



Community Profile

3.0 Introduction

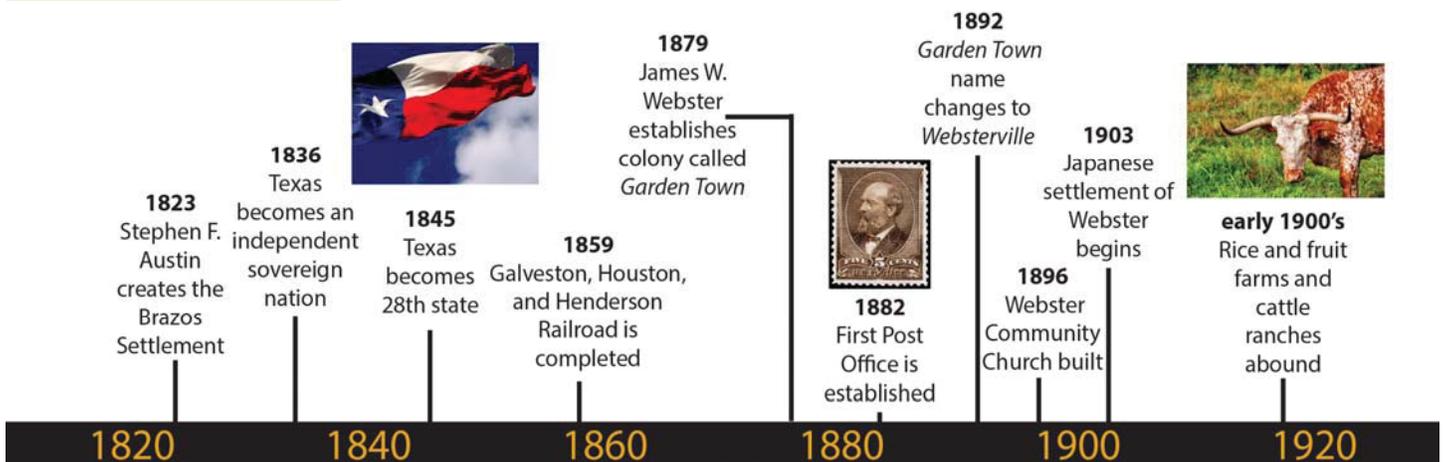
Webster is “Linked to the Future” in that the City is committed to planning proactively for what lies ahead. In planning for its future, the City of Webster faces the challenge of preserving and enhancing its existing character and environment, while balancing the increasing demands of future growth and development within its 6.7 square miles. Prior to envisioning Webster’s future, consideration must be given to its past and present.

This community profile is an introduction to the City, which documents existing conditions and traits of the community, including data related to its regional setting, local features, population, employment, economics, and demographics. An important component of the community profile is the population projection for the year 2040, which will be used throughout the Comprehensive Plan to project future land use and infrastructure needs. An understanding of existing population characteristics and future population projections is essential in determining anticipated growth and resulting demands on the community and its facilities and services.

3.1 History of Webster

3.1.1 Early Developments

The area known as “Webster” had its origin in a small farming settlement that was formed in the 1870s and called “Garden Town.” James Webster, a Galveston steamboat operator who transported English settlers from the Port of Galveston to Garden Town, was honored by his passengers who renamed the village for the man who conveyed them to their new home, calling it “Websterville.” A post office was established



in Websterville in 1882; and ten years later, the modest town was platted and officially named “Webster.”

3.1.2. Japanese Influence and the Rice Industry

Through an invitation from the Houston Chamber of Commerce in 1903, Seito Saibara (1861-1939), native to Japan and former president of Doshisha University, immigrated to Webster. Saibara found the area to be ideal for growing rice, so he settled in the area and sent for his family and friends. His eldest son, Kioaki Saibara (1884-1972), brought with him the superior shinriki rice from Japan, which was responsible for significantly augmenting rice production. Another Japanese immigrant, Mitsutaro Kobayashi, joined the growing Japanese community in Webster and became a successful vegetable and fruit farmer. Webster features “Kobayashi Road,” named after the early settler.



CONSTRUCTION OF THE THE MANNED SPACECRAFT CENTER BEGINS ON THE 1,700 ACRE TRACT SOUTHEAST OF HOUSTON. THE MSC WAS RENAMED JOHNSON SPACE CENTER IN HONOR OF THE LATE LYNDON B JOHNSON.

3.1.3. Johnson Space Center (JSC)

Webster remained a village until the City of Webster was incorporated in 1958. In 1960, the population was 329; however, with the arrival of NASA’s Johnson Space Center, dramatic growth transpired. According to the U.S. Census, the population jumped to 2,231 in 1970. Restaurants, hotels, shopping centers, aerospace companies, medical facilities, and a university moved in, bringing economic growth to the area. Certainly Johnson Space Center, which employs a workforce of 13,500 (post shuttle) continues to influence the Webster community. Webster is known as the “Gateway to NASA” and Space Center Houston's exclusive municipal partner.

3.1.4. Medical Center of the South

Webster’s premier medical sector launched with the opening of Clear Lake Regional Medical Center in 1972, as this hospital represented the region’s first major medical facility. Since that historic time, Clear Lake Regional Medical Center has embarked on landmark projects, including The Heart & Vascular Hospital, which opened in 2007. Today, Clear Lake Regional Medical Center features 595 beds and touts a workforce of more than 2,000. Webster’s position as the medical center of the south is solidified by

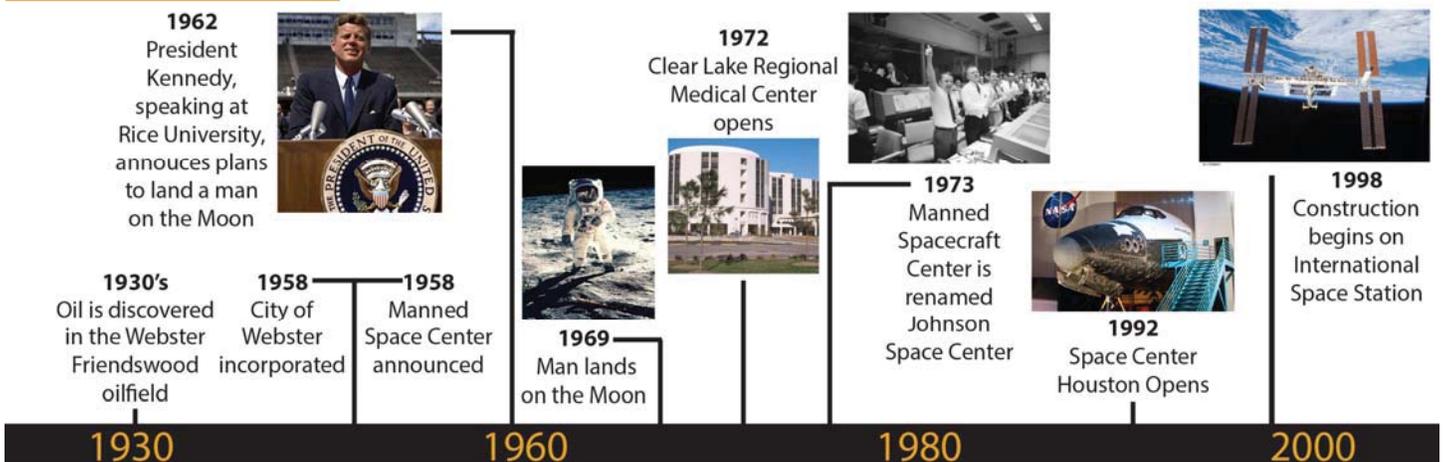


FIGURE 3.1: CITY OF WEBSTER MAP



the number of established, new, and forthcoming healthcare facilities powered by more than 2,200 physicians who accommodate 1.8 million patients annually. Five essential components solidify Webster's outstanding reputation as the medical center of the south: 1) unprecedented residential growth within a 30-mile radius; 2) established medical facilities and physician base; 3) new and expanding medical facilities; 4) convenience and mobility; and 5) exclusive and comprehensive medical services for a super-regional population.

3.1.5. Central Business District of Bay Area Houston

Located midway between downtown Houston and Galveston, Webster is renowned as the central business district of Bay Area Houston. While the city's population is under 11,000, the daytime population swells to more than 200,000, as the municipality's composition is 80% commercial. Webster accommodates over 31 retail centers, more than 100 restaurants and entertainment venues, and 17 hotels. The City's primary industry sectors are retail, dining, entertainment, medical, biomedical, technical, aerospace, professional office, and tourism.

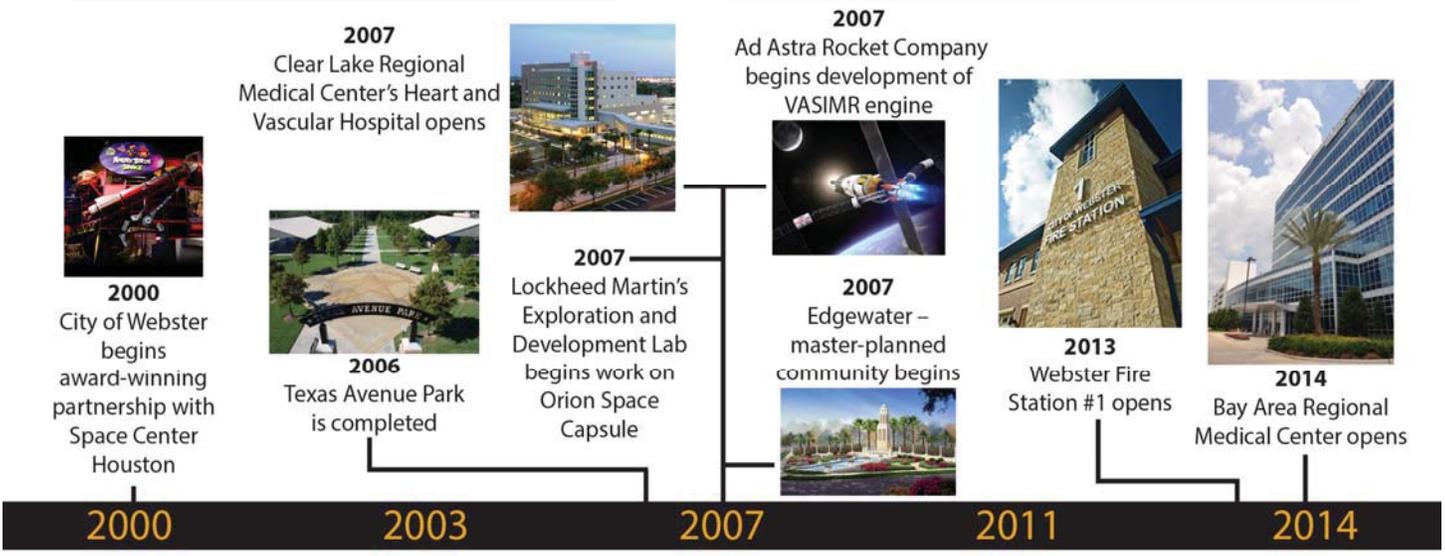
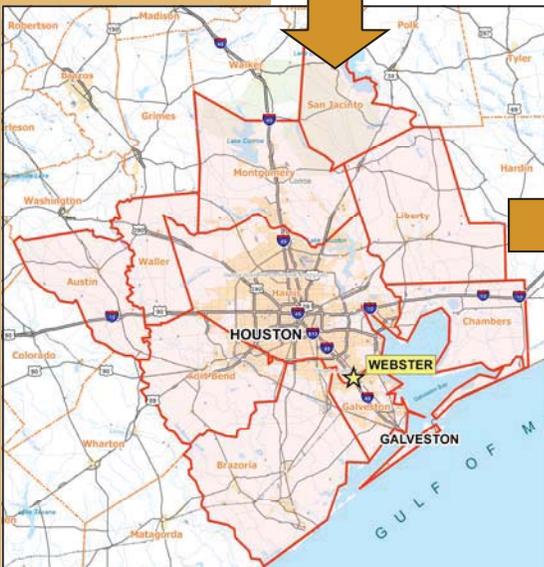


TABLE 3.1: CITY OF WEBSTER HISTORICAL AND FUTURE POPULATIONS

	Year	Population	Annual Growth Rate
Historical Population	1960	329	X
	1970	2,231	21%
	1980	2,405	1%
	1990	4,678	7%
	2000	9,083	3%
	*2010	10,684	2%
	2012	10,983	1%
Projected Population	2015	11,600	2%
	2020	12,800	2%
	2025	14,000	2%
	2030	15,400	2%
	2035	17,000	2%
	2040	18,700	2%

* REVISED 2010 POPULATION FOR THE CITY OF HOUSTON THROUGH CQR CASE # 90258, ALL POPULATION PROJECTIONS ARE ROUNDED DOWN TO THE NEAREST 100.
SOURCE: U.S. CENSUS & THE CITY OF WEBSTER WATER & WASTEWATER IMPACT FEE REPORT

FIGURE 3.2: CITY OF WEBSTER POPULATION PROJECTIONS

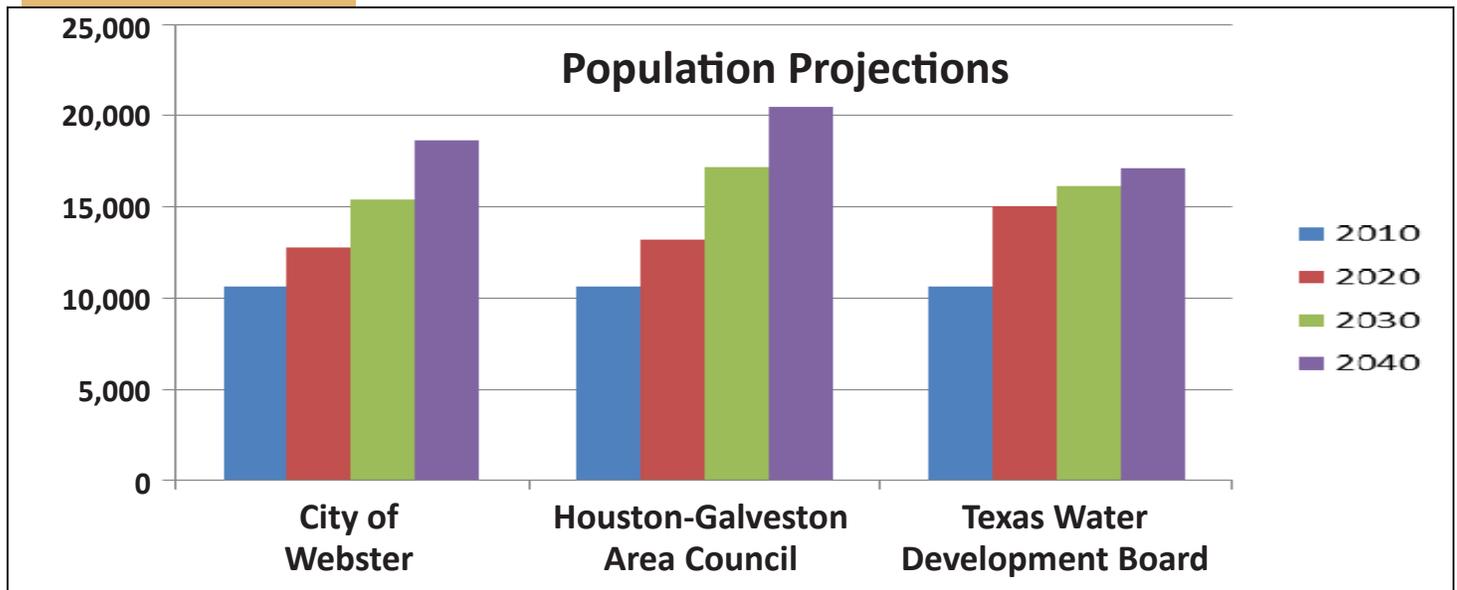
3.2 Regional Setting

Webster is located in Harris County on the Texas Gulf Coast, southeast of Houston and 24 miles northwest of Galveston. Located along Interstate 45, the City is bordered by Houston to the north, League City to the south, Friendswood to the west, and Nassau Bay to the east. Webster is centrally located midway between downtown Houston and Galveston. The City serves as the “Gateway to NASA” and the entire region known as “Bay Area Houston.” (Figure 3.1)

3.3 — Historical and Future Population

Past and current population characteristics are important in understanding a community and planning for its future. The advent of NASA’s Johnson Space Center served as the catalyst for Webster’s initial population growth in the 1960s. A second wave of growth occurred from 1990 to 2000. (Table 3.1)

Just as Webster’s population burgeoned in the decade between 1960 and 1970, the City projects its residential population to reach 18,700 by 2040 based on the completion of Edgewater Planned Unit Development, the revitalization of NASA Parkway, and the build-out of the City. This estimate is comparable to projections from the Houston-Galveston Area Council, as well as the Texas Water Development Board. (Figure 3.2)



NOTE 1: REVISED 2010 POPULATION FOR THE CITY OF WEBSTER THROUGH CQR CASE #90258.
SOURCE: U.S. CENSUS & THE CITY OF WEBSTER WATER & WASTEWATER IMPACT FEE REPORT, H-GAC POPULATION PROJECTIONS AND TEXAS WATER DEVELOPMENT BOARD POPULATION PROJECTIONS

**TABLE 3.2: MAJOR CORRIDORS
DAILY TRAFFIC VOLUMES**

Name of Major Roadway	Traffic Volume (Daily Average)
Gulf Freeway	250,000
Bay Area Blvd.	100,000
NASA Parkway	75,000
Egret Bay	50,000
Highway 3	45,000

3.3.1 Residential, Commuter and Visitor Population

The Webster community is substantially larger than its residential population indicates due to those who work, dine, conduct business, frequent the medical center, enjoy entertainment, and visit the City. Webster is largely commercial, as its market is regionally drawn from a 30-mile radius, which includes 3.4 million people.

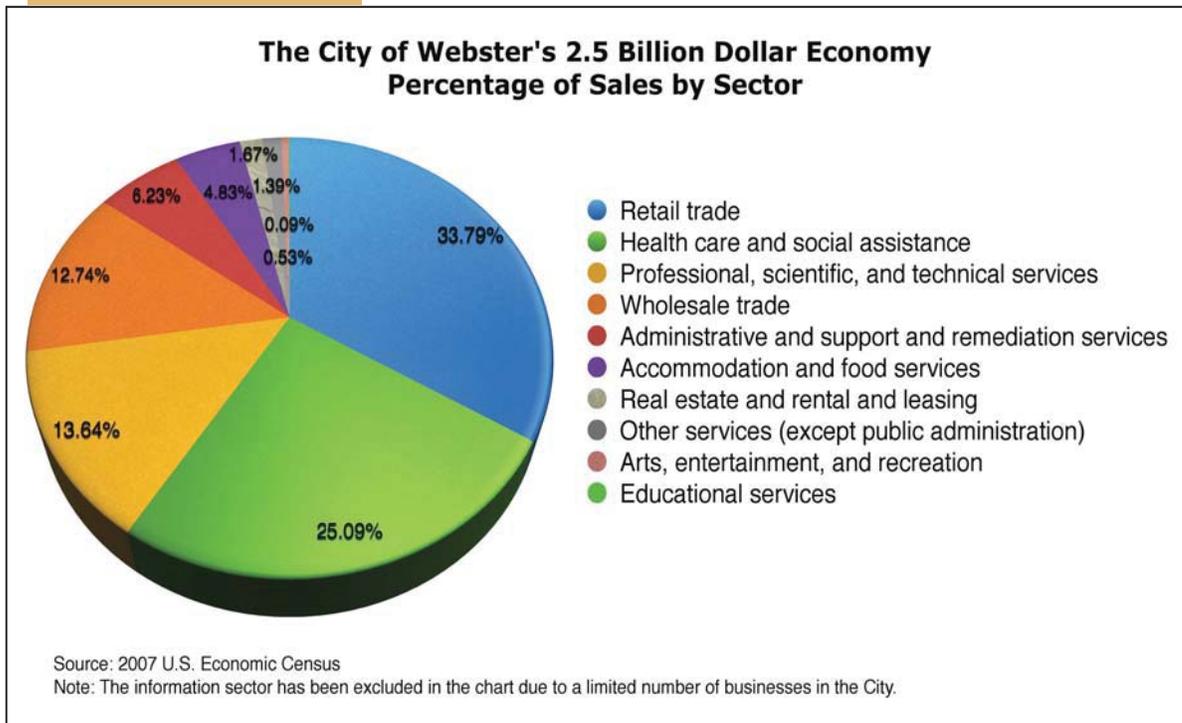
Major corridors within Webster show substantial daily traffic counts. Bay Area Boulevard, which is known as the “Westheimer of Clear Lake” — for its dense array of vibrant businesses, accommodates 100,000 vehicles daily. In addition, other major corridors that accommodate high volume traffic include NASA Parkway, Egret Bay Boulevard/FM 270, Highway 3, and, of course, Interstate 45. Average daily traffic counts from these central arterials illustrate that Webster is a super-regional city despite its small residential population and tiny footprint. (Table 3.2)

3.4 Economy

The City of Webster is the central business district of Clear Lake, with 80% of the City’s 6.7 square miles dedicated to commercial use. This focus on commercial has created a local economy that generates 2.5 billion dollars in sales, with the leading industries as retail, healthcare, and professional/technical services. The City of Webster continues to accommodate growth within these industry sectors to create a flourishing, yet sustainable, economy. (Figure 3.3)

Webster’s economy provides an opportunity to recruit quality jobs in multiple fields and professions. While the retail trade sector, which includes restaurants, commands the highest concentration of jobs, the top paying positions are found in the professional/technical services sector at an average of more than \$78,000 a year per employee; wholesale trade at over \$62,000; and medical services at \$50,000. (Figure 3.4 & 3.5) A stable workforce who commands better than average wages plays a role in

**FIGURE 3.3: CITY OF WEBSTER’S
SALES ECONOMY**



attracting a variety of complementary retail, dining, and entertainment venues to the community.

During the past decade, Webster has become renowned as the retail, dining, and entertainment capital of Bay Area Houston, the medical center of the south, and the aerospace capital of the United States. Webster’s strategic location, key industry sectors,

FIGURE 3.4: NUMBER OF EMPLOYEES BY INDUSTRY

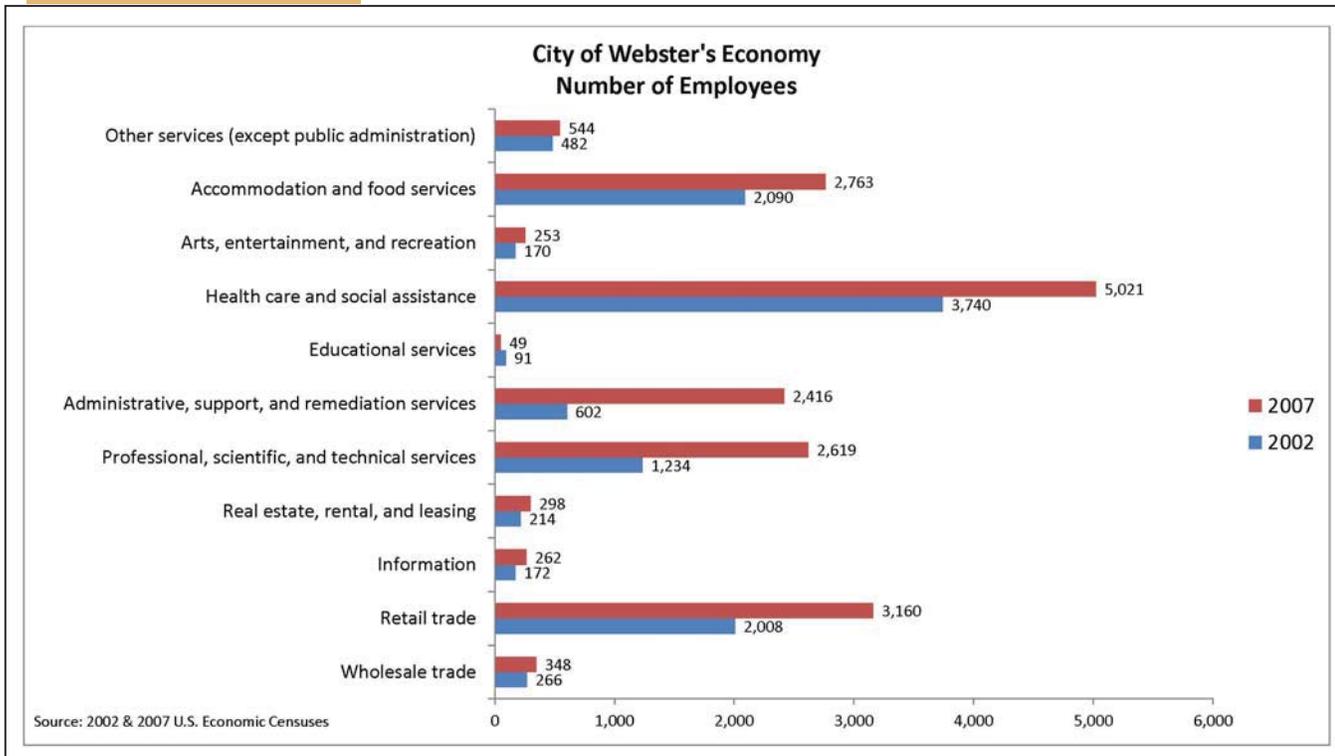


FIGURE 3.5 AVERAGE INCOME BY INDUSTRY





WEBSTER'S LOCATION BETWEEN DOWNTOWN HOUSTON AND GALVESTON, WITH ACCESS TO KEY TRANSPORTATION CORRIDORS, PROVIDES A "SUPER-REGIONAL" TRADE AREA OF 3.4 MILLION PEOPLE, ATTRACTING A WIDE RANGE OF SUCCESSFUL RETAILERS.

super-regional market, and business-friendly environment contribute to the City's commercial vibrancy.

3.4.1 — Retail and Entertainment

Webster's retail stronghold is predicated upon its central location— midway between downtown Houston and Galveston—with exposure and access along key corridors, such as interstate 45, Bay Area Boulevard, NASA Parkway, Egret Bay Boulevard/FM 270, and Highway 3. Webster's trade area is considered to be "super-regional," consisting of 3.4 million people who reside within a 30-mile radius. The City has literally paved the way for retail projects through its Economic Development Corporation, established in 1999, to facilitate significant infrastructure. Webster's retail strength is illustrated by featuring some of the top-performing stores within the entire Houston Metropolitan Statistical Area. According to the City's Economic Development Department, Webster has numerous restaurants that are the nationally top-performing stores within their corporation, including La Madeleine, Chuy's, Twin Peaks, and McAlister's Deli. Similarly, Webster's Cheddar's Casual Café is the number two store in the chain, outperforming more than 130 stores in the United States. Carrabba's, Zio's, and Café Express are the top-performers within Texas. These statistics speak volumes about the strength of Webster's market.



ACADEMY SPORTS + OUTDOORS CHOSE WEBSTER FOR THE SITE OF ONE OF ITS LARGEST TEXAS STORES.

Webster enjoys being at the top in the commercial arena.

Academy Sports + Outdoors built one of its largest Texas stores in Webster, and Fry's Electronics, with its International Space Station theme, is the largest electronics destination in the region. Webster features the State's top locations for World Market, Burlington Coat Factory, Barnes and Noble, Chair King, Bed Bath & Beyond, buybuy Baby, Academy Sports + Outdoors, and Fry's Electronics. Webster fits retail perfectly based on many factors, such as location, strong stable industries, highly educated workforce, burgeoning regional population, and tourism.



BAY AREA REGIONAL MEDICAL CENTER

As is the case with retail, Webster's entertainment venues are just as vibrant. Sales from mixed beverages in Webster are the second highest in Harris County, which is an indicator of the sales volume in restaurants, clubs, and entertainment venues. Webster features top performers in the entertainment arena. Main Event, with 65,000 square feet of family entertainment, has Webster as its top location within the company's system. Big Texas Dance Hall and Saloon is the region's best-performing country-western venue, and Scout Bar is acclaimed as the number one rock club. Webster has an array of family offerings, such as movie theatres, bowling, skating, miniature golf, billiards, and arcades.

3.4.2 — Medical

For more than a decade, Webster's emergence as the medical center of the south has been fueled by impressive, new, state-of-the-art facilities, with more than 2,200 renowned physicians who perform comprehensive procedures and services for a growing service area population. Webster's medical center accommodates 1.8



CLEAR LAKE REGIONAL MEDICAL CENTER'S HEART AND VASCULAR HOSPITAL



CLEAR LAKE REGIONAL MEDICAL CENTER'S RECENTLY COMPLETED PATIENT TOWER

million patients annually, and that number is escalating with the recent July 2014 opening of Bay Area Regional Medical Center. Webster's position as the medical center of the south is solidified by five essential components: 1) unprecedented residential growth within a 30-mile radius; 2) established medical facilities and physician base; 3) new and expanding medical facilities; 4) convenience and mobility; and 5) exclusive and comprehensive medical services for the region. Webster's medical center encompasses a two-mile radius spanning NASA Parkway, Texas Avenue, Blossom, Orchard, Medical Center Boulevard, and Highway 3. The entire district is easily navigable with free parking and patient-friendly access.

Webster's medical center offers highly specialized services that are not offered anywhere else in the entire region—with the exception of Houston's medical center. Bay Area Regional Medical Center's hybrid operating room, for example, is specially designed for complex cardiac procedures, just as Clear Lake Regional Medical Center features a pediatric emergency department. The Heart & Vascular Hospital is the only hospital south of Houston's Medical Center devoted to cardiology.

Webster's largest hospital, Clear Lake Regional Medical Center, which includes the 305,000 square foot Heart & Vascular Hospital, features 595 beds and a staff of more than 2,000. Bay Area Regional Medical Center, with its first phase, touts 104 beds and a workforce of 520. When phase 3 of construction is complete, Bay Area Regional Medical Center's 375,000 square foot hospital will accommodate 276 beds amid 11 floors.

Webster's medical center represents a vital component of the City's economy, as private hospitals represent the largest industry by labor income and output and the second largest by employment. Clear Lake Regional Medical Center, The Heart & Vascular Hospital, Bay Area Regional Medical Center, Houston Physicians Hospital, Kindred Hospital, Kindred Rehabilitation Hospital, Cornerstone Hospital, and the forthcoming Webster Rehabilitation Hospital make a huge contribution to the local economy with a multiplier of 1.48 (University of Houston-Clear Lake study), which signifies that for every dollar spent by the hospitals and medical facilities, an additional 48 cents is generated in the rest of Webster's economy.

Webster's medical center thrives, as new facilities are under construction or planned. Webster Rehabilitation Hospital, Integrated Medical Plaza, and skilled nursing campuses are some of the latest healthcare projects underway to keep pace with the region's demand for quality medical care.

3.4.3 — Aerospace

Located in Webster's backyard, NASA's Johnson Space Center (JSC), is just four miles east of Interstate 45 along NASA Parkway. From the early Gemini, Apollo, and Skylab projects to today's International Space Station and tomorrow's deep space exploration, Johnson Space Center leads NASA's human space exploration initiative.



As Johnson Space Center employs over 13,500 civil servants and contractors, this significant aerospace industry is important to the region and complements thriving industry sectors in Webster's super-regional market, such as healthcare, biotechnology, higher education, specialty chemical, energy, environmental science, retail, entertainment, and tourism.

NASA's Johnson Space Center continues to play a critically vital role in the United States' leadership and security. The International Space Station (ISS), which joins 16 nations, has been the centerpiece program for NASA for the past 16 years. NASA's current focus is on Mars, the Moon, asteroids, and deep space exploration.

WITH ITS CLOSE PROXIMITY TO NASA'S JOHNSON SPACE CENTER AND MANY AEROSPACE COMPANIES, WEBSTER IS AN INTEGRAL PART OF A \$300 BILLION GLOBAL MARKET.

In both the national and international arena, space is the high ground, and Webster is a part of this growing \$300 billion global market. Lockheed Martin Corporation, with its Exploration Development Laboratory in Webster, continues to design, develop, and build Orion, NASA's shuttle successor. This next generation shuttle will provide new transportation technology to support missions to low-Earth orbit, the Moon, asteroids, and deep space.

Ad Astra Rocket Company, headquartered in Webster, is revolutionizing space exploration and transportation through its development of plasma technology and advanced electric propulsion systems. The VASIMR® propulsion system powered by just 200 megawatts of electrical power could result in a ship's reaching Mars in 39 days, rather than eight months with a chemical rocket. This plasma rocket engine is much more fuel efficient and faster than traditional chemical rockets.

Stinger Ghaffarian Technologies (SGT) touts two Webster locations, as this science and engineering services company is the outfitter of spacesuits. Additionally, SGT scientists and engineers support key federal programs within NASA and NOAA. SGT develops, tests, fits, and maintains inventory of spacesuits and conducts work in drill telemetry, which has applications for aerospace, oil and gas, and healthcare industry.



QUARTER SCALE MOCK-UP OF THE ORION CAPSULE UNDERGOES TESTING AT THE NEUTRAL BUOYANCY LAB.

TRACLabs, headquartered in Webster and renowned for its advanced robotics and automation research and development, is creating the "brains" and "brawn" software to power a human-like robot that can respond to disasters, as intelligent and dexterous robots are needed to conduct a variety of dangerous and strenuous missions in many arenas. TRACLabs, too, helped design the second-generation Robonaut (R-2), which is currently aboard the International Space Station.

Webster benefits immensely from its relationship with NASA's Johnson Space Center and the growing number of aerospace, engineering, and technology companies that

are attracted to the region due to the work that NASA performs for space exploration, research, and science.

3.4.4 — Tourism

Webster's Tourism Connection

Tourism is one of Webster's top economic drivers, as overnight visitors to the City generate hotel occupancy tax, as well as sales tax from retail, restaurant, and entertainment venues. The City has cultivated this important industry sector that has resulted in

17 hotels and annual revenues of more than \$900,000 in hotel occupancy tax. As tourism results in money flowing into the City from outside of the municipality, tourism is classified as a primary industry in that new revenue (rather than a recirculation of money) is infused into the local economy enhancing its strength and viability.

Several factors contribute to Webster's tourism success. While the City currently has no tourist attraction of its own, Webster promotes and positions itself alongside the region's top destination; Webster utilizes the power of focused advertising in the top destination market area; and Webster continually generates campaigns and initiatives that align the City's hotels with Space Center Houston—NASA's official visitors center.



WEBSTER'S TOURISM PARTNER, SPACE CENTER HOUSTON, FEATURES THE LARGEST INDOOR CHILDREN'S PLAY STRUCTURE IN TEXAS.

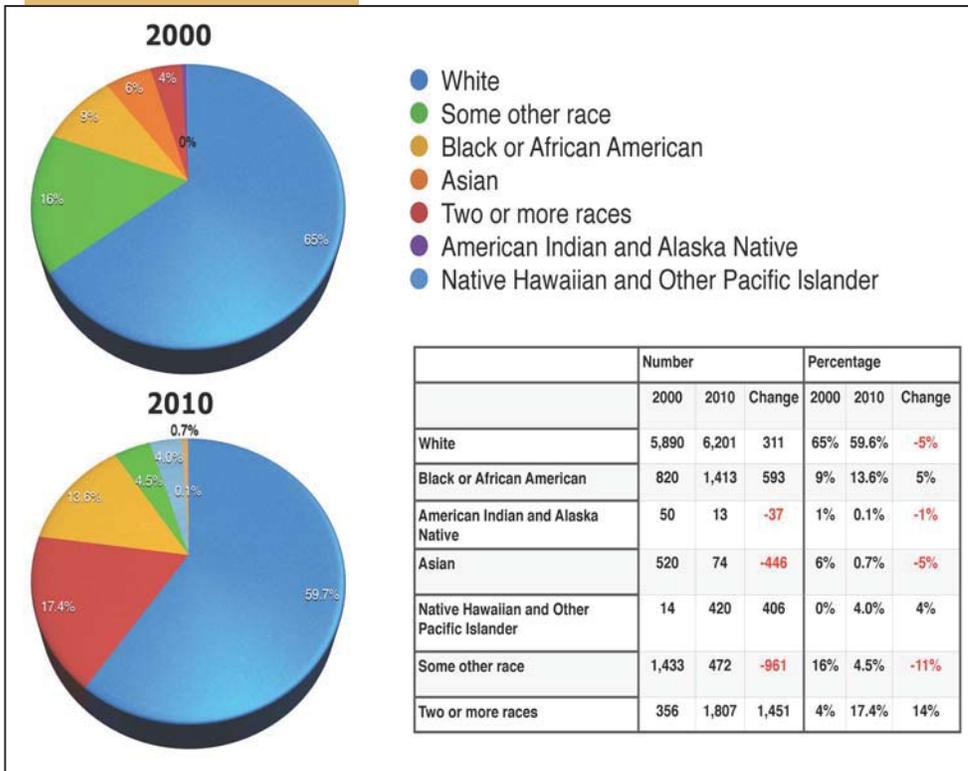
As Webster celebrates its invaluable, award-winning, exclusive 14-year partnership with the region's top tourist attraction, Space Center Houston never ceases to deliver novel and extraordinary exhibits and produce riveting events that result in record numbers of visitors—for 2013, the number reached 800,000. As Space Center Houston's sole municipal partner, Webster is aligned with Fortune 500 companies, as well as pop culture icons and productions. Webster hotels are the direct beneficiary of the City's partnership with Space Center Houston, as the tourist attraction features Webster hotels exclusively on its website and marketing collateral.

Webster's perfect positioning midway between downtown Houston and Galveston with exposure and access along Interstate 45 contributes to the City's tourism quotient. As the top tourism population market for Webster resides in the Dallas-Ft. Worth region and drives to the Webster/Clear Lake area to visit Space Center Houston and Galveston Beaches, the City capitalizes on years of research and data provided by the State of Texas and Space Center Houston and infuses advertising dollars where they generate a significant return on the City's investment.

Webster's tourism sector benefits from its position as the medical center of the south, the aerospace capital of the United States, and the central business district of Clear Lake, as patients in the medical center stay in Webster hotels, while business travelers in the medical, aerospace, and engineering fields attend conferences, training, special events, and conduct business.

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FIGURE 3.6: CITY OF WEBSTER RACIAL COMPOSITION 2000 & 2010



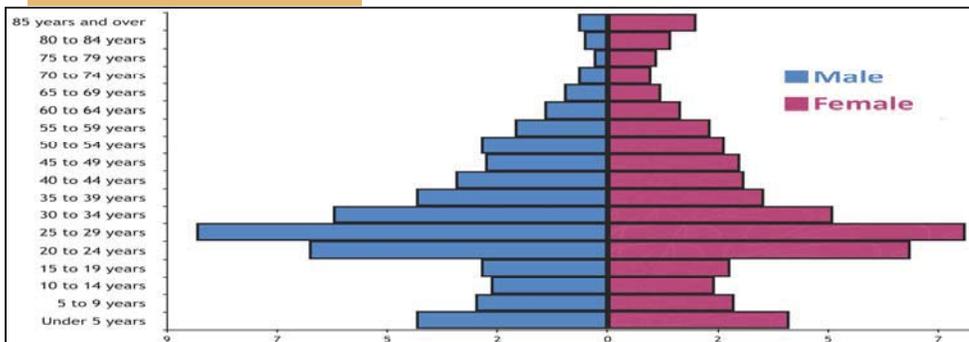
3.5 — City of Webster Demographic Information

3.5.1 — Racial and Ethnic Composition

The City is an increasingly diverse place to live and work. Although the majority of the population is 59.6% White, there have been increases in several ethnicities since the year 2000, including a 14% increase in those who are mixed race and a 5% increase of Black or African Americans. Another notable increase is the 4% rise in residents who are Native Hawaiian or Pacific Islanders. The City of Webster is becoming a more diverse community, and it is anticipated that this trend will continue. (Figure 3.6)

SOURCE: U.S. CENSUS 2010

FIGURE 3.7: AGE AND GENDER



3.5.2 Age and Gender Distribution

The largest percentage of Webster’s population is young, according to the 2010 Census, as more than half of the City’s residents are under the age of 35. While the male/female ratio is relatively equal, the number of residents in the various age groups varies. (Figure 3.7 and Table 3.3)

SOURCE: U.S. CENSUS 2010

TABLE 3.3: WEBSTER AGE OF POPULATION 2000 TO 2010

	2000		2010		2000 to 2010	
		%		%	# Change	% Change
Total Population	9,083	X	10,400	X	1,317	14.50%
0 to 19 years	2,155	23.7%	2,357	22.7%	202	-1.1%
20 to 34 Years	3,596	39.6%	3,980	38.3%	384	-1.3%
35 to 54 Years	2,409	26.5%	1,872	18.0%	-537	-8.5%
55 to 74 Years	663	7.3%	1,075	10.3%	412	3.0%
75 and over	260	2.9%	571	5.5%	311	2.6%

SOURCE U.S. CENSUS SUMMARY FILE 1 2000 AND 2010

TABLE 3.4: CITY OF WEBSTER
HOUSEHOLD TYPE - 2010

	Estimate	Percent
Total households	4,489	
Family households (families)	1,998	44.50%
With own children under 18 years	1,074	23.90%
Married-couple family	977	21.80%
With own children under 18 years	493	11.00%
Male householder, no wife present, family	397	8.80%
With own children under 18 years	133	3.00%
Female householder, no husband present, family	624	13.90%
With own children under 18 years	448	10.00%
Nonfamily households	2,491	55.50%
Householder living alone	1,920	42.80%
65 years and over	405	9.00%

SOURCE: U.S. CENSUS BUREAU,
2007-2011 AMERICAN COMMUNITY SURVEY

TABLE 3.5: HOUSEHOLD INCOME IN
WEBSTER

Household Income	Number			Percent		
	2000	2010	# Change	2000	2010	% Change
Less than \$10,000	215	242	27	5.4%	5.4%	0.0%
\$10,000-14,999	265	211	-54	6.7%	4.7%	-2.0%
\$15,000-24,999	427	635	208	10.8%	14.1%	3.3%
\$25,000-34,999	645	421	-224	16.3%	9.4%	-6.9%
\$35,000-49,999	826	610	-216	20.8%	13.6%	-7.2%
\$50,000-74,999	907	1,319	412	22.9%	29.4%	6.5%
\$75,000-99,999	401	496	95	10.1%	11.0%	0.9%
\$100,000-149,999	228	452	224	5.8%	10.1%	4.3%
\$150,000-199,999	41	74	33	1.0%	1.6%	0.6%
\$200,000 or more	8	29	21	0.2%	0.6%	0.4%

SOURCE: U.S. CENSUS 2000 AND
2010

3.5.3 — Household Composition

As shown in Table 3.4 — City of Webster Household Type - 2010 — the majority of households in Webster, 55.5%, are non-family households, in that no children dwell in the residence. In Webster, 42.8% of households consist of a single resident. The City has 44.5% of residents living as a family, but only 23.9% of Webster's families (including those married) have children under 18 years old.

In Webster, 54% of families with children under 18 years of age belong to a single parent household. Of those single parent households, the majority are run by females (77%), and the minority are run by males (23%).

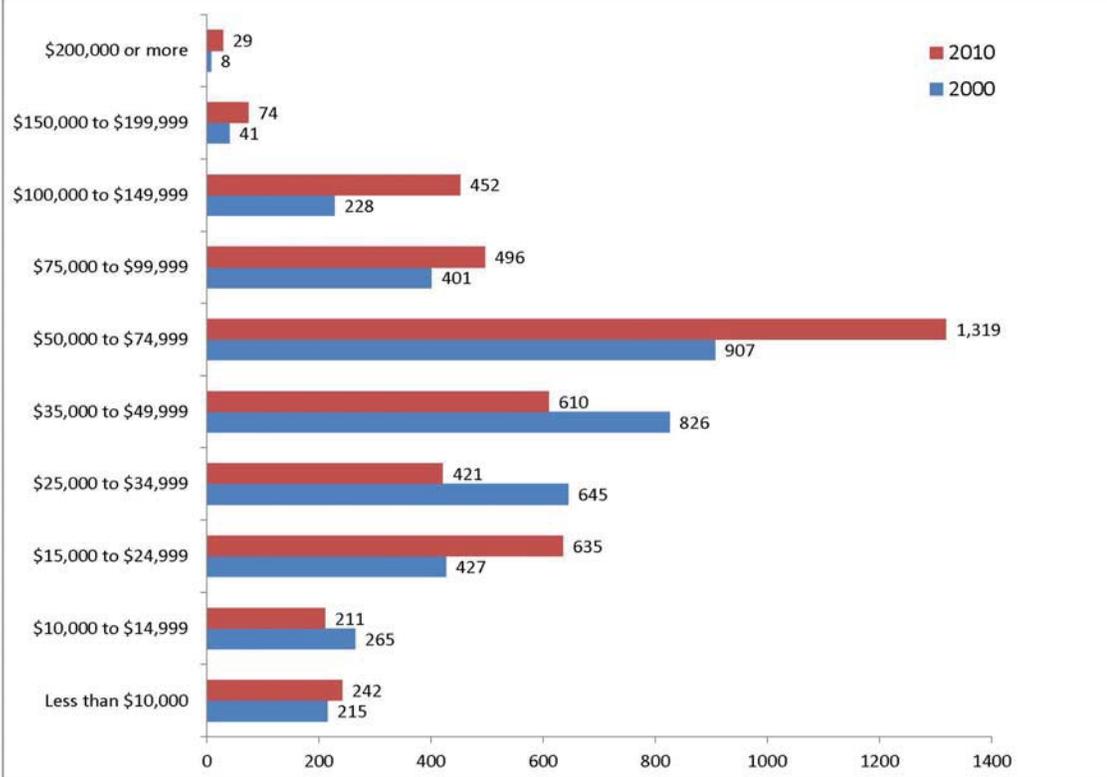
3.5.4 Household Income

Webster's households have generally increased their income from 2000 to 2010. (Table 3.5) As the majority of households earn between \$50,000 and \$74,999 annually, the second most prevalent income category consists of those making \$15,000 to \$24,999, followed by households earning \$35,000 to \$49,999. (Figure 3.8) The trend of rising household incomes within Webster can be attributed to more upscale housing options, such as those found in the Edgewater Planned Development.

3.5.5 Educational Attainment

Shown in Table 3.6 - Educational attainment is the educational achievement for persons 18 years and older in Webster. In the year 2010, 24.1% graduated from high

FIGURE 3.8: HOUSEHOLD INCOME DISTRIBUTION



school, which is statistically greater than the Harris County average. Additionally, the number of Webster residents with a Bachelor or Associates degree is higher than the Harris County average. Overall, the City of Webster has an educated community with at least 86.5% of residents having a high school degree or greater.

3.5.6 Labor Force

Unemployment rates for the City of Webster and Harris County are

SOURCE: 2000 AND 2010 U.S. GOVERNMENT CENSUS

displayed in Table 3.7 - Labor Force. Webster has an estimated 6,292 residents in the civilian labor force, with 72.10% employed. This percentage is higher by 13.1% in comparison to Harris County's employment rate. The City of Webster's unemployment rate of 6% is also better than the 7.6% unemployment rate of Harris County.

TABLE 3.6: EDUCATION ATTAINMENT

	Webster	Harris County	Webster	Harris County
Population 25 years and over	6,306	2,487,802	6,306	2,487,802
Less than 9th grade	420	296,165	6.70%	11.90%
9th to 12th grade, no diploma	434	253,214	6.90%	10.20%
High school graduate (includes equivalency)	1,558	591,324	24.70%	23.80%
Some college, no degree	1,436	510,486	22.80%	20.50%
Associate's degree	495	141,413	7.80%	5.70%
Bachelor's degree	1,519	455,809	24.10%	18.30%
Graduate or professional degree	444	239,391	7.00%	9.60%

SOURCE: U.S. CENSUS BUREAU, 2007-2011 AMERICAN COMMUNITY SURVEY

3.6 — General Fund Revenue

The City of Webster is unique in that most of the revenue is from sales tax, which enables the city to maintain a low property tax rate. As displayed in Figure 3.9, sales tax accounts for 60% of revenue, followed by property tax at 11%. In Webster, it is important to maintain a strong retail economy and commercial tax base so that property taxes can remain low.

TABLE 3.7: LABOR FORCE

	Webster	Harris County	Webster	Harris County
Population 16 years and over	8,206	3,017,314	8,206	3,017,314
In labor force	6,292	2,078,251	76.70%	68.90%
Civilian labor force	6,292	2,076,560	76.70%	68.80%
Employed	5,914	1,917,791	72.10%	63.60%
Unemployed	378	158,769	4.60%	5.30%
Armed Forces	0	1,691	0.00%	0.10%
Not in labor force	1,914	939,063	23.30%	31.10%
Percent Unemployed	(X)	(X)	6.00%	7.60%

SOURCE: U.S. CENSUS BUREAU, 2007-2011 AMERICAN COMMUNITY SURVEY

FIGURE 3.9: WEBSTER GENERAL FUND REVENUE 2013-2014

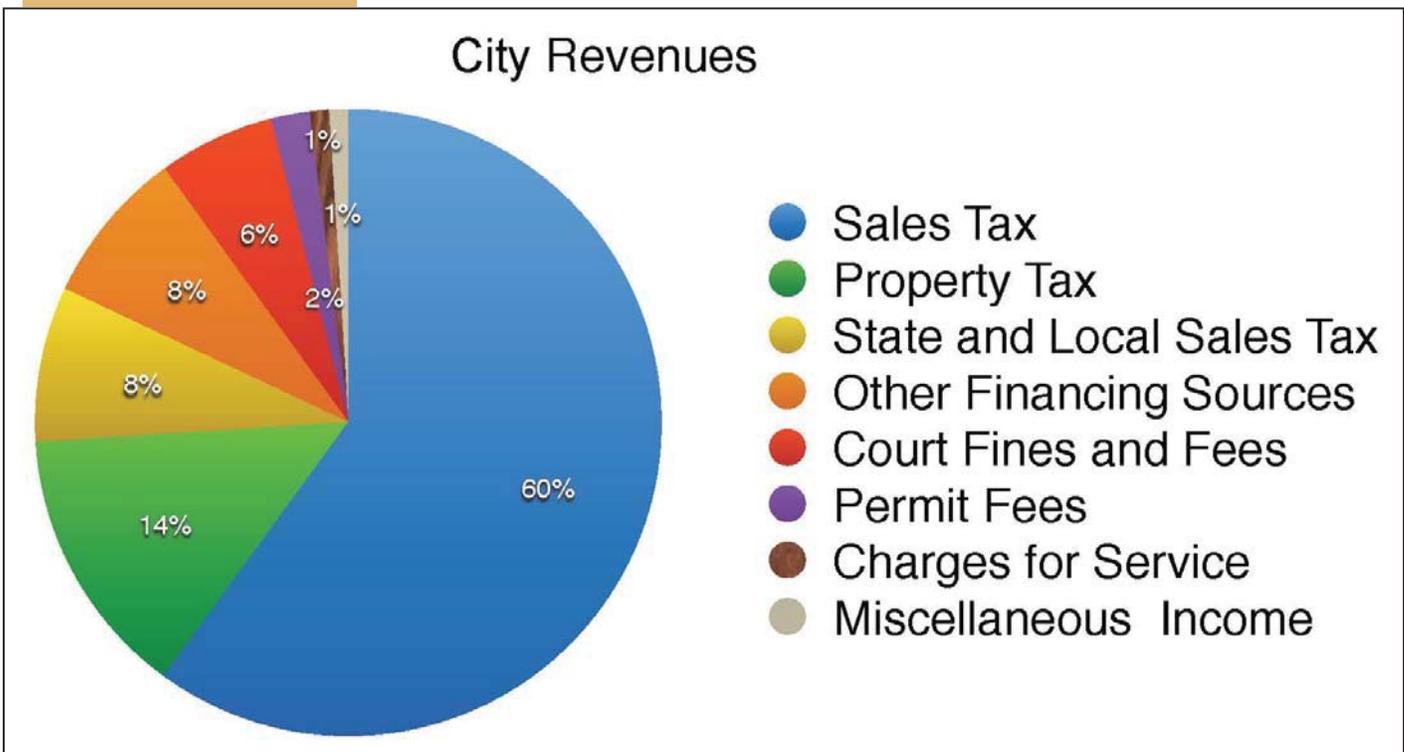


TABLE 3.8: YEAR HOUSING WAS BUILT

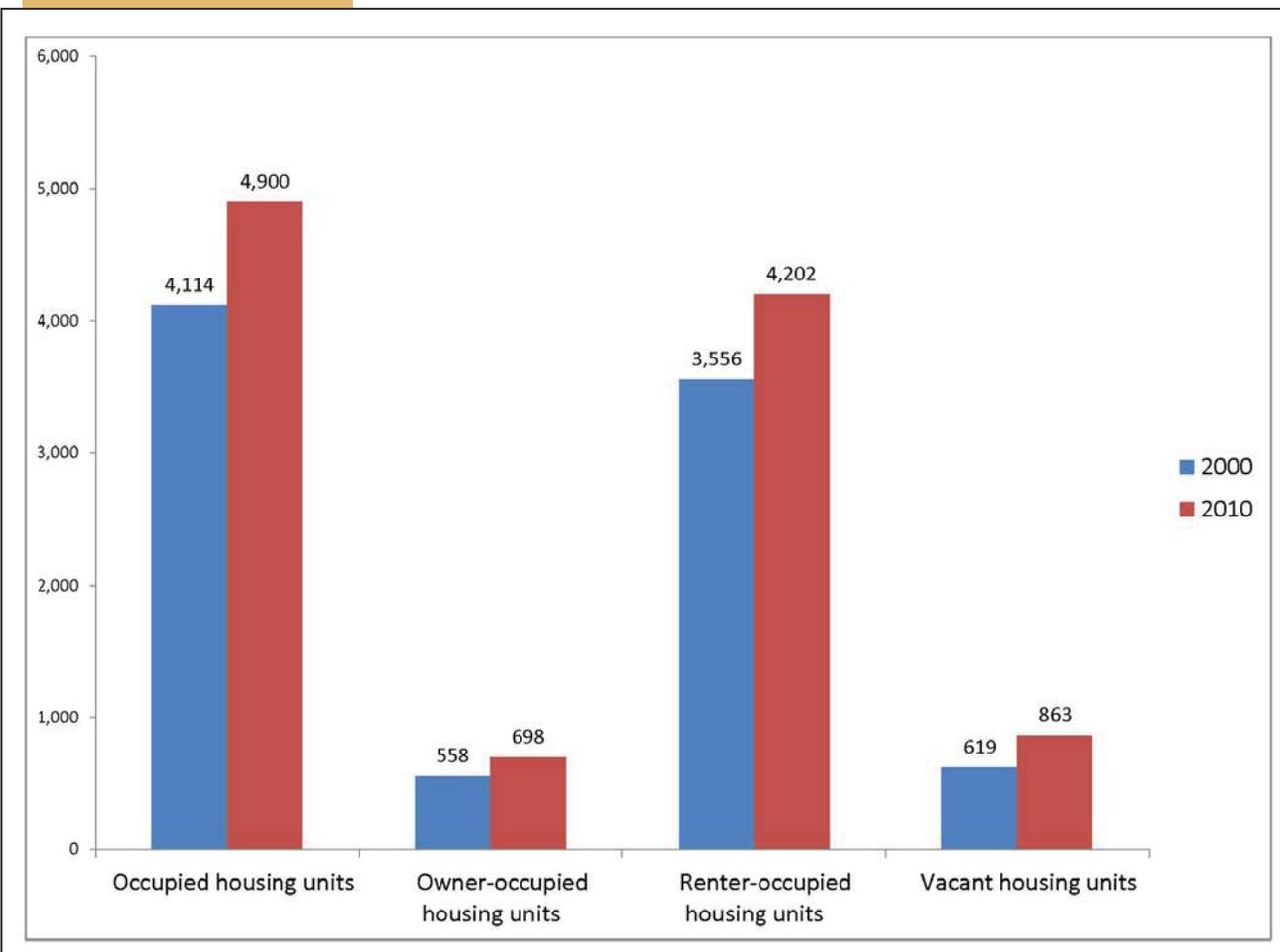
Year Built	Housing Units	Percentage of total
Built pre-1940	31	1%
Built 1940 to 1949	0	0%
Built 1950 to 1959	12	0%
Built 1960 to 1969	602	11%
Built 1970 to 1979	699	13%
Built 1980 to 1989	1,681	32%
Built 1990 to 1999	806	15%
Built 2000 to 2004	549	10%
Built 2005 or later	933	18%

3.7 — Housing

The City of Webster has had several building booms during its development history. Approximately 32% of housing was constructed from 1980 to 1989, followed by 28% during 2000 to 2011. (Table 3.8) According to the U.S. Census, 84.5% of housing within the City is occupied. (Figure 3.10) The homeowner vacancy is at 4.6% as compared to the rental vacancy at 12.8%. Approximately 85.7% of housing in Webster is rental; whereas, 14.3% is owner-occupied. Webster features a variety of apartment complexes, townhomes, condominiums and single-family residences. In fact, the City has 21 apartment complexes (4,699 units), three assisted living complexes (392 units), seven condominium complexes (603 units), and 513 single-family homes.

SOURCE: U.S. CENSUS BUREAU, 2007-2011 AMERICAN COMMUNITY SURVEY

FIGURE 3.10: HOUSING OCCUPANCY 2000 & 2010



SOURCE: U.S. CENSUS BUREAU, 2007-2011 AMERICAN COMMUNITY SURVEY