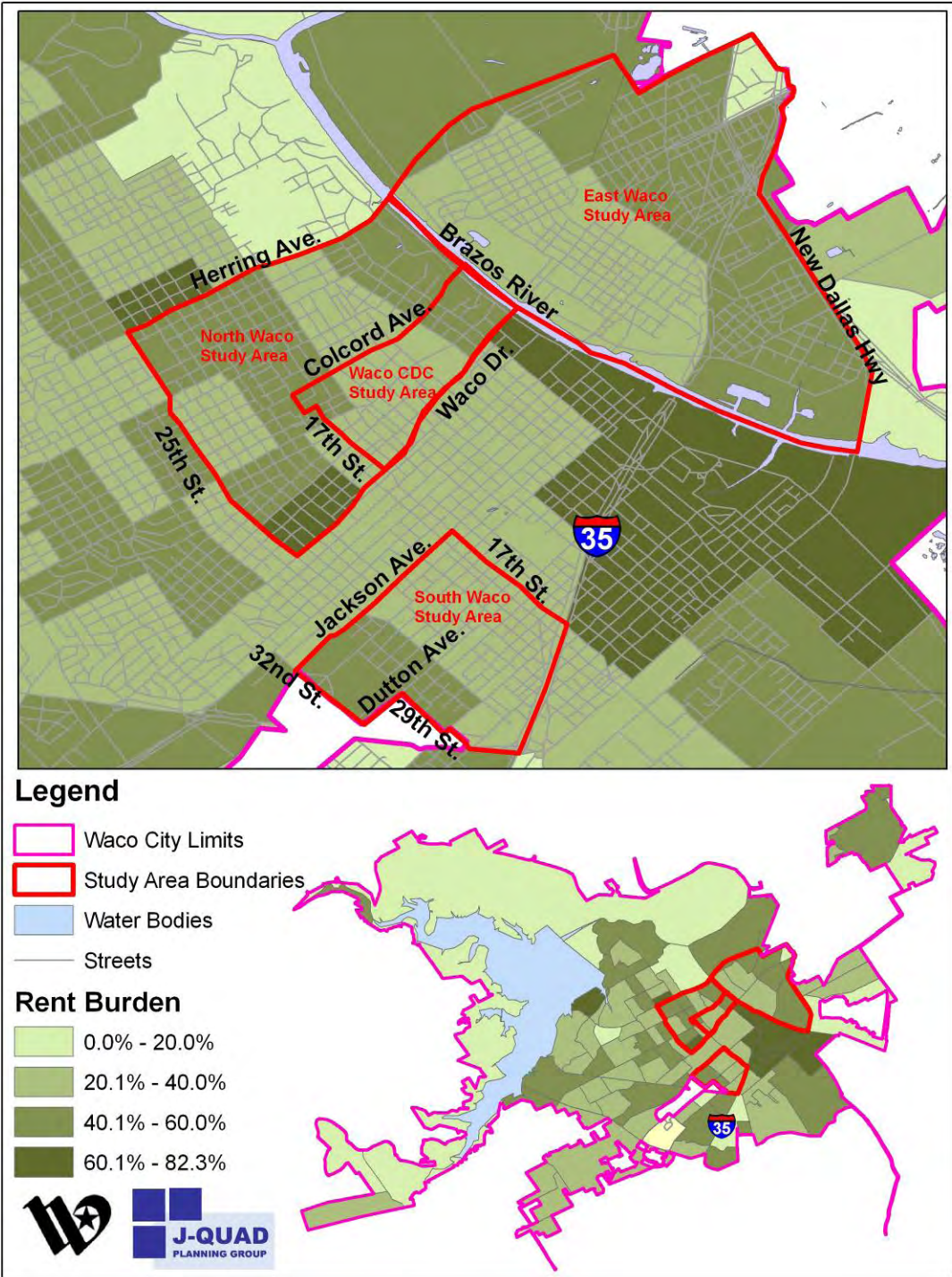
Rent Burden	City of Waco		North Waco Area		Waco CDC Area		East Waco Area		South Waco Area	
	#	%	#	%	#	%	#	%	#	%
Less than 10%	1,477	6.5%	272	13.8%	132	19.8%	163	8.0%	45	6.5%
10% to 30%	9,721	42.9%	817	41.5%	316	47.4%	864	42.2%	363	52.5%
30% to 50%	3,980	17.6%	368	18.7%	90	13.5%	306	14.9%	114	16.5%
50% or more	5,958	26.3%	376	19.1%	105	15.8%	516	25.2%	113	16.4%
Not computed	1,539	6.8%	137	7.0%	23	3.5%	198	9.7%	56	8.1%
More than 30%	9,938	43.8%	744	37.8%	195	29.3%	822	40.2%	227	32.9%
Total	22,675	100.0%	1,970	100.0%	666	100.0%	2,047	100.0%	691	100.0%

Source: 2000 U.S. Census

Map 1.13: Median Contract Rent 2000



Map 1.14: Percent Renter-Occupied Households Paying More than 30% of Households Income on Housing Expenses 2000



Current Rental Housing Characteristics

The results of a rental housing survey conducted by J-QUAD in May 2007 are illustrated in the Table 1.22, on the following page. A total of 7,021 units in 44 complexes were surveyed in Waco, which represents about 63 percent of the multifamily units in the city in 2000. Fourteen complexes reported 100 percent occupancy rate and Twenty-seven apartments had a combined occupancy rate of more than 90 percent. Bedroom distribution was reported for 4,427 units, of which over 47 percent were one-bedroom units, about 35 percent were two-bedroom units, and about 17 percent were three-bedroom units, and less than one percent were studio units.

Table 1.22: Apartment Survey Results, May 2007

APARTMENT	ADDRESS	Ph	Year	%vac	Units					Rent			
					Total	0	1	2	3 or more	0	1	2	3 or more
Abbey Glenn Apartments	700 S 4th St	(254) 752-9851	1981	0%	168	-	12	40	116	-	\$650	\$800	\$995
Arlington Farms Apartments	1800 Primrose Dr	(254) 753-0178	1971	20%	168	-	48	32	88	-	\$495	\$595	\$655-\$795
Ashton Oaks Apartments	5100 Hawthorne Dr	(254) 772-3530	1971	6%	144	-	22	100	22	-	\$495	\$600	\$750
Bar-X Apartments	1511 S Loop Dr	(254) 756-1043	NP	3%	33	33	-	-	-	\$390-\$630	-	-	-
Baylor Plaza Apartments	200 Cottonwood St	(254) 756-0016	1970s	0%	158	-	-	158	-	-	-	\$625-\$675	-
Baylor Plaza II Apartments	1920 S 3rd St	(254) 756-0016	NP	2%	150	-	-	150	-	-	-	\$625-\$790	-
Bear Grounds Apartments	1919 S 5th St	(254) 756-6211	1970s	0%	108	-	70	38	-	-	\$375-\$455	\$640	-
Bordeaux Xi Apartments	3600 Scroggins Dr	(254) 799-6556	1985	6%	120	-	NP	NP	NP	-	\$475	\$555-\$575	\$685
Brazos Park Apartments	1800 N Lake Brazos Dr	(254) 756-6400	1984	15%	159	-	NP	NP	-	-	\$459	\$749	-
Brazos Village Apartments	2525 E Lake Shore Dr	(254) 799-5355	1998	3%	144	-	-	60	84	-	-	\$603	\$696-779
Brookhollow Apartments	4722 Hodde Dr	(254) 772-2058	1978	32%	113	-	104	9	-	-	\$390	\$529-\$580	-
Browning Square Apartments	1721 S 9th St	(254) 756-1741	1970s	17%	42	-	42	-	-	-	\$460-\$485	-	-
Centre	600 Bagby Ave	(254) 755-7500	1980s	0%	24	-	-	24	-	-	-	\$950	-
Centre Court Apartments	1800 S 5th St	(254) 755-7500	1980s	0%	96	-	-	48	48	-	-	\$995	\$1,150
Creole Apartments	708 Ruby Ave	(254) 772-9604	NP	5%	49	-	45	4	-	-	\$490	\$625	-
Eagle Crest Apartments	4120 Bellmead Dr	(254) 799-2020	NP	NP	149	-	NP	NP	NP	NP	NP	NP	NP
Fairmont Apartments	1600 S 5th St	(254) 756-7009	NP	NP	30	-	15	15	-	-	\$575	\$825	-
Fleetwood Square Apartments	416 Owen Ln	(254) 772-6491	1978	2%	120	-	NP	NP	NP	-	\$505	\$595	\$695
French Quarters	1300 N 43rd St	(254) 752-2212	1972	0%	52	-	12	40	-	-	\$415	\$519	-
Garden Place Apartments	3335 Garden Dr	(254) 662-6044	NP	0%	82	-	NP	NP	-	-	\$425	\$495	-
Gemini Village Apartments	901 Wooded Acres Dr # 937a	(254) 772-0211	1974	2%	172	-	124	48	-	-	\$560	\$680-\$715	-
Glenn Oaks Apartments	5101 Hawthorne Dr	(254) 772-1060	NP	0%	141	-	NP	NP	NP	-	\$450	\$535	\$610
Highlander Square Apartments	4000 N 19th St	(254) 754-7371	1980	0%	85	-	85	-	-	-	\$475	-	-

Source: J-QUAD Planning group-Apartment Survey, May 2007

Table 1.22: Apartment Survey Results, May 2007 (Cont'd)

APARTMENT	ADDRESS	Ph	Year	%vac	Units					Rent			
					Total	0	1	2	3 or more	0	1	2	3 or more
Interstate North Apartments	5111 Interstate 35 N # 200	(254) 799-0665	1979	0%	70	-	70	-	-	-	\$355	-	-
Island Condominiums	109 N Jack Kultgen Expy # 105	(254) 754-4434	1993	0%	108	-	24	84	-	-	\$580	\$750	-
La Mirage II Apartments	2425 S 21st St	(254) 756-5855	1982	NP	256	-	NP	NP	-	-	\$450	\$525	-
Landmark Apartments	344 Richland Dr	(254) 772-6531	1970s	2%	152	-	64	56	32	-	\$565	\$695	\$795
Meadows Apartments	4300 Meyers Ln	(254) 799-3355	1989	15%	210	-	140	70	-	-	\$395	\$495	-
Oak Tree Apartments	800 Rambler Dr	(254) 776-5113	1973	15%	112	-	64	48	-	-	\$399	\$429	-
Parkside Village Apartments	1323 N 9th St	(254) 752-2602	1970S	12%	200	-	12	52	136	-	\$424	\$505	\$598-\$727
Pecan Ridge Apartments	2736 Lake Shore Dr	(254) 757-3226	1984	3%	252	-	175	77	-	-	\$499-\$705	\$699-\$1035	-
Place Apartments	2001 S 5th St	(254) 755-7222	2002	0%	100	-	72	20	8	-	\$950	\$1,425	\$1,900
Praetorian Lofts	601 Franklin Ave	(254) 756-7009	NP	17%	12	-	9	3	-	-	\$675	\$1,050	-
Robinson Drive Garden Apts	2724 Robinson Dr	(254) 662-3550	1965	5%	208	-	NP	NP	NP	-	\$405	\$490	\$540
Royal Properties	2415 S. University Parks Drive	(254) 756-7678	2006	12%	195	-	15	84	96	-	\$425	\$450-\$550	\$490/person
Schreiber Investments	525 Esther St # B	(254) 776-2371	NP	5%	250	-	NP	NP	NP	-	\$475-\$895		
University Club Apartments	1725 N Martin Luther King Jr	(254) 867-9933	1976	13%	148	-	21	62	65	-	\$429	\$499	\$599-\$699
University Rentals	Various locations	(254) 752-5691	NP	NP	600	-	520	80	-	-	\$400-\$590	\$700-\$800	-
Valley Terrace Apartments	1001 N Valley Mills Dr	(254) 772-7390	1965	7%	108	-	36	64	8	-	\$490	\$590-\$680	\$750
Village Oaks Apartments	2010 Campus Dr	(254) 799-5885	1990s	50%	976	NP	-	NP	NP	\$750	-	\$327/person	\$368/person
Villages	1100 N 6th St	(254) 753-6418	1972	0%	250	-	NP	NP	NP	-	\$600	\$800	\$900
Westwood Villa	421 Villa Dr	(254) 772-4321	1962	0%	51	-	NP	NP	NP	-	\$450	\$550	\$650
Whispering Oaks Apartments	4400 N 19th St	(254) 752-3871	NP	NP	204	-	204	-	-	-	\$400	-	-
Woodhollow Apartments	4502 Lake Shore Dr	(254) 776-0453	1984	90%	220	-	81	99	40	-	\$480-\$595	\$605-\$690	\$850

Source: J-QUAD Planning group-Apartment Survey, May 2007

Housing Conditions

An evaluation of housing conditions was performed in the Waco CDC area in May, 2007. Housing units were evaluated using a drive-by technique where exterior conditions were observed and compared to a five-category continuum. Units were determined to be in either Standard condition, in need of Minor or Major Repairs, Dilapidated, or lots were Vacant. Non-residential uses were also noted and recorded into a digital geographic information system database on-site. A digital map is included in this report, providing spatial representations of the conditions found.

Standard Units are those housing units where all exterior conditions are deemed to be good. The paint and roof appear to be in good shape, doors and windows fit well in their openings, there are no apparent sags in the roof or attached porches, and the siding or brick veneer are in good condition, with no holes apparent from the street.



Standard

Minor Repair Units are those housing units where there is an obvious need for some degree of maintenance attention. Maintenance needs may range from some minor touch-up of painted surfaces where flaking has occurred, to the repair of holes in siding, missing bricks, and spot repair of the roof. As with Standard Units, the roof, as a whole, is in good shape and no sags are observable in the roof or porch members. Again, doors and windows appear to fit well in their openings.



Minor Repair

Major Repair Units are those housing units where there are obvious, costly maintenance needs. These needs may include a major paint job, re-roofing, repairs of large holes in siding or brickwork, sags in the roof or attached porches, and evidence of minor foundation problems, such as dips at the corners of the housing unit. Major Repair Units may show evidence of doors and windows fitting poorly in their



Major Repair

openings. Despite the cost of repairs, a Major Repair Unit is typically worth the investment involved in fixing-up the home.

Dilapidated Units are those housing units where the condition is so deteriorated that the investment required to rehabilitate the unit would probably be more than the value of the repaired home. These units typically have major foundation problems, evidenced by sags in the roof, porch, and corners of the home, severely deteriorated roofs, often accompanied by holes apparent in the shingles that allow rain water into the unit, holes in siding, ill fitting windows and doors, and major paint needs. These units are often uninhabited and close to collapse.



Dilapidated

Vacant indicates that a home previously occupied the site, but has since been removed.

Results of the survey are summarized in Table 1.23, to the right and Chart 1.2, on the following page. As shown in the table, of the 598 housing units surveyed in the Waco CDC area, 109 units (18.2%) were found to be in Standard Condition and 288 units (48.2%) needed only Minor Repairs. One hundred and sixty-three units (27.3%) were deemed to need Major Repairs, 22 units (3.7%) were Dilapidated, and 16 demolitions (2.7%) were noted. The demolitions are based on a comparison of the field survey of the neighborhood to the building foot print data provided by the City.

Table 1.23: Housing Conditions, May 2007

Building Condition	#	%
Standard	109	18.2%
Minor Repair	288	48.2%
Major Repair	163	27.3%
Dilapidated	22	3.7%
Demolished*	16	2.7%
Total	598	100.0%

* Demolitions indicate the structures that existed in the building footprints and are noted to be demolished in the current survey.

Source: Survey by J-QUAD Planning Group

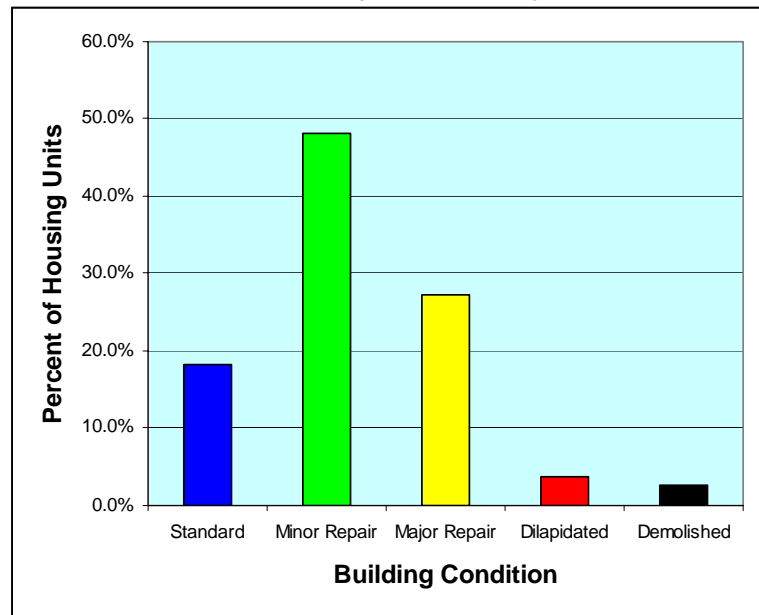
Map 1.15, on the following page, presents a spatial representation of the housing condition data for the Waco CDC area.

Property depreciation data provided by McLennan County is used as a proxy for the housing condition survey in the North Waco, Waco CDC, East Waco, and South Waco areas. The percentage of depreciation as assessed by the McLennan County Appraisal District is based on the observed condition, age of the property, and the type of

construction. Table 1.24, below, shows the number of properties in the study areas by the depreciation percentage. These numbers were summarized from the Property Appraisal Data. Over 37 percent of the properties in the North Waco area, 50.7 percent in the Waco area, 59.2 percent in the East Waco area, and 31.1 percent in the South Waco area had less than 30 percent depreciation. Four percent of the properties in the North Waco area, 8.4 percent of the properties in the Waco CDC area, 6.1 percent of the properties in the East Waco area, and 2.7 percent of the properties in the South Waco area had a depreciation of more than 80 percent.

Maps 1.16 through 1.19, on pages 37 through 40, illustrate the percentage of depreciation for the properties in the study areas. The property depreciation is based on the appraisal data provided by McLennan County.

Chart 1.2: Housing Conditions, May 2007



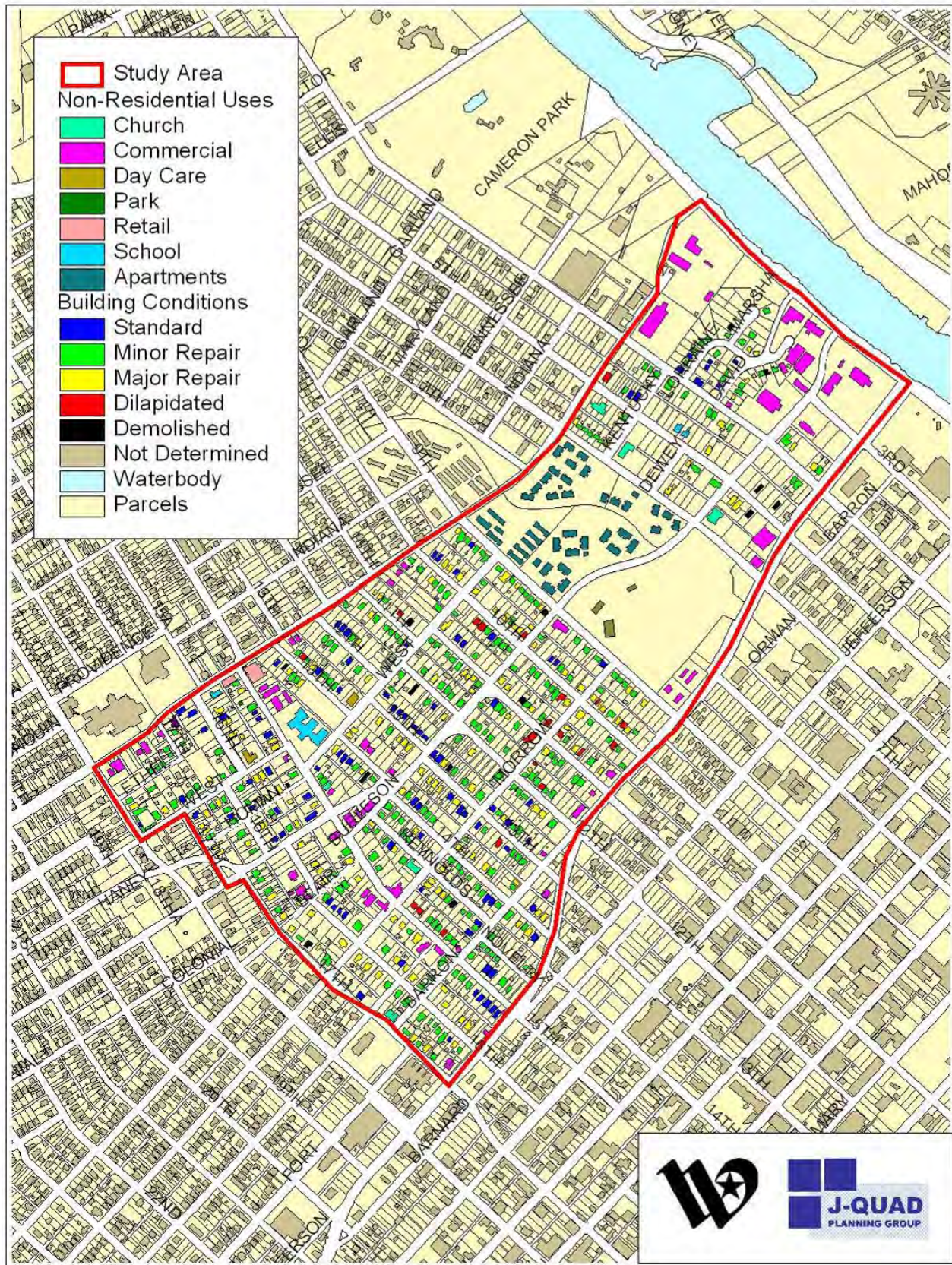
Source: Survey by J-QUAD Planning Group

Table 1.24: Property Depreciation, May 2007

Depreciation Percentage	North Waco Area		Waco CDC Area		East Waco Area		South Waco Area	
	#	%	#	%	#	%	#	%
0-30%	2,025	37.1%	616	50.7%	3,420	59.2%	722	31.1%
31-50%	1,356	24.9%	312	25.7%	940	16.3%	457	19.7%
51-80%	1,858	34.1%	186	15.3%	1,059	18.3%	1,081	46.5%
81-100%	216	4.0%	102	8.4%	355	6.1%	63	2.7%
Total	5,455	100.0%	1,216	100.0%	5,774	100.0%	2,323	100.0%

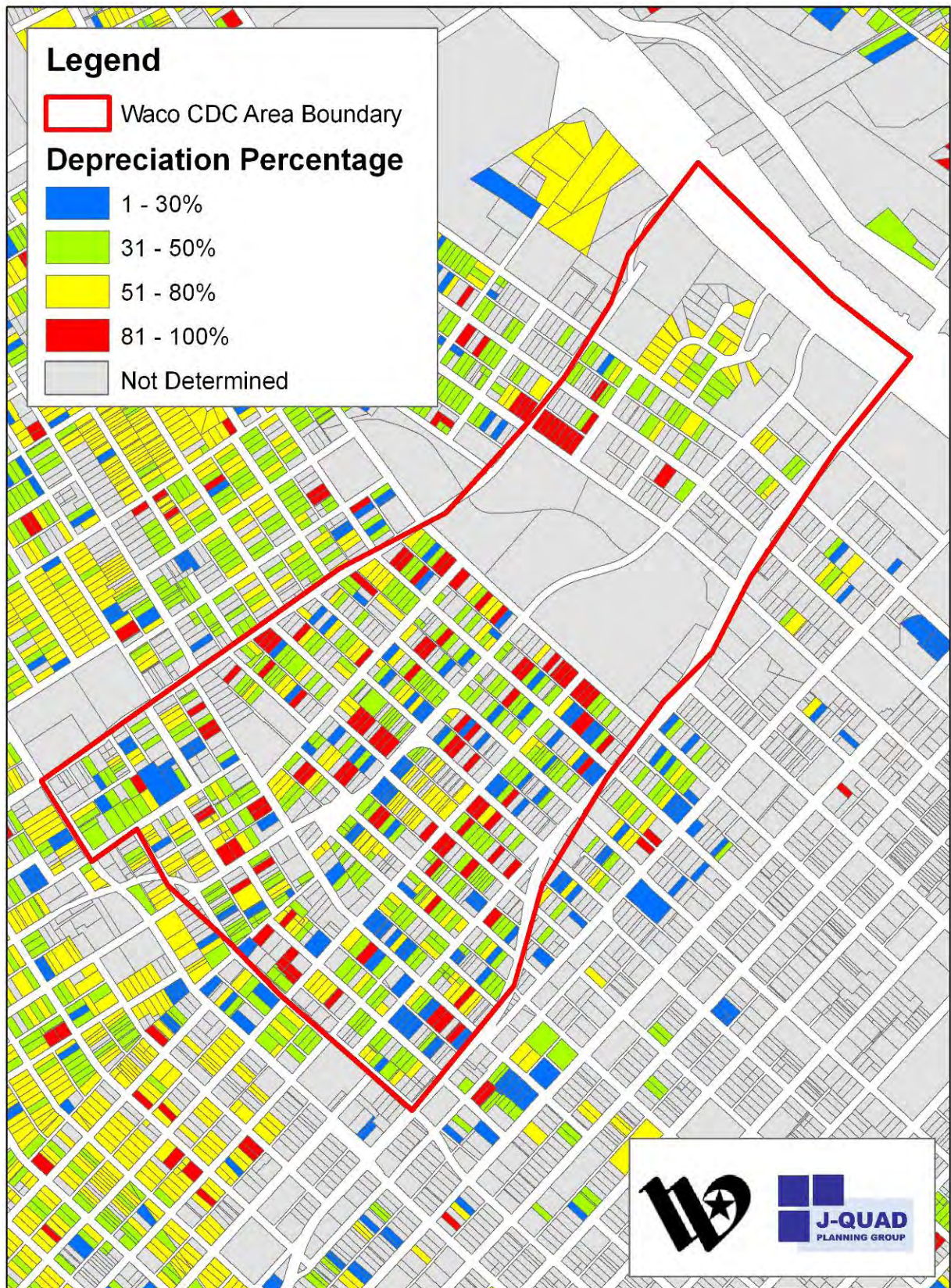
Source: McLennan County Property Appraisal Data 2007

Map 1.15: Housing Conditions – Waco CDC Area



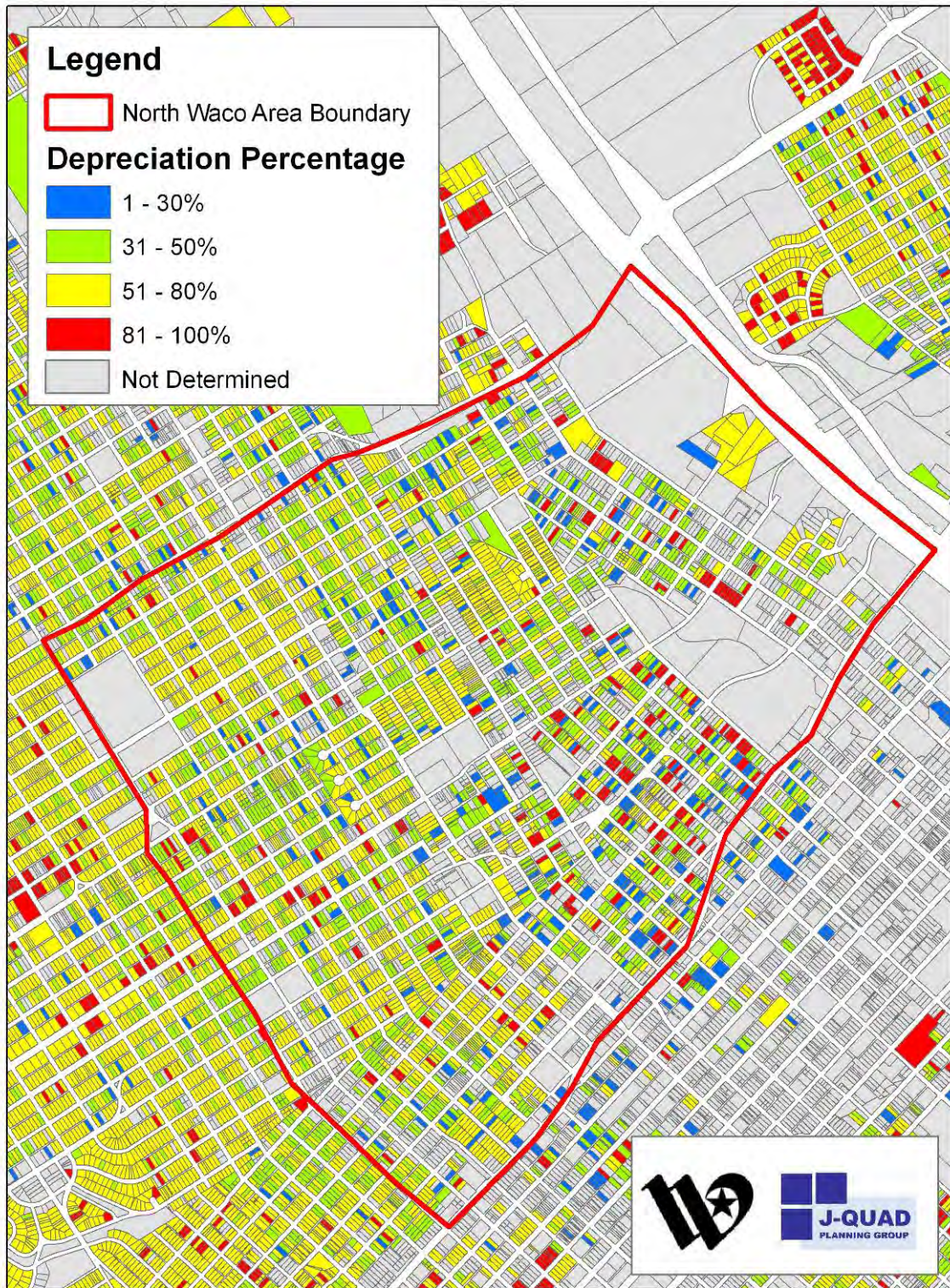
Source: J-QUAD Planning Group

Map 1.16: Property Depreciation – Waco CDC Area



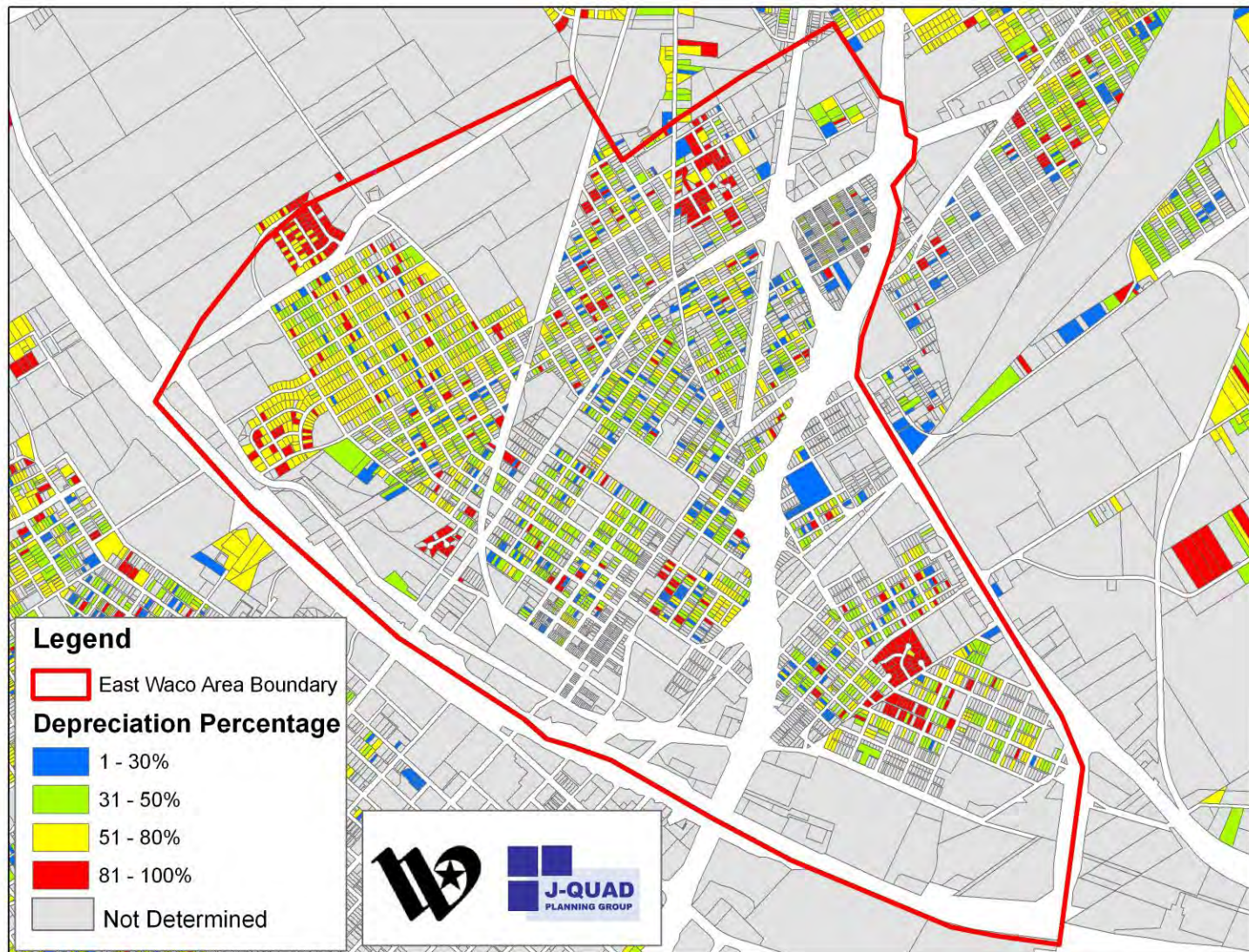
Source: McLennan County Property Appraisal Data 2007

Map 1.17: Property Depreciation – North Waco Area



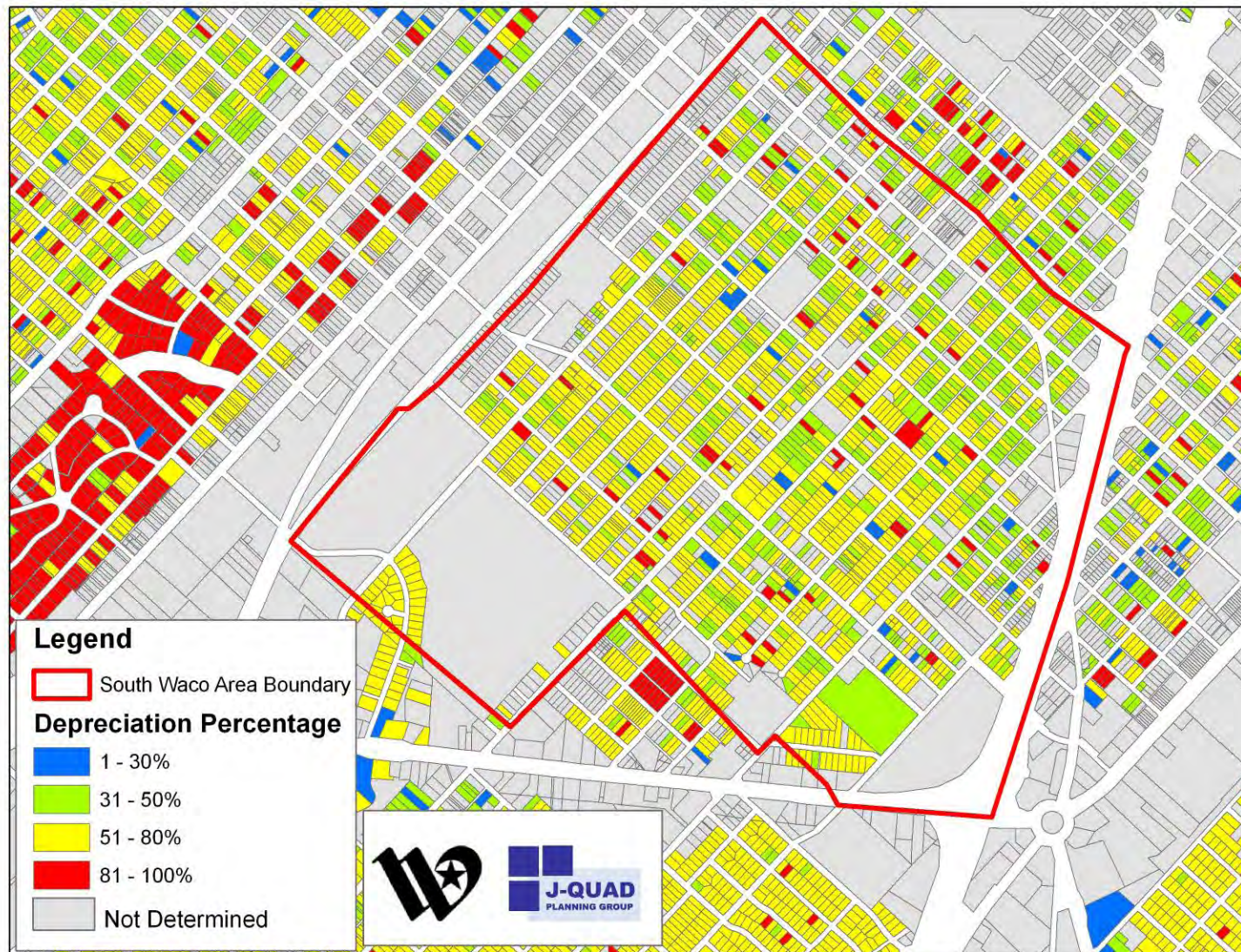
Source: McLennan County Property Appraisal Data 2007

Map 1.18: Property Depreciation – East Waco Area



Source: McLennan County Property Appraisal Data 2007

Map 1.19: Property Depreciation – South Waco Area



Source: McLennan County Property Appraisal Data 2007