

Barrett Station Concerted Revitalization Area (CRA) Plan

A Guide for Community-Based Revitalization



Prepared by the Harris County Community Services Department (HCCSD) in collaboration with Harris County Precinct Two and the residents of Barrett Station, Texas.

September 2019

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Chapter One

Introduction

Background

Harris County recognizes the need for individualized attention and planning in its established neighborhoods. Through an effort to revitalize economically strained communities, the Harris County Community Services Department (HCCSD) has identified neighborhoods located in the unincorporated areas of the county with higher than average levels of distress, also known as concerted revitalization areas (CRAs). A concerted revitalization area (CRA) is defined as an underserved or declining area with concerted revitalization efforts, represented by the existence of a revitalization plan. CRAs may have been once vital and distinct areas and have since lapsed into a situation requiring concerted revitalization.



HCCSD and the U.S. Department of Housing and Urban Development (HUD), through the county's *Consolidated Plan*, have also designated these communities as *Target Areas*. The primary factor considered in designating target areas is that fifty-one percent or more of the neighborhoods residents are considered low-to-moderate income. Barrett Station is recognized as a *Target Area* and served by the county's sixth *Target Area* community plan.

Though every community is unique, we all look for common elements in the place we live: a mix of quality and affordable home choices, job opportunities, and quality retail; good parks and schools; and reliable transportation options. The following are essential elements in creating a vibrant neighborhood.

Walking Access to Amenities

Amenities that satisfy everyday needs are an easy walk from home. Everyday shops and services include corner grocery stores, day care, restaurants, banks, dry cleaners, bakeries and the like. An "easy" walk is about five to ten minutes.

Safe Streets

In neighborhoods with well-lit and safe streets, people can walk without fear of crime, being threatened by traffic, or being disturbed by excessive noise. These neighborhoods are places where the community and law enforcement agencies work in partnership to reduce crime. People feel like they "belong" on neighborhood streets. Residential streets feel public and more like open space than traffic ways.

Getting Around Easily

Some neighborhoods offer numerous transportation options. Great neighborhoods find it easy to move about by foot, bicycle, and public transit. They accommodate automobiles but allow residents to maneuver around without one.

Housing Options

Some neighborhoods have a variety of housing types. A mix of houses, duplexes and apartments of various sizes meet different needs and preferences.

**Gathering Places**

Some neighborhoods have places for people to meet, talk, and be neighborly. Public gathering places include parks, plazas, sidewalks, and shops.

Public Services

Some neighborhoods house a full range of public services for residents. Public services include parks, schools, police and fire stations, libraries, and other amenities.

Neighborhood Character

Neighborhoods are shaped by their physical setting, streets, buildings, open space, history, culture and the people who reside in them. Those deemed as having “character” also maintain a strong sense of identity, culture, and community.

Part of a Whole

Some neighborhoods make up part of a larger community. These neighborhoods stand out on their own, yet are connected. They can provide a refuge for their residents but also comprise a part of the larger surrounding community.

Chapter Two

Barrett Station Today

Barrett Station, located in eastern Harris County along FM 2100 south of Highway 90, is a predominantly African American community with a rich heritage known for its dedicated civic participation. Central to the community are area churches and key organizations such as the Barrett Station Community Development Organization, Inc., Barrett Station Civic League, Barrett Station Ministerial Alliance, and Barrett Station Health Advisors. Part of Barrett Station includes a greenbelt where residents can enjoy parks and walking trails. The target area is approximately 13.68 square miles in size, with a population of 3,715 persons, *according to 2013-2017 American Community Survey 5-Year Estimates*.

History of Barrett Station

Barrett Station was founded by freed slaves during Reconstruction in 1875. Barrett Station was named for former slave Harrison Barrett, known as "Uncle Harrison," who had been born in Texas around 1845 to parents who were also slaves. After Emancipation, Barrett settled his family on part of Reuben White's league east of the San Jacinto River and in 1889, purchased the land for fifty cents an acre. It became one of the largest holdings in Harris County to be acquired by a former slave. Barrett named the property Barrett's Settlement. It is situated along the historical Lynchburg Crossing on FM 2100, between the towns of Highlands and Crosby, Texas. Lynchburg Crossing served as the route utilized by horsemen in 1875 traveling from Galveston with the news that slavery had been abolished. Historically, the community of Barrett was also a strategic location during the Battle of San Jacinto.



The community began with seven houses, which Barrett helped to build with lumber from his land. He helped members of his family establish farms, and a saw mill, gristmill, and coffee mill and granted others open access to fish and crayfish in the spring and gully near his homestead. Barrett donated land for Shiloh Baptist Church, which also served as a school. In 1947, a high school and a post office branch known as Barrett Station were opened. Barrett died in 1917 and was buried in Journey's End Cemetery in the settlement, and a museum and park were later named in his honor. State highway maps in 1936 showed a school, St. Martin

Cemetery, and a camp at the town site. The population reached 2,364 in 1960. U.S. Highway 90 was built through the area in the 1970s, and by 1990, the population had risen to approximately

3,800 persons.¹ Barrett Station has been registered in the Texas Family Land Heritage as “Texas Century Farm”.

¹ *Diana J. Kleiner, The Handbook of Texas Online, Digital Gateway to Texas History at The University of Austin, 5/12/04*

Community Overview and Demographics

This section provides an overview of community characteristics and demographic trends, including population, age, educational attainment, employment and poverty.

Map 1: Aerial Photo of Barrett Station



Source: United States Geological Survey, 2017

Table 1: Community Overview

Barrett Station Overview	
Key Map Locations	419P, 419Q, 419R, 420N, 420P, 419S, 419T, 419U, 419V, 420S, 420T, 419W, 419X, 419Y, 419Z, 420W, 420X, 459A, 459B, 459C, 459D, 460A, 460B, 458H, 459E, 459F, 459G, 459H, 460E, 460F, 458M, 459J, 459K, 459L, 459M
Census Tract/Block Groups	2528/1 & 3
County Commissioner Precinct	Precinct 2, Commissioner Adrian Garcia
Zip Codes	77532, 77562
School District	Crosby Independent School District

Sources: U.S. Census Bureau 2013-2017 American Community Survey 5-Year Estimates, <https://www.hcp2.com/>

Table 2: Community Amenities

Barrett Station Community Amenities	
Day Care/Child Development Center	Guadalupe Bilingual Daycare, Barrett Station Head Start Center, Imagine Me Academy, John G. Jones Learning Center
Kindergarten, Elementary Schools	Crosby Kindergarten Center, Barrett Elementary, Charles H. Drew Elementary, Chinquapin Preparatory School, Crosby Christian Academy, Crosby Elementary, Crosby United Methodist Weekday School, Newport Elementary, Pecan Street Christian Academy, Reed's Preparatory School, Sacred Heart Catholic School
Middle School	Crosby Middle School
High School	Crosby High School
Emergency Rooms	Excellence ER – Wallisville, HCA Houston Healthcare ER 24/7, Neighbors Emergency Center, Patients Emergency Room
Hospitals	Advanced Diagnostics Hospital East Houston, Altus Baytown Hospital, Houston Methodist Baytown Hospital
Primary Care Centers	Almatha Clark Taylor Health Clinic, Baytown Health Center, Center for Family and Preventive Medicine, Eventide Family Practice Clinic, Goose Creek Health Clinic, Highland Medical Associates, Houston Methodist Primary Care Group in Baytown, Houston Methodist Primary Care Group in Mont Belvieu, Sapphire Primary Care Associates, Sheldon Health Clinic, Medical Center of East Houston, West Chambers Medical Center
Urgent Care Centers	AFC Urgent Care Baytown, Altus Emergency Center Baytown, Baytown Urgent Care, Mont Belvieu Urgent and Family Care Clinic, Primary Urgent Care, Urgent Care MDs – Crosby, TX
Community Centers	Barrett Station/Riley Community Center, Crosby Community Center, Highlands Community Center
Libraries	City of Baytown Sterling Municipal Library, Harris County Stratford Branch Library, Harris County Crosby - Edith Fae Cook Cole Branch Library, Harris County North Branch Library, Lee College Erma Wood Carlson Library, San Jacinto College North Campus Edwin E. Lehr Library
Parks, Trails, and Nature Preserves	Allison R. Peirce Jr. Wetlands - Nature Sanctuary, Banana Bend Nature Preserve, Cedar Grove Park, Crosby Park, Newport Park and Trails, Riley Chambers Park, Rio Villa Nature Trail, Sheldon Lake State Park and Environmental Learning Center

Source: HCCSD, 2019

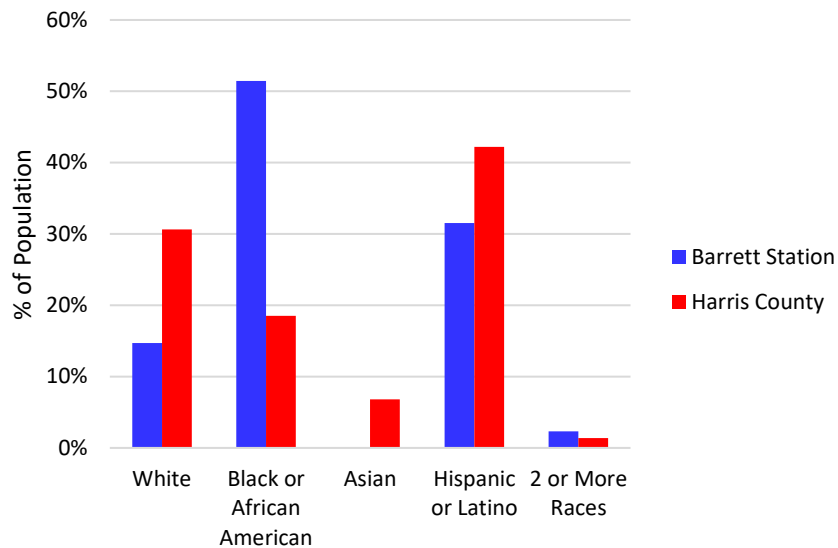
Population Size

A community's population size can impact demand for public services and utilities. Over the past 17 years, the population of Barrett Station's planning area has increased slightly. The population in Barrett Station was 3,715 persons in 2017, compared to 3,397 persons in 2000, an increase of 9.3 percent. Comparably, Harris County grew 33.1 percent during this same period. This may be due to movement of the county's population westward with many persons choosing to migrate from the older, more industrial eastern section of the county. Currently, the Barrett Station target area consists of 13.68 square miles.

Ethnicity

The ethnic makeup for the area is quite different from that of Harris County as a whole, as shown in Figure 1. In Barrett Station, the majority of residents, according to the *U.S. Census Bureau 2013-2017 American Community Survey 5-Year Estimates*, are predominantly black or African American at 51 percent, followed by white at 15 percent, Hispanic or Latino at 32 percent, Asian at 0 percent, and two or more races at 2 percent. In 2000, the majority of Barrett Station residents were black or African American at 74 percent, followed by white at 18 percent, Hispanic or Latino at 7 percent, Asian at 0.1 percent, and two or more races at 0.7 percent.

Figure 1: Ethnicity, 2017



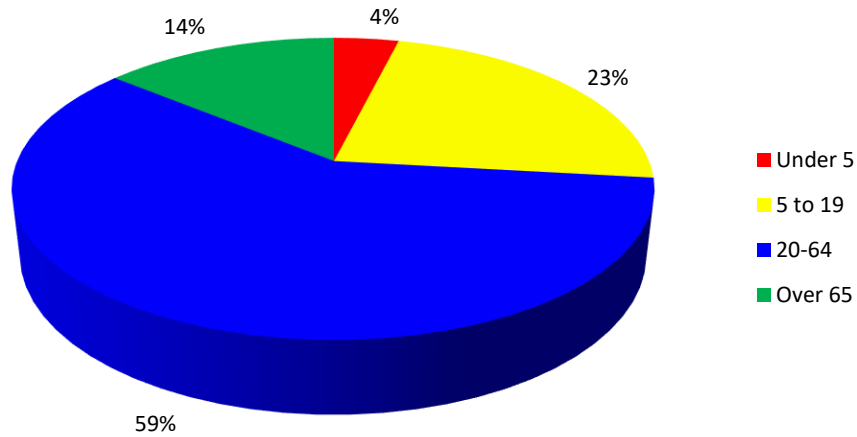
Source: U.S. Census Bureau 2013-2017 American Community Survey 5-Year Estimates

Compared to 2000 Census data, the Barrett Station community has seen significant change to its ethnic makeup. In 2000, the Census reported the majority of the residents as Black or African American at 74 percent, white at 18 percent, and Hispanic or Latino at 7 percent, Asian at 0.1 percent, and two or more races at 0.7 percent. While the area is still predominantly African American, the ethnic group's share of the population has shrunk to 51%. The Hispanic or Latino ethnic group has seen the most growth in the region, with a population share of 32%. The white population has seen a slight decline in population, now encompassing 15%. The percent of the population comprising 2 or more races has increased slightly, to 2%.

Age and Gender

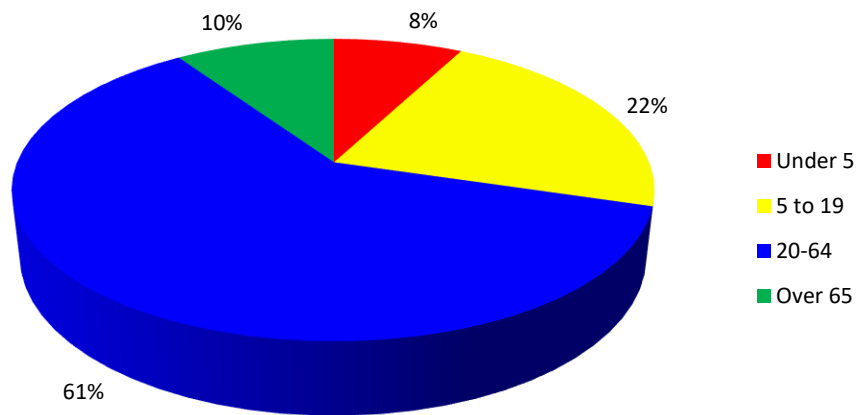
Proportionally, Barrett Station's population age is similar to that of Harris County as a whole. The community is predominantly working-aged persons (age 20-64). Approximately 59 percent of the total plan area population is age 20-64, compared to 61 percent for Harris County as a whole. For age 5-19, Barrett Station and the county reported virtually the same percent of the population. A higher percentage of persons over age 65 resides in Barrett Station than in Harris County as a whole.

Figure 2: Barrett Station Population by Age, 2017



Source: U.S. Census Bureau 2013-2017 American Community Survey 5-Year Estimates

Figure 3: Harris County Population by Age, 2017



Source: U.S. Census Bureau 2013-2017 American Community Survey 5-Year Estimates

Table 3: Population by Age, 2017

	Barrett Station	Harris County
Under 5	3.9%	7.7%
5-19	22.9%	21.9%
20-64	59.2%	60.8%
Over 65	14.1%	9.6%

Source: U.S. Census Bureau 2013-2017 American Community Survey 5-Year Estimates

Females comprise over 52 percent of the population in Barrett Station. However, 16 percent of both males and females fall under the age 40-64 group.

Table 4: Age of Population by Gender, 2017

Males	%	%
	Barrett Station	Harris County
Under 5	0.5	3.9
5-19	13.0	11.2
20-29	3.5	7.7
30-39	7.8	7.8
40-64	16.0	14.9
65 and Over	6.8	4.2
Females	%	%
	Barrett Station	Harris County
Under 5	3.4	3.8
5-19	9.9	10.7
20-29	4.5	7.5
30-39	11.4	7.5
40-64	16.0	15.4
65 and Over	7.2	5.3

Source: U.S. Census Bureau 2013-2017 American Community Survey 5-Year Estimates

Household Income

As shown in Table 5, the median household income for Census Tract 5258/Block Group 1 is \$50,511 and \$31,202 for Census Tract 2528/Block Group 3. Respectively, these are \$7,280 and \$26,589 less than the county's median household income of \$57,791. Comparatively, in 2000, HUD reported 59 percent of the residents in the Barrett Station community as low-to-moderate income.

Table 5: Household Income and Poverty Proportions, 2017

	Barrett Station	Harris County
Population	3,715	4,525,519
Median Household Income for Census Tract 2528 / Block Group 1	\$50,511	\$57,791
Median Household Income for Census Tract 2528 / Block Group 3	\$31,202	
Persons Below Poverty	1,010	16.8%
% Unemployed Persons (Age 16 & Over)	8.99%	4.35%

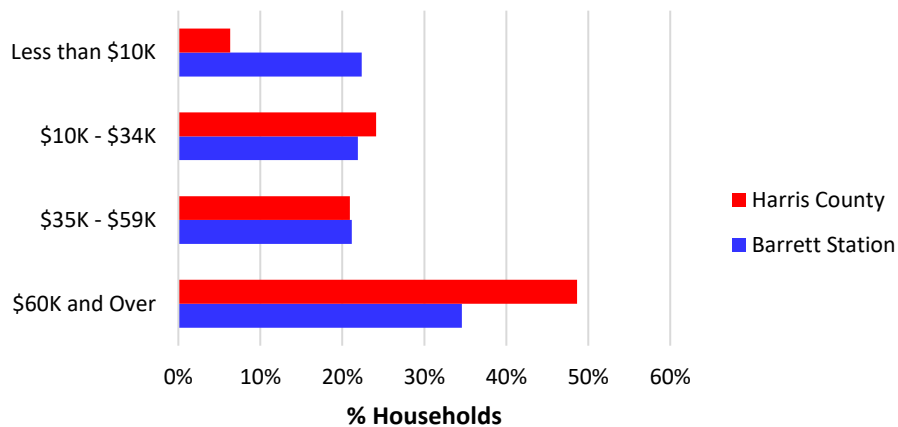
Source: U.S. Census Bureau 2013-2017 American Community Survey 5-Year Estimates

The Barrett Station community comprised 1,333 households in 2017, a slight increase since 2000. Overcrowding in an area is often indicated by persons per household. In 2017, the average household size was 2.64 for Census Tract 2528, Block Group 1 and 2.97 for Census Tract 2528, Block Group 3. For both block groups, this figure decreased slightly from 3.2 persons per household in 2000.

Over half of households in Barrett Station - 74 percent - are family households, compared to 68 percent in Harris County. Almost half of households in Barrett Station – 46 percent - comprise married-couple families, almost equal to the 47 percent in Harris County. Studies show that

household income is strongly associated with educational attainment. As shown in Figure 4, 22 percent of the population had a household income less than \$10,000, followed by 22 percent from \$10,000 to \$34,999; 21 percent from \$35,000 to \$59,999; and 35 percent \$60,000 or more.

Figure 4: Household Income, 2017

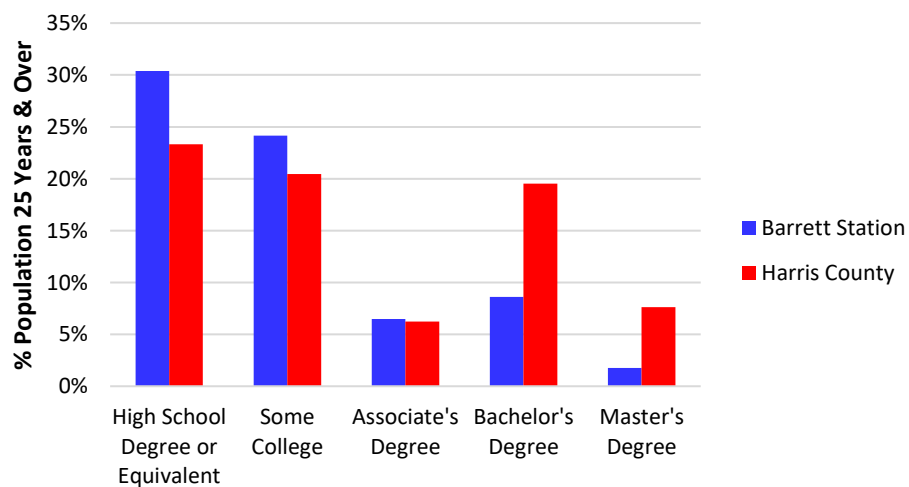


Source: U.S. Census Bureau 2013-2017 American Community Survey 5-Year Estimates

Educational Attainment

In Barrett Station, 30 percent of persons age 25 and older have received a high school diploma, GED, or alternative credential, and 41 percent went on to obtain some college experience. On the other hand, 23 percent of persons in the county age 25 and older have obtained a high school diploma, GED, or alternative credential, and 57 percent have received some college education. Of persons in Barrett Station over age 25 years with a bachelor's degree, 20 percent went on to earn a master's degree or higher, compared to 56 percent for the county.

Figure 5, Educational Attainment, 2017



Source: U.S. Census Bureau 2013-2017 American Community Survey 5-Year Estimates

Chapter Three

Community Assessment

According to Niche.com, living in Barrett Station gives residents a suburban feel, and most residents own their homes. Many families live in Barrett Station, and residents tend to be liberal. Public schools in the area are considered above average. Barrett Station prides itself on its rich heritage, education, and community pride and unity.

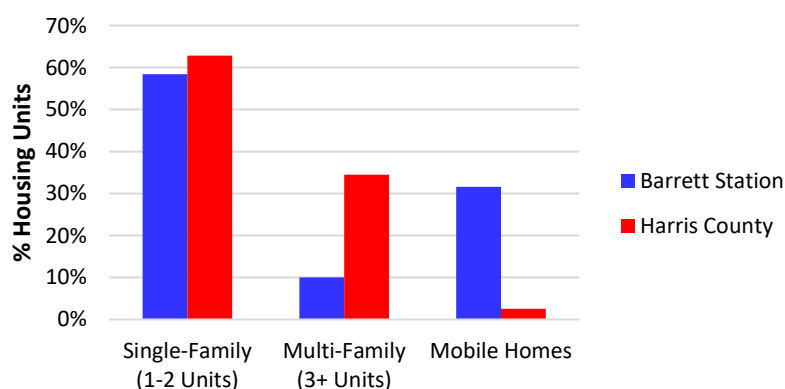
The following community assessment provides an inventory and analysis of the community that includes physical and social characteristics, land use, Census data, and community facilities and services.

Housing

Housing combines the basic need for shelter with the human desire for a sense of a home, safety, history, comfort, ownership and pride. As a community, Barrett Station first began with seven houses. Though the community incorporates different architectural styles, most homes utilize single-family traditional designs. In the older neighborhoods of Barrett Station, homes for sale offer a wide range of housing options for any budget. According to real estate agency VIP Realty, many homeowners in Barrett Station are remodeling their original early 20th-century arts and crafts-style houses and replacing them with new 3,000-square-foot homes. Newer constructions incorporate vernacular designs that maintain the area's old world charm. Homes for sale range in price from the low to high six-figure range.

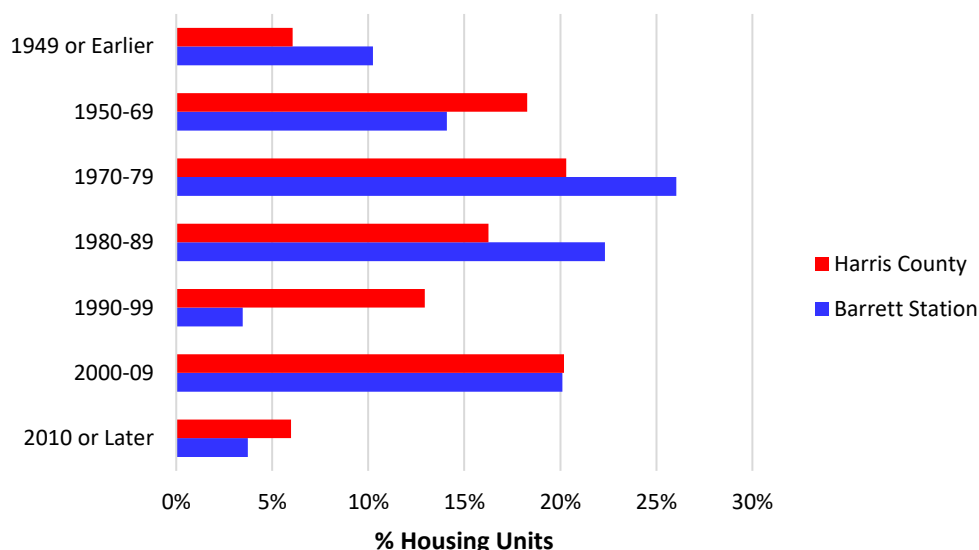
The Barrett Station community has 1,532 housing units. According to Figure 6, 58 percent of existing houses in Barrett Station are single-family housing units, compared to 63 percent in Harris County. Just ten percent are multi-family, compared to 35 percent for Harris County, and 32 percent in Barrett Station are mobile homes. In comparison, single-family dwelling units in Harris County represent 63 percent.

Figure 6: Housing Units by Number of Units



Source: U.S. Census Bureau 2013-2017 American Community Survey 5-Year Estimates

Figure 7: Housing Units by Year Structure Built



Source: U.S. Census Bureau 2013-2017 American Community Survey 5-Year Estimates

The median value of owner-occupied units in the Barrett Station Census tract block groups and zip codes are all lower than that of Harris County, as shown in Table 6 below.

Table 6: Median Value of Owner-Occupied Units, 2017

Census Tract 2528/ Block Group 1	Census Tract 2528/ Block Group 3	Zip Code 77532	Zip Code 77562	Harris County
\$85,700	\$130,000	\$135,300	\$106,000	\$154,100

Source: U.S. Census Bureau 2013-2017 American Community Survey 5-Year Estimates

Households and Families

The U.S. Census Bureau 2013-2017 American Community Survey 5-Year Estimates reported 1,333 households in Barrett Station, compared to 1,051 in 2000, an increase of 27 percent. Family households represent 74 percent of all household types. Married-couple families followed at 46 percent, almost equal to 47 percent for the county. The presence of married couple households, especially those with children, in a community indicates a sense of stability.

Table 7: Households by Family Type, 2017

Family Type	Barrett Station Households	% Barrett Station Households	% Harris County Households
Family Households	980	74%	68%
Married-Couple Family	612	46%	47%
Male Householder, No Wife Present	111	8%	6%
Female Householder, No Husband	257	19%	16%
Nonfamily Households	353	3%	32%

Source: U.S. Census Bureau 2013-2017 American Community Survey 5-Year Estimates

Tenure

Homeownership generally indicates the stability of a community and lends itself to pride, security, and community involvement. The community maintains a relatively high proportion of homeownership - approximately 68 percent - compared to the 55 percent of the county's owner-occupied housing stock. The percentage of Barrett Station households that have achieved homeownership is significantly higher than many other communities in the county.

Figure 8: Housing Tenure, 2017



Source: U.S. Census Bureau 2013-2017 American Community Survey 5-Year Estimates

Vacancy

Vacancy rates in housing often indicate the saturation of total housing stock in an area. High vacancy rates, especially in concentrated areas, often lend themselves to vandalism and vagrancy in a community. They may also indicate low demand and consequently depressed values for housing in a particular community. On the other hand, low vacancy rates may indicate a strong housing market but may also mean not all housing needs are being met when other indicators, such as increased housing cost, are present. For example, if vacancy is low and housing cost is increasing, low-income households may be moving into substandard housing or creating overcrowded housing situations.

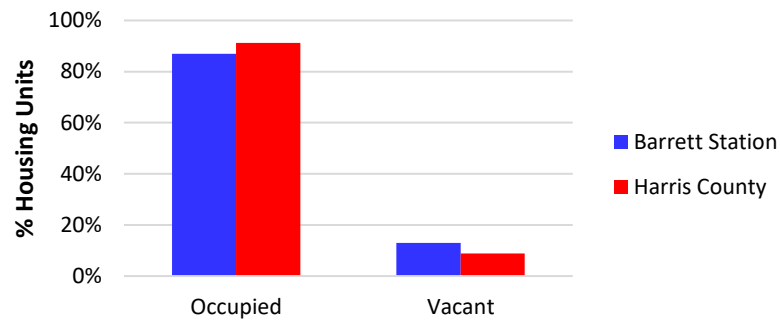
Table 8: Housing Unit Occupancy Status

	1990		2000		2017	
	Barrett Station	Harris County	Barrett Station	Harris County	Barrett Station	Harris County
Occupied	87.9	87.5	88.62	92.9	87.0	91.2
Vacant	12.09	12.5	11.39	7.1	13.0	8.8

Sources: Bureau of the Census, 2000 and U.S. Census Bureau 2013-2017 American Community Survey 5-Year Estimates

According to Figure 9, 13 percent of the housing units in Barrett Station are vacant, compared to 11 percent in 2000. When comparing Harris County data, 91 percent of housing units are occupied, compared to 93 percent in 2000.

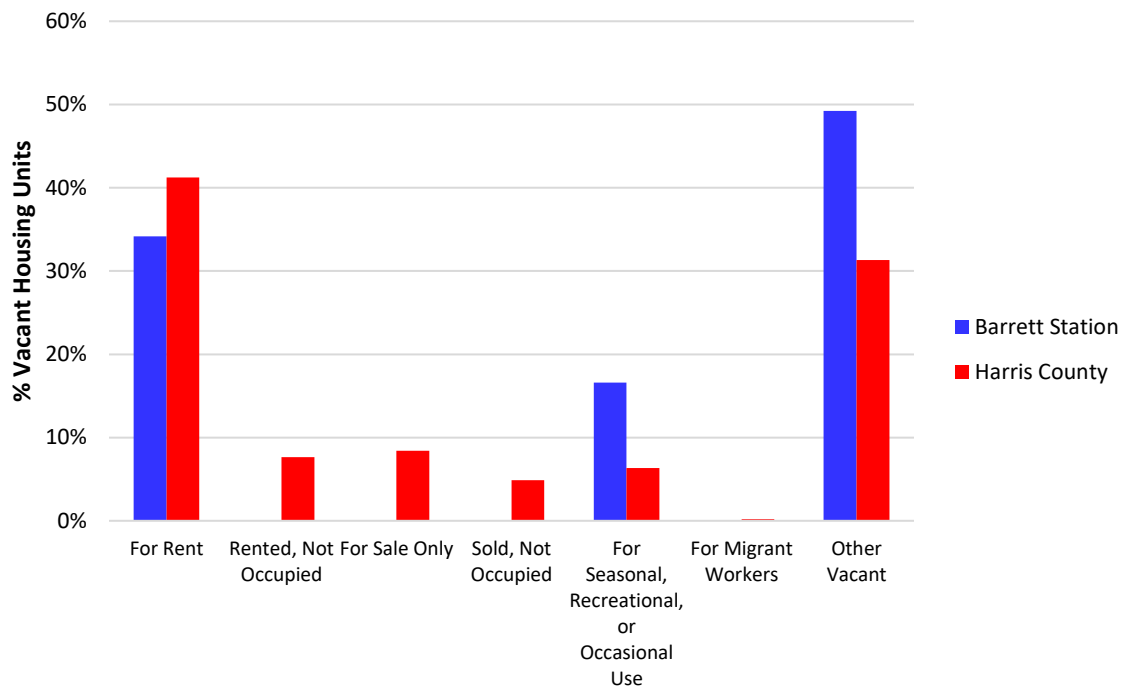
Figure 9: Housing Unit Occupancy Status, 2017



Source: U.S. Census Bureau 2013-2017 American Community Survey 5-Year Estimates

Per Figure 10, of the total vacant housing units Barrett Station in 2017, 34 percent are for rent; 0 percent are rented, not occupied; 0 percent are for sale only; 0 percent are sold, not occupied; 17 percent are for seasonal, recreational, or occasional use; 0 percent are for migrant workers; and 49 percent are vacant for other reasons.

Figure 10: Vacant Housing Unit Status, 2017



Source: U.S. Census Bureau 2013-2017 American Community Survey 5-Year Estimates

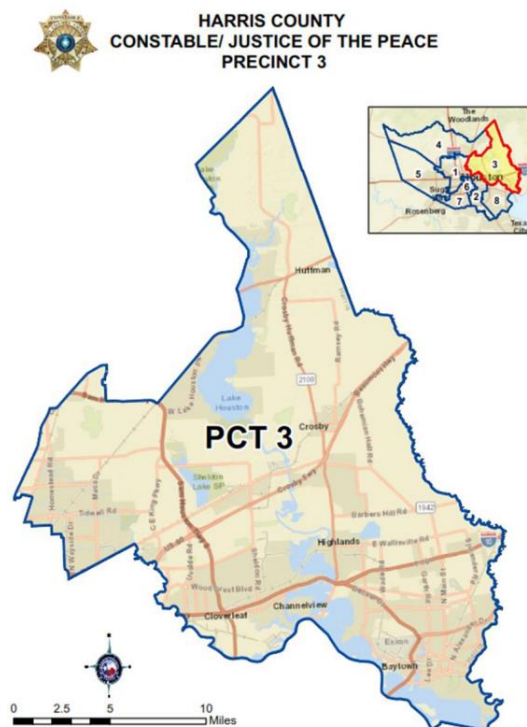
Human Services

Human services meets human needs through an interdisciplinary knowledge base and focuses on prevention and remediation of problems, as well as maintaining a commitment to improving the quality of life of service populations. Human services providers assist people in meeting their health, welfare, employment, and other basic needs. They can be public or private, non-profit or for-profit, and range from day care to drug counseling to job training.

Public Safety

Public safety providers have the primary goal of protecting the public and keeping the public safe. In Harris County, public safety providers include those providing police protection, fire prevention and control, and emergency assistance. As Barrett Station is located in an unincorporated area of the county, it does not have its own municipal police force. The Harris County Sheriff's Office and Harris County Constable Precinct 3, the easternmost Constable Precinct in Harris County, serve Barrett Station. The mission of the Harris County Sheriff's Office is to enhance the safety and protect the trust of the citizens of Harris County by enforcing the law with integrity and professionalism. The mission of the Harris County Precinct 3 Constable's Office is to maintain order and improve the quality of life of the residents of the area we serve, in partnership with the community, while affording dignity and respect to all persons. Barrett Station falls under Beat 3 of Constable Precinct 3, along with Highlands and North Baytown. Map 2 displays the boundaries of Constable Precinct 3.

Map 2: Harris County Constable Precinct 3



Source: Harris County Constable Precinct 3 Strategic Plan, 2017-2020

Harris County Constable Precinct 3's major accomplishments in 2017 included:

- Election of Constable Sherman Eagleton on January 1, 2017 (Constable Eagleton was born in Barrett Station and graduated from Crosby High School in 1984)
- Restructuring chain of command and staffing levels per needs, not wants
- Reducing number of high-ranking employees to allow for more staff on the ground
- Restructuring Internal Affairs Office into Office of the Inspector General
- Creating Criminal Interdiction, Senior Wellness, Environmental Crimes, and K-9 Units
- Repairing trust with federal, state, and local law enforcement agencies
- New graphics on patrol cars
- Reintroducing staff morale-building programs
- Evidence room inventory, clean-up, and restructuring
- Rewriting department's Policy and Procedures Manual
- Beginning process to become a Texas Best Practices Recognized Department
- Updating web site and launching social media

Harris County Constable Precinct 3's key areas of focus highlighted in its *FY 2017-2020 Strategic Plan* include: crime reduction, professional development and training solutions, recruitment and retention, innovation for the future, strengthening communications, strengthening preparedness capabilities, improving traffic safety, accreditation efforts, enhancing facilities and communications, forecasting fiscal obligations, enhancing and supporting employee wellness, and improving internal affairs.

Data from the Harris County Sheriff's Office show that for zip codes 77532 and 77562, the highest percent of criminal incidents that took place from January 1, 2018 to August 14, 2019 were

Table 9: Crime Reports, January 1, 2018-August 14, 2019

Incident	Zip Codes 77532 and 77562	Percent	Harris County	Percent
Arson	4	0.2	188	0.1
Assault	268	14.1	13,163	10.3
Breaking & Entering	101	5.3	6,926	5.4
Disorder	3	0.2	510	0.4
Drugs	54	2.8	4,550	3.6
Emergency	0	0.0	1	0.0
Family Offense	4	0.2	161	0.1
Homicide	2	0.1	64	0.1
Kidnapping	1	0.1	113	0.1
Liquor	3	0.2	295	0.2
Other Sexual Offense	1	0.1	375	0.3
Property Crime	198	10.4	16,152	12.7
Robbery	15	0.8	2,322	1.8
Sexual Assault	33	1.7	1,567	1.2
Theft	475	25.0	31,386	24.7
Theft from Vehicle	0	0.0	1	0.0001
Theft of Vehicle	113	5.9	4,451	3.5

Traffic	30	1.6	4,243	3.3
Weapons Offense	25	1.3	1,128	0.9
Other	572	30.1	39,589	31.1
Total	1,902		127,185	

Source: Harris County Sheriff's Office Data from CrimeReports and Socrata

The Crosby Volunteer Fire Department, comprised of over 50 volunteers, took over the jurisdiction from the Barrett Station Volunteer Fire Department and now serves the Crosby and Barrett Station areas, which includes over 103 square miles. Station 81, located at 2502 US-90, is located .07 miles from Barrett Station. Emergency medical response services are provided by the Crosby Emergency Services District 5 (ESD5). The ESD5 serves as a dispatch for the fire department and provides back-up support and responds to all calls in Barrett Station. The Crosby Volunteer Fire Department also maintains Mutual Aid Agreements with neighboring fire departments, supplementing the emergency services available to area residents.

Public Health

Public health is the science of protecting and improving the health of people and their communities. Access to health care may pose a problem for Barrett Station residents. No doctor's offices, dentists, hospitals, or medical clinics are located in the target area. Residents must travel outside the community to find trained medical and dental professionals.

The nearest hospital is Altus Hospital in Baytown, approximately 5 miles from Barrett Station. Residents also receive medical services from Houston Methodist Baytown Hospital, approximately 5.1 miles from Barrett Station. The Harris County Health Department Baytown Health Center, located about 6.2 miles from Barrett Station, also offers essential medical care to adults and children in primary care, ophthalmology, OB/GYN, podiatry, psychiatry, and radiology; behavioral counseling; on-site laboratory and pharmacy services; and nutrition and health education.

Youth Programs

Harris County Precinct 2's youth programming includes summer day camps and the Precinct2gether After-School Youth Program. Harris County Precinct 2 provides quality programming to youth, including homework assistance, educational field trips, academic enrichment opportunities, cultural art activities, and special events throughout the calendar year.

The Precinct2gether After-School Youth Program provides a safe and secure environment for children after school where they can acquire a passion for learning that will last a lifetime. The program operates Monday through Thursday, 3:30-6:00pm from mid-September through the end of March. Each program site has a Site Coordinator or certified "Lead Teacher" responsible for general program operations, coordination of activities, supervision of staff and grant reporting. The staff comprises certified instructors, aides and youth counselors working collectively to implement quality programming. The program's academic component is strong, assisting students in achieving skills necessary for TAAS/TAKS testing success and working with

students to not only complete homework assignments but to ensure that concepts learned throughout the day are reinforced during homework sessions. Instructors provide academic support in reading and language, science, social studies and mathematics.

In addition, the Precinct2gether After-School Youth Program offers specialized programs designed to provide children with life skills they need to succeed, enrichment activities such as arts and crafts, health, technology, physical fitness and other recreational opportunities. These activities vary by site depending on grant support. The staff also plans periodic field trips based on grant funding available.

The Harris County Department of Education (HCDE) also operates one of its Head Start Centers at 808 1/2 Magnolia Ave. HCDE is an educational program that works with income-eligible and special needs students and their families to prepare them with the skills they need for the demands of school. Services offered include academic and socio-emotional development under the Texas Education Agency-approved Frog Street Press curriculum; ongoing assessment/school readiness; individualized support to meet goals and case management services to ensure students' health and well-being; and strengthening parental involvement at home, school, and within the community.

Barrett Station is also home to several day care and child development centers children below age 5, including Guadalupe Bilingual Daycare, the John G. Jones Learning Center, and Imagine Me Academy, which also offers a before and after-school program for school-aged children.

Throughout the year, several of the churches in the community also offer activities for youth, such as Sunday school and youth ministries offer activities for the youth in the community. Crosby ISD also offers activities for youth in Barrett Station, including organized athletics, band, summer school, tutoring, before- and after-school programs, back-to-school rallies, and Texas Assessment of Academic Skills (TAAS)/Texas Assessment of Knowledge and Skills (TAKS) tutorials. The closest YMCA is the Wendel D. Ley Family YMCA, located in Houston, approximately 4.7 miles from Barrett Station, and the Girl Scouts program is offered in Crosby and Highlands but not in Barrett Station. The Boy Scouts program is served by the Raven District under the Sam Houston Area Council in the Barrett Station area.

The community also provides youth with an athletic program through the Barrett Station Dragons, founded in 1986 to provide Barrett Station youth the opportunity to participate in a tackle football program for boys ages 5-12 and a cheerleading program for girls ages 5-13. The founders created the Barrett Station Dragons upon the elements of education, mentoring, and leadership, with the ultimate goal to help the youth in their community become accountable and responsible citizens of society. Since its founding, more than 1,000 youth have participated in the program, many of whom have continued to stay involved as coaches, mentors, and supporters.



Senior Programs

The East Harris County Senior Citizens (EHCS) program was founded in 1975 as a response to the needs of senior citizens in Precinct 2. The program provides various activities for senior citizens throughout the year within its 17 community centers, including the Barrett Station/Riley Chambers Community Center in Barrett Station. Area coordinators plan activities and register local senior citizen groups to use Precinct 2 buses for various trips and outings. Special outreach activities include a Nursing Home program, homebound and congregate meals, vouchers for transportation, and social services.

Veterans' Program

The Precinct 2 Veterans Services Department, located at 7330 Spencer Highway in Pasadena, provides direct assistance to U.S. military veterans, dependents, and surviving family members. The program assists with health care, transportation, pensions, compensation filings, death pension claims, burial benefits, and grave markers.

Infrastructure and Transportation

Infrastructure and transportation form the nuts and bolts of a community. Roads, water lines, sewer lines, sidewalks, and lighting are part of the infrastructure and transportation framework. Basic services exist because of a solid infrastructure. A well-coordinated transportation system allows residents to access businesses both to work and shopping. A variety of transportation options, such as buses, walkways, and bike paths help reduce traffic and enhance quality of life. Since 1975, HCCSD has allocated \$8,742,527 in federal funding to infrastructure projects in the Barrett Station area.

Table 10: Use of Federal Funds in Barrett Station 1975 - Present

Year	Project Description	Allocation (\$)
1975	Riley Chambers Community Center	\$320,688
1975	Riley Chambers Park Pavilion	\$62,410
1976	Riley Chambers Recreation Facility	\$281,109
1977	Water and Sewer	\$10,000
1978	Riley Chambers Community Center Street Lights	\$29,059
1978	Fire Equipment	\$73,423
1979	Streets and Drainage	\$295,688
1980	Water and Sewer	\$63,049
1981	Water and Sewer	\$41,000
1981	Fire Equipment	\$53,741
1983	Land Acquisition	\$33,323
1983	Streets and Drainage	\$97,852
1983	Water and Sewer	\$225,000
1984	Park Development	\$309,440
1984	Water and Sewer	\$225,000
1985	Water and Sewer	\$225,000
1986	Sewer Improvements	\$225,000
1987	Street Construction	\$1,923
1988	Sewer Line Extension	\$261,000
1989	Harris County MUD 50 Sewer Line Extension	\$292,000
1990	Harris County MUD 50 Sewer Line Extension	\$418,214
1997	Riley Chambers Park Playground, Pct. 2	\$156,788
1997	Harris County MUD 50 Water/Sewer Service and Repairs	\$747,015
2001	Riley Chambers Community Center - New Addition	\$357,964
2001	Harris County MUD 50 Sewer Rehabilitation	\$490,330
2002	Riley Chambers Community Center	\$1,000,000
2002	Harris County MUD 50 Rehab of Sewer Facilities	\$411,027
2003	Harris County MUD 50 Rehab of Sanitary Sewer/Water Collection	\$465,987
2004	Harris County MUD 50 Sanitary Sewer Rehab #3 & #4	\$480,000
2005	Harris County MUD 50 Water Sewer Rehab #4 & #5	\$73,991
2005	Harris County MUD 50 Rehabilitation of Storage Tank	\$334,951
2007	Riley Chambers Park Amphitheatre, Pct. 2	\$349,925
2016	Crosby ISD - Drew Elementary Spark Park	\$330,630
	Total Projects	\$8,742,527

Water and Sewer Services

The Harris County Municipal Utility District (MUD) 50, located at 12900 Crosby-Lynchburg, provides water, sewer, and sanitation services to Barrett Station residents. The mission of Harris County MUD 50 is to provide high quality water, sewer, and sanitation services to the residents of Barrett Station and the surrounding areas. Harris County MUD 50 obtains its ground water from the Evangeline Aquifer.

Per the 2018 Drinking Water Quality Report (Consumer Confidence Report) for Harris County MUD 50, published by water and wastewater operations company Municipal Operations & Consulting, though some of Harris County MUD 50's source water is susceptible to certain contaminants, its drinking water meets or exceeds all federal and state drinking water requirements.

Figure 11: Harris County MUD Information

Information from Harris County MUD No. 50 (PWS #1010719)							
Inorganic Contaminants							
Year	Contaminant	Highest Level Detected	Range of Detected Levels	MCL	MCLG	Units	Violation
2018	Barium	0.0803	0.0803 – 0.0803	2	2	ppm	No
2018	Fluoride	0.67	0.67 – 0.67	4	4	ppm	No
2018	Nitrate	0.01	0 – 0.01	10	10	ppm	No
Radioactive Contaminants							
Year	Contaminant	Highest Level Detected	Range of Detected Levels	MCL	MCLG	Units	Violation
2015	Combined Radium 226/228	1.5	1.5 – 1.5	5	0	pCi/L	No
Maximum Residual Disinfectant Level							
Year	Contaminant	Average Level	Range of Detected Levels	MRDL	MRDLG	Units	Violation
2018	Chlorine Residual (Free)	1.2	0.27 – 1.99	4	4	ppm	No
Disinfection Byproducts							
Year	Contaminant	Highest Level Detected	Range of Detected Levels	MCL	MCLG	Units	Violation
2018	Haloacetic Acids (HAA5)	4	3.8 – 4	60	No goal for the total	ppb	No
2018	Total Trihalomethanes (TTHM)	31.2	31.2 – 31.2	80	No goal for the total	ppb	No
Lead & Copper							
Year	Contaminant	90th Percentile	Number of Sites Exceeding AL	AL	ALG	Units	Violation
2018	Copper	0.045	0	1.3	1.3	ppm	No
2018	Lead	1.1	1	15	0	ppb	No

Harris County Municipal Utility District No. 50 Water Plant Improvements Project

This project is funded by the Texas Water Development Board DWSR and includes improvements to Water Plants No. 1 and No. 2. Water Plant No. 1. Improvements include booster pumps and booster pump awning, electrical modifications, fiberglass chlorine room and related equipment. Water Plant No. 2 Improvements include 83,000-gallon ground storage tank,

15,000-gallon hydropneumatic tank, booster pumps, booster pump awning, fiberglass chlorine room and related equipment, electrical modifications as well as demolition of the existing ground storage tank, hydropneumatic tank, chlorine building and booster pumps.

The Harris County Municipal Utility District No. 50 is proposing to install several upgrades to two of the existing water plants within the District. For Water Plant One, including but not limited to booster pump installation, electrical modifications, chlorine equipment, yard piping. For Water Plant Two, including but not limited to booster pump installation, electrical modifications, chlorine equipment, yard piping, 83,000 gallon ground storage tank, 15,000 gallon hydropneumatics tank, gravel access drive.

The Harris County Municipal Utility District No. 50 is proposing to install 1,385 smart meters as well as purchase additional smart meters for future installation. In addition to meter installation, this project will include distribution of information to the residents as well as software installation and startup for billing capabilities at the District office. This project is eligible for DWSRF funding.

Precinct 2's Standing Water Attack Team (SWAT) patrols unincorporated areas within the Precinct targeting pest mosquitoes that are a result of standing water. SWAT treats problem



areas based on surveillance and upon request to reduce mosquito activity. These professionals inspect areas for potential breeding grounds and perform landing rate tests to detect mosquito activity. If landing rates reach the specific threshold, the area is treated. In addition to treatments, SWAT conducts short, educational seminars to inform residents, schools, and other groups on mosquito control and ways to be proactive at home.

Sources: Harris County MUD 50 and Harris County Commissioner Precinct 2

Drainage

Barrett Station's drainage system consists of roadside ditches, driveway culverts, and road crossing culverts. The ditches tend to be shallow with no grade, and many are filled with debris constricting water flow. During heavy and sometimes light rainfall, storm runoff overflows the ditches, resulting in flooding to the area.



The Harris County Engineering Department (HCED) and Harris County Flood Control District (HCFCD) will be implementing drainage improvement projects in the Barrett Station area, within the San Jacinto River watershed, with funding provided by a \$2.5 billion bond approved in August 2018. On March 5, 2019, HCED and HCFCD met with Barrett Station residents to discuss how they would use the \$2.5 billion bond to alleviate flooding within the San Jacinto River

watershed. During this meeting, HCED explained two projects would take place in Barrett Station to improve the internal drainage systems and related infrastructure that would impact the flow of storm water away from the area, conveying storm water from Barrett Station to major drainage channels or bayous maintained by HCFCD. Two studies determining the flow of storm water near Barrett Station determine the need for these projects, including the need to move the storm water from east to west. Per HCFCD project manager Roger Duong, currently, because the drainage ditches in Barrett Station, as well as the road and St. Charles neighborhood inside Barrett Station, water is not moving away in the ditches. The proposed solution would comprise widening and deepening the existing ditches, moving water from the east to west side of Barrett Station and eventually to the irrigation canal and the San Jacinto River. This solution would lower the accumulated water by a few inches during a typical rain event and by 2 to 3 inches or more during a more intense storm. Currently, storm water in this area flows down to the San Jacinto River irrigation canal.

HCED and HCFCD also presented the following map displaying where the project work would take place, including through the wider and deeper ditches, and new collector pipes with inlets feeding water to the south and west.

Figure 12: Barrett Station Proposed Drainage Improvements



A canal way is located in the eastern section of Barrett Station, running north to south. This canal is a part of an extensive 38-mile system of canals and 1,400-reservoir delivering raw water from Lake Houston to customers such as Exxon Mobil, Chevron Phillips Chemical Company, and others pursuant to long-term water supply contracts.

Transportation

Major thoroughfare planning, used by municipalities and other governmental entities to assure the development of the most efficient and appropriate street system to meet existing and future travel needs, is in process. A major thoroughfare system is comprised of existing and planned



freeways, major streets, and highways that may not need widening or new right-of-way. The thoroughfare plan should also designate collectors and local streets.

Barrett Station comprises and/or is bordered by several major roadways of this region. Highway 90 serves as the northern boundary. This roadway connects the region to major employment and recreation centers in and around Harris County and the City of Houston via Beltway 8. The second major street in Barrett Station is FM 1942. This road

begins at FM 2100 and terminates at Crosby Barbers Hill Road.

Finally, FM 2100 or Crosby-Lynchburg Road runs north-south, splitting the community into two neighborhoods. FM 2100 is currently a two-lane undivided road connecting Crosby to the north and Highlands-Baytown to the south. This road serves as a major commuter route for residents of the region who work near Baytown and along the Houston Ship Channel.

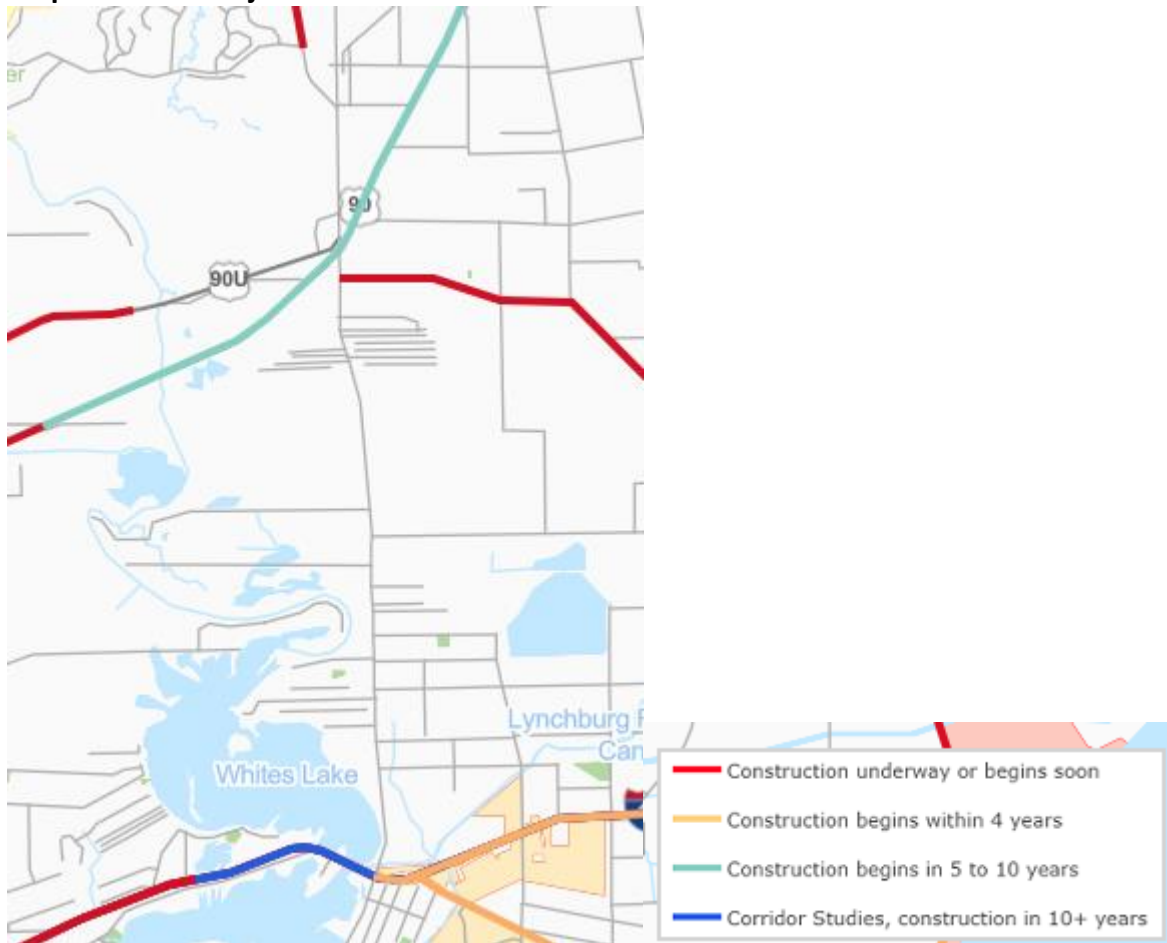
The Texas Department of Transportation

Table 11: TxDOT Projects in Barrett Station Area

Highway	Description	From Limit	To Limit	Estimated Construction Cost	Project Length (Miles)	Estimated Completion Date
BU 90-U	Drainage Improvements	East of Mesa Dr	San Jacinto River Bridge	\$2,098,041	10.791	9/15/2020
FM 1942	Surfacing/Roadway Restoration	FM 2100	Chambers C/L	\$4,658,245	7.95	4/15/2020
FM 2100	Widen to 4-Lane Divided	South Diamondhead Blvd	0.28 Miles North of Hare Cook Rd	\$20,460,967	2.28	1/15/2021
US 90	Surfacing/Roadway Restoration	Fresh Water Canal	FM 2100	\$5,350,000	7.5	TBD (Construction Begins in 5-10 years)
VA	Mis Feasibility Study	On IH 10 East, From IH 69	SH 99	\$5,000,000	0.001	TBD (Corridor Studies, Construction in 10+ Years)

Source: TxDOT Project Tracker, http://apps.dot.state.tx.us/apps-cq/project_tracker/#

Map 3: TxDOT Projects in Barrett Station Area



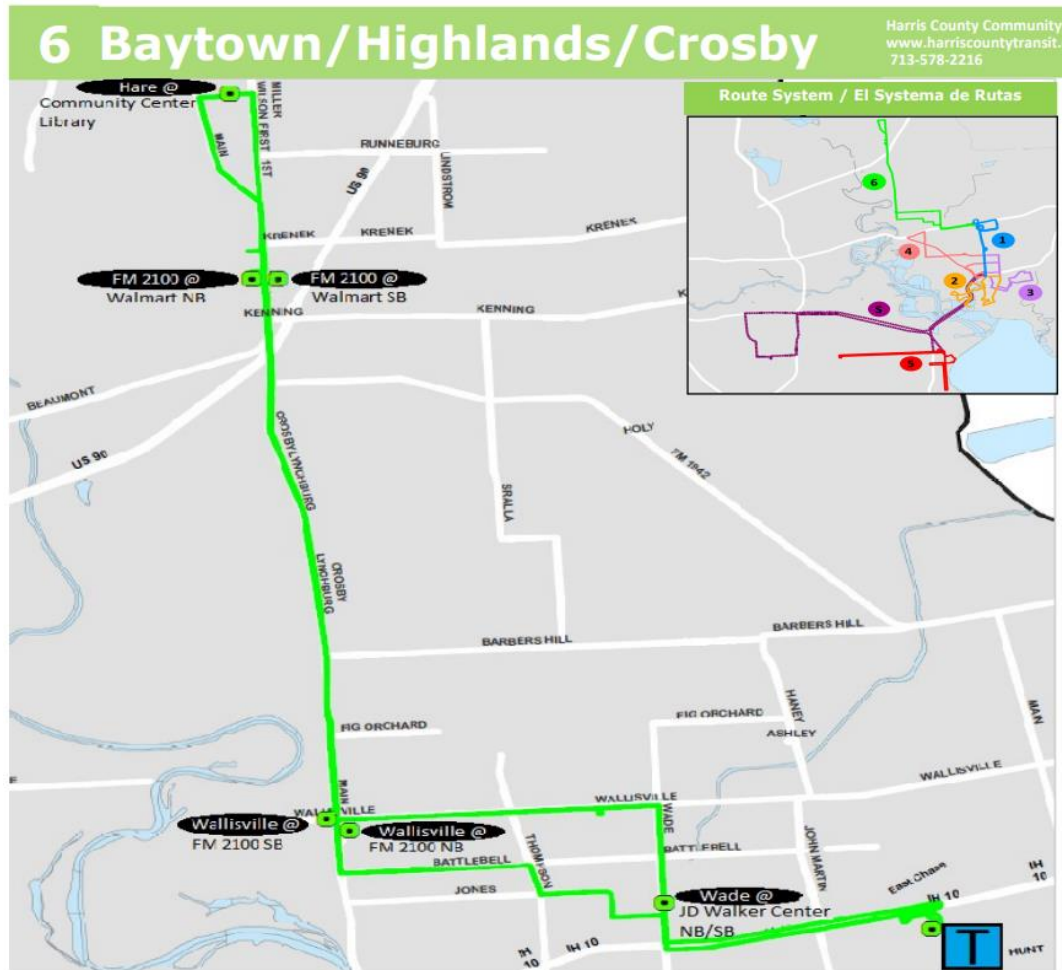
Source: TxDOT Project Tracker, http://apps.dot.state.tx.us/apps-cq/project_tracker/#

Neighborhood collectors and local roadways and bridges are maintained by the Harris County Precinct 2 Wade Road Maintenance Camp at 8103 Wade Road. Road and bridge crews are responsible for paving and patching roads for smooth riding conditions, dredging ditches for faster water drainage, and replacing signs to ensure motorists are safely headed in the right direction.

The Lynchburg Ferry, across from the Houston Ship Channel, connects North and South Independence Parkway and the San Jacinto Battleground Monument. Since 1888, Harris County has provided the ferry service free of charge. Todd Shipyard built the William P. Hobby and Ross S. Sterling ferryboats in 1964. Both ferries are 61'8" x 40'5" in length and 8'9" in depth. Their weight is 85 gross registered tonnage, and a capacity of 10 vehicles. Depending on the wind, currents and traffic the ferry can take up to 5-10 minutes to cross the ship channel.

Harris County Transit offers bus service through Barrett Station on the Baytown/Highlands/Crosby route (Route 6). Route 6 runs generally northwest and southeast through McNair, Highlands, Barrett, and Crosby. The route between San Jacinto Mall in Baytown at I-10 East and Garth Road and Crosby Library at FM 2100 and Hare Road.

Map 4: Harris County Transit Bus Route 6



Source: https://transit.harriscountytexas.gov/Route%20Maps/Crosby_Route_6.pdf

In October 2007, Harris County Transit partnered with the City of Baytown to launch a Park and Ride commuter program between Baytown and the Downtown Business District. The service runs in the morning and afternoon, and weekday service is approximately 55 minutes. The Baytown Park and Ride can also serve as a staging area for vanpools and carpools for area residents.

In operation since 2003, Harris County's RIDES program is a curb-to-curb subsidized program that offers non-emergency transportation services at a 50 percent discount. The RIDES program is available to adults 65+ years of age and persons with disabilities who reside in Harris County and are either unable to access public transportation or have no alternate forms of transportation available to them. To be eligible for RIDES service, eligible customers must be registered either directly with the program or through a sponsoring agency. Once registered, customers are able to load funds onto their account that may be used with any designated transportation provider. Customers may select a shared ride option - a non-metered program

where passengers share rides - or taxi service, metered same-day service based on the rate of the taxi's meter fare box.

Harris County also offers a non-emergency medical transportation program at no charge to Harris County residents living in unincorporated areas and 21 additional communities within the county, including Barrett Station, Highlands, and Crosby. The service is available for medical necessity trips, such as dialysis, chemotherapy, radiation treatments, and other medical appointments.

In addition, Precinct 2 has created a program called BetterStreets2Neighborhoods (BS2N) to preserve its asphalt roadways. Precinct 2's Road and Bridge department regularly assesses its roadways and conditions to identify the best candidates for maintenance and improvement and then groups these roads together to create maintenance packages for efficient repair and follow-up maintenance schedules. Maintenance and improvements include restoring the base of the roadways; overlaying them with new asphalt for a brand new, smooth riding surface; and finishing them off with striping.

Finally, Precinct 2's SaferStreets2Schools (SS2S) is a program that partners with local school districts to improve areas with high student-pedestrian traffic. These improvements vary based on area needs and may include the installation of sidewalks, guardrails, pedestrian-crossing zones and footbridges, signage replacement, and roadway striping. Harris County engineers evaluate proposed improvements and place them into design to create the best solution prior to construction.

Community Facilities

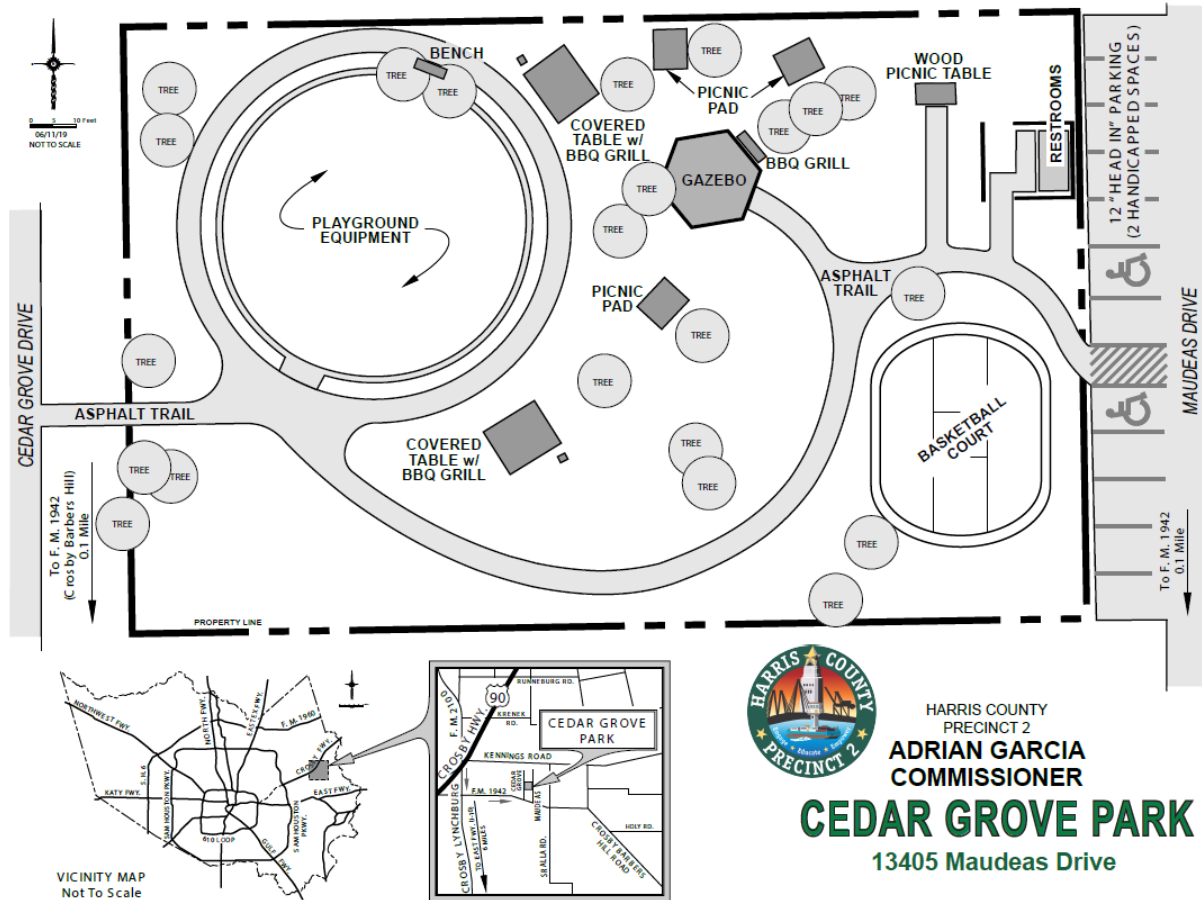
Community facilities are cultural, educational, and social gathering places of a neighborhood and can be public or private. Public facilities include parks, schools, community centers, and any other sites specifically designed for general resident gathering and owned by the public. Private facilities include churches, hospitals, theaters, and any other privately owned site. Community centers, elementary schools, churches, and local libraries help define a sense of place within a given area and provide a venue for the energies of a community to come together.

Facilities

The Riley Chambers Community Center, built in 1977, is located within 37.7 acres of land in southwest Barrett Station and includes one lighted football field, three lighted baseball fields, woodland areas; a basketball court, half-mile jogging trail, barbecue pavilion, playground, computer lab; and an equestrian arena, and amphitheater. A creek also runs right through the middle. The community center offers a variety of scheduled events, as well as space for community meetings and recreational and educational events and activities. The Barrett Station Center was added in 2003 and houses a congregate and homebound meal program for senior citizens.

Cedar Grove Park, a 0.6-acre pocket park in the northeast section of Barrett Station, is located at 13405 Maudeas Drive and provides a safe space for children to play. The park includes playground equipment, a half-basketball court, picnic pads, benches, covered tables with barbecue grills, a gazebo, and asphalt trails. In October 2018, \$100,000 in playground improvements were completed, which included replacement of older playground equipment and installation of rubberized fall surfaces and bench seating.

Map 5: Cedar Grove Park



Source: Harris County Precinct 2, <https://www.hcp2.com/facilities/list-parks>

Education

Barrett Station youth attend Crosby Independent School District schools or private schools. Three schools – two public schools and one private school - are located within Barrett Station.

Table 12: Crosby Independent School District Schools & Private Schools

School	Grade	Address	Distance from Barrett Station
Crosby Kindergarten Center	Pre-K and Kindergarten	805 Runneburg Rd	1.6 miles
Barrett Elementary	1-5	815 FM 1942	In Barrett Station
Charles H. Drew Elementary	1-5	223 Red Oak Ave	In Barrett Station
Chinquapin Prep	6-12	2615 E Wallisville Rd	0.80 miles
Crosby Elementary	1-5	14705 FM 2100	0.73 miles
Newport Elementary	1-5	430 North Diamondhead Blvd	3.8 miles
Crosby Middle School	6-8	14703 FM 2100	0.68 miles
Crosby High School	9-12	333 Red Summit Dr	0.61 miles
Reed's Preparatory School (Private)	Preschool-2	12003 Penn St	In Barrett Station
Sacred Heart Catholic School (Private)	Pre-K3-8	907 Runneburg Rd	1.58 miles

Source: <https://www.crosbyisd.org/domain/1132>

The Crosby Independent School District provides the students of Barrett Station with solid educational opportunities. The mission of Crosby ISD is to “produce literate, responsible citizens capable of learning and applying academic and social skills successfully in any life setting”. Crosby ISD is committed to preparing its students for the challenges they face in the 21st century in a safe and nurturing environment. The goals of Crosby ISD include college or career readiness; quality faculty and staff; district-wide climate of high expectations and teamwork; co-curricular activities; community relations; finance; facilities; technology; and public education reform. Its priorities consist of preparing for a future facility, staff, and property needs due to the growth trend of all stakeholders; maintaining board-approved class size goals; continuing to expand dual language, advanced academics, and career and technology; and maintaining and increasing fund balance.

Every year, CHILDREN AT RISK (C@R) ranks and grades Texas public schools to help parents, educators, and community members understand how schools in their community are performing and spark dialogue on the quality of public education across Texas. C@R assigns ranks and grades based on student achievement on standardized tests, student growth year-to-year, and how well schools support economically disadvantaged students. C@R also evaluates high schools based on how well they prepare their students for college and careers. Table 13 displays the rankings for schools in Crosby ISD.

Table 13: 2019 Crosby ISD School Rankings

School	Children at Risk Grade	% Economically Disadvantaged	% Meets Grade Level	Enrollment	State Rank
Barrett Elementary	C-	59	41	482	2,740
Crosby Elementary	D	42	38	662	3,472
Drew Elementary	C-	82	36	487	2,929
Newport Elementary	B-	44	53	714	1,512
Crosby Middle School	B	50	47	1,375	602
Crosby High School	C-	43	40	1,744	1,001

Source: Texas Education Agency, <https://childrenatrisk.org/wp-content/uploads/2019/05/2019-TSG-Methodology-Overview.pdf>, <https://texasschoolguide.org/compare-schools/>

During 2019, Crosby ISD Superintendent Scott Davis visited multiple civic organizations in order to discuss the future of the district. He addressed the financial emergency in which teachers were laid off midyear but stated the “worst is over and now we can begin to move forward.” He expressed regret that it was necessary to make Pre-K a half day. Additionally, all elementary campuses will be rezoned in the near future. Crosby Kindergarten will soon be home to a Pre-K through 5th Grade. A new demographic survey will be conducted in January or February of 2020 in order to determine the boundaries for the district’s new attendance zones.

During the 2019-2020 school year, Crosby ISD’s full-time employees are expected to see an average pay raise of 9% after the state legislature passed a landmark public school finance bill. On June 11, 2019, Governor Abbott signed an \$11.6 billion bill, House Bill 3. The bill included funding for teacher raises, increases per-student base funding by about \$1,000, funds full-day pre-K and reduces school property taxes by an average of 8 cents per \$100 valuation in 2020 and by 13 cents in 2021. Crosby ISD will receive an estimated \$7.7 million in additional revenue from HB3. New teachers with a Bachelor’s degree will receive a salary of \$59,335, and new teachers with a Master’s degree will receive a salary of \$60,835. Full-day pre-K will also be required by HB3, for which Crosby ISD will hire six additional teachers. A science coordinator, a career and technical education coordinator, an elementary resource teacher, a secondary special education instructional aide, three custodial positions and a mechanic supervisor will also be hired by the district. Under the estimates from the new law, Crosby ISD will have total revenues of more than \$56 million and total expenses of about \$51 million. Superintendent Scott Davis stated “the opportunity to take care of our staff is a real blessing for the board and me...Crosby ISD continues to recover financially. Additional state revenue through HB3 will greatly assist us in these efforts.”

Two junior colleges are located within 12 miles of Barrett Station – Lee College and San Jacinto Community College. Lee College McNair Center is located approximately 2.4 miles from Barrett Station, Lee College in Baytown is located approximately 7.0 miles from Barrett Station, and San Jacinto Community College – North Campus is located approximately 11.4 miles from the community.

Lee College McNair Center provides a state-of-the-art instructional space for students to obtain hands-on technical training to prepare for high-paying careers in the petrochemical and construction industries and degrees and certifications in cosmetology, machining, millwright, pipefitting, and welding.

Programs offered by Lee College in Baytown include an Associate of Arts, Associate of Arts in Science, Associate of Arts in Teaching, and Associate of Science degrees, as well as Field of Study in Computer Science, Criminal Justice, Music, Speech Communications, and Business and Certificates of Completion in various trades. Lee College's Center for Workforce and Community Development also offers non-credit workforce training, business and professional development, and community education programs, courses, and classes. In partnership with the Harris County Department of Education, Lee College also offers its Adult Basic Education Program at its Adult Learning Center, with classes in basic education/literacy, adult secondary education/GED/High School Equivalency, and English as a Second Language. Lee College's Small Business Development Center also provides an opportunity for small business owners and aspiring entrepreneurs to obtain face-to-face business advising and low-cost training on various aspects relevant to small businesses.

San Jacinto Community College North Campus offers an Associate of Arts, Associate of Arts in Teaching, Associate of Science, Associate of Applied Science, Certificate of Technology, Occupational Certificate, and Level 2 Certificate of Technology, as well as online and distance learning. In addition, San Jacinto Community College also offers training in key petrochemical manufacturing areas through its Center for Petrochemical, Energy, and Technology offers training in in key petrochemical manufacturing areas, as well as workforce development and job training, corporate training and consulting, and community programs. Its Testing Center provides college entrance testing; testing services to faculty by allowing their students to take make-up tests or testing for online classes; GED, SAT, ACT, and Pearson VUE testing; proctored exams; distance education testing; and Accuplacer testing for the Center for Workforce and Community Development students.

Churches

Barrett Station houses numerous churches, some historic, serving a variety of denominations. The churches play an active role in community activities and revitalization efforts.

Table 14: Churches in the Barrett Station Area

Name	Address
Antioch Church	230 West 1st St
Barrett Station Church of Christ	123 Zinn Dr
Cedar Grove Church	Cedar Grove Dr
First Missionary Baptist Church	11910 Locust St
Mt. Rose Church The City of Refuge	13000 Crosby Lynchburg Rd
Mt. Zion Missionary Baptist Church	315 Nod Ave
New Covenant of Faith Church	204 Ridge Dr
New Direction Life Saving Ministry	460 St. Charles St

Revelation Missionary Baptist Church	715 Zinn Dr
Riverdale Church	Cherry Ln
Rock of Ages Church	12217 Holly Rd
Shiloh Missionary Baptist Church	12418 FM 2100
St. Martin De Porres Church	12606 Crosby Lynchburg Rd
The Bridge at Calvary Church of the Nazarene	20707 Crosby Fwy
True Vine Missionary Baptist Church	404 Oak Ave

In 1988, amidst a discussion on community needs among coaches and board members of a community youth athletic program, the Barrett Station Ministerial Alliance (BSMA) was founded. The BSMA is a non-profit organization consisting of churches (trans-denominational) within the Barrett Station community. The BSMA promotes and supports activities in the



community to combat juvenile delinquency and community deterioration. In 1992, the organization was recognized by county and state agencies for its drug awareness programs. The BSMA sponsors several youth programs throughout the year, including annual scholarship awards and a juvenile delinquency program called "RIGHT CHOICE." BSMA also collaborates with Crosby ISD in sponsoring after-school programs.

Libraries

Two libraries are located within 5 miles of Barrett Station. The first is Harris County Stratford Branch Library, located at 509 Stratford St in Highlands. The 2,700-square foot facility offers, among other services, book and movie checkout; a summer reading program; an adult book club; free lunch for children ages 0-18; art classes; story time; a free business center with computer access; black-and-white and color printing, a photocopier, a scanner; fax services; and tax help. The Crosby-Edith Fae Cook Cole Branch is located at 135 Hare Rd in Crosby. In addition to the services offered by the Stratford Branch, the Crosby Branch offers meeting space; an opaque, overhead, and slide projector; an audiotape player; a TV/VCR; a typewriter; a glass display case; computer classes; movies; an ESL/literacy program; baby time; and an anime club.

Economic Development

Economic development is important to the vitality and growth of any community by providing basic goods and services. Generating local opportunities for employment and job training, while also expanding local businesses and resources, strengthens the local economy and meet the needs of area residents.

Local Economy

Harris County is part of the Houston-The Woodlands-Sugar Land, TX HUD Metro FMR Area Barrett Station is a working community. The unemployment rate for the area is 9.0 percent, compared to 4.3 percent for Harris County. The U.S. Department of Housing and Urban Development (HUD), however, recognizes Barrett Station as a low-to moderate-income community. This designation is based on the household income figures from the 2010 U.S. Census. Low-to-moderate-income communities are defined as areas where at least 51% of households earn less than 80 percent of the area Median Family Income (MFI). For the purpose of determining the number of low-to- moderate income persons, HUD divides households into five income groups:

- 30% Limits
- Very Low-Income (50 percent of area MFI)
- Extremely Low-Income
- 60% Limits
- Low-Income (80 percent of area MFI)

Table 15: Houston-The Woodlands-Sugar Land, TX HMFA FY2019 Income Limits*

FY2019 Income Limit Category	FY 2019 Adjusted HOME Income Limit
30% Limits	\$22,900
Very Low-Income (50% MFI)	\$38,150
60% Limits	\$45,780
Extremely Low-Income**	\$25,750
Low-Income (80% MFI)	\$61,050

**Based on a family of four*

Business Environment

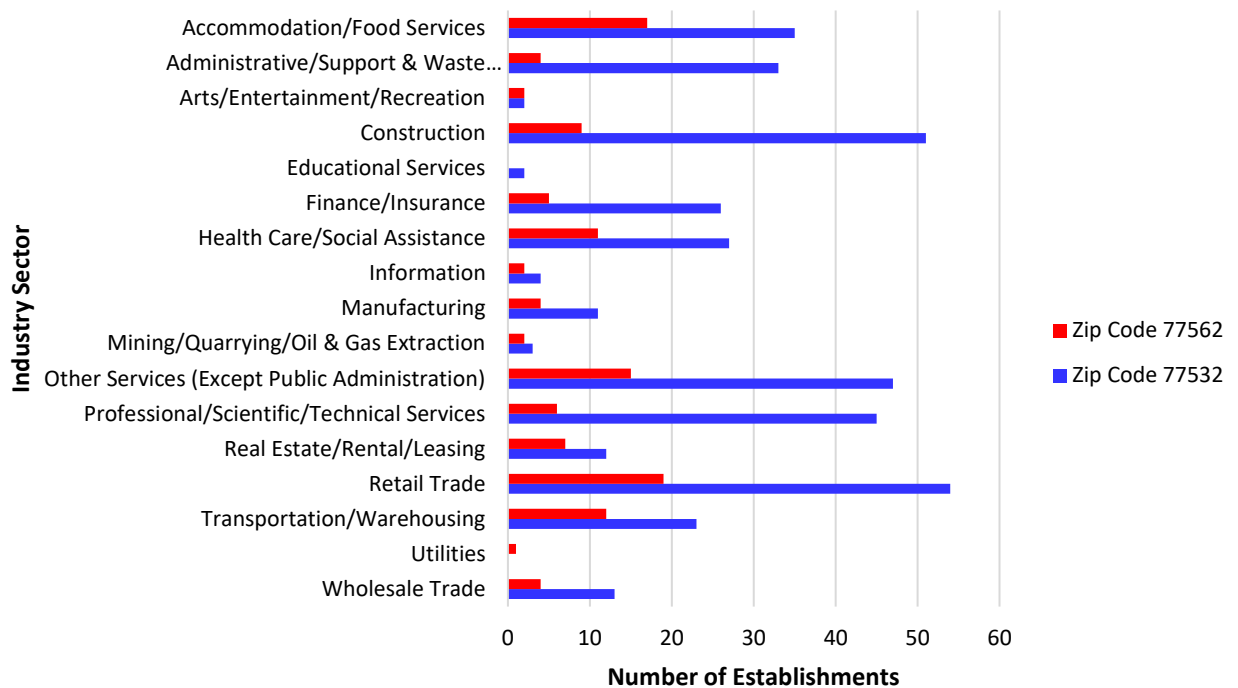
Local businesses include barbers, restaurants, grocery stores, car mechanics, and any other business local entrepreneurs choose to develop. Despite the variety of mega-malls and massive chain stores, it is these neighborhood businesses that provide the proverbial daily bread. The majority of businesses in Barrett Station are located along FM 2100 and FM 1942. Although few, they include auto body shops, convenience stores, a dry cleaner, gas stations, restaurants, salons, an ATM machine, a shoe repair shop, bus charter company, and a bar. Unlike most communities, Barrett Station does not have a grocery store chain, bank, or franchise fast food restaurants. Residents have to drive to either Crosby or the Highlands to access these establishments.

Table 16: 2016 Zip Code Business Patterns

Zip Code	Number of Establishments	Paid Employees for Pay Period, Including March 12 (Number)	First-Quarter Payroll (\$1,000)	Annual Payroll (\$1,000)
77532	388	3,747	31,467	132,535
77562	120	1,324	11,893	54,546

Source: Census ZIP Code Business Statistics: Total for Zip Code, 2016

Figure 13: Barrett Station Census Zip Code Business Patterns by Industry Sector, 2016



Source: Census ZIP Code 2016 Business Statistics: Zip Code Business Patterns by Employment Size Class

FM 2100 may be an ideal location to develop a much-needed central business district, since the majority of businesses in Barrett Station are already located in this corridor. A central business district would provide the community with a business focus, and turn into a social meeting place for residents.



A local chamber of commerce or community development organization can be utilized to enhance the economic well-being and quality of life in Barrett Station, as well as serve as a networking tool for residents. Barrett Station does not have a chamber of commerce; the closest active branch is the Crosby-Huffman Chamber of Commerce, located at 5317 First St in Crosby.

However, the Barrett Station Civic League and Barrett Station Community Development Organization, Inc. (also known as the Barrett Station Community Development Corporation) are active in the community and can provide support to supplement the services of the Crosby-Huffman Chamber of Commerce.

The Barrett Station Civic League, a 501(c) Texas non-profit (civic) organization, was founded in 1949 to promote, develop, facilitate, and deliver community services for the well-being of families and individuals in the community. Annual membership dues are \$12 per person, \$6 for persons age 65 and over, and \$25 for business and non-profit organizations. Only paid members may vote at monthly meetings, held every fourth Tuesday of the month. Dues go towards the Civic League's community projects, such as community clean-ups, educational scholarships, street lighting projects, yard-of-the-month program, and annual homecoming celebrations. The fifth annual homecoming festival, held July 19-20, 2019, featured golf cart rides, a margarita/fajita competition, barbecue cook-off, and parade. The festival provides an opportunity for the community to show their hometown pride and teach younger generations the importance of history and fellowship.

The Barrett Station Community Development Organization, Inc. (Barrett Station CDO) is a community and place-based 501(c)3 non-profit organization that has been established to serve the educational and community welfare needs of Barrett Station residents. Through business and community partnerships, its mission is to foster resident and neighborhood involvement in educating the children of Barrett Station, combating community deterioration, preserving the community's history, caring for and improving the health of Barrett Station residents, and becoming a self-sufficient community. Its ultimate goal to collaborate with local government and non-profit organizations to elevate Barrett Station to a "viable and sustainable" status. Specifically, the Barrett Station CDO's goals include:

- Grant educational scholarships to minority students entering college and/or trade school
- Coordinate and conduct clean-up activities on an ongoing basis to combat community deterioration
- Work with other non-profits in the community to create programs for youth in an effort to deter juvenile delinquency
- Provide social services to low-income individuals
- Coordinate programs and exhibitions that engage the community in the arts, history and technology
- Collaborate with local government to ensure the concerns and needs of the community are heard with regard to future planning and growth
- Ensure sustainability of the environment by encouraging preservation of the land
- Promote health of the people by participating in health programs and distributing informational pieces that educate residents on various health issues and their causes, etc.
- Create jobs and housing
- Work with local authorities to ensure the safety and security of its residents

Barrett Station CDO also supports efforts to reduce violent crime and gang-related activities in the community through enhanced enforcement activities by local governmental and crime prevention programs and increase the safety of youth and reduce juvenile crime through crime prevention and intervention programs.

The Black Professional Cowboys and Cowgirls Association (BPCCA), headquartered in neighboring Crosby, TX, also provides a community service by creating awareness and recognition for African American men and women who have made significant contributions in the African American community. BPCCA's vision is to host the largest African American civic event in the Houston, TX area to highlight the culture and traditions of African American cowboys and cowgirls. BPCCA hosts an annual Fabulous Boots & Diamonds Dance for the community, a Heritage Day to celebrate the culture and traditions of African American families, and HONORS, a recognition and celebration of high school students who have achieved academically and organizations/individuals who have made pioneering contributions to the community. BPCCA also sponsors a college scholarship program.

Employment

As a result of the small number of businesses in the area, many residents likely must look outside of the community for work or remain among the unemployed.

While 9 percent of the population age 16 and over in Barrett Station is unemployed, just 4.3 percent is unemployed within Harris County as a whole.

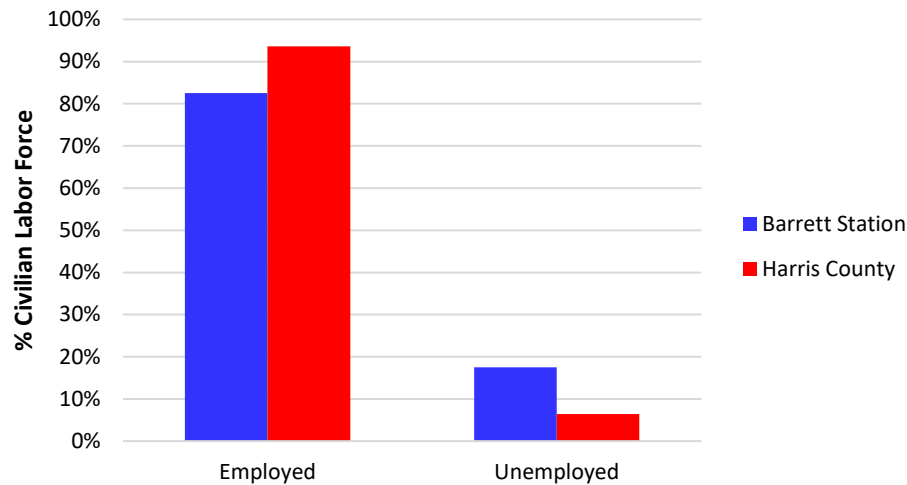
Table 17: Number of Persons (Age 16 and Over by Employment Status, 2017

	Barrett Station	Percent	Harris County	Percent
Employed	1,304	42.5	2,180,392	63.6
Unemployed	276	9.0	149,192	4.3
In Armed Forces	0	0.0	1,461	0.04
Not in Labor Force	1,490	48.5	1,099,302	32.0

Source: 2013-2017 American Community Survey 5-Year Estimates

Out of Barrett Station's civilian labor force, 83 percent is employed, and 17 percent is unemployed. In Harris County as a whole, 94 percent of the civilian labor force is employed, and 6 percent is unemployed.

Figure 14: Civilian Labor Force Employment Status, 2017



Source: 2013-2017 American Community Survey 5-Year Estimates

Table 18: Number of Persons per Employment Status (Age 16 and Over), 2017

	Barrett Station	Percent	Harris County	Percent
Male:				
Employed	595		1,216,745	71.9
Unemployed			80,388	4.7
In Armed Forces			1,136	0.1
Not in Labor Force			394,681	23.3
Female:				
Employed	709		963,647	55.5
Unemployed			68,804	4.0
In Armed Forces			325	0.0
Not in Labor Force			704,621	40.6

Source: 2013-2017 American Community Survey 5-Year Estimates

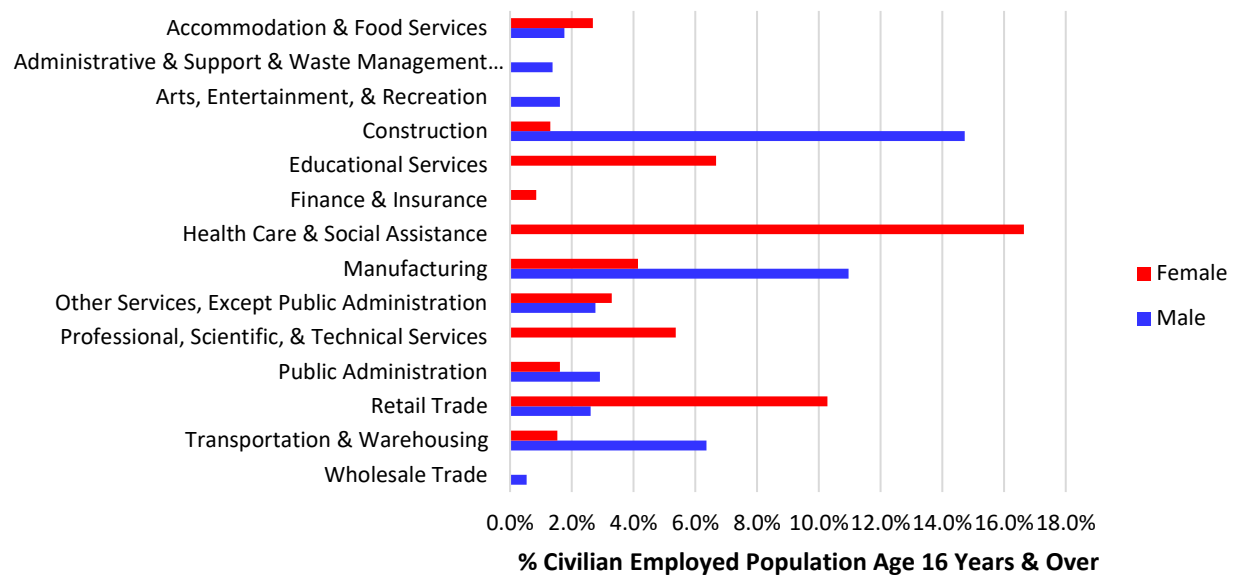
The industries in which Barrett Station residents are employed include: construction; manufacturing; wholesale trade; retail trade; transportation and warehousing; finance and insurance; professional, scientific, and technical services; administrative and support and waste management services; educational services; health care and social assistance; arts, entertainment, and recreation; accommodation and food services; and public administration.

According to the U.S. Census Bureau, for men, thirty-one percent worked in manufacturing which represents the fastest growing employment sector for Barrett Station residents. This may be due to the close proximity of the Houston Ship Channel and large oil refineries in Baytown.

As for the females, forty-one percent worked in Education, Health, and Social Service occupations.

Almost half of the men in Barrett Station forty-eight percent and women forty-seven percent are employed, compared to five percent for men and seven percent for women are unemployed. However, forty-seven percent of the men and fifty-two percent of the women are not in the labor force. These figures show that unemployment rates are high for both males and females and that residents need employment opportunities. When comparing these figures to the county, they are relatively high. Twenty-six percent of the men and forty-two percent of the women in Harris County are not in the labor force.

Figure 15: Industry by Sex in Barrett Station, 2017



Source: 2013-2017 American Community Survey 5-Year Estimates

Transportation to Work

In Barrett Station, about the same percent of residents drive alone to work as in Harris County as a whole. Notably, 4.6 percent of residents in Barrett Station carpool to work, compared to 10.9 percent of residents in Harris County as a whole. In addition, 7.5 percent of Barrett Station residents work at home, compared to 3.7 percent of residents in Harris County as a whole.

Table 19: Number of Persons by Means of Transportation to Work, 2017

	Barrett Station	% Workers Age 16 & Over	Harris County	% Workers Age 16 & Over
Drove Alone	972	78.5	1,698,413	79.3
Carpooled	57	4.6	232,327	10.9
Used Public Transportation	14	1.1	57,933	2.7
Biked/Walked	43	3.5	40,138	1.9
Other Means	60	4.8	28,522	1.3
Worked at Home	93	7.5	79,181	3.7

Source: 2013-2017 American Community Survey 5-Year Estimates

Appendix A

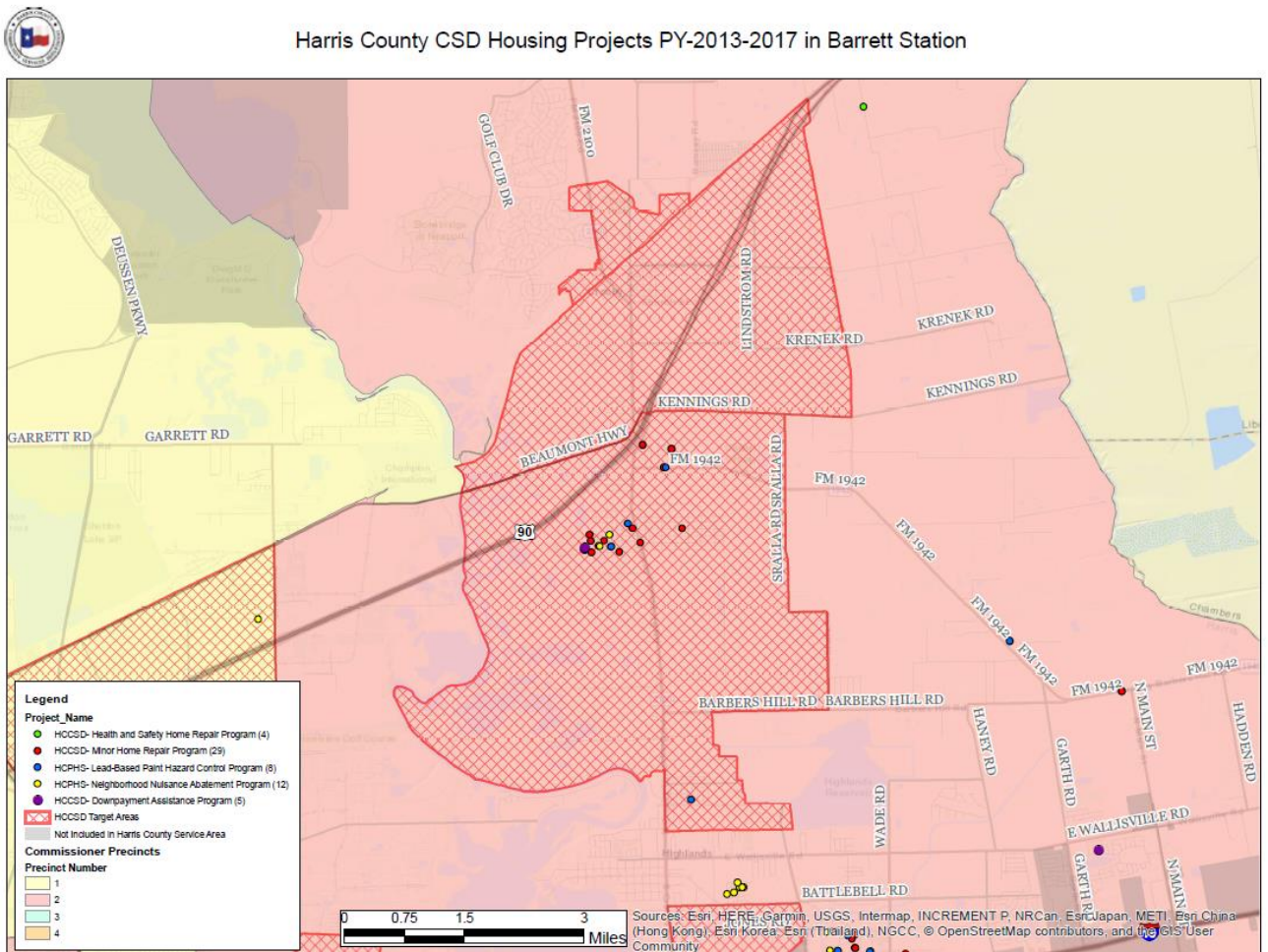
Funding in Barrett Station (1975 to Present)

The HCCSD Office of Housing and Economic Development has long been an active partner in improving the quality of life for Barrett Station residents. Since 1975, HCCSD has provided more than \$8.7 million towards the following projects in the community.

Use of Federal Funds in Barrett Station 1975 - Present		
Year	Project Description	Allocation (\$)
1975	Riley Chambers Community Center	\$320,688
1975	Riley Chambers Park Pavilion	\$62,410
1976	Riley Chambers Recreation Facility	\$281,109
1977	Water and Sewer	\$10,000
1978	Riley Chambers Community Center Street Lights	\$29,059
1978	Fire Equipment	\$73,423
1979	Streets and Drainage	\$295,688
1980	Water and Sewer	\$63,049
1981	Water and Sewer	\$41,000
1981	Fire Equipment	\$53,741
1983	Land Acquisition	\$33,323
1983	Streets and Drainage	\$97,852
1983	Water and Sewer	\$225,000
1984	Park Development	\$309,440
1984	Water and Sewer	\$225,000
1985	Water and Sewer	\$225,000
1986	Sewer Improvements	\$225,000
1987	Street Construction	\$1,923
1988	Sewer Line Extension	\$261,000
1989	Harris County MUD 50 Sewer Line Extension	\$292,000
1990	Harris County MUD 50 Sewer Line Extension	\$418,214
1997	Riley Chambers Park Playground, Precinct 2	\$156,788
1997	Harris County MUD 50 Water/Sewer Service and Repairs	\$747,015
2001	Riley Chambers Community Center - New Addition	\$357,964
2001	Harris County MUD 50 Sewer Rehabilitation	\$490,330
2002	Riley Chambers Community Center	\$1,000,000
2002	Harris County MUD 50 Rehab of Sewer Facilities	\$411,027
2003	Harris County MUD 50 Rehab of Sanitary Sewer/Water Collection	\$465,987
2004	Harris County MUD 50 Sanitary Sewer Rehab #3 & #4	\$480,000

2005	Harris County MUD 50 Water Sewer Rehab #4 & #5	\$73,991
2005	Harris County MUD 50 Rehabilitation of Storage Tank	\$334,951
2007	Riley Chambers Park Amphitheatre, Pct. 2	\$349,925
2016	Crosby ISD - Drew Elementary Spark Park	\$330,630
	Total Projects	\$8,742,527

Map 6: HCCSD Housing Projects PY2013-2017 in Barrett Station



Source: HCCSD