

NEIGHBORHOODS in CHARLOTTE

CHARLOTTE-MECKLENBURG PLANNING COMMISSION STAFF • 1976

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Introduction

In the recent planning of Charlotte-Mecklenburg, much attention has been given to urban growth and the problems that it creates. The new comprehensive plan predicts tremendous growth in the next 20 years and proposes various policies that will guide this growth in an orderly fashion. While it is imperative that these long range activities be of much concern, it is also extremely important that considerable attention an investigation be given to existing problems of the community. The inner city neighborhood analysis, previously prepared by the staff of the Planning Commission, proved that small area analysis is a very effective method of exposing both strengths and weaknesses of study areas. Realizing the value of such a study procedure, the staff has now completed a neighborhood analysis which encompasses the entire Charlotte-Mecklenburg area. Through a detailed analysis of each of the county's seventy-four neighborhood areas, an attempt has been made to ascertain and measure the physical and socio-economic conditions which prevail in each of the neighborhoods. The results of this study are interesting and will be very instrumental in suggesting future public policy.

Analysis of each neighborhood centers on two broad areas - its physical quality and its socio-economic quality. Methodology is explained in a separate section following the Introduction. Limitations were placed on the analysis by the availability of data, with the 1970 Census Information the main source. As the process is refined, better methods of data acquisition will be initiated to give the capability of up-to-date analysis instead of continuing to rely on data that becomes ten years old before it is updated.

The case for small area analysis was reinforced by the Inner City study. Periodic monitoring of a neighborhood can point out the beginnings of decay before the neighborhood physically illustrates it. From there, measures can be effectuated by government to shape up a neighborhood before it reaches a point of no return. The potential savings to the taxpayer can be great. The psychological relief can be beneficial to the citizens of the community.

Of course, neighborhood analysis is not a remedy for all physical and social problems. Physical deterioration can be almost eliminated by adequate maintenance. Zoning protection and public improvements can help solve physical problems. Socio-economic problems will always exist until we can find a satisfactory way to cope with them. Analysis can prolong the life of a neighborhood and can recognize problems before they reach a critical point.

Unlike the Inner City study, the Neighborhood Analysis contains very few recommendations for correcting the problems it has identified. This was not the purpose of the study. The purpose was to provide the basis through the identification of problems for further specialized study of problem areas. From this, future policy direction can be ascertained.

Methodology

For the purposes of this study, neighborhoods are defined by census tract boundaries. Although in reality neighborhoods do not adhere to this delineation, it was necessary to define neighborhoods as such so that data could be aggregated on socio-economic status and physical quality. The study area is shown in Figure 1 with the neighborhood (census tract) boundaries imposed upon a map of Mecklenburg County. The neighborhood names and corresponding census tract numbers are in Table 1. The foundation for the analysis of the seventy-four neighborhood areas in Charlotte-Mecklenburg is two indices which measure two basic dimensions of neighborhood conditions: socio-economic status (S.E.S.) and neighborhood physical quality (P.Q.).

Socio-Economic Status

The index of socio-economic status was developed for this study by the Planning Commission staff. As previously stated, the primary alteration in methodology from the inner city study to the neighborhood analysis involved the development of the S.E.S. index. The S.E.S. index employed in the inner city study was developed by R. M. Moroney, M. Maloney, and L. May (1972) of the Department of City Planning at the University of North Carolina, Chapel Hill (henceforth referred to as the Moroney study). The Moroney study actually replicated a methodology originally conceived by E. Shevky and M. Williams (1949) which was later termed "social area analysis". The S.E.S. index developed in the Moroney study was constructed from five variables that were mathematically se-

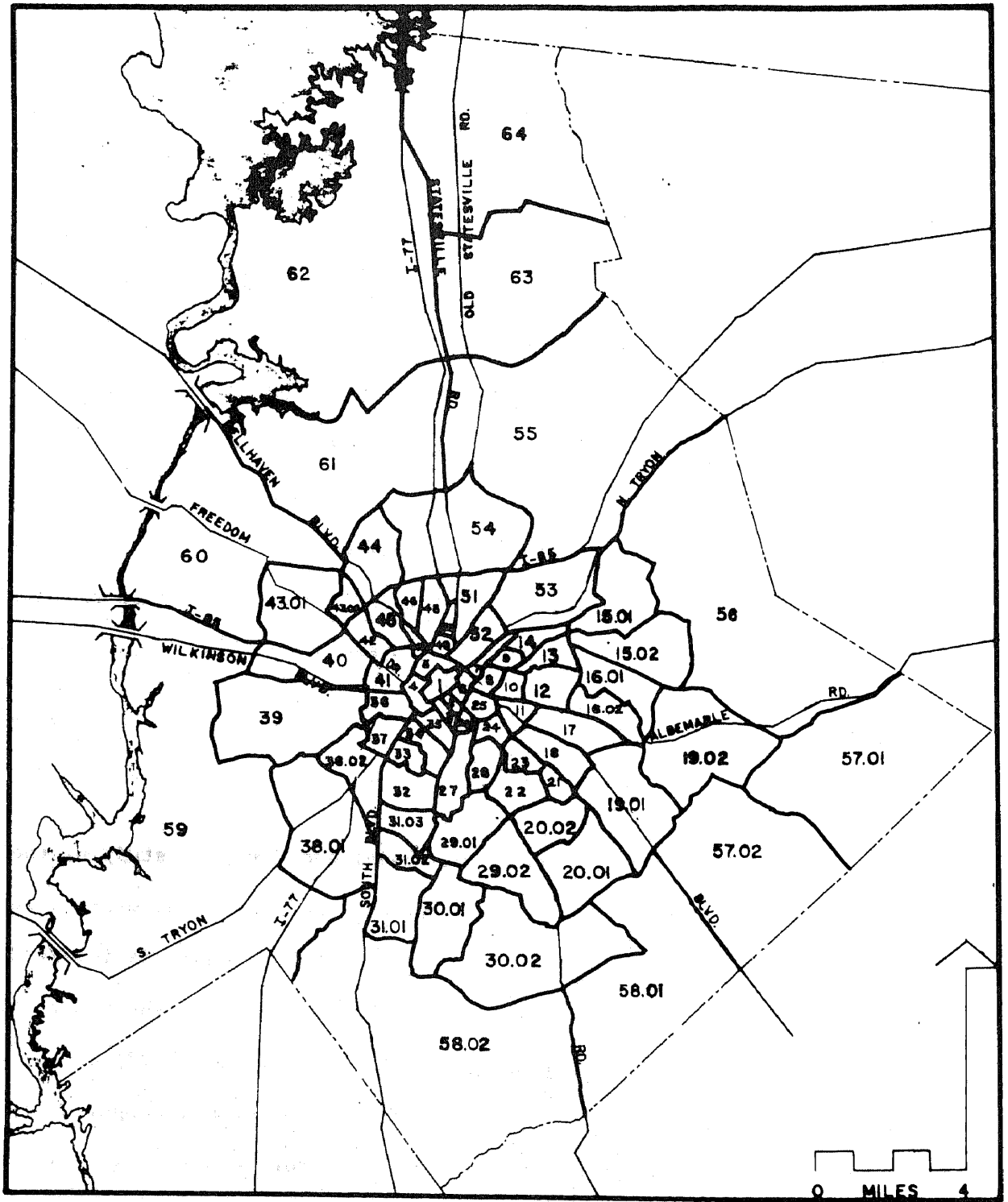


Figure 1

TABLE I. NEIGHBORHOODS IN CHARLOTTE-MECKLENBURG

<u>Census Tract</u>	<u>Name</u>
1	Central Business District
3	Greenwood Cliff
4	West Morehead
5	Irwin Creek/Fourth Ward
6	First Ward
7	Optimist Park
8	Belmont
9	Villa Heights
10✓	Plaza/Midwood
11	Chantilly
12 ✓	Country Club
13 ✓	Matheson
14	North Charlotte
15.01	Hampshire Hills/Newell
15.02	Shannon Park/Grove Park
16.01	Shamrock
16.02✓	Darby Acres
17	Eastway
18	Amity Gardens/Oakhurst
19.01	East Independence
19.02	Hickory Grove/Idlewild
20.01	Lansdowne/Stonehaven
20.02	Providence Park/Sherwood Forest

<u>Census Tract</u>	<u>Name</u>
21	Eastfield
22	Cotswold
23	Grier Heights
24/25	Elizabeth
26	Cherry
27	Myers Park
28	Eastover
29.01	Barclay Downs/Wendover
29.02	Foxcroft/Sharon View
30.01	Beverly Woods/Quail Hollow
30.02	Carmel/Olde Providence
31.01	Starmount/Montclair
31.02	Madison Park
31.03	Seneca
32	Scaleybark
33	Sedgefield
34/35	Dilworth
36	Wilmore
37	Southside Park
38.01	Yorkmont/Nations Ford
38.02	Clanton Park
39	Ponderosa/Dalton Village
40	Westerly Hills/Ashley Park
41	Wesley Heights
42	Enderly Park
43.01	Woodale/Winchester

<u>Census Tract</u>	<u>Name</u>
43.02	Thomasboro
44	Hoskins
45	Biddleville
46	University Park
47	Five Points
48	Oaklawn/McCrorey Heights
50	Upper Greenville/Double Oaks
51	Druid Hills
52	Tryon Hills
53	Craighead/Hidden Valley
54	Northwood/Derita
55	Mallard Creek
56	Crab Orchard/UNCC
57.01	Mint Hill/Clear Creek
57.02	Morning Star
58.01	Matthews
58.02	Pineville/Providence
59	Berryhill/Steele Creek
60	Coulwood/Paw Creek
61	Long Creek/Oakdale
62	Lake Norman
63	Huntersville
64	Davidson/Cornelius

lected through factor analysis. The variables were: (1) median family income (income index); (2) percent of occupied dwelling units having 1.01 or more persons per room (overcrowding index); (3) percent of children under 18 years of age who reside with both parents (normal family index); (4) percent of employed adults in unskilled, semi-skilled and service occupations (occupation index); and (5) percent of population over 21 years of age with less than a 12th grade education (education index). The methodology developed by the Planning Commission staff differs substantially from the one of the Moroney study.

Methodologically, the S.E.S. index developed for this study is very similar to the physical quality index that was developed previously by the staff. In fact, a primary premise for changing the S.E.S. index was to bring the methodology of S.E.S. more in line with the methodology of physical quality. Realizing that man's social and physical environment is a complex array of various characteristics, the staff concluded that analysis of social and physical conditions should be multi-variate in nature. Thus, another premise for the abandonment of the Moroney index of S.E.S. was that, although it was multi-variate as more than one variable was examined, many aspects of socio-economic conditions were not exposed due to its limited number of variables. For this study, data was gathered on seventy-two variables for seventy-four of the seventy-six census tracts that constitute the Charlotte-Mecklenburg area. Census tracts 2 and 49 were not examined because they are, respectively, the governmental center and the Greenville urban renewal area. The seventy-two variables on which data was collected appear in Appendix I.

The seventy-two variables were reduced to a data set of fifty-five variables through grouping of similar variables and deletion of others. Through computer techniques such as correlation analysis and principal component factor analysis,

this large quantity of data elements was explored. The fifty-five variable set was systematically reduced to thirty variables (Table 2-A) which represent five dimensions or factors of social conditions. After further analysis, the second dimension (crime index) was found to be useless in that the crime data was in error. The last three dimensions or factors are interesting but seem to say little as far as relative social conditions among the neighborhoods. For the purposes of this study, the first dimension (socio-economic status) is adequate for explaining relative social conditions. The S.E.S. index was formed from the first dimension by rank ordering the census tracts on the basis of their respective factor scores in the factor analysis. The nineteen variables in the S.E.S. factor cover many aspects of socio-economic status and provide a more multi-variate index than that of the Moroney study. After careful examination of the S.E.S. dimension, a factor analysis was performed on it alone to see if the nineteen variables would group into any forms which would offer further explanation to socio-economic status. The groupings that resulted from the second factor analysis appear in Table 2-B and are termed: (1) status index; (2) socio-economic blight; and (3) crowding index. The advantage of the S.E.S. index which resulted from all of the data manipulation is that by examining just one set of figures or one map statement, it is possible to ascertain the overall relative socio-economic status or quality of any one or all neighborhoods.

Physical Quality

As mentioned previously, the analysis and methodology of the physical quality index was taken from the inner city study. The development of the P.Q. index can be explained in a manner very similar to the explanation of S.E.S. in that the two methodologies are now parallel and compatible. Employing the same computer procedures, a sixty-one variable data set (Appendix II) was systematically reduced

TABLE 2-A. SOCIO-ECONOMIC QUALITY SIGNIFICANT FACTORS

FACTOR I

MEDIAN FAMILY INCOME
RATIO OF FAMILY INCOME TO POVERTY LEVEL
PERCENT FAMILIES BELOW POVERTY
PERCENT PEOPLE BELOW POVERTY
PERCENT FAMILIES RECEIVING PUBLIC ASSISTANCE
PERCENT POPULATION BLACK
PERCENT POPULATION OF FOREIGN STOCK
MEDIAN SCHOOL YEARS COMPLETED
PERCENT HIGH SCHOOL GRADUATES
PERCENT POPULATION COLLEGE GRADUATES
EDUCATIONALLY DEFICIENT
NO HIGH SCHOOL
PERCENT EMPLOYED IN PROFESSIONAL AND MANAGERIAL OCCUPATIONS
PERCENT FEMALE EMPLOYED IN PROFESSIONAL AND MANAGERIAL
OCCUPATIONS
PERCENT OF EMPLOYED IN PERSONAL SERVICES
OVERCROWDING GREATER THAN 1.01 PERSONS PER ROOM
OVERCROWDING GREATER THAN 1.51 PERSONS PER ROOM
FAMILY STABILITY
FEMALE HEAD OF HOUSEHOLD

FACTOR II

CALLS FOR SERVICES PER PERSON PER SQUARE MILE
CRIMES AGAINST PERSON PER PERSON PER SQUARE MILE
CRIMES AGAINST PROPERTY PER SQUARE MILE

FACTOR III

CHANGE IN SCHOOL YEARS COMPLETED
CHANGE IN HIGH SCHOOL GRADUATES
CHANGE IN PERCENT OF 1 OR MORE YEARS IN COLLEGE

FACTOR IV

LABOR FORCE PARTICIPATION RATE
LABOR FORCE PARTICIPATION RATE TOTAL
LABOR FORCE PARTICIPATION RATE MODIFIED
LABOR FORCE PARTICIPATION RATE FEMALE

FACTOR V

UNEMPLOYMENT
CHANGE IN UNEMPLOYMENT

TABLE 2-B. INDICES OF SOCIO-ECONOMIC QUALITY

<u>Dimensions</u>	<u>Variables</u>
I. <u>Income</u>	<ol style="list-style-type: none"> 1. Median Family Income (%) 2. People Below Poverty Level 3. Families Below Poverty Level 4. Ratio of Family Income to Poverty Level 5. Families Receiving Public Assistance
II. <u>Education</u>	<ol style="list-style-type: none"> 1. Median Number of School Years Completed 2. High School Graduates 3. No High School Education 4. No High School and Not in School 16-21 Years Old 5. One or More Years in College
III. <u>Occupation</u>	<ol style="list-style-type: none"> 1. Employed in Professional and Managerial Positions (Generally High Paying) 2. Employed in Personal Services (Generally Low Paying) 3. Females in Professional and Managerial Positions
IV. <u>Living Conditions</u>	<ol style="list-style-type: none"> 1. Overcrowded Dwelling Units (Over 1.01 Persons Per Room) 2. Serious Overcrowding (Over 1.51 Persons Per Room)
V. <u>Family Stability</u>	<ol style="list-style-type: none"> 1. Stable Families (Children Under 18 Years of Age Living With Both Parents) 2. Change in Stable Families 1960-1970

to twenty variables (Table 2-C) which represent five physical quality dimensions. These dimensions or factors cover a wide range of neighborhood characteristics, and are termed: (1) zoning effects; (2) housing quality; (3) deterioration potential; (4) industrial orientation; and (5) crowding index. Again, the final index was constructed by rank ordering the factor scores of each census tract. The P.Q. index made it possible to discern overall relative physical quality of any one or all neighborhoods by examining just one map statement or set of figures.

Both the S.E.S. and P.Q. indices can easily be incorporated into a system designed to continually monitor socio-economic and physical conditions in the neighborhoods. The only problem will occur in updating variables that came from the 1970 census. Either surrogate indicators will have to be developed or methods of updating these variables will have to be found before periodic monitoring can become functional. One other problem that can be seen in this study, is that an analysis at the census tract level does not delineate intra-tract differences or variations in socio-economic and physical conditions. Although this is not a problem in all tracts, there are some tracts that need to be studied at a more detailed level of investigation. Therefore, it is imperative to remember that this analysis is not necessarily indicative of sub neighborhood areas below the census tract level and that the overall relative qualities of a neighborhood indicated by the indices are not necessarily true for the entire tract. For example, it is quite possible for a census tract or neighborhood to rank high in S.E.S. on the overall scale but yet possess some areas within that are actually low in S.E.S. The reverse is also true; a particular tract may rank low on an index but some areas within the tract may rank high on that index. The rankings in this study are averages in essence and tend to smooth intra-tract variations. Due to the fact that data is not available below the tract level for the variables included

TABLE 2-C. PHYSICAL QUALITY SIGNIFICANT VARIABLES

	<u>Dimensions</u>	<u>Variables</u>
I.	<u>Housing Quality</u>	+1. Value, Greater Than \$25,000 (%) +2. Rent, Greater Than \$200 (%) +3. Average Square Feet Per Dwelling Unit +4. Value, Median +5. Rent, Median
II.	<u>Zoning Effect</u>	+1. Tract Zoned Residential (%) +2. Dwelling Units Zoned Residential (%) -3. Tract Zoned Business (%) -4. Dwelling Units Zoned Business (%)
III.	<u>Industrial Orientation</u>	-1. Land Use Industrial (%) -2. Tract Zoned Industrial (%) -3. Dwelling Units Zoned Industrial (%)
IV.	<u>Deterioration Potential</u>	-1. Value, Less Than \$10,000 (%) -2. Rent, Less Than \$80 (%) -3. Age of Dwelling Units, Median -4. Age of Dwelling Units, Greater Than 60 Years (%)
V.	<u>Crowding Index</u>	+1. Land Use Vacant/Governmental (%) -2. Land Use Residential (%) -3. Population Density -4. Cumulative Pollution Index

in this study, intra-tract differences in socio-economic and physical conditions cannot be shown through the methodology explained above. Therefore, the researcher, planner, or official must rely on actual field observations to keep them aware of conditions below the tract level. The problems mentioned above do not impair the utility of this study as a guide to problem areas which demand local government attention.

Data

Several sources were utilized to collect the data which covered many aspects of socio-economic and physical characteristics. The primary source for the socio-economic data was the 1970 U. S. Census of Population and Housing, but the Charlotte Police Department, the Mecklenburg County Police Department, the Mecklenburg County Health Department, and the police departments of the towns in the county were most helpful in supplying needed data. Two sources were utilized to obtain the data for physical characteristics: the 1970 U. S. Census of Population and Housing, and the Charlotte-Mecklenburg Land Use File.

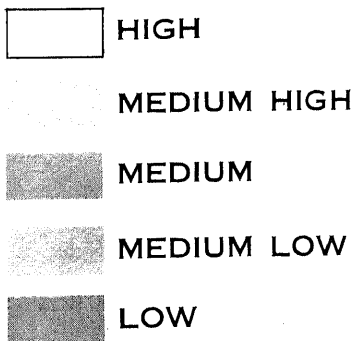
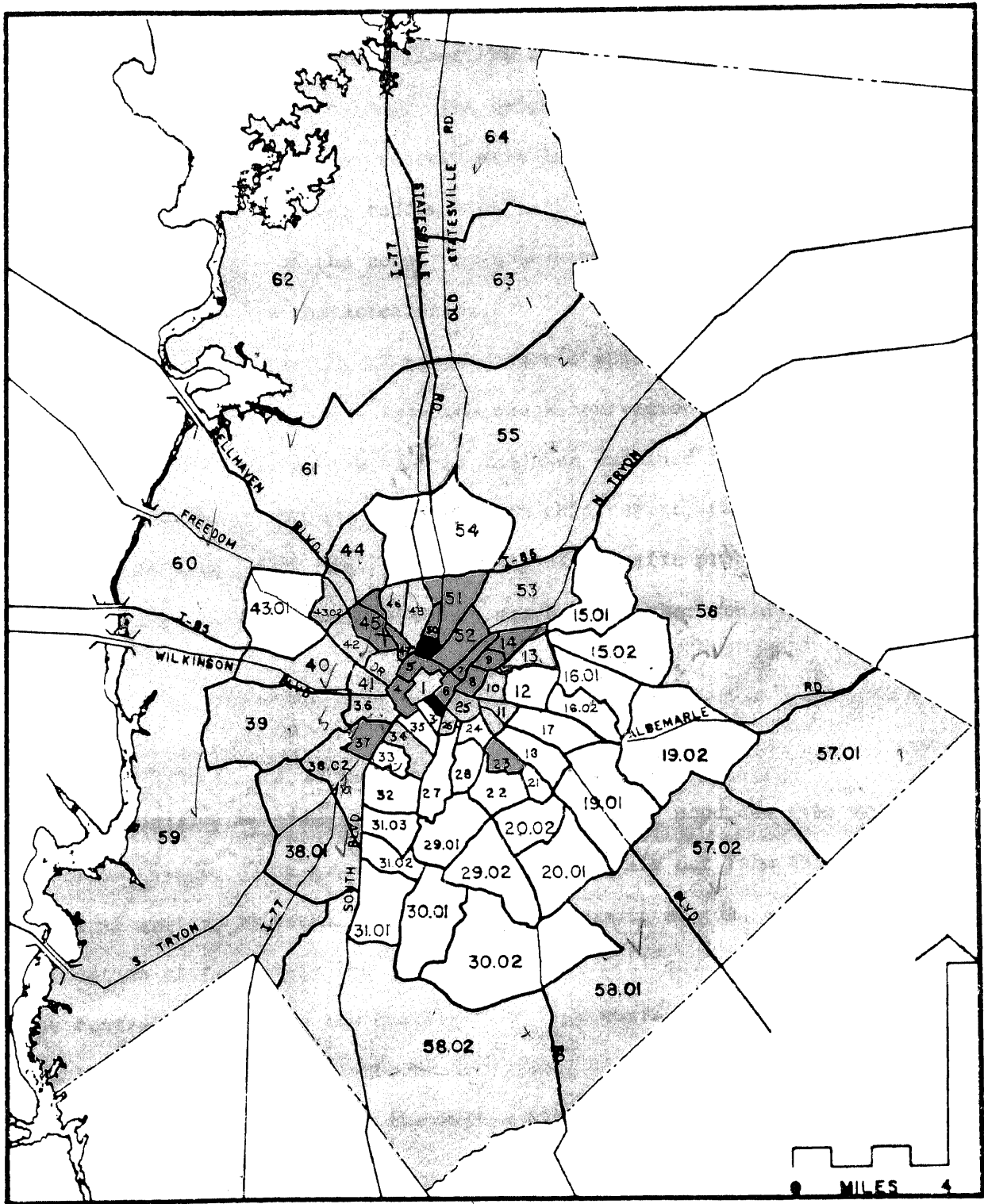
Community Overview

The S.E.S. and P.Q. indices yielded some interesting and revealing spatial patterns (Figures 2 and 3). These patterns are most beneficial in terms of how various neighborhoods relate to each other and how socio-economic status and physical quality group into patterns. However, it is important to remember that the expressed relationships are relative in nature and that the delineated patterns are more accurate and easier to explain than individual cases.

Spatial Pattern of Socio-Economic Status

Some very interesting and distinct patterns emerge from the spatial depiction of the socio-economic status index (Figure 2). There is a cluster of tracts (14) near the central city that exhibit a relatively low socio-economic status. Twelve of these fourteen tracts share a common boundary and there is usually a buffer of medium S.E.S. tracts between these tracts of low ranking and tracts of high S.E.S. Only in two instances do neighborhoods of low S.E.S. border with tracts of high S.E.S. It is the cluster of neighborhoods with low S.E.S. that need immediate attention. To the west of the central city is a group (8) of tracts with medium low socio-economic status. The central business district exhibits medium low characteristics also but it must be remembered that this study deals with residential aspects of urban life and there are few residences in the CBD. These areas of medium low S.E.S. also require consideration so that public policy can be initiated to aid these areas.

It is interesting to note that all of the tracts that exhibit high socio-



SOCIO-ECONOMIC QUALITY

economic status are in the southeastern and eastern sections of the city. This is no real surprise but does reflect the acute segmentation of socio-economic status in Charlotte-Mecklenburg. The neighborhoods that possess medium high S.E.S. characteristics are located predominantly in the eastern part of the city, but there are two neighborhoods medium high in S.E.S. in the western and northern areas. The majority of the county neighborhoods are medium in S.E.S. with a few exhibiting medium low characteristics.

This spatial depiction of socio-economic status does not define particular problems, but does present a relative characterization of Charlotte-Mecklenburg so that problem areas can be spotted and then examined in greater detail. In the individual neighborhood sections later in this report, each neighborhood will be examined through a more detailed analysis of specific problems and assets. After problems are exposed, recommendations can be made that would be corrective in nature.

Spatial Pattern of Physical Quality

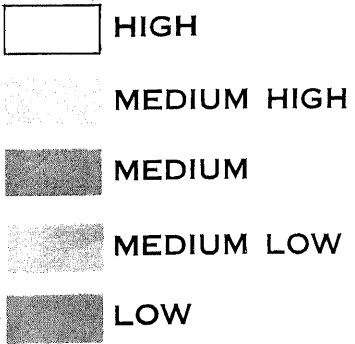
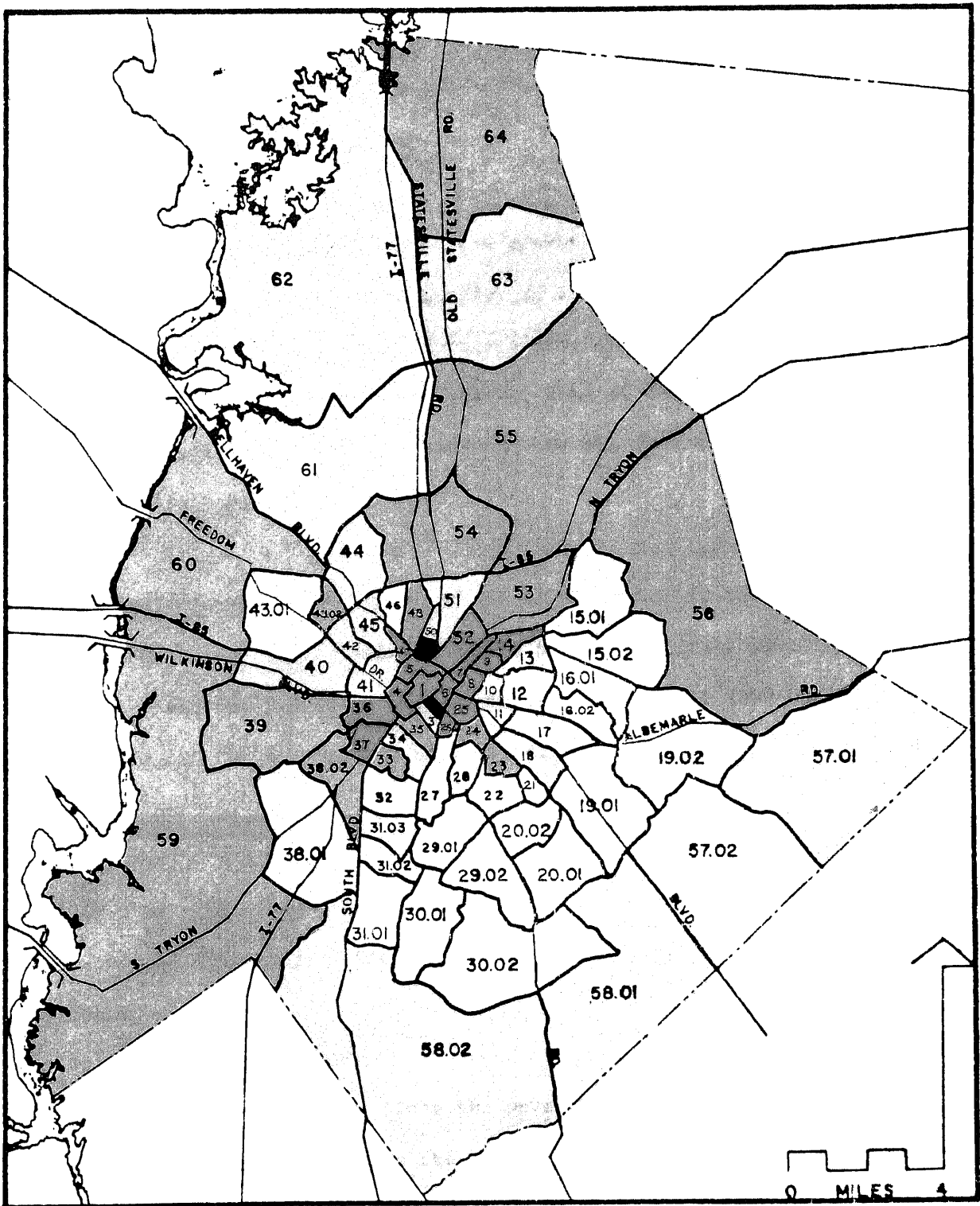
The mapping of community-wide physical quality produces even more definitive patterns (Figure 3), e.g., generally as one travels out from the central city, physical quality improves. As with socio-economic status, a pronounced configuration of relatively low neighborhood physical quality is in evidence in the central city. This low quality "core" is buffered by a mixture of medium low and medium quality neighborhoods. These seem to serve as transitional zones between the central city and the medium high and high quality areas farther out from the city.

Similar to socio-economic status, the western extremities of the county register medium P.Q. rankings, although this pattern is interspersed with pockets of medium high physical quality. Medium P.Q. is also prevalent in the

northeast portion of the community.

Without question, the most dominant pattern of physical quality is the large concentration of high P.Q. in the east and southeast. This grouping generally coincides with the occurrence of high socio-economic status (compare Figures 2 and 3). Lying between this area and the central city is almost a text book example (Hoover and Vernon, 1959; Spreigen, 1965) of a "gray area" or transitional zone. As noted above, the overall pattern is nearly a perfect stepwise increase in physical quality from a low in the central city to a high in the affluent neighborhoods to the south and southeast.

Though the patterns shown in Figures 2 and 3 generate no monumental revelations, there are some general conclusions which may be drawn from the findings. The arrangement of various levels of physical quality into sectors is even more dramatic than with socio-economic status. Secondly, even though there is a high correlation between S.E.S. and P.Q., in a few cases, areas which score low or medium low in terms of socio-economic status can be areas of medium high physical quality (e.g., Census Tract 46). Next, the high and medium high status locations for both socio-economic status and physical quality are not always confined to the south and southeastern areas as one might expect. Finally, the neighborhoods of low and medium low status generally coincide with the central business district and inner city areas of Charlotte.



PHYSICAL QUALITY

HIGH

MEDIUM HIGH

MEDIUM

MEDIUM LOW

LOW

0 MILES 4

Definition of Terms

In order to better familiarize the reader with the indicators used to measure socio-economic and physical quality in the neighborhoods, a complete list of definitions follows. As stated previously, these factors were found significant in measuring these aspects. However, some of the factors do not best measure the characteristic that was desired, but the factors were used because of the availability of data.

Median Family Income - That level of income which splits the number of families in half. One half of all families in the particular tract have incomes above the amount, and one half have incomes below. Income for 1969 was tabulated in the 1970 Census for all persons 14 years of age and over.

Poverty Level - A poverty index was adopted by a Federal Interagency Committee in 1969 that applied to families and unrelated individuals. Separate levels were assigned depending on family size, number of children and farm/non-farm residence.

People Below Poverty Level - Since the poverty level applies to families (and unrelated individuals), this is the count of all people in families below the poverty level.

Families Below Poverty Level - A count of families only that are below the poverty level.

Ratio of Family Income to Poverty Level - The percent of families with a ratio of family income to the appropriate poverty level of 3.0 or greater.

Families Receiving Public Assistance - The number and percent of families receiving public assistance and welfare payments in 1969 from Federal, State and Local programs, but excluding separate payments for hospital and other medical care.

Median Number of School Years Completed - The value which divides the population in half. Numbers above 12 indicate college level, so that the first year of college is 13, and so forth. Tabulated for all persons 3 years of age and older as of the Census date April 1, 1970.

High School Graduates - Number and percent who had completed 12 or more school years.

No High School Education - Number and percent of persons who completed no more than 8 years of school.

No High School and Not in School - Same as above except the category excludes those currently enrolled in the period from February 1st through April 1, 1974.

One or More Years in College - Number and percent who have completed more than 12 years of school.

Employed in Professional and Managerial Positions - The detailed description of precisely what occupations fall into this category is found in Classified Index of Industries and Occupations, published by the Bureau of the Census in 1971. Basically, this category includes all white collar occupations except sales and clerical workers.

Employed in Personal Services - Those persons employed in the personal services, which are generally low paying and low prestige. These occupations include laborers, cleaning and food service workers, and private household workers.

Females in Professional and Managerial Positions - Females in occupations of this type; hence a subset of all those in professional and managerial occupations, described above.

Overcrowded Dwelling Units - For each occupied dwelling unit, whether owned or rented, the number of persons in the household was divided by the number of rooms. The aggregate number of units that have a value for this ratio of 1.01 or more persons per room are tabulated here.

Serious Overcrowding - Similar to the preceeding, except the total is for all dwelling units of 1.51 or more persons per room.

Stable Families - The percent of all children under 18 years of age who live in families that have both the husband and wife present.

Change in Stable Families - The percentage of change from 1960 to 1970 in the percent of all children under 18 living with both parents.

Value < \$10,000; Value > \$25,000 - Owners were asked to estimate the current (April 1, 1970) market value of their property including house and land. This tabulation applies to one family houses which were owner-occupied. It specifically excludes condominiums, cooperatives, mobile homes and trailers. These items give the number and percent of all such dwellings having a value of \$10,000 or less, or \$25,000 or more respectively.

Rent < \$80; Rent > \$200 - Tabulated for gross rent, which is the cost per month of rent plus the average cost of utilities for renter-occupied dwelling units. This concept is different from contract rent which may or may not include utilities in the cost. Thus gross rent is the only reasonably comparable rent figure from area to area.

Median Value - That level which divides the distribution of values of single family, owner-occupied dwelling units in half. Value includes both house and land.

Median Rent - That level which divides the distribution of gross rents for rented dwelling units in half.

Percent of Tract Zoned Residential, Business, Industrial - The number of acres and percent of total net acres zoned in the appropriate class.

Percent of Dwelling Units Zoned Residential, Business, Industrial - The number of parcels and the percent of the total residential parcels, as indicated by the land use code, that are zoned in the appropriate class.

Percent of Land Use Industrial, Vacant/Governmental, Residential - The number of acres and the percent of total acres that have the particular land use, regardless of zoning.

Mean Age of Dwelling Units - The numerical average, obtained by the summation of all the variables divided by the number of variables. Everything built before the year 1900 was coded on the land use file as if it were built in 1900, so older units are underrepresented. However, the number of such units is quite small, so the inaccuracy is relatively insignificant.

Dwelling Units 60 Years of Age - The number and percent of all dwelling units greater than or equal to 60 years of age. Sixty years has been determined to be the maximum life of a residential dwelling unit.

Population Density - The total number of people divided by the total area. Given as the number of people per square mile.

Neighborhoods in Charlotte-Mecklenburg

There is much that could be written in the individual neighborhood sections of this study in that a tremendous amount of data was gathered and very much work was done on each neighborhood. A very thorough section on each neighborhood would result in seventy-four quite sizeable volumes. There are three reasons why a thorough and extensive analysis was not pursued in this study. First, the data that was used to investigate neighborhood conditions in this study is rapidly becoming out-of-date. The data, for the most part, is from 1970 which puts its age at 4 to 5 years old. It would be naive to believe that neighborhood conditions are exactly the same now in 1975 as they were in 1970. Neighborhood improvement programs and urban renewal areas are good examples of phenomena that can drastically change the character of an entire neighborhood in a relatively short period of time. Furthermore, all neighborhoods possess the potential for change as the rapidly growing Charlotte-Mecklenburg community progresses in its evolution.

The second and third reasons for a limited analysis of the neighborhoods at this point are closely related to each other and to the first reason. The absence of a method of up-to-date data collection prohibits the availability of current data on variables investigated in this report. When we obtain this capability, more detailed analyses of each neighborhood can be made with data that corresponds to the time period of study. The third reason that the individual neighborhood analyses may seem brief is that this study will be used predominantly as the foundation and groundwork for future studies and possible development of a computerized monitoring system.

For the reasons stated above, the material on each neighborhood will be limited to four areas: (1) physical boundaries of each neighborhood, including a map of each; (2) major socio-economic assets and problems; (3) major physical assets and problems; and (4) general conclusions and recommendations. For the sake of clarity and order, the neighborhood sections are presented in numerical progression according to census tract numbers. While changes have undoubtedly occurred in some neighborhoods since 1970, the overall character of most neighborhoods undoubtedly remains quite similar to their 1970 situation. To be safe, it would be extremely advantageous to initiate special studies in areas that might be considered in public policy decisions due to recommendations of this study. These studies would be much more detailed and would account for problems peculiar to particular neighborhoods, hopefully going as far as actual field surveys. Results of the special studies would be supplemental to the somewhat limited analyses of this study and would be up-to-date which would allow for the recognition of change between periods of investigation.

KEY TO SYMBOLS

PHYSICAL QUALITY

SOCIO-ECONOMIC QUALITY



low



medium low



medium



medium high



high



Summary

The neighborhood analysis is not intended to recommend possible programs and solutions for each neighborhood as did its forerunner, the Inner City Study. However, the analysis lays the foundation for comprehensive planning on a neighborhood basis in any one of Charlotte-Mecklenburg's 75 neighborhoods. The analysis has also laid the foundation for periodic monitoring between census years. One of the problems of the analysis is the fact that in 1975, the staff had to rely on 1970 census information, but because of the methodology developed in the study, eventually, updated information can be obtained upon request.

The importance of sound neighborhoods cannot be underscored enough. Stable neighborhoods make a stable city. Continual monitoring of those neighborhoods can discern hidden problem areas that can be treated before they become major problems. The staff is developing the capacity for comprehensive neighborhood planning. With a committed local government, the life of our neighborhoods can be prolonged.

APPENDIX

APPENDIX I. SOCIO-ECONOMIC VARIABLES (ALL VARIABLES ANALYZED)

1. Median family income in dollars - 1970
2. Percent change in median family income - 1960 to 1970
3. Black median family income in dollars - 1970
4. Ratio of family income to poverty in percent greater than or equal to 3.00
5. Ratio of black family income to poverty in percent greater than or equal to 2.00
6. Percent of families below poverty level
7. Percent of people below poverty level
8. Percent of families receiving public assistance
9. Percent of population - black
10. Percent change in black population - 1960 to 1970
11. Percent of population - foreign stock
12. Percent of population - Spanish language
13. Total population - 1970
14. Black population - 1970
15. Total population - 1960
16. Black population - 1960
17. Total families - 1970
18. Total Families - 1960
19. Area in square miles
20. Crude death rate per 1,000 population
21. Percent change in crude death rate - 1960 to 1970
22. Infant mortality rate per 1,000 population
23. Median school years completed
24. Change in median school years completed - 1960 to 1970

25. Median school years completed - black
26. Percent high school graduates
27. Percent change in high school graduates - 1960 to 1970
28. Percent black high school graduates
29. Percent change in black high school graduates - 1960 to 1970
30. Percent of population 25 years and over with 1 or more years of college
31. Percent change of population with 1 or more years of college
32. Percent of population 16 to 21 years old, not high school graduates and not in school
33. Percent of black population, not high school graduates and not in school
34. Percent of population 25 years and over with no high school education
35. Percent of population 16 years and over unemployed
36. Percent change in unemployment - 1960 to 1970
37. Percent of black population 16 years and over unemployed
38. Labor force participation rate (civilian labor force)
39. Labor force participation rate (total labor force)
40. Modified labor force participation rate (employed/total population greater than or equal to 16 years)
41. Black labor force participation rate
42. Female labor force participation rate
43. Percent of employed in professional and managerial positions
44. Percent of employed females in professional and managerial positions
45. Percent of employed blacks in professional and managerial positions
46. Percent of employed in non-durable goods
47. Percent of employed in personal services
48. Percent of civilian labor force unemployed

49. Percent of occupancy greater than or equal to 1.01 persons per room
50. Percent of occupancy greater than or equal to 1.51 persons per room
51. Percent change of occupancy greater than or equal to 1.01 persons per room - 1960 to 1970
52. Percent of children less than or equal to 18 years living with both parents
53. Change in percentage of children less than or equal to 18 years living with both parents - 1960 to 1970
54. Ratio of divorced and separated to married
55. Change in ratio of divorced and separated to married - 1960 to 1970
56. Percent of families with female head of household
57. Percent of black families with female head of household
58. Dependency ratio (less than 19 years and greater than 65/total population)
59. Change in dependence ratio - 1960 to 1970
60. Population density
61. Change in population density - 1960 to 1970
62. Percent of population female
63. Percent of population less than or equal to 19 years of age
64. Change in population less than or equal to 19 years of age - 1960 to 1970
65. Percent of black population less than or equal to 19 years of age
66. Percent of population greater than or equal to 65 years of age
67. Change in population greater than or equal to 65 years of age - 1960 to 1970
68. Percent of black population greater than or equal to 65 years of age
69. Calls for services by police
70. Crimes against persons
71. Crimes against property
72. Total Part I offenses

APPENDIX II. PHYSICAL QUALITY VARIABLES (ALL VARIABLES ANALYZED)

1. Percent dwelling units less than \$5,000 in value
2. Percent dwelling units between \$5,000 and \$7,499 in value
3. Percent dwelling units between \$7,500 and \$9,999 in value
4. Percent dwelling units less than \$10,000 in value
5. Percent dwelling units between \$10,000 and \$14,999 in value
6. Percent dwelling units between \$15,000 and \$19,999 in value
7. Percent dwelling units between \$20,000 and \$24,999 in value
8. Percent dwelling units greater than \$25,000 in value
9. Percent dwelling units less than \$40 rent
10. Percent dwelling units between \$40 and \$59 in rent
11. Percent dwelling units between \$60 and \$79 in rent
12. Percent dwelling units less than \$80 in rent
13. Percent dwelling units between \$80 and \$99 in rent
14. Percent dwelling units between \$100 and \$149 in rent
15. Percent dwelling units between \$150 and \$199 in rent
16. Percent dwelling units greater than \$200 in rent
17. Percent dwelling units less than 20 years in age
18. Percent dwelling units between 20 and 29 years of age
19. Percent dwelling units between 30 and 39 years of age
20. Percent dwelling units between 40 and 49 years of age
21. Percent dwelling units between 50 and 59 years of age
22. Percent dwelling units between 60 and 69 years of age
23. Percent dwelling units greater than 70 years of age
24. Square feet per dwelling unit
25. Housing condition index

26. Land use, percent vacant
27. Land use, percent residential
28. Land use, percent business
29. Land use, percent industrial
30. Location coordinates
31. Zoning, percent residential
32. Zoning, percent business
33. Zoning, percent office
34. Zoning, percent industrial
35. Percent dwelling units zoned residential
36. Percent dwelling units zoned business
37. Percent dwelling units zoned office
38. Percent dwelling units zoned industrial
39. Percent dwelling units vacant
40. Percent dwelling units owner occupied
41. Percent dwelling units renter occupied
42. Community mobility
43. Population density
44. Population per household
45. Population per dwelling unit
46. Percent dwelling units with greater than 1.0 persons per room
47. Percent people driving autos to work
48. Percent people riding buses to work
49. Percent people walking to work
50. Mean number of autos per household
51. Pollution index

52. Infant mortality rate
53. Death rate
54. Area of census tracts in square mile
55. Total population of census tract
56. Socio-economic status
57. Acres of park per census tract
58. Median housing value
59. Median rent of housing
60. Median housing age
61. Park acres per person

Central Business District

census
tract
1



The Central Business District neighborhood area is generally bordered by Davidson Street, Independence Boulevard, the Southern Railroad and the Northwest freeway. No real neighborhood exists if one adheres to a strict definition, but what does exist on the fringe of the newly constructed CBD is a combination of mixed residential, industrial, commercial and office uses in various stages of deterioration and transition mixed with reconstruction. Most of the residential dwelling units are in the path of an expanding CBD which will eventually push the older residential units out. However, with the dynamic growth of the CBD coupled with the energy crisis and a desire to live close to work, the Central Business District neighborhood could be revived in the near future with a new type of neighborhood - that which is contained all in one building. An example of this type is The Edwin Towers, a housing project for the elderly. Until that time, the CBD neighborhood will continue in its decline as a place to live.

The Central Business District neighborhood experienced a 68 percent decline in population during the 60's with a forecast continued decline since the 1970 census. The main reason for the decline is the gradual clearance of substandard housing, particularly in the northwest section of the neighborhood. The area is split, 55-45 white to black ratio.

The combination of the poor black family and the elderly poor presents a bleak social quality index. The median income for the average family in the neighborhood is only \$3824 a year, with nearly half of the families (46.2%) below the poverty level. Seventeen and four-tenths percent of the families

receive public assistance.

Because income and education are very much related, the education level of the Central Business District is also very low, with the median number of school years at 9.5 years. Forty-four and two-tenths percent of all residents of the neighborhood have no high school education, while only 9 percent have attended at least one year of college. A somewhat alarming statistic shows that over 30 percent of all youths between 16 and 21 have no high school education and are not currently enrolled in a high school program.

Because of the low educational level, one can expect a large number of people employed in low paying jobs. The number employed in generally low paying personal service positions was 28.0 percent, which is a large percentage compared to other neighborhoods. Very few (12.9%) are employed in high paying professional or managerial positions. Again, in this category, the neighborhood ranks low.

Living conditions in the CBD as pertaining to the indicators used in this study are relatively good. Very little overcrowding is evident which could exist for a couple of reasons. Part of the reason for this is that 77 percent of the residents are either single, separated, widowed or divorced - a fact that helps the housing situation from an overcrowded standpoint. Even with this taken into account, almost 9 percent of the dwelling units are overcrowded.

The family stability indicator has fallen drastically in the ten-year period between 1960 and 1970, which shows a further deterioration of the family in this neighborhood. Only 37.2 percent of the families in the Central Business District are considered stable by the indicators, a drop by half in the total number of families since 1960.

The overall social quality ranking among the neighborhoods in the city-county area for the Central Business District is medium low. While most of the

indicators were low, a few, such as the crowding index, were high enough to bring the whole social quality index above the other neighborhoods that are considered low.

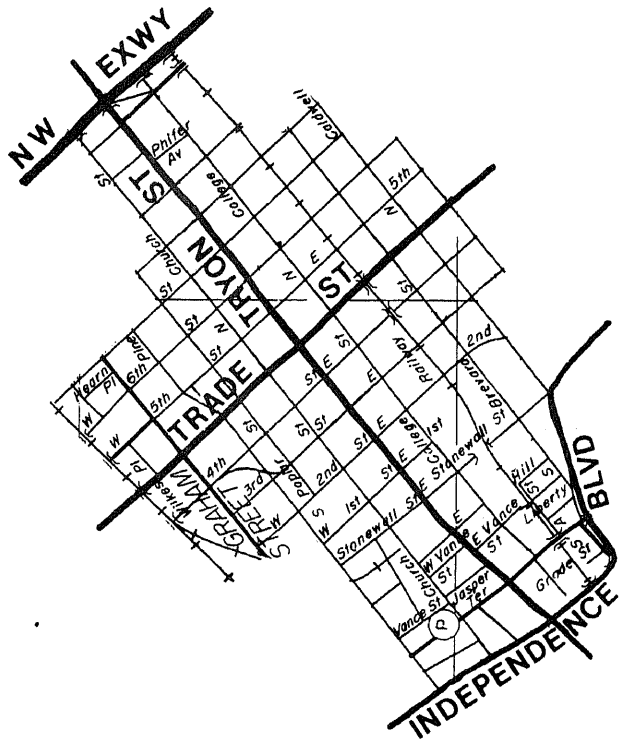
The physical quality ranks low in comparison with other neighborhoods in the city and county. Most of the available units are rentals with only 6 (1.1%) having a rent of \$200 or more. The average rent is \$69. Two of the seven owner-occupied houses are valued over \$25000.

Zoning will continue to have a profound effect on the residential units in the CBD. Only 12.9% of the total land area is zoned residential, while only 8.7 percent of the dwelling units are zoned residential. Of the residences, 74.7 percent are zoned business, a fact that lends to the instability of the neighborhood as residential. Another 16.4 percent of the units are zoned for industrial uses. This leaves a total of 91.1 percent of all the dwelling units in the neighborhood zoned for uses other than residential. Needless to say, it is hard for a neighborhood to remain as such when so little of it is zoned for residential use.

However, there is justification for its zoning classification. The area is obviously in transition. The deterioration potential in the CBD is high among residential units, with the average age of all units at 63.4 years. Over 63 percent of all units are 60 years of age or more. Three times as many rental units are below \$80 a month than the average for the city.

As exhibited in the social quality index discussion above, very few dwelling units in the CBD are overcrowded. This can also be coupled with the overall population density to show that overcrowding is not a problem. The population density is somewhat below the city average. The Central Business District's problems are not from overcrowding as found in the inner city neighbor-

hoods that ring the CBD. Its problem exists from the fact that the neighborhood is an area of transition - an area that is waiting to be torn down and rebuilt and this time not by single family dwelling units.



CENTRAL BUSINESS DISTRICT

TABLE NO. 3. INDICATORS OF SOCIAL QUALITY

NEIGHBORHOOD NAME: Central Business District
 CENSUS TRACT NO.: 1

	Census Tract		Citr		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
<u>POPULATION</u>						
TOTAL POPULATION	1065	44.3	241178	30.03	354656	23.8
BLACK	472	-	72972	19.7	84254	31.1
WHITE	591	-	167287	.08	269129	.03
CHANGE IN POPULATION 1960-1970		-		.03		.01
% BLACK						
WHITE						
<u>SOCIAL AND ECONOMIC RESOURCES</u>						
<u>INCOME</u>						
MEDIAN FAMILY INCOME (\$)	3824	43.9	9564	14.8	10136	12.3
PEOPLE BELOW POVERTY LEVEL	507	46.2	35603	11.2	43487	9.4
FAMILIES BELOW POVERTY LEVEL	61	10.6	6866	47.4	8522	50.5
RATIO OF FAMILY INCOME TO POVERTY LEVEL	23	17.4		4.5		3.6
FAMILIES RECEIVING PUBLIC ASSISTANCE						
<u>EDUCATION</u>						
MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	9.5	19.7	12.1	53.5	12.1	53.6
HIGH SCHOOL GRADUATES	161	44.2		22.8		22.2
NO HIGH SCHOOL EDUCATION	361	30.6		17.2		16.0
NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	16	9.1		29.2		28.4
ONE OR MORE YEARS IN COLLEGE	74					
<u>OCCUPATION</u>						
EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	62	12.9		24.7		24.6
EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	134	28.0		.07		.06
FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	6	3.1		19.2		18.9
<u>LIVING CONDITIONS</u>						
OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	34	5.4	6231	.08	8385	.07
SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	21	3.4	1517	.02	1988	.02
<u>FAMILY STABILITY</u>						
STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS)		37.2		75.2		79.6
CHANGE IN STABLE FAMILIES 1960-1970		- 38.3		- .06		- .05

TABLE NO. 4. INDICATORS OF PHYSICAL QUALITY

NEIGHBORHOOD NAME: Central Business District
 CENSUS TRACT NO.: 1

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
HOUSING QUALITY						
VALUE \$25,000	2	28.6	7908	20.6	15148	25.5
RENT \$200	6	1.1	1546	4.2	1846	4.4
MEDIAN VALUE	8800		16300		17400	
MEDIAN RENT	69		107		107	
ZONING EFFECT						
PERCENT OF TRACT ZONED RESIDENTIAL	57*	12.9	81991*	90.6	286910*	89.6
PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	37	8.7	99613	90.2	116206	89.9
PERCENT OF TRACT ZONED BUSINESS	246*	55.2	2391*	2.6	9224*	2.9
PERCENT OF DWELLING UNITS ZONED BUSINESS	314	74.7	1789	1.6	2416	1.9
INDUSTRIAL ORIENTATION						
PERCENT OF LAND USE INDUSTRIAL	98*	22.2	4150*	4.6	9219*	2.9
PERCENT OF TRACT ZONED INDUSTRIAL	131*	29.4	3719*	4.1	13647*	4.3
PERCENT OF DWELLING UNITS ZONED INDUSTRIAL	69	16.4	1374	1.2	2300	1.8
DETERIORATION POTENTIAL						
VALUE \$10,000	4	57.2	5573	14.5	8742	14.7
RENT \$80	355	88.8	7085	19.4	8275	19.5
MEAN AGE OF DWELLING UNITS	63.4					
DWELLING UNITS 60 YEARS IN AGE	153	36.3	3673	3.3	4712	3.6
CROWDING INDEX						
PERCENT OF LAND USE VACANT/GOVERNMENTAL	175*	39.3	49855*	55.1	254318*	79.4
PERCENT OF LAND USE RESIDENTIAL	20*	4.6	30188*	33.4	46819*	14.6
POPULATION DENSITY	1521		1700/sq.mi.		708/sq.mi.	
	*acres		*acres		*acres	

Greenwood Cliff

census
tract

3



Greenwood Cliff is an elongated neighborhood geographically situated in a northwest-southwest fashion and, for the purposes of this study, corresponds to the area included in Census Tract 3. Lying adjacent to the Central Business District, the area is bounded by Brevard Street to the northwest, Morehead Street to the southwest, Kings Drive to the southeast and Stonewall Street to the northeast. The area encompasses part of the Brooklyn Urban Renewal Project and some of the land has been cleared for the new Independence Freeway. For this reason, much of the land area is vacant (57.8%).

In terms of socio-economic status, Greenwood Cliff ranks medium high on the community-wide index. The tract is higher than the city average on several of the positive indicators of S.E.S. From Table 5, it can be seen that the neighborhood is average or above on occupation, education and median family income indicators. However, it can also be seen that a substantial percentage of the residents were experiencing poverty conditions in 1970. Actually, this neighborhood would probably belong in an average classification as it was on the borderline between medium and medium high on the S.E.S. index. One characteristic that requires further explanation is the drastic reduction of population from 1960 to 1970 (-85.9%). This is largely due to urban renewal and relocation, and land reserved for the freeway. The residential section that remains is predominantly located in the southeastern portion of the tract between Morehead and Stonewall Streets with a smaller cluster of residences in the north-central part of the tract.

The physical quality of Greenwood Cliff is medium low which makes the medium high S.E.S. seem inaccurate. The fact that residential activity occurs in two rather compact clusters accounts for the higher than expected population density (2019 persons/square mile) even though there is a high percentage of vacant land. Overcrowding is a minor problem in this area as 5.9 percent of all dwelling units have 1.01 or more persons per room. From Table 6, some of the reasons for the poor physical quality of Greenwood Cliff can be seen. First of all, none of the tract is zoned for residential. This means that all of the residences that are in the neighborhood are existing under non-residential zoning, which places residential activities in a fragile situation in that at any time, any residence could be converted to a non-residential use. The predominant pattern of activity in the neighborhood appears to be business and office concerns as 29.6 percent of the tract is zoned business and 67.5 percent is zoned office. The zoning of the dwelling units is interesting also in that 54 percent of the dwelling units are zoned business and 44.2 percent are zoned office. The actual condition of the residential structures does not appear to be bad. There is a noticeable percentage (24.3%) of the owner occupied dwelling units that are greater than \$25000 in value, and the majority (73%) of the dwelling units are valued between \$10000 and \$25000 with the median value being \$19300. The residential structures in the southeastern cluster appear to be in better condition than the ones in the north-central cluster. The majority of the serious physical problems are in the north-central area. On the whole, however, neither group could be considered as seriously deteriorated housing because only 2.7 percent of the occupied dwelling units are valued at less than \$10000, only 10.1 percent are over 60 years in age and the mean age of all dwelling units is 38.3 years.

It appears, then, that the dominant deterrent to higher neighborhood phys-

ical quality is the zoning effect of high percentages of business and office zoning as opposed to no residential zoning. However, it must be realized that the anticipated construction of the Independence Freeway may deter residential improvements also. A revivification of residential activity and quality in this area would have to originate with the present residents of the neighborhood or would be the result of a wholesale rezoning on the initiative of the Planning Commission. In order to stimulate the residential character of the neighborhood, much land would have to be rezoned to residential classifications. Overall, the future of this neighborhood area in terms of residential activities seems difficult and precarious. The neighborhood in 1970 was in a delicate balance among residential use, business and office uses, and public projects. If a rezoning to residential classifications does not occur, this area will most likely become a strong, cohesive business and office sector. In the long range, Greenwood Cliff may be doomed as far as traditional and conventional residential uses, but residential activities such as high-rise developments might prove lucrative in this area. In fact, plans for high-rise elderly housing have already been made for this neighborhood on part of the urban renewal section. Any sort of residential development will be limited to the southeastern parts because the proposed inner loop freeway will occupy the majority of the land areas in the tract. Some sort of residential development could be seen in conjunction with the Sugar Creek Canal Project but the proximity to the freeway may negate the positive features of this location.

TABLE NO. 5. INDICATORS OF SOCIAL QUALITY

NEIGHBORHOOD NAME: Greenwood Cliff
 CENSUS TRACT NO.: 3

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
<u>POPULATION</u>						
TOTAL POPULATION	525	38.1	241178	30.03	354656	23.8
BLACK	200	-	72972	-	84254	-
WHITE	325	85.9	167287	19.7	269129	31.1
CHANGE IN POPULATION 1960-1970		-		.08		.03
% BLACK		-		.03		.01
WHITE		54.2		-		-
<u>SOCIAL AND ECONOMIC RESOURCES</u>		% N'Hood Families				
MEDIAN FAMILY INCOME (\$)	9750	16.0	9564	14.8	10136	12.3
PEOPLE BELOW POVERTY LEVEL	93	12.5	35603	11.2	43487	9.4
FAMILIES BELOW POVERTY LEVEL	16	53.9	6866	47.4	8522	50.5
RATIO OF FAMILY INCOME TO POVERTY LEVEL	10	7.8		4.5		3.6
FAMILIES RECEIVING PUBLIC ASSISTANCE		% Adults 25 Yrs +				
	12.2	55.0	12.1	53.5	12.1	53.6
	212	24.4		22.8		22.2
	94	24.0		17.2		16.0
	10	30.4		29.2		28.4
	117	% All Emp in N'Hood				
	67	21.0		24.7		24.6
	64	20.1		.07		.06
	29	21.3		19.2		18.9
		% All DU's in N'Hood				
	14	5.9	6231	.08	8385	.07
	21	1.3	1517	.02	1988	.02
		% Families in N'Hood				
		57.1		75.2		79.6
		8.8		.06		.05
				-		-
<u>EDUCATION</u>						
MEDIAN NUMBER OF SCHOOL YEARS COMPLETED						
HIGH SCHOOL GRADUATES						
NO HIGH SCHOOL EDUCATION						
NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD						
ONE OR MORE YEARS IN COLLEGE						
<u>OCCUPATION</u>						
EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)						
EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)						
FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS						
OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)						
SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)						
<u>LIVING CONDITIONS</u>						
STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS)						
CHANGE IN STABLE FAMILIES 1960-1970						
<u>FAMILY STABILITY</u>						

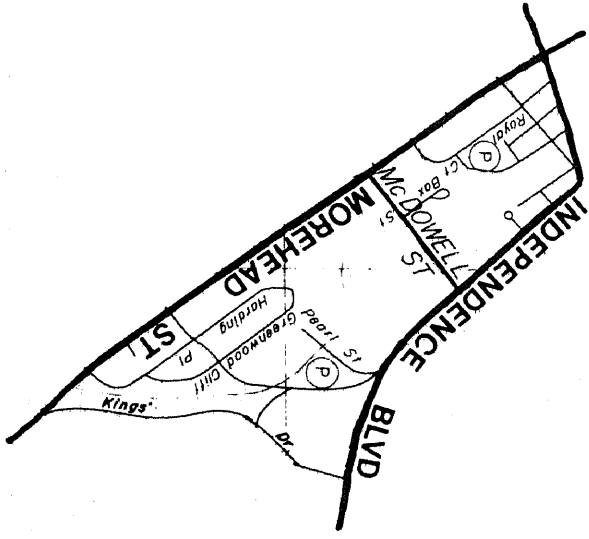
TABLE NO. 6. INDICATORS OF PHYSICAL QUALITY

NEIGHBORHOOD NAME: Greenwood Cliff
 CENSUS TRACT NO.: 3

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
HOUSING QUALITY						
VALUE \$25,000	9	24.3	7908	20.6	15148	25.5
RENT \$200	0	0	1546	4.2	1846	4.4
MEDIAN VALUE	19300		16300		17400	
MEDIAN RENT	97		107		107	
ZONING EFFECT						
PERCENT OF TRACT ZONED RESIDENTIAL	0	0	81991*	90.6	286910*	89.6
PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	0	0	99613	90.2	116206	89.9
PERCENT OF TRACT ZONED BUSINESS	49*	29.6	2391*	2.6	9224*	2.9
PERCENT OF DWELLING UNITS ZONED BUSINESS	148	54.0	1789	1.6	2416	1.9
INDUSTRIAL ORIENTATION						
PERCENT OF LAND USE INDUSTRIAL	2*	1.03	4150*	4.6	9219*	2.9
PERCENT OF TRACT ZONED INDUSTRIAL	1*	.8	3719*	4.1	13647*	4.3
PERCENT OF DWELLING UNITS ZONED INDUSTRIAL	1	.4	1374	1.2	2300	1.8
DETERIORATION POTENTIAL						
VALUE \$10,000	1	2.7	5573	14.5	8742	14.7
RENT \$80	66	29.3	7085	19.4	8275	19.5
MEAN AGE OF DWELLING UNITS	38.3					
DWELLING UNITS 60 YEARS IN AGE	28	10.1	3673	3.3	4712	3.6
CROWDING INDEX						
PERCENT OF LAND USE VACANT/GOVERNMENTAL	96*	57.8	49855*	55.1	254318*	79.4
PERCENT OF LAND USE RESIDENTIAL	31*	18.8	30188*	33.4	46819*	14.6
POPULATION DENSITY	2019		1700/sq.mi.		708/sq.mi.	
	*acres		*acres		*acres	



GREENWOOD CLIFF



West Morehead

census
tract

4



The West Morehead neighborhood is an area that wraps around the Central Business District neighborhood on the southwest side. It is roughly bordered by the Piedmont and Northern Railroad on the north, Interstate 77 to the west, Park Avenue on the south and Euclid on the east. The neighborhood physically consists of the old Third Ward and part of the Dilworth community.

Census Tract 4, which is synonymous with the West Morehead neighborhood, ranks low on the socio-economic quality index for Charlotte-Mecklenburg. The median income of the typical family was only \$4000 in 1970, with over 46 percent of the families considered to be below the poverty level. Of the total number of families in the neighborhood, 17 percent receive public assistance.

The educational level of the residents is among the lowest in Charlotte-Mecklenburg, with the median number of school years completed at 7.8 years. The average resident in the West Morehead neighborhood has not completed junior high school. Only 10.4 percent have completed high school and half of those residents went on to complete at least one year of college education. Sixty-four percent have had no high school experience. A substantial improvement in the high percentage should be forthcoming in the next few years. Twenty-one percent of the youth living in the neighborhood between the ages of 16 and 21 have not attended high school and are not now presently enrolled in a high school program. The percentage of youth with an educational deficiency is still not the most desirable, but represents a vast improvement for the neighborhood. If the neighborhood is allowed to remain residential, improvements in this category will occur. (Community

Development is focusing its energies on two parts of the tract which could result in the clearance of large portions of the neighborhood.)

Without adequate education and training, it is almost impossible to attain a higher paying job. Seven and eight-tenths percent are employed in professional and managerial positions. Forty-one and two-tenths percent are engaged in low-paying personal service employment.

The living conditions in the West Morehead neighborhood are less than satisfactory. Ninety-five (16.6%) of the dwelling units are considered to be in an overcrowded state, which tends to put an extra burden on the housing structure. Slightly less than half of these are considered to be seriously overcrowded.

The family stability index showed a sharp decline during the decade of the 60's, which is a continuation of the trend experienced in most inner city neighborhoods. Forty-five percent of the families are considered stable - a decrease of nearly 22 percent in the last decade.

The low ranking in the socio-economic quality of the West Morehead neighborhood is coupled with an equal rank on the physical quality index to present a bleak picture of the neighborhood as a place to live. The area is a combination of deteriorating commercial, industrial, office, and residential uses, which is not experiencing as rapid a transition from the old to the new like the adjacent Central Business District. A few new offices have been constructed in the Dilworth area on Morehead Street, but no trend for complete renewal has been established. The area seems to be stagnant, waiting for the public or private sector to put together enough land or money to give the area a boost. Until then, businesses and residents will continue to move from the area.

The median value of a dwelling unit in the neighborhood is \$8400, with an average rent of \$70. These two figures are among the lowest of all the neigh-

borhoods. Only one dwelling unit is valued above the \$25000 figure and no landlord can obtain a \$200 rent for his residential property.

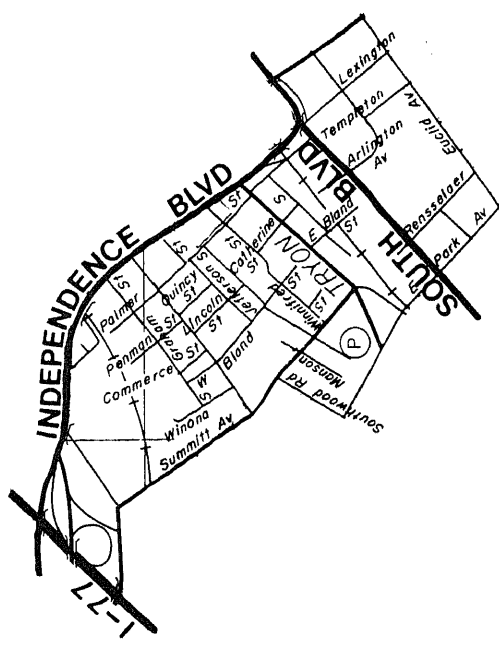
Roughly, one-third of the entire census tract is zoned for residential land use, but only 5.6 percent of the dwelling units are zoned for residential use. Another 3.2 percent are zoned for business use. By far, the largest zoning classification for the dwelling units in the tract is the industrial zoning which includes 86.5 percent of all the units. Needless to say, the preponderance of industrially zoned land does not create the potential for a good place to live.

The deterioration potential for the neighborhood is quite high, with a culmination of factors pointing to this potential. A large portion of the dwelling units are owned by absentee landlords. Because of this, the deterioration potential is greater. Too many times, the property is used for the tax break and income without regard for the physical needs of the tenants. These dwelling units have reached their life expectancy, so the need for clearance is real. Several indicators point to this fact. The mean age of the units in West Morehead is 53.6 years, with 241 units registering over 60 years. Sixty and eight-tenths percent of the units rent for less than \$80 a month.

Crowding in terms of population density is somewhat of a problem. A relatively small percentage (18.8%) of the land is devoted to residential use. However, the population density in West Morehead is slightly higher than the average for the city.

The West Morehead neighborhood is one that could experience extreme change in the years to come. Careful consideration should be given to whether the neighborhood should provide residential dwellings at all. Certainly that part of West Morehead which is also considered a part of Dilworth does have some potential for revitalization as a residential neighborhood, especially with construction

of the Strawn Apartment complex, but the remainder, except for a few blocks in Third Ward, of the area is not salvageable as a residential neighborhood.



WEST MOREHEAD

TABLE NO. 7. INDICATORS OF SOCIAL QUALITY

NEIGHBORHOOD NAME: West Morehead
CENSUS TRACT NO.: 4

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
POPULATION						
TOTAL POPULATION	1672	83.6	241178	30.03	354656	23.8
BLACK	1398	-	72972	19.7	84254	31.1
WHITE	269	-	167287	.08	269129	.03
CHANGE IN POPULATION 1960-1970						
% BLACK		-		-		.01
WHITE		73.6		.03		
SOCIAL AND ECONOMIC RESOURCES						
MEDIAN FAMILY INCOME (\$)	4000	% N'Hood Families	9564		10136	
PEOPLE BELOW POVERTY LEVEL	860	55.5	35603	14.8	43487	12.3
FAMILIES BELOW POVERTY LEVEL	152	46.1	6866	11.2	8522	9.4
RATIO OF FAMILY INCOME TO POVERTY LEVEL	56	9.7		47.4		50.5
FAMILIES RECEIVING PUBLIC ASSISTANCE		17.0		4.5		3.6
EDUCATION						
MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	8.2	% Adults 25 Yrs +	12.1		12.1	
HIGH SCHOOL GRADUATES	105	10.4		53.5		53.6
NO HIGH SCHOOL EDUCATION	646	64.0		22.8		22.2
NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	34	21.0		17.2		16.0
ONE OR MORE YEARS IN COLLEGE	52	5.2		29.2		28.4
OCCUPATION						
EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	42	7.8		24.7		24.6
EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	222	41.2		.07		.06
FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	4	2.4		19.2		18.9
LIVING CONDITIONS						
OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	95	14.0	6231	.08	8385	.07
SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	40	6.2	1517	.02	1988	.02
FAMILY STABILITY						
STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS)		45.0		75.2		79.6
CHANGE IN STABLE FAMILIES 1960-1970		- 21.9		- .06		- .05

TABLE NO. 8. INDICATORS OF PHYSICAL QUALITY

NEIGHBORHOOD NAME: West Morehead
 CENSUS TRACT NO.: 4

HOUSING QUALITY	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
VALUE \$25,000	1	2.1	7908	20.6	15148	25.5
RENT \$200	0	0	1546	4.2	1846	4.4
MEDIAN VALUE	8400		16300		17400	
MEDIAN RENT	70		107		107	
ZONING EFFECT						
PERCENT OF TRACT ZONED RESIDENTIAL	100*	32.0	81991*	90.6	286910*	89.6
PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	33	5.6	99613	90.2	116206	89.9
PERCENT OF TRACT ZONED BUSINESS	19*	4.0	2391*	2.6	9224*	2.9
PERCENT OF DWELLING UNITS ZONED BUSINESS	19	3.2	1789	1.6	2416	1.9
INDUSTRIAL ORIENTATION						
PERCENT OF LAND USE INDUSTRIAL	136*	43.6	4150*	4.6	9219*	2.9
PERCENT OF TRACT ZONED INDUSTRIAL	182*	58.6	3719*	4.1	13647*	4.3
PERCENT OF DWELLING UNITS ZONED INDUSTRIAL	516	86.5	1374	1.2	2300	1.8
DETERIORATION POTENTIAL						
VALUE \$10,000	31	64.6	5573	14.5	8742	14.7
RENT \$80	309	60.8	7085	19.4	8275	19.5
MEAN AGE OF DWELLING UNITS	53.5					
DWELLING UNITS 60 YEARS IN AGE	241	36.1	3673	3.3	4712	3.6
CROWDING INDEX						
PERCENT OF LAND USE VACANT/GOVERNMENTAL	91*	29.2	49855*	55.1	254318*	79.4
PERCENT OF LAND USE RESIDENTIAL	58*	18.8	30188*	33.4	46819*	14.6
POPULATION DENSITY	2883		1700/sq.mi.		708/sq.mi.	
	*acres		*acres		*acres	

Irwin Creek • Fourth Ward

census
tract
5



The Irwin Creek/Fourth Ward neighborhood is situated in the northwest quadrant formed by Trade and Tryon Streets and circumvents the Central Business District neighborhood on the northwest side. The neighborhood is roughly bordered by Interstate 77 on the west, the Seaboard Airline Railroad on the north, the Southern Railroad on the east and the old Piedmont and Northern Railroad on the south. Many forces have been at work in this neighborhood. Remnants of the old Third and Fourth Wards still exist in the southwest and northeast portions. However, interspersed within these old areas are new developments such as the Edwin Towers, new motels and other commercial enterprises and the freeway, which ribbons through the Fourth Ward area. Vacant lots generously dot the entire census tract.

The area is in a state of flux which can be verified by the social and physical quality indicators. In both of these areas, the neighborhood ranks low in relation to the other neighborhoods in Charlotte-Mecklenburg.

Nearly 80 percent of the residents in Census Tract 5 are black, which is an increase of over 35 percent since the 1960 census. Overall, the total population of the neighborhood has decreased by 50 percent with the white population decreasing by almost 85 percent.

Economic resources are meager to say the least. The median family income is only \$4931, barely half of the median for the rest of the city. Almost 40 percent of the citizens are considered to be below the poverty level, which translates into 26.5 percent of the families. Two of the families below the poverty level were not receiving some form of public assistance, with the rest

being numbered among those on the welfare roles.

The educational level is also substandard. The median number of school years attained is 7.9, which is less than a junior high school education. Seventeen and one-half percent have attained a high school education and almost a third of those went on to attain at least one year of college. Of the youth between the ages of 16 and 21, over one quarter (26.6%) have no high school education and are not presently enrolled in a high school program.

Very few people (4.9%) are employed in the generally high paying professional and managerial positions while a disproportionately large percentage (36.1%) are employed in personal services, which are generally low paying. Seven and eight-tenths percent of the working women are employed as professionals or managers.

A significant percentage (13.3) of the housing units are considered to be overcrowded. Four and nine-tenths percent have reached the critical stage in overcrowding with more than 1.51 persons per room. Overcrowded conditions in housing can cause deterioration at an accelerated rate.

Family stability has reached a critically low level. A 28.2 percent decrease in the family stability index has dropped the total figure to less than 50 percent (46.4), which presents a possibly critical situation for social problems.

While the physical quality is low in relation to all the other neighborhoods in Charlotte-Mecklenburg among those neighborhoods ranking low, the Irwin Creek/Fourth Ward neighborhood ranks the highest. There are several reasons for this fact. First of all, the Edwin Towers home for the elderly is relatively new and provides very good housing for its residents. Probably the other major factor is that a large portion of the substandard homes, especially in the Fourth Ward area, have been razed. These two factors have helped somewhat to raise the physical quality above adjacent neighborhoods.

The median value of the owner-occupied dwelling units is \$9900, while the median rent is \$83. Both of these are below the city average of \$16300 for an owner-occupied dwelling unit and \$107 for rent. There are two houses valued at over \$25000 and nine rental units are leased for over \$200 rent a month.

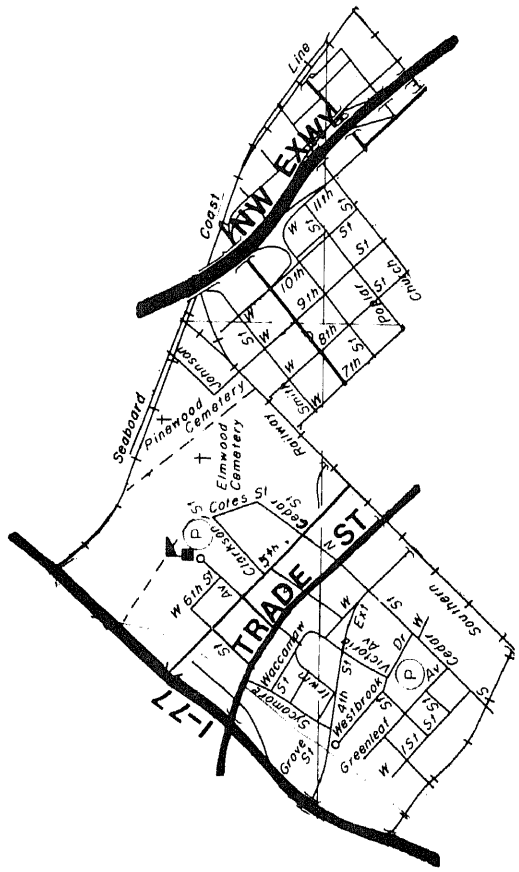
The zoning effect, as is prevalent in the inner city, has a negative impact on the residential areas. While almost 58 percent of the land in the census tract is zoned residential, only 47.7 percent of the dwelling units are located within this residential land. One-quarter of the census tract is zoned commercial and 31.2 percent of the total number of dwelling units are zoned for commercial use. Another 20.6 percent of the dwelling units are zoned for industrial use. In other words, 51.8 percent of the dwelling units are zoned for uses other than residential. This means that at any time the residential use of over half the units could be abandoned for a non-residential use - a fact that does not lead toward neighborhood stability.

The deterioration potential for the neighborhood is high. Over half of the units are valued at less than \$10000 and 45 percent of the rental units go for less than \$80. The mean age of all units is 56.4 years. Nearly half of the units are over the age of 60.

As has been stated earlier, a large portion of the land is vacant. The amount of vacant land coupled with the amount of land set aside for government use totals about 239 acres or 63.7 percent of the total land area in the census tract. Even though a large amount of land is vacant, the population density is nearly 50 percent above the average for the city. Now, if this population density is translated into the 96 acres used for residential uses, the actual density becomes quite high.

The Irwin Creek/Fourth Ward neighborhood is also waiting to be renewed or

rehabilitated. The process has begun here with selective clearance and new construction. Census Tract 5 could lend itself very well to downtown highrise residential development. The potential is there and can only be realized when developers take the first step toward providing a close-in, high density place to live.



IRWIN CREEK/FOURTH WARD

TABLE NO. 9. INDICATORS OF SOCIAL QUALITY

NEIGHBORHOOD NAME: Irwin Creek/Fourth Ward
 CENSUS TRACT NO.: 5

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
POPULATION						
TOTAL POPULATION	2259	78.5	241178	30.03	354656	23.8
BLACK	1774	50.0	72972	19.7	84254	31.1
WHITE	482	35.3	167287	.08	269129	.03
CHANGE IN POPULATION 1960-1970		84.9		-.03		.01
% BLACK						
% WHITE						
SOCIAL AND ECONOMIC RESOURCES						
MEDIAN FAMILY INCOME (\$)	4931		9564	14.8	10136	12.3
PEOPLE BELOW POVERTY LEVEL	848	39.3	35603	11.2	43487	9.4
FAMILIES BELOW POVERTY LEVEL	112	26.5	6866	47.4	8522	50.5
RATIO OF FAMILY INCOME TO POVERTY LEVEL	110	6.4		4.5		3.6
FAMILIES RECEIVING PUBLIC ASSISTANCE		26.0				
INCOME						
% Adults 25 Yrs +	7.9		12.1		12.1	53.6
17.5	237			53.5		22.2
61.0	829			22.8		16.0
26.6	54			17.2		28.4
5.0	68			29.2		
% All Emp in N'Hood				24.7		24.6
4.9	38			.07		.06
36.1	282					18.9
7.8	25			19.2		
% All DU's in N'Hood						.07
13.3	108		6231	.08	8385	.02
4.9	40		1517	.02	1988	
% Families in N'Hood						
46.4				75.2		79.6
28.2				.06		.05
EDUCATION						
MEDIAN NUMBER OF SCHOOL YEARS COMPLETED						
HIGH SCHOOL GRADUATES						
NO HIGH SCHOOL EDUCATION						
NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD						
ONE OR MORE YEARS IN COLLEGE						
OCCUPATION						
EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)						
EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)						
FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS						
OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)						
SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)						
LIVING CONDITIONS						
STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS)						
CHANGE IN STABLE FAMILIES 1960-1970						
FAMILY STABILITY						

TABLE NO. 10. INDICATORS OF PHYSICAL QUALITY

NEIGHBORHOOD NAME: Irwin Creek/Fourth Ward
 CENSUS TRACT NO.: 5

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
HOUSING QUALITY						
VALUE \$25,000	2	2.7	7908	20.6	15148	25.5
RENT \$200	9	1.4	1546	4.2	1846	4.4
MEDIAN VALUE	9900		16300		17400	
MEDIAN RENT	83		107		107	
ZONING EFFECT						
PERCENT OF TRACT ZONED RESIDENTIAL	217*	57.9	81991*	90.6	286910*	89.6
PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	314	47.7	99613	90.2	116206	89.9
PERCENT OF TRACT ZONED BUSINESS	96*	25.5	2391*	2.6	9224*	2.9
PERCENT OF DWELLING UNITS ZONED BUSINESS	205	31.2	1789	1.6	2416	1.9
INDUSTRIAL ORIENTATION						
PERCENT OF LAND USE INDUSTRIAL	22*	6.0	4150*	4.6	9219*	2.9
PERCENT OF TRACT ZONED INDUSTRIAL	60*	15.9	3719*	4.1	13647*	4.3
PERCENT OF DWELLING UNITS ZONED INDUSTRIAL	136	20.6	1374	1.2	2300	1.8
DETERIORATION POTENTIAL						
VALUE \$10,000	39	52.0	5573	14.5	8742	14.7
RENT \$80	315	44.9	7085	19.4	8275	19.5
MEAN AGE OF DWELLING UNITS	56.4					
DWELLING UNITS 60 YEARS IN AGE	316	48.1	3673	3.3	4712	3.6
CROWDING INDEX						
PERCENT OF LAND USE VACANT/GOVERNMENTAL	239*	63.7	49855*	55.1	254318*	79.4
PERCENT OF LAND USE RESIDENTIAL	96*	25.7	30188*	33.4	46819*	14.6
POPULATION DENSITY	3963		1700/sq. mi.		708/sq. mi.	
	*acres		*acres		*acres	

First Ward



census
tract
6

The First Ward neighborhood borders the Central Business District on the northeast quadrant. The boundaries are the Seaboard Airline Railroad on the north, Sugar Creek on the east and Fourth Street on the south. The area is scheduled for extensive urban renewal. Because of the lack of funds under the old urban renewal program, some areas in the northwest section of the First Ward were deleted. These areas could be reinstated if additional funds are made available under the Community Development Act.

The First Ward is a mixture of various types of uses. An expanding government and office center consumes most of the land area from Fifth Street to the southern boundary of the neighborhood. Earle Village, a public housing project of the 60's, occupies a large portion of the central area of the census tract. The remainder of the land area is made up of marginal commercial and office uses with badly deteriorated dwelling units. The Northwest Freeway divides the First Ward on the northern end.

On the social quality index, Census Tract 6 ranks low. Population decreased during the decade of the 60's with the white population declining at a faster pace than the black, leaving a neighborhood in 1970 consisting of 95.4 percent blacks. White population was down almost 70 percent, while black population declined by 38.5 percent.

The median family income was \$3117, which was less than one-third of the median income for the city. Two-thirds of the residents were considered below the poverty level which translated into 57.2 percent of the families. A

little over half of these families below the poverty level received some form of public assistance.

The median number of school years completed was 8.6, which is somewhat higher than adjacent neighborhoods. The typical resident has slightly more than a junior high school education, with a high school education encompassing the ninth through twelfth grades. Seventeen and six-tenths percent of the residents have graduated from high school and 7.8 percent of the total have had some formal college education. However, over half (54.8%) have not had any high school education, and of the youths between the ages of 16 and 21, 44 percent have had no high school and are not presently enrolled in a high school program.

A very high 42.5 percent of the First Ward residents are employed in generally low paying service jobs, while only 5.1 percent are employed in high paying managerial or professional positions. Four and six-tenths percent of the women that work outside the home in the First Ward are employed as managers or professionals.

The overcrowded living conditions in the First Ward are typical of those found in most inner city neighborhoods. Eighteen and two-tenths percent are considered overcrowded and 3.7 percent have reached the critical point.

Family stability in the neighborhood is extremely low, with only 29.5 percent of the families considered stable. This has been a decrease of 49 percent in the ten-year period from 1960 to 1970.

The physical quality of the First Ward neighborhood is considered equally as bleak. It also receives a low ranking in relation to the other neighborhoods in Charlotte-Mecklenburg.

The large majority of the dwelling units in the neighborhood are rentals,

with the median rent measured at \$67 a month. Earle Village, a low income housing project, is located in the neighborhood. Four of the units rent for over \$200. The median value of the owner-occupied units is \$9400 with only one valued at more than \$25000.

As is found in most inner city neighborhoods in Charlotte, a relatively large portion of the dwelling units are zoned for non-residential uses. This is the case in the First Ward. Forty-two and three-tenths percent of the units are zoned for residential use; 29.2 percent are zoned for business use and 15.7 percent are zoned for industrial use. Such a zoning pattern can have adverse effects on the neighborhood.

The deterioration potential is understandably quite high. The mean age of dwelling units in First Ward is 63.3 years - over three years above the life expectancy of a unit. Seventy-one and seven-tenths percent of the units are over 60 years. Most of these units are valued below \$10000 (55.4%) or rent for less than \$80 (71.0%).

One hundred and twenty-three acres (45.8%) of land in the First Ward are devoted to residential uses. Seventy-six acres (28.2%) of the land area is reserved for governmental use or lies vacant. The population density in the First Ward is a very high 9950 people per square mile or nearly four times that of the city. This fact alone is one that can cause problems in view of the low social and physical ratings attained by the neighborhood.

First Ward, with redevelopment plans already approved, is further along down the road toward renewal than the Third or Fourth Wards. Redevelopment of the area will produce a higher physical rating than now exists. With supportive social programs, the socio-economic ranking can also be raised.

TABLE NO. 11. INDICATORS OF SOCIAL QUALITY

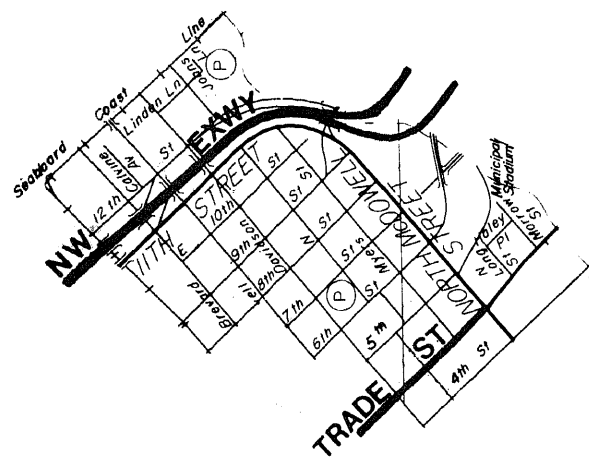
NEIGHBORHOOD NAME: First Ward
CENSUS TRACT NO.: 6

	Census Tract		City		City & County		
	-Quantity	Percent	Quantity	Percent	Quantity	Percent	
<u>POPULATION</u>	TOTAL POPULATION	3582	241178	30.03	354656	23.8	
	BLACK	3416	72972	19.7	84254	31.1	
	WHITE	161	167287	.08	269129	.03	
	CHANGE IN POPULATION 1960-1970			.03		.01	
<u>SOCIAL AND ECONOMIC RESOURCES</u>	MEDIAN FAMILY INCOME (\$)	3117	9564	14.8	10136	12.3	
	PEOPLE BELOW POVERTY LEVEL	2197	35603	11.2	43487	9.4	
	FAMILIES BELOW POVERTY LEVEL	412	6866	47.4	8522	50.5	
	RATIO OF FAMILY INCOME TO POVERTY LEVEL	221		4.5		3.6	
<u>EDUCATION</u>	MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	8.6	12.1	53.5	12.1	53.6	
	HIGH SCHOOL GRADUATES	289		22.8		22.2	
	NO HIGH SCHOOL EDUCATION	902		17.2		16.0	
	NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	289		29.2		28.4	
	ONE OR MORE YEARS IN COLLEGE	129					
<u>OCCUPATION</u>	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	43		24.7		24.6	
	EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	355		.07		.06	
	FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	19		19.2		18.9	
	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	175	18.2	6231	.08	8385	.07
<u>LIVING CONDITIONS</u>	SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	36	3.7	1517	.02	1988	.02
	STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS)		29.4		75.2		79.6
<u>FAMILY STABILITY</u>	CHANGE IN STABLE FAMILIES 1960-1970		49.0		.06		.05

TABLE NO. 12. INDICATORS OF PHYSICAL QUALITY

NEIGHBORHOOD NAME: First Ward
 CENSUS TRACT NO.: 6

HOUSING QUALITY	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
VALUE \$25,000	1	1.8	7908	20.6	15148	25.5
RENT \$200	4	.5	1546	4.2	1846	4.4
MEDIAN VALUE	9400		16300		17400	
MEDIAN RENT	67		107		107	
ZONING EFFECT						
PERCENT OF TRACT ZONED RESIDENTIAL	99*	36.7	81991*	90.6	286910*	89.6
PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	344	42.3	99613	90.2	116206	89.9
PERCENT OF TRACT ZONED BUSINESS	74*	27.4	2391*	2.6	9224*	2.9
PERCENT OF DWELLING UNITS ZONED BUSINESS	238	29.2	1789	1.6	2416	1.9
INDUSTRIAL ORIENTATION						
PERCENT OF LAND USE INDUSTRIAL	38*	14.1	4150*	4.6	9219*	2.9
PERCENT OF TRACT ZONED INDUSTRIAL	62*	23.2	3719*	4.1	13647*	4.3
PERCENT OF DWELLING UNITS ZONED INDUSTRIAL	128	15.7	1374	1.2	2300	1.8
DETERIORATION POTENTIAL						
VALUE \$10,000	31	55.4	5573	14.5	8742	14.7
RENT \$80	646	71.0	7085	19.4	8275	19.5
MEAN AGE OF DWELLING UNITS	63.3					
DWELLING UNITS 60 YEARS IN AGE	584	71.7	3673	3.3	4712	3.6
CROWDING INDEX						
PERCENT OF LAND USE VACANT/GOVERNMENTAL	76*	28.2	49855*	55.1	254318*	79.4
PERCENT OF LAND USE RESIDENTIAL	123*	45.8	30188*	33.4	46819*	14.6
POPULATION DENSITY	9950		1700/sq.mi.		708/sq.mi.	
	*acres		*acres		*acres	



FIRST WARD

Optimist Park

census
tract
7



The Optimist Park neighborhood is an elongated tract stretching in a north-westerly direction from the central area. The neighborhood is bounded by railroads on two sides, the Seaboard on the southwest and the Southern on the north-west. The northeast boundary is Thirty-Sixth Street, and the southeastern boundary is the combination of Davidson Street and Sugar Creek, with the change occurring in Cordelia Park.

The overall population in Optimist Park declined in the decade of the 60's by 9 percent. However, the racial makeup completely reversed itself from 1960 to 1970, leaving the neighborhood over 80 percent black in 1970. The white population declined by 82.6 percent while the black population increased by an incredible 3373.9 percent. The tremendous percentage of increase in black population needs further analysis. In 1960 only 34 blacks lived in Optimist Park. By 1970, 1181 black had become residents.

The median income in the neighborhood was \$4421 in 1970. Sixty and six-tenths percent of the people and 42.7 percent of the families are considered to be below the poverty level. Nineteen and one-half percent of the total number of families are receiving public assistance.

The median number of school years completed is 8.5 with only 12.2 percent of the residents receiving a high school diploma. One quarter of the high school graduates went on to complete one or more years of college. Fifty-seven and eight-tenths percent of the residents have had no high school education and, of the youth between the ages of 16 and 21, 26.9 percent have no

high school experience and are not presently enrolled in school.

The occupational outlook for Optimist Park is much the same as the First and Fourth Wards even though the neighborhood extends from the central area. Employment in the managerial and professional positions is low (4.0%). Females in these positions are also relatively low (2.8%). The percentage of people in the generally low-paying personal services positions measures 27.6 percent, which is much higher than the average for the city.

Almost one-fifth of the dwelling units in Optimist Park are considered overcrowded, which is one of the highest rates for any neighborhood in Charlotte-Mecklenburg. One-third of these units are considered to have reached the serious overcrowding stage. The overcrowding of people in the housing units is probably the most serious problem facing Optimist Park.

Family stability is a weak point for the neighborhood. When compared to the other low-income inner city neighborhoods, Optimist Park does not measure up unfavorably. Slightly less than half of the families are considered stable. The same alarming fact remains, however, as experienced in adjacent inner city neighborhoods. The family stability has decreased by 31.3 percent since the 1960 census measure.

The socio-economic quality ranking for Optimist Park is low when compared to the entire Charlotte-Mecklenburg neighborhood picture. The physical quality ranking, as well, ranks low in comparison, as can be seen by the analysis below.

The median value of owner-occupied dwelling units in the neighborhood is a very low \$6900, which is the lowest for any census tract in the city. The median rent is \$82 and there are no units renting for over \$200. There are two owner-occupied units valued in excess of \$25000.

Optimist Park is not threatened by business zoning infringement like many

other neighborhoods. However, from a zoning viewpoint, the neighborhood is threatened by industrial zoning which includes 36.1 percent of the dwelling units. Industrial zoning can be much more detrimental to neighborhood preservation and cohesion than business zoning. Thirteen and seven-tenths percent of the dwellings are zoned for business and the remaining are zoned for residential land use.

The deterioration potential in Optimist Park is one of the greatest in the city. Seventy-six and four-tenths percent of the owner-occupied units are valued at less than \$10000. In addition to this, 45.6 percent of the rental units lease for less than \$80 a month. Dwelling unit age plays an important role in the deterioration potential in Optimist Park. Most of the units are of wood construction which has a shorter life span than masonry and also requires more upkeep. The mean age of neighborhood housing structures is 57.8 years, but 63.6 percent of all units were over the age of 60.

Optimist Park residential land use only occupies 69 acres or 21.9 percent of the total land area. The industrial land uses coupled with a large percentage of vacant/government land use keeps the overall population density low in relation to other inner city neighborhoods. However, this is not a true picture when one realizes that even though only one-fifth of the land area is residential, the population for the whole census tract is 25 percent higher than that of the city average.

Optimist Park inherited a lot of people from the Brooklyn area when it was demolished for urban renewal. The conditions in Brooklyn were the worst by far in the city. Careful monitoring needs to be initiated in this neighborhood as well as other neighborhoods with a high deterioration potential to prevent another occurrence of Brooklyn with its deplorable human conditions.

TABLE NO. 13. INDICATORS OF SOCIAL QUALITY

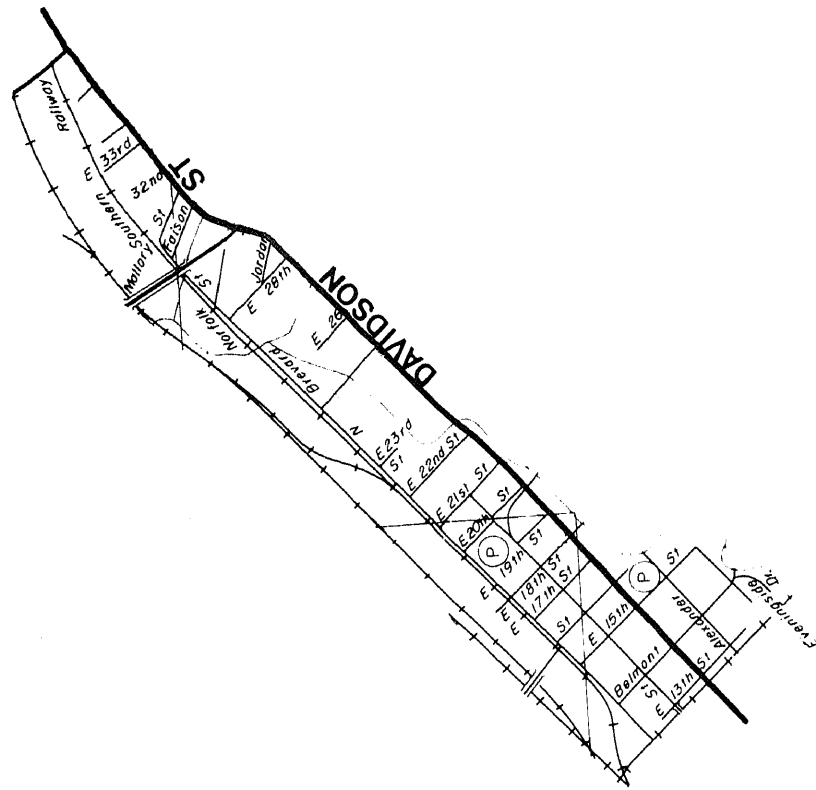
NEIGHBORHOOD NAME: Optimist Park
CENSUS TRACT NO.: 7

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
POPULATION	TOTAL POPULATION	1473	241178		354656	
	BLACK	1181	72972	30.03	84254	23.8
	WHITE	275	167287	19.7	269129	31.1
CHANGE IN POPULATION 1960-1970	% BLACK	3373.9		.08		.03
	% WHITE	82.6		.03		.01
SOCIAL AND ECONOMIC RESOURCES						
INCOME	MEDIAN FAMILY INCOME (\$)	4221	9564		10136	
	PEOPLE BELOW POVERTY LEVEL	845	35603	14.8	43487	12.3
	FAMILIES BELOW POVERTY LEVEL	149	6866	11.2	8522	9.4
	RATIO OF FAMILY INCOME TO POVERTY LEVEL			47.4		50.5
	FAMILIES RECEIVING PUBLIC ASSISTANCE	68		4.5		3.6
EDUCATION	MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	8.5	12.1	53.5	12.1	53.6
	HIGH SCHOOL GRADUATES	92		22.8		22.2
	NO HIGH SCHOOL EDUCATION	435		17.2		16.0
	NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	51		29.2		28.4
	ONE OR MORE YEARS IN COLLEGE	23				
OCCUPATION	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	19		24.7		24.6
	EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	130		.07		.06
	FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	15		19.2		18.9
LIVING CONDITIONS	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	85	6231	.08	8385	.07
	SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	27	1517	.02	1988	.02
FAMILY STABILITY	STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS)			75.2		79.6
	CHANGE IN STABLE FAMILIES 1960-1970			.06		.05

TABLE NO. 14. INDICATORS OF PHYSICAL QUALITY

NEIGHBORHOOD NAME: Optimist Park
 CENSUS TRACT NO.: 7

HOUSING QUALITY	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
VALUE \$25,000	2	2.8	7908	20.6	15148	25.5
RENT \$200	0	0	1546	4.2	1846	4.4
MEDIAN VALUE	6900		16300		17400	
MEDIAN RENT	82		107		107	
ZONING EFFECT						
PERCENT OF TRACT ZONED RESIDENTIAL	145*	46.3	81991*	90.6	286910*	89.6
PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	197	50.2	99613	90.2	116206	89.9
PERCENT OF TRACT ZONED BUSINESS	30*	9.7	2391*	2.6	9224*	2.9
PERCENT OF DWELLING UNITS ZONED BUSINESS	54	13.7	1789	1.6	2416	1.9
INDUSTRIAL ORIENTATION						
PERCENT OF LAND USE INDUSTRIAL	119*	38.1	4150*	4.6	9219*	2.9
PERCENT OF TRACT ZONED INDUSTRIAL	138*	44.0	3719*	4.1	13647*	4.3
PERCENT OF DWELLING UNITS ZONED INDUSTRIAL	142	36.1	1374	1.2	2300	1.8
DETERIORATION POTENTIAL						
VALUE \$10,000	55	76.4	5573	14.5	8742	14.7
RENT \$80	157	45.6	7085	19.4	8275	19.5
MEAN AGE OF DWELLING UNITS	57.8					
DWELLING UNITS 60 YEARS IN AGE	250	63.6	3673	3.3	4712	3.6
CROWDING INDEX						
PERCENT OF LAND USE VACANT/GOVERNMENTAL	115*	36.6	49855*	55.1	254318*	79.4
PERCENT OF LAND USE RESIDENTIAL	69*	21.9	30188*	33.4	46819*	14.6
POPULATION DENSITY	3202		1700/sq.mi.		708/sq.mi.	
	*acres		*acres		*acres	



OPTIMIST PARK



Belmont



census
tract
8

The Belmont neighborhood lies across Sugar Creek from the First Ward and Optimist Park neighborhoods. Its other boundaries include Parkwood Avenue on the north, Hawthorne Lane on the east and Central Avenue on the south. The southwest corner of Belmont was eradicated by the Northwest Freeway and auxiliary road construction. Except for a few new commercial and industrial developments along Central and Hawthorne, the neighborhood has remained pretty much intact.

Belmont underwent racial change during the decade of the 60's. While the white population decreased by 86.9 percent, the black population increased by an incredible 8730. percent. Again, as in Optimist Park, the 1960 black population was very low, so any increase in numbers would reflect a large percentage increase. The population as a whole increased by 10.4 percent.

Median family income in Belmont was \$3819 in 1970, which again is quite a bit lower than the average for the city. People below the poverty level included 58.4 percent of the total population. In family terms, this included 48.5 percent of all families. Sixteen and one-half percent of the total number of families in Belmont received public assistance income in 1970.

The educational level is comparable to the adjacent inner city neighborhoods (8.7 years). While 14.9 percent of the residents have graduated from high school, 53 percent have no high school education. Of the youth between the ages of 16 and 21, 43.8 percent are not presently attending high school. Again, this is an area that needs the attention of the public officials to try and remedy a potentially serious situation. Twenty-six people or 1.4 percent

of the neighborhood population have completed one or more years of college.

Few (5.3%) of the residents in Belmont are employed in the professional and managerial positions. However, a somewhat larger percentage (6%) of women are employed in a professional or managerial position than found in other inner city neighborhoods. The number of people employed in personal services is very large (37.5%) when compared to other neighborhoods in Charlotte-Mecklenburg.

Slightly less than one-quarter (23.3%) of the dwelling units are occupied by an average of more than 1.01 persons per room which puts a heavy strain on a significant portion of the structures in Belmont. Six and one-half percent of all the structures are experiencing serious overcrowding.

Family stability is equivalent to that found in Optimist Park. Both were slightly less than half. For Belmont, the decrease was 29.9 percent between 1960 and 1970.

These statistics have yielded a low socio-economic rating. Because of the explanations below, Belmont also ranks low in physical quality.

The median value of all houses in Belmont is \$8100, and the median monthly rent is \$83. There are no houses that are valued over \$25000, and no rentals lease for more than \$200 a month.

Census Tract 8 is predominantly zoned residential (89.6%) and 87 percent of the dwelling units are zoned residential. Belmont does not have the problem of adjacent neighborhoods with non-residential zoning in that only 6.4 percent of the tract is zoned for commercial (8.9% of the dwelling units) and 4.0 percent of the tract is zoned for industrial (4.1% of the dwelling units).

The deterioration potential picture presents a mixed view. From an age standpoint, the tract is fairly stable with the mean age at 47.5 years and with 26.8 percent of the units in excess of 60 years old. However, 77.1 percent of

the rentals lease for less than \$80. The value factors point toward low income inhabitants who cannot always afford to repair and maintain their units when it is necessary. Thus the units may deteriorate faster from lack of proper maintenance.

A large portion of the census tract is devoted to public use or remains vacant. Cordelia Park and the Irwin-Sugar Creek corridor account for much of this. The population density in the neighborhood is very high when compared to the remainder of the city (9192 persons per square mile in Belmont) compared to 2600 persons per square mile in the city.

Even though Belmont ranks low in both physical and socio-economic quality, it has the potential to break forth from its problems. A Neighborhood Improvement Program has been conducted in the neighborhood since 1970. Cordelia Park, with its swimming pool and playground equipment, is an asset. The long awaited construction of the Belmont Community Center will give the neighborhood a meeting place plus much needed social services. A final asset is the Irwin/Sugar Creek system that, if developed as proposed, would provide more open space and a direct link to the Sugar Creek Canal project and the downtown. These, working together, can mitigate the problems caused by a high population density and low economic status of the residents.

TABLE NO. 15. INDICATORS OF SOCIAL QUALITY

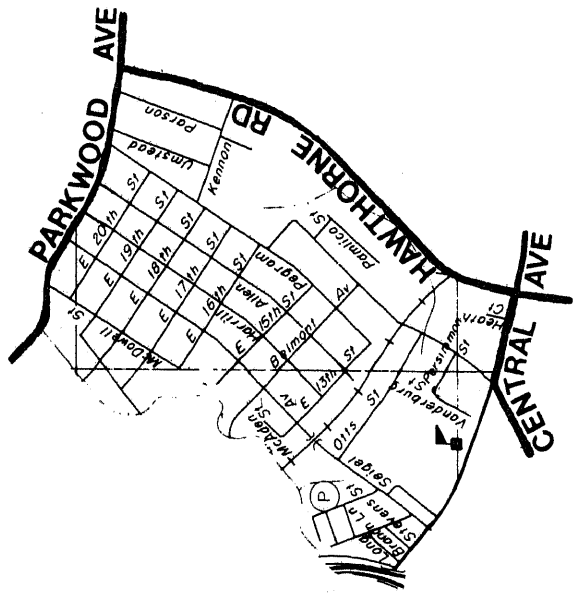
NEIGHBORHOOD NAME: Belmont
CENSUS TRACT NO.: 8

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
POPULATION	TOTAL POPULATION	4412	241178		354656	23.8
	BLACK	3896	72972	30.03	84254	31.1
	WHITE	512	167287	19.7	269129	.03
CHANGE IN POPULATION 1960-1970	% BLACK	-	8730.0	-	-	.01
	% WHITE	-	86.9	.03	-	
SOCIAL AND ECONOMIC RESOURCES	MEDIAN FAMILY INCOME (\$) PEOPLE BELOW POVERTY LEVEL FAMILIES BELOW POVERTY LEVEL RATIO OF FAMILY INCOME TO POVERTY LEVEL FAMILIES RECEIVING PUBLIC ASSISTANCE	3819	9564	14.8	10136	12.3
		2597	35603	11.2	43487	9.4
		502	6866	47.4	8522	50.5
		171		4.5		3.6
EDUCATION	MEDIAN NUMBER OF SCHOOL YEARS COMPLETED HIGH SCHOOL GRADUATES NO HIGH SCHOOL EDUCATION NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD ONE OR MORE YEARS IN COLLEGE	8.7	12.1	53.5	12.1	53.6
		275		22.8		22.2
		979		17.2		16.0
		223		29.2		28.4
		26				
OCCUPATION	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING) EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING) FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	71		24.7		24.6
		502		.07		.06
		38		19.2		18.9
LIVING CONDITIONS	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM) SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	289	6231	.08	8385	.07
		81	1517	.02	1988	.02
FAMILY STABILITY	STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS) CHANGE IN STABLE FAMILIES 1960-1970	49.7		75.2		79.6
		29.9		.06		.05

TABLE NO. 16. INDICATORS OF PHYSICAL QUALITY

NEIGHBORHOOD NAME: Belmont
CENSUS TRACT NO.: 8

HOUSING QUALITY	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
VALUE \$25,000	0	0	7908	20.6	15148	25.5
RENT \$200	0	0	1546	4.2	1846	4.4
MEDIAN VALUE	8100		16300		17400	
MEDIAN RENT	83		107		107	
ZONING EFFECT						
PERCENT OF TRACT ZONED RESIDENTIAL	288*	89.6	81991*	90.6	286910*	89.6
PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	1110	87.0	99613	90.2	116206	89.9
PERCENT OF TRACT ZONED BUSINESS	21*	6.4	2391*	2.6	9224*	2.9
PERCENT OF DWELLING UNITS ZONED BUSINESS	114	8.9	1789	1.6	2416	1.9
INDUSTRIAL ORIENTATION						
PERCENT OF LAND USE INDUSTRIAL	12*	3.9	4150*	4.6	9219*	2.9
PERCENT OF TRACT ZONED INDUSTRIAL	13*	4.0	3719*	4.1	13647*	4.3
PERCENT OF DWELLING UNITS ZONED INDUSTRIAL	52	4.1	1374	1.2	2300	1.8
DETERIORATION POTENTIAL						
VALUE \$10,000	101	77.1	5573	14.5	8742	14.7
RENT \$80	494	45.6	7085	19.4	8275	19.5
MEAN AGE OF DWELLING UNITS	47.5					
DWELLING UNITS 60 YEARS IN AGE	342	26.8	3673	3.3	4712	3.6
CROWDING INDEX						
PERCENT OF LAND USE VACANT/GOVERNMENTAL	187*	58.1	49855*	55.1	254318*	79.4
PERCENT OF LAND USE RESIDENTIAL	105*	32.8	30188*	33.4	46819*	14.6
POPULATION DENSITY	9192		1700/sq.mi.		708/sq.mi.	
	*acres		*acres		*acres	



BELMONT



Villa Heights



census
tract
9

Census Tract 9 is bounded by Parkwood on the south (Belmont neighborhood), Davidson on the west (Optimist Park neighborhood), Plaza on the east and Charles/Clemson Avenues on the north. The neighborhood is also one that experienced extreme racial change during the 1960's.

The total population of Villa Heights was 3182 in 1970, of which 64.7 percent was black. The neighborhood increased in population from 1960-1970 by 6.9 percent. As was mentioned above, the racial makeup shifted dramatically with the black population increasing by 6370.0 percent and the white population decreasing by 62.9 percent. The tremendous percentage of increase in the black population resulted from a great influx of blacks, but more significantly from a very low black population base in 1960.

Villa Heights residents can be classified as lower middle class, with a median income of \$7048, which is \$2500 below the city average. Seventeen and one-tenth percent of the people (13.9% of the families) are considered to be below the poverty level on the income scale. Ten and one-tenth percent of all families receive public assistance subsidies to supplement their income.

Employment of Villa Heights residents is neither predominantly in the high paying managerial and professional positions (3.4%) nor in the low paying personal services positions. (This statement is only true when comparing Villa Heights with the very high or the very low neighborhoods. Employment in the personal services within the neighborhood is high when compared to the employment in the whole city, but it is significantly lower than the close-in inner

city areas of Belmont, First and Fourth Wards and West Morehead.)

Overcrowded conditions are somewhat of a problem for the residents of Villa Heights, although the magnitude of the problem is significantly less than in Belmont. Five and seven-tenths percent of the units have more than one person per room. One and two-tenths percent have serious overcrowding problems. The area of overcrowded dwelling units is one that should be carefully monitored to prevent the problem from reaching the point of causing severe deterioration in the neighborhood.

Family stability is quite high in Villa Heights. The index is above the percentage for Charlotte-Mecklenburg. However, this index is not beyond concern. The number of stable families declined by 29.2 percent in the 60's, an alarming rate, which is one of the first evidences of social problems and social change in the neighborhood which could have an adverse overall effect on Villa Heights in the years to come.

Both the social and physical quality of the Villa Heights area is ranked low in comparison to the rest of Charlotte-Mecklenburg. In both categories, Villa Heights is near the top of the group of neighborhoods that have a low ranking.

As was stated earlier, Villa Heights is a lower middle class neighborhood. This fact is borne out by its housing stock which has a median value for owner-occupied units of \$9800 and a median rent of \$99. The value may seem low for middle class homes, but upon inspection, most of the units are small and therefore, because of the low square footage, are valued less.

From a zoning viewpoint, the neighborhood fares very well. Ninety-nine and two-tenths percent of the tract is zoned residential. The only existing commercially zoned land is the aging business area on The Plaza. Industrially

zoned land, which accounts for only .3 percent, is located along Davidson. So the zoning pattern, as far as residential/commercial/industrial mix, is very good.

The deterioration potential presents a mixed picture. Over half (52.9%) of the owner-occupied units are valued at less than \$10000. However, only 10.4 percent of the rental units lease for less than \$80 which reflects a changing residential mix. Single family homes which make up about half of the total number of units are being gradually replaced by multi-family units. This is what the low mean age (28.8 years) reflects. New multi-family units are bringing the overall mean age down, which can mask some of the problems of the older units when the census tract is taken as a whole. Only 4.5 percent of the dwellings are over the age of 60 years, which is an asset for the community.

The indicator which causes the most concern in the overcrowding index is the population density, which is almost three times the density for the city. This puts a strain on the limited community facilities and could become a serious problem. Relief is expected when the Belmont Community Center is completed, but more will have to be done to elevate the quality of life in Villa Heights.

TABLE NO. 17. INDICATORS OF SOCIAL QUALITY

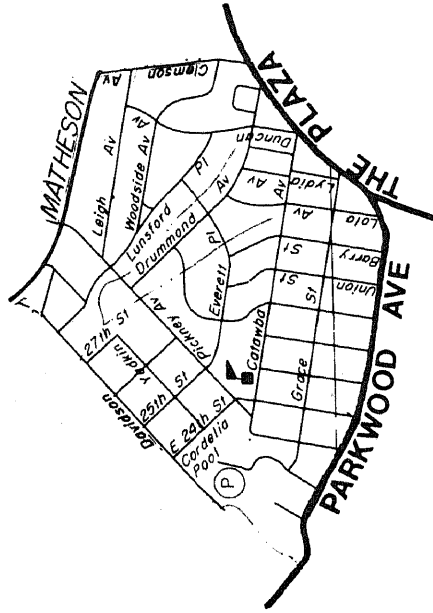
NEIGHBORHOOD NAME: Villa Heights
CENSUS TRACT NO.: 9

	Census Tract		City		City & County							
	Quantity	Percent	Quantity	Percent	Quantity	Percent						
POPULATION	TOTAL POPULATION	3182	241178	30.03	354656	23.8						
	BLACK	2059	72972	19.7	84254	31.1						
	WHITE	1105	167287	.08	269129	.03						
CHANGE IN POPULATION 1960-1970	% BLACK	6370.0	-	.03	-	.01						
	% BLACK	-	-	-	-	-						
	WHITE	62.9	-	-	-	-						
SOCIAL AND ECONOMIC RESOURCES		7048	9564	14.8	10136	12.3						
							MEDIAN FAMILY INCOME (\$)	545	35603	11.2	43487	9.4
							PEOPLE BELOW POVERTY LEVEL	103	6866	47.4	8522	50.5
							FAMILIES BELOW POVERTY LEVEL	75		4.5		3.6
							RATIO OF FAMILY INCOME TO POVERTY LEVEL					
							FAMILIES RECEIVING PUBLIC ASSISTANCE					
							% N'Hood Families					
							% Adults 25 Yrs +	9.0	12.1	53.5	12.1	53.6
							MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	211		22.8		22.2
							HIGH SCHOOL GRADUATES	707		17.2		16.0
NO HIGH SCHOOL EDUCATION	592		29.2		28.4							
NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	31											
ONE OR MORE YEARS IN COLLEGE												
OCCUPATION		43	3.4	24.7		24.6						
							EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	351		.07		.06
							EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	12		19.2		18.9
							FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS					
LIVING CONDITIONS		183	5.7	.08	6231	.07						
							OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	65		.02		.02
							SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)					
FAMILY STABILITY		63.9	29.2	75.2		79.6						
							STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS)			.06		.05
CHANGE IN STABLE FAMILIES 1960-1970												

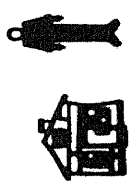
TABLE NO. 18. INDICATORS OF PHYSICAL QUALITY

NEIGHBORHOOD NAME: Villa Heights
 CENSUS TRACT NO.: 9

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
HOUSING QUALITY						
VALUE \$25,000	0	0	7908	20.6	15148	25.5
RENT \$200	0	0	1546	4.2	1846	4.4
MEDIAN VALUE	9800		16300		17400	
MEDIAN RENT	99		107		107	
ZONING EFFECT						
PERCENT OF TRACT ZONED RESIDENTIAL	224*	93.2	81991*	90.6	286910*	89.6
PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	804	90.6	99613	90.2	116206	89.9
PERCENT OF TRACT ZONED BUSINESS	7*	3.1	2391*	2.6	9224*	2.9
PERCENT OF DWELLING UNITS ZONED BUSINESS	40	4.5	1789	1.6	2416	1.9
INDUSTRIAL ORIENTATION						
PERCENT OF LAND USE INDUSTRIAL	11*	4.4	4150*	4.6	9219*	2.9
PERCENT OF TRACT ZONED INDUSTRIAL	1*	.3	3719*	4.1	13647*	4.3
PERCENT OF DWELLING UNITS ZONED INDUSTRIAL	2	.2	1374	1.2	2300	1.8
DETERIORATION POTENTIAL						
VALUE \$10,000	193	52.9	5573	14.5	8742	14.7
RENT \$80	47	10.4	7085	19.4	8275	19.5
MEAN AGE OF DWELLING UNITS	28.8	4.5	3673	3.3	4712	3.6
DWELLING UNITS 60 YEARS IN AGE	40					
CROWDING INDEX						
PERCENT OF LAND USE VACANT/GOVERNMENTAL	44*	18.3	49855*	55.1	254318*	79.4
PERCENT OF LAND USE RESIDENTIAL	179*	74.6	30188*	33.4	46819*	14.6
POPULATION DENSITY	8374		1700/sq.mi.		708/sq.mi.	
	*acres		*acres		*acres	



VILLA HEIGHTS



Plaza•Midwood

census
tract
10



The Plaza/Midwood neighborhood is bordered by Hawthorne Lane (Belmont) on the west, Parkwood/Mecklenburg Avenues on the north, Central Avenue on the south and Winter Street on the west. Plaza/Midwood neighborhood is divided by The Plaza into two distinctive sub-neighborhood areas. The sub-neighborhood to the west of The Plaza is of conventional subdivision design with a grid pattern street layout. To the east of The Plaza, the neighborhood changes dramatically. Partially due to the topography and partially due to the neighborhood's proximity to the old Charlotte Country Club, the street pattern and subdivision layout becomes more sensitive to its surroundings. The Plaza/Midwood neighborhood has a lot of character and because of this, it has the potential of becoming a very desirable inner city neighborhood.

The median family income for a family in the Plaza/Midwood neighborhood is \$8216, which is \$1300 below the average for the city. Even with the relatively high median family income, 8 percent of the families and 12.5 percent of the individuals were earning less than what is considered the poverty level. Over three quarters of the families below the poverty level are receiving public assistance income.

The educational attainment level is considered to be low when compared to the rest of the county. Citizens of Plaza/Midwood have achieved, on the average, slightly below an eleventh grade education (10.8 years of school completed). Over one-third (35.5%) of the neighborhood has completed the requirements for a high school diploma. Half of these people have continued their education with

at least one year of college. However, a very large percentage (29.1%) have had no high school education, and the trend has only dipped slightly, with 20.6 percent of the youth between 16 and 21 having no high school education and also not presently enrolled in a high school program.

From an employment viewpoint, the residents seem to have done well with their educational attainment level. Nineteen percent have achieved professional or managerial positions, while 7.1 percent are employed in the low paying personal services positions. Females in professional and managerial positions equals the average (19%) for the rest of the county.

Living conditions present a minor problem now for Plaza/Midwood. Sixty-four units or 5.6 percent are occupied by families that are too large for the unit (more than 1.01 persons per room). Thirteen units are faced with a serious overcrowding problem with more than 1.51 persons per room. The neighborhood's overcrowding problem is not serious now, but because of its proximity to neighborhoods with crowding problems, the situation should be closely monitored.

Family stability is relatively high (when compared to adjacent neighborhoods) in the neighborhood with 76.6 percent of the families considered stable. The decline in stability over the previous decade was 10.7 percent, which is considerably higher than the average decline for the neighborhoods in Charlotte-Mecklenburg. The family stability in the neighborhood is slightly higher than the average for the remainder of the city, but below that for the combined city and county (76.6% compared to 75.2% for the city and 79.6% for the city and county).

The above statistics, when ranked with the other neighborhoods in Charlotte-Mecklenburg, falls in the middle and is therefore given a medium socio-economic quality rating. The physical quality rating does not fare as well and ranks

medium low when compared to the entire county. The following characteristics justify the physical quality rank.

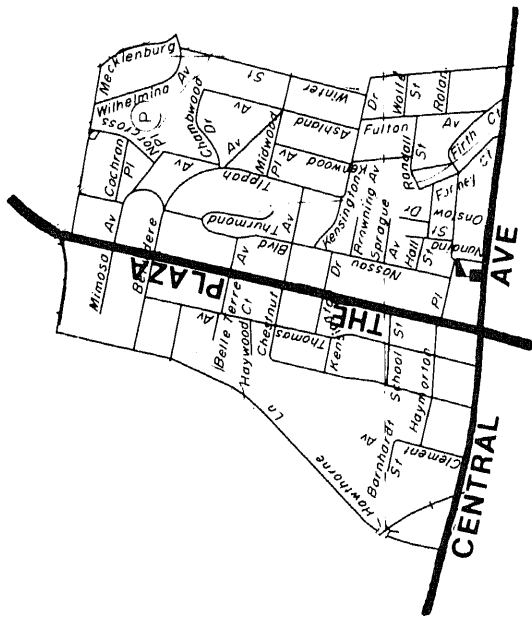
Very few (8/1.4%) of the units in Plaza/Midwood are valued in excess of \$25000 and 10, or 2.0 percent, of the rentals lease in excess of \$200 a month. The median value for owner-occupied dwelling units is \$11900, with the median rent of leased units at \$105. The Plaza/Midwood area has several factors which have caused decline in the value of housing. Its proximity to the low income areas of Belmont and Villa Heights undoubtedly have somewhat of an adverse impact. The area appears to be fairly stable as far as the physical appearance of the housing. However, a critical point is approaching because of the age of the units. If the neighborhood were "discovered" by the semi-affluent young professionals as a desirable place to live and to invest, the neighborhood would be preserved and the physical and social quality would improve. But, the opposite could also happen. If investors come in and buy up large numbers of parcels, to in turn rent, the neighborhood could decline.

Plaza/Midwood is threatened more by the potential density allowed by its residential zoning than by the effects of business and industrial zoning. Ninety-three and one-tenth percent of the tract is residential. The remainder is primarily business. Half of the tract is zoned R-6MF, a very high density zoning that can allow poorly planned apartment complexes on small parcels of land.

The deterioration potential is at a critical point. Almost one-third (30.6%) of the owner-occupied units are valued at less than \$10000. Eighteen and three-tenths percent of the rental units lease for less than \$80. These factors make it desirable for lower income people to be able to afford the cost of housing in the area. Too many times, these people either cannot afford, or lack the education for, proper maintenance to the structures, thus resulting in decline.

The mean age of all units is 30.4 years, which is about that of Elizabeth and Chantilly. Only 13 units (1.1%) are over 60 years old.

The neighborhood is highly developed with only 17 percent of the tract either vacant or government owned. Part of the government land is the Midwood Park within the neighborhood. The population density is 5153 persons per square mile, or just about twice that of the city average.



PLAZA/MIDWOOD

TABLE NO. 19. INDICATORS OF SOCIAL QUALITY

NEIGHBORHOOD NAME: Plaza/Midwood
CENSUS TRACT NO.: 10

	Census Tract		City		City & County
	Quantity	Percent	Quantity	Percent	
<u>POPULATION</u>					
TOTAL POPULATION	3040	1.3	241178	30.03	354656
BLACK	40		72972		84254
WHITE	2968		167287		269129
CHANGE IN POPULATION 1960-1970					
% BLACK		- 11.6		19.7	31.1
WHITE		2066.7		.08	.03
		- 13.6		.03	.01
<u>SOCIAL AND ECONOMIC RESOURCES</u>					
MEDIAN FAMILY INCOME (\$)	8216	% N'Hood Families	9564	14.8	10136
PEOPLE BELOW POVERTY LEVEL	377	12.5	35603	11.2	43487
FAMILIES BELOW POVERTY LEVEL	63	8.0	6866	47.4	8522
RATIO OF FAMILY INCOME TO POVERTY LEVEL	49	46.9		4.5	
FAMILIES RECEIVING PUBLIC ASSISTANCE		6.2			
		% Adults 25 Yrs +	12.1		12.1
MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	10.8	35.5		53.5	53.6
HIGH SCHOOL GRADUATES	683	29.1		22.8	22.2
NO HIGH SCHOOL EDUCATION	561	20.6		17.2	16.0
NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	61	16.3		29.2	28.4
ONE OR MORE YEARS IN COLLEGE	313	% All Emp in N'Hood			
		19.0		24.7	24.6
<u>OCCUPATION</u>					
EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	277	7.1		.07	.06
EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	103	19.0		19.2	18.9
FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	126	% All DU's in N'Hood			
		5.6	6231	.08	8385
<u>LIVING CONDITIONS</u>					
OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	64	1.2	1517	.02	1988
SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	13	76.6		75.2	79.6
		- 10.7		.06	.05
<u>FAMILY STABILITY</u>					
STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS)					
CHANGE IN STABLE FAMILIES 1960-1970					

TABLE NO. 20. INDICATORS OF PHYSICAL QUALITY

NEIGHBORHOOD NAME: Plaza/Midwood
CENSUS TRACT NO.: 10

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
HOUSING QUALITY						
VALUE \$25,000	8	1.4	7908	20.6	15148	25.5
RENT \$200	10	2.0	1546	4.2	1846	4.4
MEDIAN VALUE	11900		16300		17400	
MEDIAN RENT	105		107		107	
ZONING EFFECT						
PERCENT OF TRACT ZONED RESIDENTIAL	312*	93.1	81991*	90.6	286910*	89.6
PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	1098	92.1	99613	90.2	116206	89.9
PERCENT OF TRACT ZONED BUSINESS	12*	3.5	2391*	2.6	9224*	2.9
PERCENT OF DWELLING UNITS ZONED BUSINESS	41	3.4	1789	1.6	2416	1.9
INDUSTRIAL ORIENTATION						
PERCENT OF LAND USE INDUSTRIAL	23*	6.8	4150*	4.6	9219*	2.9
PERCENT OF TRACT ZONED INDUSTRIAL	0	0	3719*	4.1	13647*	4.3
PERCENT OF DWELLING UNITS ZONED INDUSTRIAL	0	0	1374	1.2	2300	1.8
DETERIORATION POTENTIAL						
VALUE \$10,000	179	30.6	5573	14.5	8742	14.7
RENT \$80	92	18.3	7085	19.4	8275	19.5
MEAN AGE OF DWELLING UNITS	30.4	1.1	3673	3.3	4712	3.6
DWELLING UNITS 60 YEARS IN AGE	13					
CROWDING INDEX						
PERCENT OF LAND USE VACANT/GOVERNMENTAL	58*	17.4	49855*	55.1	254318*	79.4
PERCENT OF LAND USE RESIDENTIAL	243*	72.3	30188*	33.4	46819*	14.6
POPULATION DENSITY	5153		1700/sq.mi.		708/sq.mi.	
	*acres		*acres		*acres	

Chantilly

census
tract

11



The Chantilly neighborhood is a triangular shaped area to the east of the Central Business District. Chantilly is one of the inner city neighborhoods. Its physical boundaries are Central Avenue, Briar Creek, and the Seaboard Air-line Railroad. The neighborhood is accented by established tree-lined streets that give it charm and stability. Chantilly is an area of solid middle class homes. It has not been exposed to the social pressures of racial change, but it has several factors that can and do cause problems. Independence Boulevard, perhaps the busiest and most congested street in the county, traverses the neighborhood. Central Avenue and the railroad also place development pressures on the neighborhood. In spite of these conflicts, Chantilly is surviving and has remained remarkably cohesive.

The population of the neighborhood declined between 1960 and 1970 by 15.1 percent. A large part of this decline can be attributed to the stripping of Independence (and to a lesser extent Central) for commercial and office uses. No blacks inhabited the area during the 60's, but a small minority of non-whites do live in Chantilly.

The median family income of the residents is \$9121 a year or slightly less than the average for the city. The number of people below the poverty level was 183 or 5.3 percent of the neighborhood residents. This figure, as well as the percentage of families below the poverty level (3.2%) are substantially under the city average (14.8% of the people and 11.2% of the families). Only 18 families (1.8%) are receiving family assistance income.

Nearly half (44.5%) of the people of Chantilly have graduated from high school. This is also reflected in the median number of school years completed (11.5). However, 22.2 percent have had no high school education and 15.4 percent of the youth between the ages of 16 and 21 have no high school education and are not presently enrolled in a high school program. Nineteen and eight-tenths percent of the residents have completed one or more years of college.

The higher (in comparison to other inner city neighborhoods) educational level is also reflected in the types of occupations engaged in by the residents. Twenty-one percent are employed in generally high paying professional and managerial positions, while 5.8 percent are employed in the low-paying personal services positions. Eighteen and nine-tenths percent of the females are employed in professional or managerial positions.

Overcrowded units are not a problem in Chantilly with 49 (3.6%) having more than one person per room and 5 (.4%) of those having an average of more than 1.51 persons per room. Again, it is a problem that could become serious if not carefully watched.

Family stability decreased by 9.5 percent during the 60's. Seventy-seven and nine-tenths percent of the families are considered to be stable in Chantilly, which is slightly above the city average of 75.2 percent.

The socio-economic quality of Chantilly ranks medium when compared to the remainder of the 75 neighborhoods in the county. The physical quality does not rate quite as high - receiving a medium low ranking on the comparison. The following explanation justifies the medium low ranking.

Relatively few of the dwelling units in Chantilly can be considered sumptuous. Only 2 (.3%) of the owner-occupied units are valued in excess of \$25000. Six (.9%) of the rental units lease in excess of \$200. The median value of

owner-occupied dwelling units was \$11700 and the median rent for leased property was \$104.

Chantilly does suffer from some adverse zoning patterns. A large percentage of the tract is zoned residential (84.4%) and 85.5 percent of the units are zoned residential. The largest non-residential zoning classification is business, which occupies 13.2 percent of the tract. The business zoning is confined mainly to the Independence and Central corridors. Twelve and two-tenths percent of the dwelling units are zoned business which could have an adverse effect. Very little of the tract is zoned industrial (1.0%).

The deterioration potential presents somewhat of a mixed picture. One-quarter of the units are valued at less than \$10000. Five and six-tenths of the rental units lease for less than \$80. If these units are not maintained, blight could become a problem. On the other hand, the average age of the dwelling units in Chantilly is 26.2 years, with only 5 (.3%) units over the age of 60. Age does not increase the deterioration potential in Chantilly.

Chantilly is heavily developed with 24.6 percent of the land either vacant or for governmental use. A large portion of the 24.6 percent is devoted to Veterans Park off Central Avenue. Population density is 5178 persons per square mile, or about twice that of the average for the city.

TABLE NO. 21. INDICATORS OF SOCIAL QUALITY

NEIGHBORHOOD NAME: Chantilly
CENSUS TRACT NO.: 11

	Census Tract		City		City & County		
	Quantity	Percent	Quantity	Percent	Quantity	Percent	
POPULATION	TOTAL POPULATION	3469	241178	30.03	354656	23.8	
	BLACK	0	72972	19.7	84254	31.1	
	WHITE	3444	167287	.08	269129	.03	
CHANGE IN POPULATION 1960-1970	% BLACK	-	-	.03	-	.01	
	% BLACK	-	-				
	WHITE						
SOCIAL AND ECONOMIC RESOURCES	MEDIAN FAMILY INCOME (\$) PEOPLE BELOW POVERTY LEVEL, FAMILIES BELOW POVERTY LEVEL RATIO OF FAMILY INCOME TO POVERTY LEVEL FAMILIES RECEIVING PUBLIC ASSISTANCE	9121	9564	14.8	10136	12.3	
		183	35603	11.2	43487	9.4	
		31	6866	47.4	8522	50.5	
		18		4.5		3.6	
			% Adults 25 Yrs +	12.1		12.1	
			44.5	53.5	22.8	53.6	
			22.2	22.8	17.2	22.2	
			15.4	17.2	29.2	16.0	
			19.8	29.2		28.4	
			% All Emp in N'Hood				
EDUCATION	MEDIAN NUMBER OF SCHOOL YEARS COMPLETED HIGH SCHOOL GRADUATES NO HIGH SCHOOL EDUCATION NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD ONE OR MORE YEARS IN COLLEGE	11.5	12.1		12.1	53.6	
		949		53.5		22.2	
		474		22.8		16.0	
		50		17.2		28.4	
OCCUPATION	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING) EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING) FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	353		24.7		24.6	
		97		.07		.06	
		144		19.2		18.9	
			% All DU's in N'Hood				
LIVING CONDITIONS	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM) SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	49	6231	.08	8385	.07	
		5	1517	.02	1988	.02	
			% Families in N'Hood				
FAMILY STABILITY	STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS) CHANGE IN STABLE FAMILIES 1960-1970	77.9		75.2		79.6	
		9.5		.06		.05	

TABLE NO. 22. INDICATORS OF PHYSICAL QUALITY

NEIGHBORHOOD NAME: Chantilly
 CENSUS TRACT NO.: 11

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
HOUSING QUALITY						
VALUE \$25,000	2	.3	7908	20.6	15148	25.5
RENT \$200	6	.9	1546	4.2	1846	4.4
MEDIAN VALUE	11700		16300		17400	
MEDIAN RENT	104		107		107	
ZONING EFFECT						
PERCENT OF TRACT ZONED RESIDENTIAL	351*	84.4	81991*	90.6	286910*	89.6
PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	1301	85.5	99613	90.2	116206	89.9
PERCENT OF TRACT ZONED BUSINESS	55*	13.2	2391*	2.6	9224*	2.9
PERCENT OF DWELLING UNITS ZONED BUSINESS	186	12.2	1789	1.6	2416	1.9
INDUSTRIAL ORIENTATION						
PERCENT OF LAND USE INDUSTRIAL	4	1.0	4150*	4.6	9219*	2.9
PERCENT OF TRACT ZONED INDUSTRIAL	0	0	3719*	4.1	13647*	4.3
PERCENT OF DWELLING UNITS ZONED INDUSTRIAL	0	0	1374	1.2	2300	1.8
DETERIORATION POTENTIAL						
VALUE \$10,000	162	25.0	5573	14.5	8742	14.7
RENT \$80	38	5.6	7085	19.4	8275	19.5
MEAN AGE OF DWELLING UNITS	26.2	.3	3673	3.3	4712	3.6
DWELLING UNITS 60 YEARS IN AGE	5					
CROWDING INDEX						
PERCENT OF LAND USE VACANT/GOVERNMENTAL	103*	24.6	49855*	55.1	254318*	79.4
PERCENT OF LAND USE RESIDENTIAL	281*	67.3	30188*	33.4	46819*	14.6
POPULATION DENSITY	5178		1700/sq.mi.		708/sq.mi.	
	*acres		*acres		*acres	

Country Club



census
tract
12

The Country Club neighborhood is a somewhat square-shaped area in eastern Charlotte and, for statistical purposes, refers to Census Tract 12. The neighborhood lies around the Charlotte Country Club and is bounded by The Plaza to the west; Central Avenue to the south; Eastway Drive to the east; and the linkage of Hillard Drive, East Ford Road, and East Florida Road to the north.

From Figure 2, it can be seen that Country Club is medium high on the index of socio-economic status. The neighborhood appears to be quite stable in terms of S.E.S. and ranks well on the predominant indicators of S.E.S. (Table 23). The median family income for the tract (\$11682) was well above the city average of \$9564. On indicators of financial need, the tract did well again. Only 4.6 percent of the neighborhood population and 3.5 percent of the neighborhood families were below the poverty level in 1970. Furthermore, only 2.7 percent of the families were receiving public assistance as compared to 4.5 percent for the whole city. Country Club scored well on education and occupation as 33.7 percent of the adults over 25 years of age had one or more years in college, and 30.5 percent of all employed were in professional and managerial positions. Overcrowding was not a severe problem in 1970 as 3.1 percent of the dwelling units had greater than 1.01 persons per room and only 0.1 percent had 1.51 persons per room. The neighborhood expressed a strong positive rating in terms of family stability as 86.1 percent of all children less than 18 years of age were living with both parents.

The Country Club neighborhood also ranks medium high on the community-wide

index of physical quality. The area possesses a strong residential character and will maintain it as long as a predominance in residential zoning is maintained (97.3% of the tract was zoned residential in 1970). Only 1.4 percent of the area was zoned business and only 1.4 percent of the dwelling units were zoned business (Table 24). Industrial orientation is almost completely absent in this area as a very small percentage (.25%) of land use was utilized for industrial activities. The population density is of some concern because there were 3263 people per square mile in 1970. The configuration of zoning patterns with the predominance of residential zoning forms the basic foundations for a strong residential sector. The overall physical quality of the neighborhood would very much depend on the physical quality of the residential structures.

The housing structures in the neighborhood seemed to be quite good in structural soundness. Only 9.2 percent of the owner-occupied units were valued at less than \$10000 in 1970 and only 3.8 percent of the renter occupied units were rented for less than \$80 per month. Another characteristic which enhances structural soundness is age of the structure. The mean age of dwelling units in this neighborhood was 17.9 years in 1970 and there were no dwelling units over 60 years in age. The majority (78.3%) of houses were valued between \$10000 and \$25000 with a median value of \$16000 which probably lessened the overall physical quality slightly and also probably explains the medium-high rank in lieu of a high rank on the overall physical quality index. The neighborhood could actually be split in terms of physical quality. The residences along The Plaza and Central Avenue generally appear to be of less physical quality than the residences in the northeastern part of the tract.

On the whole, Country Club appears to be quite stable and a relatively desirable area in which to live both in terms of S.E.S. and P.Q. The range

of housing values and architectural design in the neighborhood also enhances the residential character of the area. A continuation of physical and socio-economic monitoring is recommended for this neighborhood and careful consideration for any rezoning requests should also be given.

TABLE NO. 23. INDICATORS OF SOCIAL QUALITY

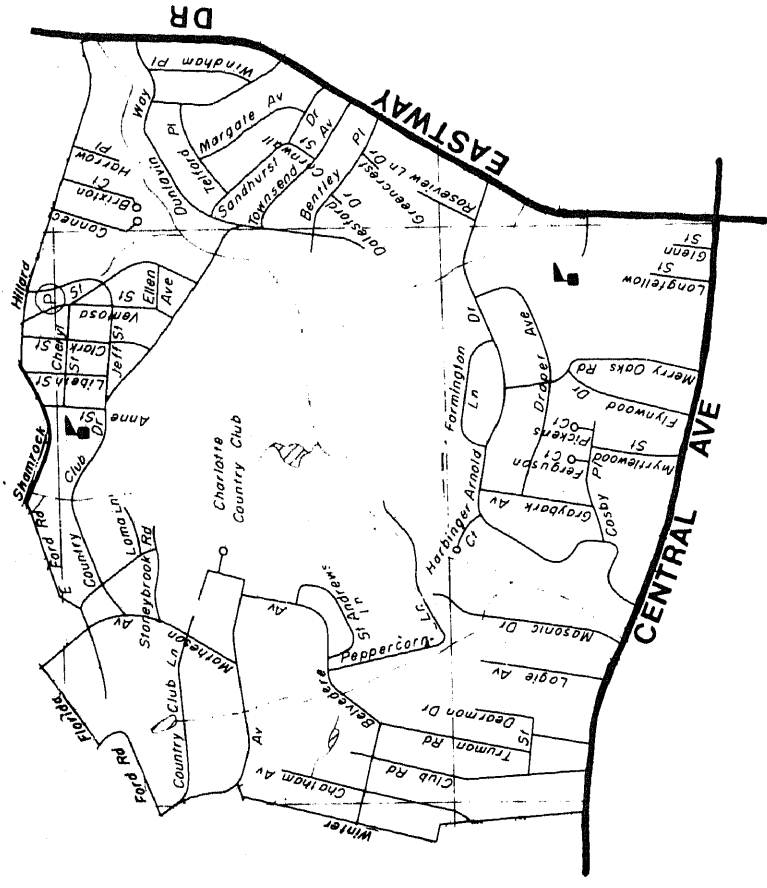
NEIGHBORHOOD NAME: Country Club
CENSUS TRACT NO.: 12

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
POPULATION	TOTAL POPULATION	5091	241178	30.03	354656	23.8
	BLACK	11	72972	19.7	84254	31.1
	WHITE	5069	167287	.08	269129	.03
CHANGE IN POPULATION 1960-1970	% BLACK	1900.0	-	.03	-	.01
	% WHITE	18.2				
SOCIAL AND ECONOMIC RESOURCES						
INCOME	MEDIAN FAMILY INCOME (\$)	11682	9564	14.8	10136	12.3
	PEOPLE BELOW POVERTY LEVEL	236	35603	11.2	43487	9.4
	FAMILIES BELOW POVERTY LEVEL	50	6866	47.4	8522	50.5
	RATIO OF FAMILY INCOME TO POVERTY LEVEL	38		4.5		3.6
	FAMILIES RECEIVING PUBLIC ASSISTANCE					
EDUCATION	MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	12.4	12.1	53.5	12.1	53.6
	HIGH SCHOOL GRADUATES	949		22.8		22.2
	NO HIGH SCHOOL EDUCATION	342		17.2		16.0
	NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	44		29.2		28.4
	ONE OR MORE YEARS IN COLLEGE	961				
OCCUPATION	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	798		24.7		24.6
	EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	109		.07		.06
	FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	282		19.2		18.9
	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	54	6231	.08	8385	.07
	SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	2	1517	.02	1988	.02
LIVING CONDITIONS	STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS)	86.1		75.2		79.6
	CHANGE IN STABLE FAMILIES 1960-1970	6.7		.06		.05

TABLE NO. 24. INDICATORS OF PHYSICAL QUALITY

NEIGHBORHOOD NAME: Country Club
 CENSUS TRACT NO.: 12

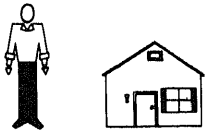
	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
HOUSING QUALITY						
VALUE \$25,000	137	12.5	7908	20.6	15148	25.5
RENT \$200	58	9.6	1546	4.2	1846	4.4
MEDIAN VALUE	16000		16300		17400	
MEDIAN RENT	160		107		107	
ZONING EFFECT						
PERCENT OF TRACT ZONED RESIDENTIAL	963*	97.3	81991*	90.6	286910*	89.6
PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	2058	96.3	99613	90.2	116206	89.9
PERCENT OF TRACT ZONED BUSINESS	14*	1.4	2391*	2.6	9224*	2.9
PERCENT OF DWELLING UNITS ZONED BUSINESS	30	1.4	1789	1.6	2416	1.9
INDUSTRIAL ORIENTATION						
PERCENT OF LAND USE INDUSTRIAL	2*	.25	4150*	4.6	9219*	2.9
PERCENT OF TRACT ZONED INDUSTRIAL	0	0	3719*	4.1	13647*	4.3
PERCENT OF DWELLING UNITS ZONED INDUSTRIAL	0	0	1374	1.2	2300	1.8
DETERIORATION POTENTIAL						
VALUE \$10,000	101	9.2	5573	14.5	8742	14.7
RENT \$80	23	5.6	7085	19.4	8275	19.5
MEAN AGE OF DWELLING UNITS	17.9	0	3673	3.3	4712	3.6
DWELLING UNITS 60 YEARS IN AGE	0	0				
CROWDING INDEX						
PERCENT OF LAND USE VACANT/GOVERNMENTAL	268*	27.1	49855*	55.1	254318*	79.4
PERCENT OF LAND USE RESIDENTIAL	476*	48.1	30188*	33.4	46819*	14.6
POPULATION DENSITY	3263		1700/sq.mi.		708/sq.mi.	
	*acres		*acres		*acres	



COUNTRY CLUB

Matheson

census
tract
13



The Matheson neighborhood is directly north of the Country Club neighborhood and is bounded by The Plaza, Eastway Drive and the Mecklenburg/Fort Road/Ford Street/Hilliard connector. Part of the Matheson area is segregated by Sugar Creek Road. The northerly part is mostly office and commercial mix with some houses, while the majority of the neighborhood is south of Sugar Creek Road. Matheson Road ribbons through the southerly part of the neighborhood and carries a fair amount of traffic, especially during rush hours. No other major roads divide the neighborhood.

The Matheson neighborhood has a fairly stable, predominantly white constituency. Four blacks resided in the neighborhood in 1970. The total population decreased by 2 percent in the 60's.

Median family income in Matheson was \$9319 or slightly less than the \$9564 median for Charlotte. Eight and one-half percent of the individuals and 6.2 percent of the families were below the poverty level. Of these, 1.6 percent of the total number of families were receiving some form of public assistance. This was substantially below the level for the city (4.5%) and the county (3.6%).

The median number of school years completed in Matheson is 11. Thirty-eight and one-tenth percent of the residents have graduated from high school. Fifteen and two-tenths percent have completed at least one year of college education. Still, a large portion (24.7%) have had no high school education and 15.7 percent of the youth between 16 and 21 are not presently enrolled in high school. Even though the latter figure is below the average of the city

and county, it represents an intolerable situation.

Occupational deficiencies are prevalent in Matheson in spite of a respectable showing in education and income. Fifteen and three-tenths percent of the populace is employed in generally high paying managerial and professional positions, which is 9.4 percent below the Charlotte average. Those employed in the low paying personal services include 6.6 percent - a figure many times that of the city average. Females employed in managerial and professional positions number about half the city average.

Overcrowded housing is a minor problem in the neighborhood. Four and nine-tenths percent of the units have more than 1.01 persons per room and .9 percent have more than 1.51 persons per room.

Family stability is quite high in the neighborhood with 83 percent of the families considered stable. However, this was a decrease of 10 percent during the 60's, which shows underlying social problems within the family that has caused an accelerated breakdown of the family.

The social quality ranking for the Matheson neighborhood is medium low in relation to other neighborhoods in Charlotte-Mecklenburg. Like the social quality, the physical quality also ranks medium low on the scale.

Few houses (.4%) are valued in excess of \$25000, and few apartments (1.8%) rent in excess of \$200 a month. The median value of owner-occupied homes was \$11900 in 1970. The median rent obtained on leased property was \$113 a month.

The tract of land is largely zoned for residential uses (92.6%), but there also is a small percentage zoned for business (6.5%) and industrial (1.9%). Most of the non-residentially zoned land lies along the major thoroughfares with an additional parcel zoned for business in the middle of the neighborhood along Shamrock Drive. Eleven and three-tenths percent of the houses are zoned

for non-residential uses which would have a detrimental impact on the neighborhood if they were to be converted.

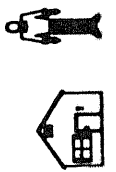
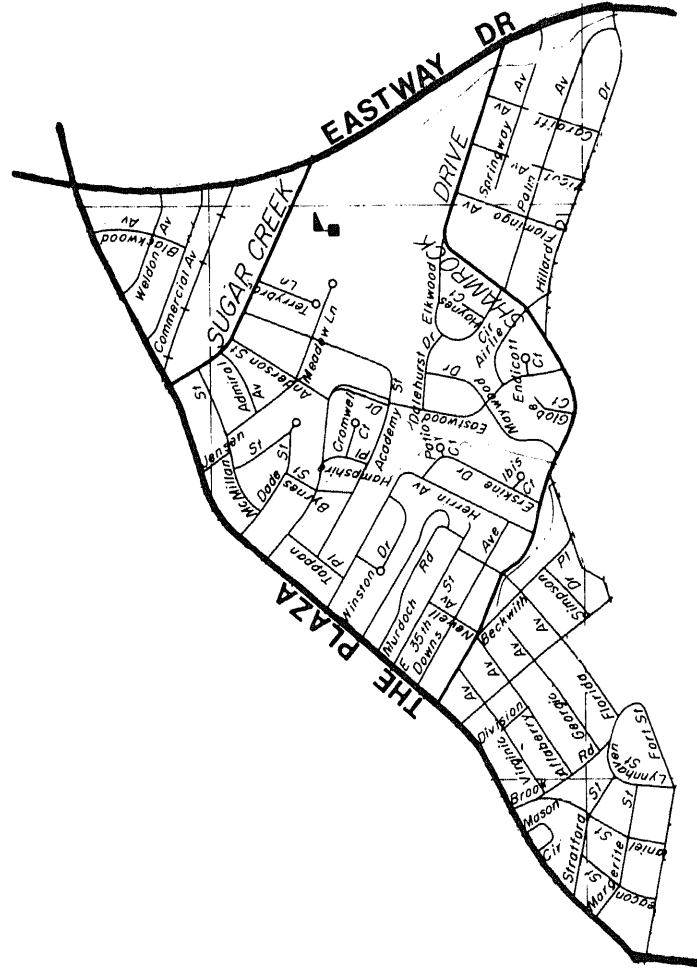
The deterioration potential, as in Census Tract 11, presents a mixed picture. Over one-quarter of the owner-occupied homes are valued less than \$10000. Twelve and one-half percent of the for-lease units rent for less than \$80 a month. In other words, the value of the homes is low (due partly to the small amount of square footage). However, the mean age is only 19.6 years - a fact that works in a positive way against deterioration.

As in adjacent census tracts, the population density is about twice that of the city. The land is highly developed with 24 percent of the land either vacant or government property. Of this vacant/government land, a large portion of it is occupied by Garinger High School and the State Highway Department's maintenance offices.

TABLE NO. 25. INDICATORS OF SOCIAL QUALITY

NEIGHBORHOOD NAME: Matheson
CENSUS TRACT NO.: 13

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
<u>POPULATION</u>	TOTAL POPULATION	5061	241178	30.03	354656	23.8
	BLACK	4	72972	19.7	84254	31.1
	WHITE	5016	167287	.08	269129	.03
	CHANGE IN POPULATION 1960-1970					
	% BLACK	-	-	.03	-	.01
	% WHITE	2.0				
		150.0				
		2.8				
<u>SOCIAL AND ECONOMIC RESOURCES</u>						
<u>INCOME</u>	MEDIAN FAMILY INCOME (\$)	9319	9564	14.8	10136	12.3
	PEOPLE BELOW POVERTY LEVEL	431	35603	11.2	43487	9.4
	FAMILIES BELOW POVERTY LEVEL	88	6866	47.4	8522	50.5
	RATIO OF FAMILY INCOME TO POVERTY LEVEL	23		4.5		3.6
	FAMILIES RECEIVING PUBLIC ASSISTANCE					
<u>EDUCATION</u>	MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	11.0	12.1	53.5	12.1	53.6
	HIGH SCHOOL GRADUATES	1061		22.8		22.2
	NO HIGH SCHOOL EDUCATION	689		17.2		16.0
	NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	81		29.2		28.4
	ONE OR MORE YEARS IN COLLEGE	424				
<u>OCCUPATION</u>	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	381		24.7		24.6
	EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	165		.07		.06
	FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	113		19.2		18.9
<u>LIVING CONDITIONS</u>	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	87	6231	.08	8385	.07
	SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	16	1517	.02	1988	.02
<u>FAMILY STABILITY</u>	STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS)			75.2		79.6
	CHANGE IN STABLE FAMILIES 1960-1970			.06		.05



MATHESON

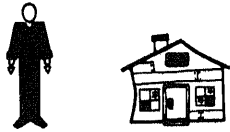
TABLE NO. 26. INDICATORS OF PHYSICAL QUALITY

NEIGHBORHOOD NAME: Matheson
CENSUS TRACT NO.: 13

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
HOUSING QUALITY						
VALUE \$25,000	4	.4	7908	20.6	15148	25.5
RENT \$200	16	1.8	1546	4.2	1846	4.4
MEDIAN VALUE	11900		16300		17400	
MEDIAN RENT	113		107		107	
ZONING EFFECT						
PERCENT OF TRACT ZONED RESIDENTIAL	566*	91.6	81991*	90.6	286910*	89.6
PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	1618	87.3	99613	90.2	116206	89.9
PERCENT OF TRACT ZONED BUSINESS	40*	6.5	2391*	2.6	9224*	2.9
PERCENT OF DWELLING UNITS ZONED BUSINESS	198	10.7	1789	1.6	2416	1.9
INDUSTRIAL ORIENTATION						
PERCENT OF LAND USE INDUSTRIAL	12*	1.9	4150*	4.6	9219*	2.9
PERCENT OF TRACT ZONED INDUSTRIAL	3*	.5	3719*	4.1	13647*	4.3
PERCENT OF DWELLING UNITS ZONED INDUSTRIAL	11	.6	1374	1.2	2300	1.8
DETERIORATION POTENTIAL						
VALUE \$10,000	237	26.5	5573	14.5	8742	14.7
RENT \$80	109	12.5	7085	19.4	8275	19.5
MEAN AGE OF DWELLING UNITS	19.6	.1	3673	3.3	4712	3.6
DWELLING UNITS 60 YEARS IN AGE	2					
CROWDING INDEX						
PERCENT OF LAND USE VACANT/GOVERNMENTAL	148*	24.0	49855*	55.1	254318*	79.4
PERCENT OF LAND USE RESIDENTIAL	437*	70.7	30188*	33.4	46819*	14.6
POPULATION DENSITY	5442		1700/sq.mi.		708/sq.mi.	
	*acres		*acres		*acres	

North Charlotte

census
tract
14



The North Charlotte neighborhood is bounded by The Plaza, Eastway, the Southern Railroad and Clemson/Wesley Streets. Villa Heights is to the south, Optimist Park is to the southwest, and the Matheson neighborhood is to the southeast. The neighborhood is physically separated into two parts by the Sugar Creek roadway. The separation is more than physical, with most of the 666 blacks (20% of the total population) living north of Sugar Creek, and the whites to the south.

The white population declined by 21.0 percent during the 1960's, while the black population increased by 233.9 percent, which shows that North Charlotte could be starting a change in racial makeup. Large black populations already reside in neighboring Optimist Park and Villa Heights.

The median family income for North Charlotte is \$7688, or about \$2000 below the median average for Charlotte. Eighteen and two-tenths percent of the people (14.3% of the families) are below the poverty level. Seven and six-tenths percent of the families receive some form of public assistance income.

The educational level is low for North Charlotte with the median number of school years completed at 9.1, or just above a junior high school level. Only 20 percent of the residents are high school graduates, with only 5.1 percent having attained one or more years of college. Nearly half (48.8%) of the residents have no high school education. An alarming statistic is that of the youth between the ages of 16 and 21, 24.4 percent have no high school education and are not presently enrolled in a high school program.

Because of the educational deficiency, an occupational deficiency also exists. Only 8.7 percent of the labor force in North Charlotte are employed in the high paying salary positions as managers or professionals (6.2% of the female labor force). This is about one-third the average for the city. Nineteen and nine-tenths percent are also employed in the generally low paying personal services occupations.

North Charlotte is approaching a serious crisis in overcrowded dwelling units. Thirteen and four-tenths percent of the units have more than 1.01 persons per room, and 3.3 percent have an average of more than 1.51 persons per room.

Family stability is an underlying social problem that is in a stage of deterioration. The family stability index has declined 13.6 percent in the ten-year period between 1960 and 1969.

North Charlotte is a neighborhood that appears to have the potential of drastic change. It is faced with racial change and social deterioration. North Charlotte ranks low on the socio-economic scale as well as the physical scale. Three areas of declining housing contribute heavily to the low physical rating. These areas are located west of Eastway Drive; on both sides of Sugar Creek, west of The Plaza; and in the area of Thirty-sixth Street. Other physical characteristics lending to the low physical quality are explained below.

The median value of owner-occupied dwelling units in North Charlotte is \$8800, with 5 units (1.0%) valued in excess of \$25000. The median rent of the leased units is \$92 with no units renting in excess of \$200.

The North Charlotte neighborhood is zoned predominantly for residential use with 91.4 percent zoned residential. Ninety-two and six-tenths percent

of the units are zoned residential. Three and six-tenths percent of the tract is zoned for business use and another 2.3 percent is zoned for industrial. Even though the non-residentially zoned land constitutes a small percentage of the land, the actual land use is a problem in the neighborhood. Ten and one-half percent of the land use is industrial, which definitely has an adverse effect on the neighborhood.

The deterioration potential is high for North Charlotte especially in light of the socio-economic quality and the added tensions of racial change. Sixty-one and one-half percent of the units are valued below \$10000. Twenty and eight-tenths percent of the rental property leases at less than \$80 a month. Age plays an important role in the deterioration potential in that the mean age of dwelling units in North Charlotte is 34.9 years with 13.6 percent over the age of 60.

North Charlotte is somewhat less densely populated than its adjacent neighborhoods to the southwest. The population density is 4573 persons per square mile (Charlotte averages 2600/square mile). Fifty-eight and six-tenths percent of the neighborhood is devoted to residential land use, with 25.8 percent either vacant or devoted to governmental use. Except for Plaza Elementary School, the public is not involved in any significant land holdings.

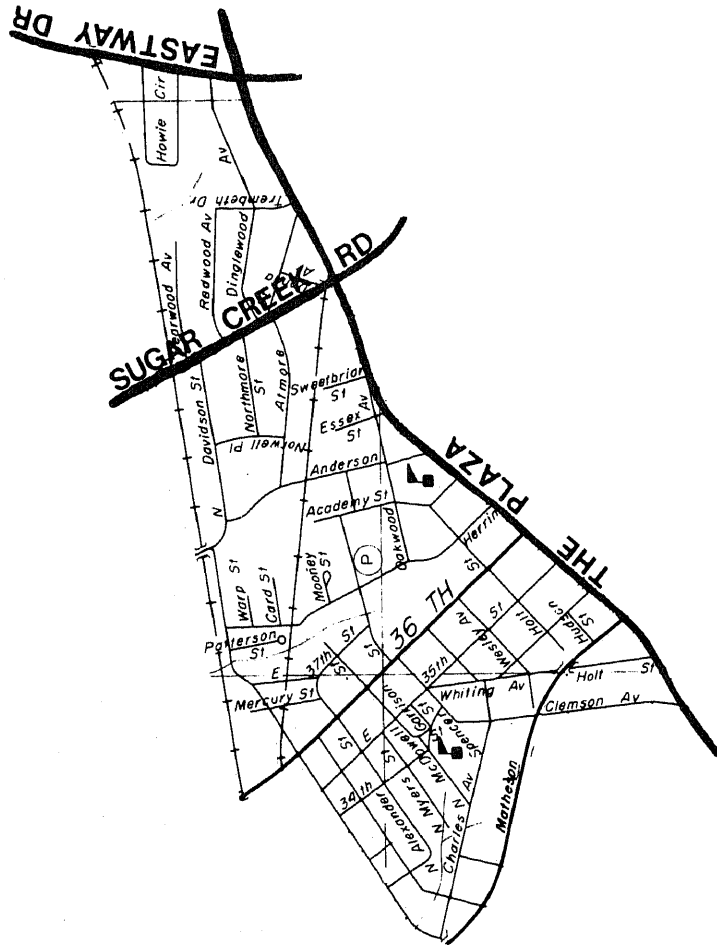
North Charlotte is an area under extreme tensions and, because of this, should be watched closely. A recent rezoning petition was passed by the City Council which changed a portion of the neighborhood from multi-family to single family for preservation. The neighborhood needs a lot more help than this. The active neighborhood association could work towards solving some aspects of its socio-economic problems. However, some of their problems cannot be solved without the help of public programs geared to the specific social,

economic and physical needs. Community Development money will be coming into the neighborhood. If properly administered, it could go a long way to save this proud neighborhood.

TABLE NO. 27. INDICATORS OF SOCIAL QUALITY

NEIGHBORHOOD NAME: North Charlotte
 CENSUS TRACT NO.: 14

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
POPULATION						
TOTAL POPULATION	3338	20.0	241178	30.03	354656	23.8
BLACK	666	-	72972	19.7	84254	31.1
WHITE	2654	233.9	167287	.08	269129	.03
CHANGE IN POPULATION 1960-1970		- 21.0		-		.01
% BLACK		% N'Hood				
WHITE		Families				
SOCIAL AND ECONOMIC RESOURCES						
<u>INCOME</u>						
MEDIAN FAMILY INCOME (\$)	7688	18.2	9564	14.8	10136	12.3
PEOPLE BELOW POVERTY LEVEL	608	14.3	35603	11.2	43487	9.4
FAMILIES BELOW POVERTY LEVEL	120	32.2	6866	47.4	8522	50.5
RATIO OF FAMILY INCOME TO POVERTY LEVEL	64	7.6		4.5		3.6
FAMILIES RECEIVING PUBLIC ASSISTANCE		% Adults				
<u>EDUCATION</u>		25 Yrs +				
MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	9.1		12.1		12.1	
HIGH SCHOOL GRADUATES	377	20.0		53.5		53.6
NO HIGH SCHOOL EDUCATION	919	48.8		22.8		22.2
NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	82	24.4		17.2		16.0
ONE OR MORE YEARS IN COLLEGE	97	5.1		29.2		28.4
<u>OCCUPATION</u>		% All Emp in N'Hood				
EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	122	8.7		24.7		24.6
EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	278	19.9		.07		.06
FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	35	6.2		19.2		18.9
<u>LIVING CONDITIONS</u>		% All DU's in N'Hood				
OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	143	13.4	6231	.08	8385	.07
SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	35	3.3	1517	.02	1988	.02
<u>FAMILY STABILITY</u>		% Families in N'Hood				
STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS)		73.3		75.2		79.6
CHANGE IN STABLE FAMILIES 1960-1970		- 13.6		-		.06



NORTH CHARLOTTE

TABLE NO. 28. INDICATORS OF PHYSICAL QUALITY

NEIGHBORHOOD NAME: North Charlotte
 CENSUS TRACT NO.: 14

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
HOUSING QUALITY						
VALUE \$25,000	5	1.0	7908	20.6	15148	25.5
RENT \$200	0	0	1546	4.2	1846	4.4
MEDIAN VALUE	8800		16300		17400	
MEDIAN RENT	92		107		107	
ZONING EFFECT						
PERCENT OF TRACT ZONED RESIDENTIAL	547*	91.4	81991*	90.6	286910*	89.6
PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	1000	92.6	99613	90.2	116206	89.9
PERCENT OF TRACT ZONED BUSINESS	22*	3.6	2391*	2.6	9224*	2.9
PERCENT OF DWELLING UNITS ZONED BUSINESS	29	2.7	1789	1.6	2416	1.9
INDUSTRIAL ORIENTATION						
PERCENT OF LAND USE INDUSTRIAL	63*	10.5	4150*	4.6	9219*	2.9
PERCENT OF TRACT ZONED INDUSTRIAL	14*	2.3	3719*	4.1	13647*	4.3
PERCENT OF DWELLING UNITS ZONED INDUSTRIAL	21	1.9	1374	1.2	2300	1.8
DETERIORATION POTENTIAL						
VALUE \$10,000	304	61.5	5573	14.5	8742	14.7
RENT \$80	112	20.8	7085	19.4	8275	19.5
MEAN AGE OF DWELLING UNITS	34.9		3673		4712	
DWELLING UNITS 60 YEARS IN AGE	147	13.6		3.3		3.6
CROWDING INDEX						
PERCENT OF LAND USE VACANT/GOVERNMENTAL	155*	25.8	49855*	55.1	254318*	79.4
PERCENT OF LAND USE RESIDENTIAL	351*	58.6	30188*	33.4	46819*	14.6
POPULATION DENSITY	4573		1700/sq.mi.		708/sq.mi.	
	*acres		*acres		*acres	

Hampshire Hills



census
tract
15.01

The Hampshire Hills/Newell area refers to Census Tract 15,01 which is located in the northeastern part of Charlotte partially within the city limits but predominantly in the County of Mecklenburg. The area has no recognizable geometric shape and is formed by a series of designated boundaries. The boundaries require mention (see following map) in order to further orient the location of this area. Starting in a clockwise fashion from the intersection of Rocky River Road and U. S. 29 and 49, the boundary of this area goes along Rocky River Road east to Old Concord Road; Old Concord Road southwest to Hickory Grove Road; Hickory Grove Road southeast to Plaza Road; Plaza Road southwest of The Plaza; The Plaza west to Eastway Drive; Eastway Drive north to Southern Railway; Southern Railway northeast to Orr Road; Orr Road northwest to U. S. 29 and 49; and U. S. 29 and 49 north back to Rocky River Road. The census tract covers a substantial amount of geographic area and with most of it lying in the county, there is a high percentage of vacant land (67.6%).

The tract is actually too heterogeneous to be considered as one and only one neighborhood. As stated earlier, statistical purposes dictated that the neighborhood boundaries be as such in this study. The Hampshire Hills/Newell area actually includes several smaller neighborhood areas. Starting east on The Plaza, there is a development of duplexes (Lake Plaza) which comprises a relatively well-defined neighborhood. Farther east on The Plaza there is a series of subdivisions starting with Briarwood and including Greenbriar, Eastbrook Woods, and Hampshire Hills. These are all within the city limits and all are

traditional suburban developments. The remainder of the tract, including the Newell community, is predominantly rural in character except for some industrial activity along the railroad and some concentration of business and commercial uses along the major traffic routes. However, there has been increased development throughout the tract including an apartment development in the county portion.

The Hampshire Hills/Newell area seems to be quite stable in terms of socio-economic status. The median family income of \$11115 was well above the city average of \$9564, and the city-county average of \$10136. Only 2.5 percent of the population and 2.1 percent of all families were below the poverty level and furthermore only 0.4 percent of all families were receiving public assistance. The tract also scored well in education with 67.7 percent of all adults over 25 years in age being high school graduates and 37.5 percent having one or more years in college. These statistics on income and education resulted in a high percentage (30.8%) of all employed being in professional and managerial positions which are generally high paying positions. The statistics of this area uphold the education-occupation-income theory in that data on these three dimensions are directly related. There were 38 housing units with over 1.01 persons per room which was 2.7 percent of the total number of dwelling units and there were only 5 dwelling units that were considered seriously overcrowded (1.51 persons per room). There was a high degree of family stability in this neighborhood in that 91.6 percent of all children under 18 years of age were living with both parents. On the whole, this area seems to be a quite desirable place to live in terms of S.E.S. especially in the subdivisions along The Plaza and Plaza Road Extension. The tract ranked medium high on the community-wide index of socio-economic status and appears to have no outstanding weak-

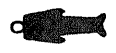
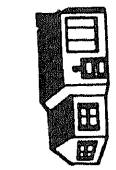
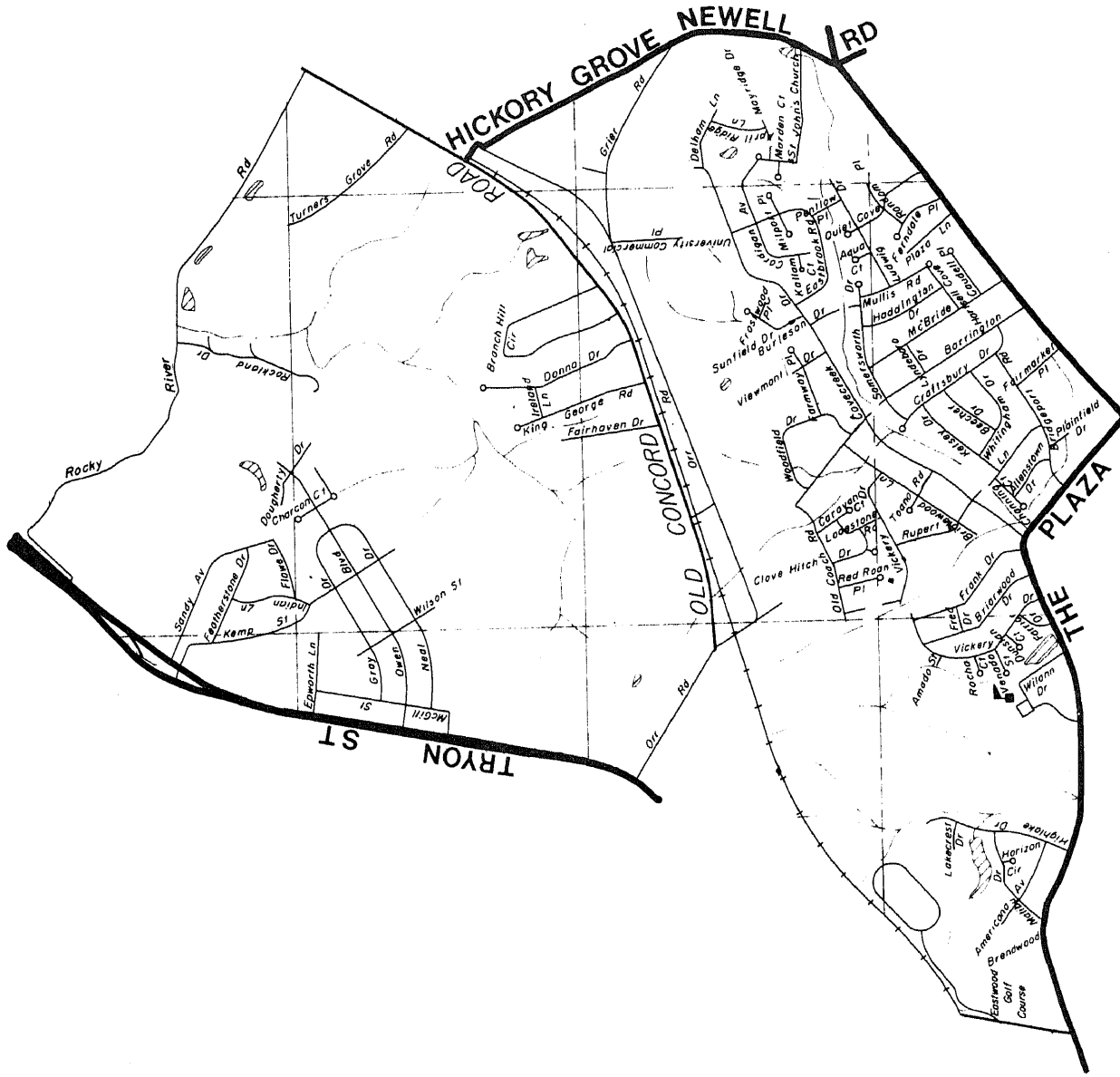
nesses or problems in this facet.

The Hampshire Hills/Newell area appears rather respectable on physical quality data that was collected (Table 30). A considerable percentage (22.9%) of all owner-occupied dwelling units were valued equal to or greater than \$25000 in 1970. The greatest percentage (73.9%) of the dwelling units were valued between \$10000 and \$25000, with a median value of \$20900 for the entire tract. Most rental units were moderately priced with only 4.3 percent of the renter occupied units renting for greater than \$200 per month and the median rent being \$161 per month. Therefore, it can be seen that the dwelling unit value was greater than both city average and the city-county average. Another characteristic which enhances the housing stock of this tract is its low deterioration potential. Only 3.2 percent of all owner-occupied dwelling units were valued less than or equal to \$10000, and only 11.8 percent of all renter-occupied dwelling units rent for \$80 or less per month. Furthermore, the mean age of all dwelling units was only 7.8 years and only 0.1 percent (2 dwelling units) of all dwelling units were greater than or equal to 60 years in age. All of this makes for a very good housing stock.

There was a preponderance of residential zoning in the Hampshire Hills/Newell area in 1970 (83.6%) and 96.4 percent of all dwelling units were zoned residential. As stated, there are some business and industrial uses in the area which were reflected in the 1970 zoning configuration. There was a small percentage (2.7%) of business zoning and a substantial amount (13.1%) of industrial zoning. Again, the location of the railroad through the area can be seen relation to the industrial zoning.

On the whole, the Hampshire Hills/Newell area ranked medium high on the physical quality index. The component neighborhoods of Hampshire Hills,

Briarwood, Eastbrook Woods, and Greenbriar appear to be very well-kempt and a popular section in which to live. It must be mentioned that the statistics are greatly reflective of the suburban area instead of the rural area. There are some areas within the county portion that require attention, e.g., to the north side of Orr Road. The major recommendation of this study for this entire area is one of monitoring and careful attention to the development of the area because of its unique position on the edge of the city. Much attention should be given as urban and suburban activities filter into the rural portions of the tract. The widening of The Plaza should aid the traffic congestion situation considerably. The median control endorsed by the city should prevent The Plaza from becoming a commercial strip like so many of our major streets. With the landscaping of the median, the Hampshire Hills/Newell neighborhood should continue to be a desirable place to live.



HAMPSHIRE HILLS/NEWELL

15.01

TABLE NO. 29. INDICATORS OF SOCIAL QUALITY

NEIGHBORHOOD NAME: Hampshire Hills/Newell
 CENSUS TRACT NO.: 15.01

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
<u>POPULATION</u>						
TOTAL POPULATION	4660	1.9	241178	30.03	354656	23.8
BLACK	87	0	72972	19.7	84254	31.1
WHITE	4557	61.1	167287	.08	269129	.03
CHANGE IN POPULATION 1960-1970		0		-.03		.01
% BLACK						
WHITE						
<u>SOCIAL AND ECONOMIC RESOURCES</u>		% N'Hood Families				
MEDIAN FAMILY INCOME (\$)	11115	2.4	9564	14.8	10136	12.3
PEOPLE BELOW POVERTY LEVEL	119	2.1	35603	11.2	43487	9.4
FAMILIES BELOW POVERTY LEVEL	29	61.3	6866	47.4	8522	50.5
RATIO OF FAMILY INCOME TO POVERTY LEVEL	5	.4		4.5		3.6
FAMILIES RECEIVING PUBLIC ASSISTANCE		% Adults 25 Yrs +				
<u>EDUCATION</u>						
MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	12.6	67.7	12.1	53.5	12.1	53.6
HIGH SCHOOL GRADUATES	1709	13.6		22.8		22.2
NO HIGH SCHOOL EDUCATION	342	20.4		17.2		16.0
NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	66	37.5		29.2		28.4
ONE OR MORE YEARS IN COLLEGE	946	% All Emp in N'Hood				
<u>OCCUPATION</u>						
EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	659	30.8		24.7		24.6
EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	109	5.1		.07		.06
FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	153	20.7		19.2		18.9
<u>LIVING CONDITIONS</u>		% All DU's in N'Hood				
OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	38	2.7	6231	.08	8385	.07
SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	5	.4	1517	.02	1988	.02
<u>FAMILY STABILITY</u>		% Families in N'Hood				
STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS)		91.6		75.2		79.6
CHANGE IN STABLE FAMILIES 1960-1970		2.4		.06		.05

TABLE NO. 30. INDICATORS OF PHYSICAL QUALITY

NEIGHBORHOOD NAME: Hampshire Hills/Newell
 CENSUS TRACT NO.: 15.01

HOUSING QUALITY	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
	VALUE \$25,000	212	22.9	7908	20.6	15148
RENT \$200	13	4.3	1546	4.2	1846	4.4
MEDIAN VALUE	20900		16300		17400	
MEDIAN RENT	161		107		107	
ZONING EFFECT						
PERCENT OF TRACT ZONED RESIDENTIAL	2105*	83.6	81991*	90.6	286910*	89.6
PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	1593	96.4	99613	90.2	116206	89.9
PERCENT OF TRACT ZONED BUSINESS	68*	2.7	2391*	2.6	9224*	2.9
PERCENT OF DWELLING UNITS ZONED BUSINESS	21	1.3	1789	1.6	2416	1.9
INDUSTRIAL ORIENTATION						
PERCENT OF LAND USE INDUSTRIAL	116*	4.6	4150*	4.6	9219*	2.9
PERCENT OF TRACT ZONED INDUSTRIAL	330*	13.1	3719*	4.1	13647*	4.3
PERCENT OF DWELLING UNITS ZONED INDUSTRIAL	35	2.1	1374	1.2	2300	1.8
DETERIORATION POTENTIAL						
VALUE \$10,000	29	3.1	5573	14.5	8742	14.7
RENT \$80	35	11.7	7085	19.4	8275	19.5
MEAN AGE OF DWELLING UNITS	7.8	.1	3673	3.3	4712	3.6
DWELLING UNITS 60 YEARS IN AGE	2					
CROWDING INDEX						
PERCENT OF LAND USE VACANT/GOVERNMENTAL	1703*	67.6	49855*	55.1	254318*	79.4
PERCENT OF LAND USE RESIDENTIAL	630*	25.0	30188*	33.4	46819*	14.6
POPULATION DENSITY	842		1700/sq.mi.		708/sq.mi.	
	*acres		*acres		*acres	

Shannon Park • Grove Park

census
tract
15.02



The Shannon Park/Grove Park area (Census Tract 15.02) is located in the eastern part of Charlotte lying predominantly within the city limits and partially in Mecklenburg County. In configuration, the area looks somewhat like a shoe (see following map) and is delineated by a series of designated boundaries. Starting in a clockwise direction from the intersection of Plaza Road and Plaza Road Extension, the boundary follows Plaza Road Extension east to Plott Road; Plott Road south to Southern Railway; Southern Railway northwest to Eastway Drive; Eastway Drive north to The Plaza; The Plaza east to Plaza Road; and Plaza Road northeast back to Plaza Road Extension. The neighborhood area of Census Tract 15.02 includes two smaller neighborhoods: Shannon Park located in the central portion, and Grove Park in the eastern portion near the community of Hickory Grove. Grove Park was just recently annexed into the city which decreases the proportion of county jurisdiction in this area.

In terms of socio-economic status, the Shannon Park/Grove Park area is quite similar to the Hampshire Hills/Newell area, ranking slightly higher on many of the S.E.S. indicators. The median family income of this area (\$12369) indicates that the Shannon Park/Grove Park area is predominantly middle class. There were very few problems relating to poverty conditions in 1970 as only 1.5 percent of the population and 1.2 percent of all families were below the poverty level, and only 0.7 percent of all families were receiving public assistance. Education characteristics of the neighborhood area were also respectable in 1970 in that 73.7 percent of the adult population above 25

years of age were high school graduates and 38.6 percent had one or more years in college. Occupation characteristics of this area for 1970 indicate that 33.4 percent of all persons employed were in professional and managerial positions and that only 2.8 percent were employed in personal services which are generally low paying. Overcrowding was not a serious problem as only 2.8 percent of all dwelling units had 1.01 or more persons per room. There was a high degree of family stability in that 92.8 percent of all children 18 years of age or less were living with both parents.

These statistics, and the remainder in Table 31, indicate that the Shannon Park/Grove Park area was a quite stable, middle class area in terms of socioeconomic status. In fact, the area ranked medium high on the community-wide index of S.E.S. and appears to have no serious problems. There are several amenities in the tract that should continue to enhance the quality of the neighborhood, e.g., a golf course, easy access to shopping, theaters, etc. The Grove Park area seems to be in a quite desirous location in that it has good access to these things, will shortly have all city services, but does not yet have to experience a lot of urban oriented problems, e.g., traffic congestion, lack of open space, etc.

The Shannon Park/Grove Park neighborhood area expressed some very good physical characteristics in 1970. There was an average percentage (22.7) of housing valued at or above \$25000, but there was a somewhat higher than average median value of housing (\$20000). The zoning pattern in 1970 greatly enhanced the residential quality of the neighborhood in that 98.2 percent of the tract was zoned residential. There seemed to be only enough non-residential zoning (1.0%-business; 1.1%-industrial) to allow for the essential services needed in the neighborhood. Another characteristic of the neighborhood which made for

very good physical quality was the low degree of deterioration potential. Only 1.2 percent of all owner-occupied dwelling units were valued at \$10000 or below and only 1.1 percent of the rental units rented for less than \$80 per month. Housing age was, and remains to be, an asset to the neighborhood in that only 0.2 percent of the dwelling units were 60 years old or over and the mean age of all dwelling units was only 8.6 years. The percentage of land use vacant (53.3%) was very close to the city average (see Table 32) but the population density of 1733 people/square mile was significantly below the city average.

On the community-wide index of physical quality, the Shannon Park/Grove Park area ranked high. The area, on the whole, appears to possess many assets which make it a popular residential area. This is not to say that there are no problems at all because there are some problems with all areas. The one thing that needs attention in this area is traffic control. As with the Hampshire Hills/Newell area, the widening of The Plaza will greatly benefit this area but, again, careful consideration will have to be given to development along The Plaza. Also, Hickory Grove Road is experiencing ever-increasing traffic flow as more and more people use it as a north-south connector. A new north-south connector is now under study and should be given extreme consideration in order that residential quality in this quadrant of the city can be maintained.

TABLE NO. 31. INDICATORS OF SOCIAL QUALITY

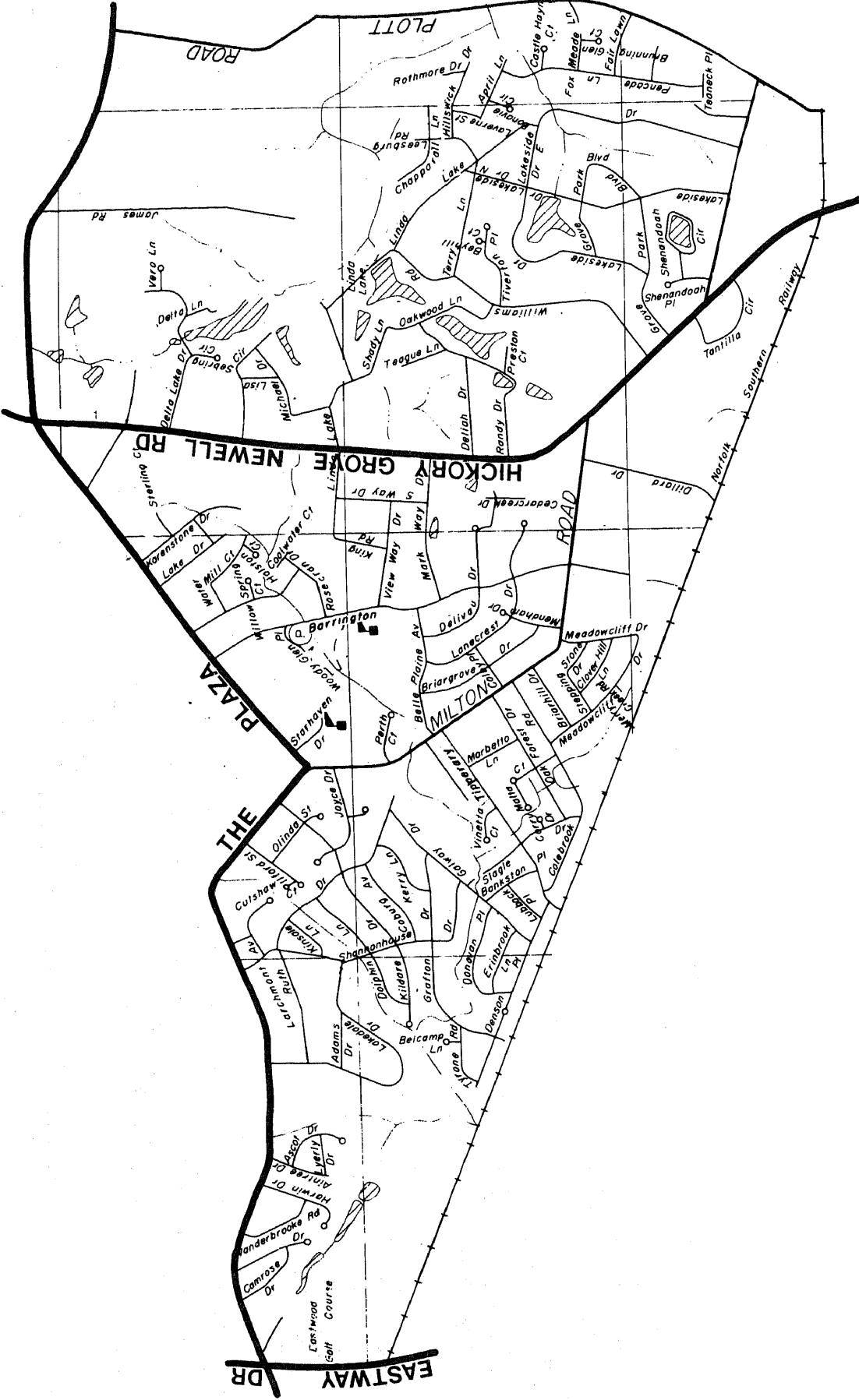
NEIGHBORHOOD NAME: Shannon Park/Grove Park
 CENSUS TRACT NO.: 15.02

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
POPULATION	TOTAL POPULATION	7506	241178	30.03	354656	23.8
	BLACK	49	72972	19.7	84254	31.1
	WHITE	7444	167287	.08	269129	.03
CHANGE IN POPULATION 1960-1970	% BLACK	-	-	.03	-	.01
	% BLACK	0				
	WHITE	0				
SOCIAL AND ECONOMIC RESOURCES						
INCOME	MEDIAN FAMILY INCOME (\$)	12369	9564	10136	12.3	
	PEOPLE BELOW POVERTY LEVEL	111	35603	43487	9.4	
	FAMILIES BELOW POVERTY LEVEL	24	6866	8522	50.5	
	RATIO OF FAMILY INCOME TO POVERTY LEVEL	14			3.6	
	FAMILIES RECEIVING PUBLIC ASSISTANCE					
EDUCATION	MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	12.7	12.1	12.1	53.6	
	HIGH SCHOOL GRADUATES	2830			22.2	
	NO HIGH SCHOOL EDUCATION	308			16.0	
	NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	43			28.4	
	ONE OR MORE YEARS IN COLLEGE	1483				
OCCUPATION	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	1152			24.6	
	EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	98			.06	
	FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	309			18.9	
LIVING CONDITIONS	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	61	6231	8385	.07	
	SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	2	1517	1988	.02	
FAMILY STABILITY	STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS)	92.8			79.6	
	CHANGE IN STABLE FAMILIES 1960-1970	1.2			.05	

TABLE NO. 32. INDICATORS OF PHYSICAL QUALITY

NEIGHBORHOOD NAME: Shannon Park/Grove Park
 CENSUS TRACT NO.: 15.02

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
HOUSING QUALITY						
VALUE \$25,000	386	22.7	7908	20.6	15148	25.5
RENT \$200	16	3.6	1546	4.2	1846	4.4
MEDIAN VALUE	20200		16300		17400	
MEDIAN RENT	156		107		107	
ZONING EFFECT						
PERCENT OF TRACT ZONED RESIDENTIAL	2659*	98.2	81991*	90.6	286910*	89.6
PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	2928	99.2	99613	90.2	116206	89.9
PERCENT OF TRACT ZONED BUSINESS	27*	1.0	2391*	2.6	9224*	2.9
PERCENT OF DWELLING UNITS ZONED BUSINESS	15	.5	1789	1.6	2416	1.9
INDUSTRIAL ORIENTATION						
PERCENT OF LAND USE INDUSTRIAL	30*	1.1	4150*	4.6	9219*	2.9
PERCENT OF TRACT ZONED INDUSTRIAL	0	0	3719*	4.1	13647*	4.3
PERCENT OF DWELLING UNITS ZONED INDUSTRIAL	0	0	1374	1.2	2300	1.8
DETERIORATION POTENTIAL						
VALUE \$10,000	21	1.2	5573	14.5	8742	14.7
RENT \$80	5	1.1	7085	19.4	8275	19.5
MEAN AGE OF DWELLING UNITS	8.6	.2	3673	3.3	4712	3.6
DWELLING UNITS 60 YEARS IN AGE	6					
CROWDING INDEX						
PERCENT OF LAND USE VACANT/GOVERNMENTAL	1443*	53.3	49855*	55.1	254318*	79.4
PERCENT OF LAND USE RESIDENTIAL	1086*	40.0	30188*	33.4	46819*	14.6
POPULATION DENSITY	1733		1700/sq.mi.		708/sq.mi.	
	*acres		*acres		*acres	



15.02

SHANNON PARK/GROVE PARK



Shamrock



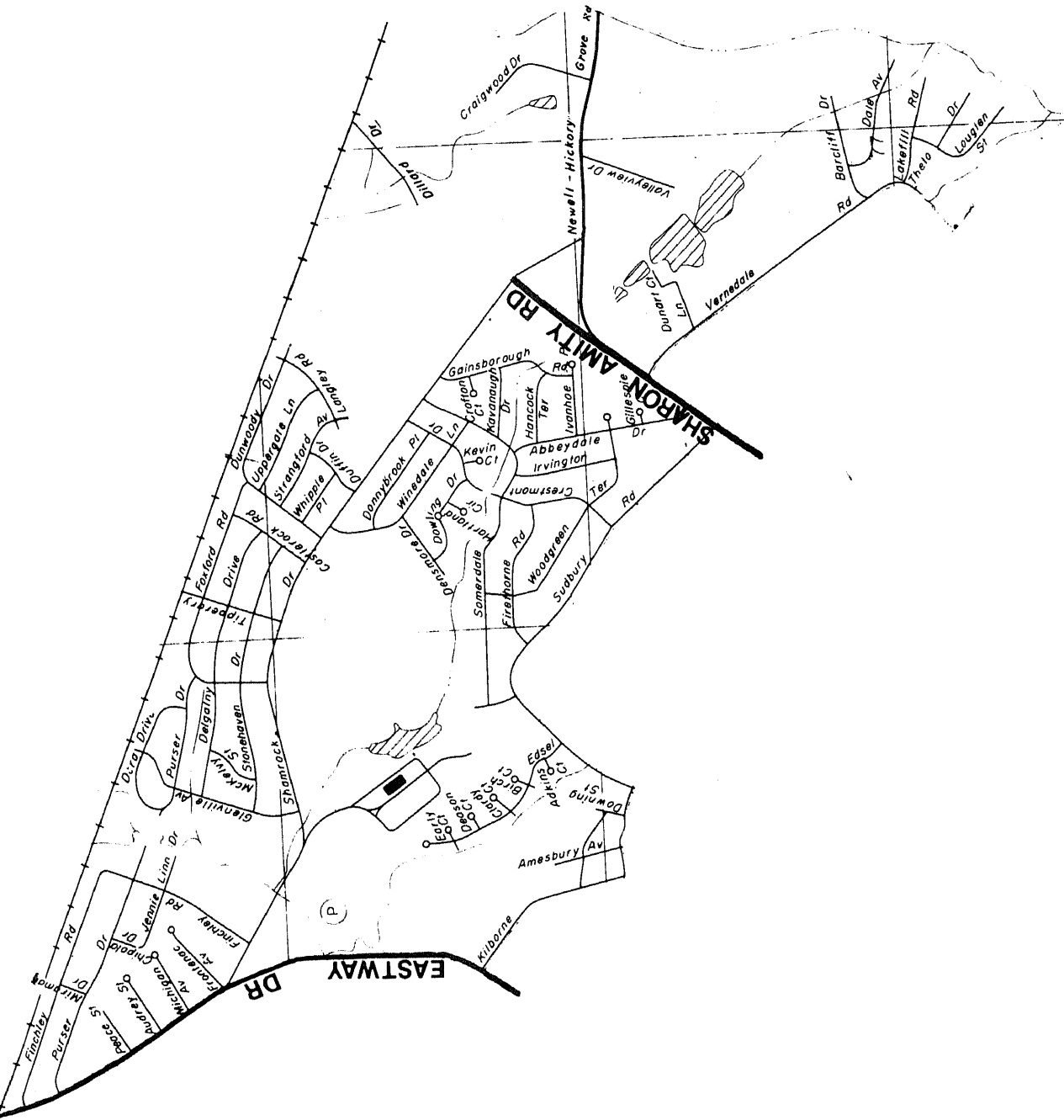
census
tract
16.01

The Shamrock neighborhood (Census Tract 16.01) has an irregularly shaped configuration, adjacent to and due south of the Shannon Park/Grove Park neighborhood. It would add little to this analysis if an outline of the boundary was given because of the many streets and natural boundaries which delineate the census tract. Suffice it to say that the area is between Eastway Drive to the west and Campbell Creek to the east; and between Sudbury Road and Venedale Road to the south and Southern Railway to the north (see map). Shamrock Drive almost exactly bisects the Shamrock neighborhood area in an east-west fashion.

In socio-economic status, Shamrock is quite similar to the Hampshire Hills/Newell area (Tract 15.02) and the Shannon Park/Grove Park area (Tract 15.02). The variance among the indicators of S.E.S. on these three areas is very small (compare Tables 29, 31 and 33). The income dimension does differ in that the median family income was lower (\$10722), and there were higher percentages of poverty conditions. Of the total population, 7.8 percent (578 people) were below the poverty level and 4.3 percent (79 families) of the total population were below the poverty level in 1970. In aspects of education, 65.3 of all adults greater than or equal to 25 years in age were high school graduates and 36.1 percent had one or more years in college. There was a substantial amount of educational deficiency, however, as 14.4 percent of adults 25 years and over had no high school education at all and of the youth between the ages of 16 and 21, 12.6 percent had no high school and were not presently enrolled in school. In 1970, there were 27.2 percent of all employed, working in professional and

managerial positions with 4.5 percent employed in personal service occupations. Overcrowding appears to be somewhat more of a problem in Shamrock as 4.4 percent of all dwelling units had 1.01 or more persons per room. A high degree of family stability also existed in Shamrock where 89.9 percent of all children 18 or under lived with both parents; however, there was a 5.1 percent decrease in family stability from 1960 to 1970. On the whole, Shamrock was quite stable on S.E.S. indicators and appeared medium high on the community-wide S.E.S. index.

The Shamrock neighborhood appears as high on the community-wide index of physical quality. Although housing value is not high at all (only 2.7 percent of owner-occupied housing is valued at \$25000 or above and the median housing value is \$16200), the high percentage of residential zoning and the low industrial orientation and deterioration potential establish this neighborhood as quite stable and attractive in terms of physical quality (99.4% of the tract was zoned residential in 1970 and 99.7% of all dwelling units were zoned residential). There was no appreciable business or industrial zoning in the tract in 1970. The physical quality of the housing structures themselves is quite good, but there was a substantial percentage of housing valued at \$10000 or under. The mean age of all dwelling units was only 8.9 years and there were no dwelling units over 60 years in age. By and large, there appears to be a quite adequate and good housing stock. The Shamrock neighborhood should continue to be a quite stable neighborhood as long as a preponderance of residential use exists and proposed developments are closely examined. Traffic control again appears to be the major concern to be considered in the future in that the population density is higher than average and increased residential development could possibly strain the present road network.



SHAMROCK

16.01

TABLE NO. 33. INDICATORS OF SOCIAL QUALITY

NEIGHBORHOOD NAME: Shamrock
CENSUS TRACT NO.: 16.01

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
POPULATION						
TOTAL POPULATION	7408	.7	241178	30.03	354656	23.8
BLACK	51		72972		84254	
WHITE	7342	0	167287	19.7	269129	31.1
CHANGE IN POPULATION 1960-1970		- 56.5		.08		.03
% BLACK		0		-.03		.01
WHITE						
SOCIAL AND ECONOMIC RESOURCES						
<u>INCOME</u>		% N'Hood Families				
MEDIAN FAMILY INCOME (\$)	10722		9564	14.8	10136	12.3
PEOPLE BELOW POVERTY LEVEL	559	7.5	35603	11.2	43487	9.4
FAMILIES BELOW POVERTY LEVEL	79	4.3	6866	47.4	8522	50.5
RATIO OF FAMILY INCOME TO POVERTY LEVEL	14	53.3		4.5		3.6
FAMILIES RECEIVING PUBLIC ASSISTANCE		.8				
<u>EDUCATION</u>		% Adults 25 Yrs +				
MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	12.5		12.1	53.5	12.1	53.6
HIGH SCHOOL GRADUATES	2537	65.3		22.8		22.2
NO HIGH SCHOOL EDUCATION	550	14.4		17.2		16.0
NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	74	12.6		29.2		28.4
ONE OR MORE YEARS IN COLLEGE	1402	36.1				
<u>OCCUPATION</u>		% All Emp in N'Hood				
EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	879	27.2		24.7		24.6
EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	144	4.5		.07		.06
FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	265	21.0		19.2		18.9
<u>LIVING CONDITIONS</u>		% All DU's in N'Hood				
OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	91	4.4	6231	.08	8385	.07
SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	7	.3	1517	.02	1988	.02
<u>FAMILY STABILITY</u>		% Families in N'Hood				
STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS)		89.9		75.2		79.6
CHANGE IN STABLE FAMILIES 1960-1970		- 5.1		-.06		-.05

TABLE NO. 34. INDICATORS OF PHYSICAL QUALITY

NEIGHBORHOOD NAME: Shamrock
CENSUS TRACT NO.: 16.01

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
HOUSING QUALITY						
VALUE \$25,000	41	2.7	7908	20.6	15148	25.5
RENT \$200	25	4.6	1546	4.2	1846	4.4
MEDIAN VALUE	16200		16300		17400	
MEDIAN RENT	153		107		107	
ZONING EFFECT						
PERCENT OF TRACT ZONED RESIDENTIAL	1488*	99.4	81991*	90.6	286910*	89.6
PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	2167	99.7	99613	90.2	116206	89.9
PERCENT OF TRACT ZONED BUSINESS	0	0	2391*	2.6	9224*	2.9
PERCENT OF DWELLING UNITS ZONED BUSINESS	0	0	1789	1.6	2416	1.9
INDUSTRIAL ORIENTATION						
PERCENT OF LAND USE INDUSTRIAL	2*	.1	4150*	4.6	9219*	2.9
PERCENT OF TRACT ZONED INDUSTRIAL	0	0	3719*	4.1	13647*	4.3
PERCENT OF DWELLING UNITS ZONED INDUSTRIAL	0	0	1374	1.2	2300	1.8
DETERIORATION POTENTIAL						
VALUE \$10,000	121	8.1	5573	14.5	8742	14.7
RENT \$80	10	1.9	7085	19.4	8275	19.5
MEAN AGE OF DWELLING UNITS	8.9	0	3673	3.3	4712	3.6
DWELLING UNITS 60 YEARS IN AGE	0	0				
CROWDING INDEX						
PERCENT OF LAND USE VACANT/GOVERNMENTAL	846*	56.5	49855*	55.1	254318*	79.4
PERCENT OF LAND USE RESIDENTIAL	635*	42.4	30188*	33.4	46819*	14.6
POPULATION DENSITY	2724		1700/sq.mi.		708/sq.mi.	
	*acres		*acres		*acres	

Darby Acres



census
tract
16.02

The Darby Acres neighborhood is located in eastern Charlotte and is synonymous to Census Tract 16.02 for statistical purposes. The area is, for the most part, between Sudbury Road and Verne Dale Road to the north and Central Avenue to the south; and between Eastway Drive to the west and Campbell Creek and Albemarle Road to the east. As a neighborhood, it is not greatly unlike the three neighborhoods to the north that were discussed previously.

In terms of socio-economic status, Darby Acres is similar to the Shamrock neighborhood. The median family income of Darby Acres in 1970 was \$11737, which is approximately \$2000 higher than the city average. Poverty was not of critical concern but there was a recognizable percentage of people and families below the poverty level (4.8% and 3.4% respectively). Even though there were 53 families below the poverty level, only 11 families (0.7% of all families) were receiving public assistance. On educational indicators, 65 percent of all adults 25 years old and over were high school graduates and 29.6 percent had completed one or more years of college. However, there was a certain degree of educational deficiency as 11.3 percent had no high school education at all and 6.2 percent of the population 16 to 21 years old had no high school and were not in school. Of all persons employed, 25.7 percent worked in professional and managerial positions and 7.1 percent worked in personal services. There was also a noticeable amount of women in professional and managerial positions (23.3%). Overcrowding was not a serious threat in 1970 in that only 3.8 percent of all dwelling units contained 1.01 or more persons per room. As with the majority

of all neighborhoods in this sector of Charlotte-Mecklenburg, Darby Acres exhibits a high degree of family stability with 89.7 percent of all children less than or equal to 18 years of age living with both parents. Based on 1970 data, Darby Acres was medium high on the community-wide index of S.E.S. and it appears that it continues to be a very stable neighborhood along aspects of socio-economic status.

Physical characteristics of Darby Acres are quite good. The neighborhood is overwhelmingly residential in zoning (95.9%) and actual land use (57.0%). The physical condition of the housing structures appears to be very good and the deterioration potential is quite low. Only 2.3 percent of all owner-occupied dwelling units were valued at \$10000 or less and only 1.4 percent of all renter-occupied dwelling units rented for \$80 per month or less. The age of the dwelling units in the neighborhood is definitely an asset as the mean age was only 10.4 years and no units were over 60 years of age. There was a substantial percentage of dwelling units (18.0) valued at \$25000 or above and the median value was \$19600 in 1970.

Due to the preponderance of residential zoning, there was very little business (1.4%) and no industrial zoning. Overcrowding could become a problem in terms of population density because in 1970 the population density was 3249 people per square mile.

The Darby Acres neighborhood ranked high on the overall P.Q. index and appears to have the potential and characteristics to maintain a high degree of physical quality. Again, traffic concerns should be given great attention here especially with the development of Eastland Mall. Development around the mall should be carefully considered and it should be interesting to observe and compare the ramifications of Eastland Mall to other shopping centers

such as SouthPark. In considering proposed developments, the residential area should be considered and conclusions should be based on whether infringements will be made on the neighborhood as a whole.

TABLE NO. 35. INDICATORS OF SOCIAL QUALITY

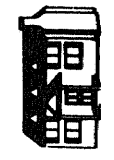
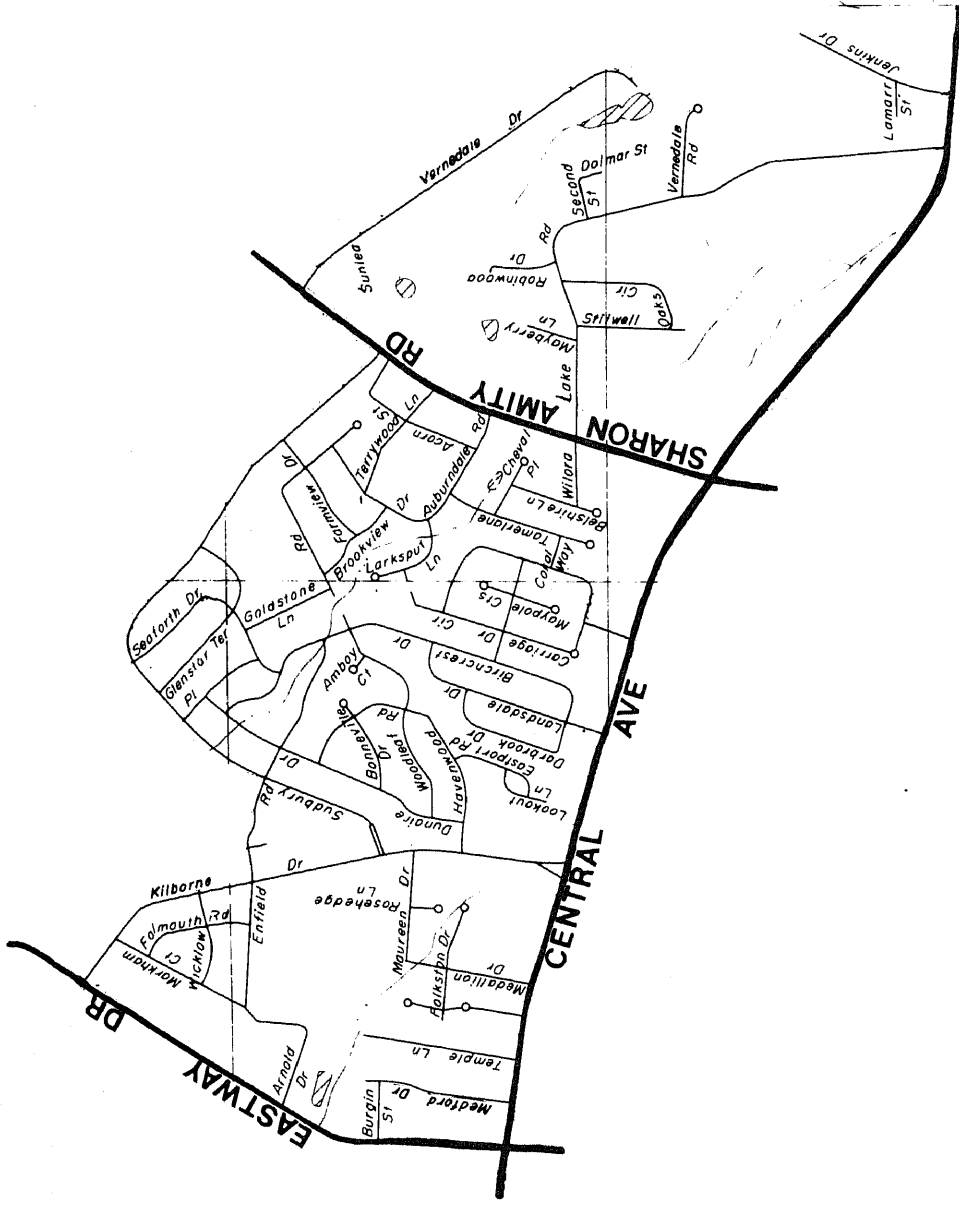
NEIGHBORHOOD NAME: Darby Acres
CENSUS TRACT NO.: 16.02

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
<u>POPULATION</u>	TOTAL POPULATION	5815	241178		354656	
	BLACK	0	72972	30.03	84254	23.8
	WHITE	5804	167287	19.7	269129	31.1
CHANGE IN POPULATION 1960-1970	% BLACK	- 100.0		-		-
	% BLACK	0		.08		.03
	WHITE	0		.03		.01
<u>SOCIAL AND ECONOMIC RESOURCES</u>						
<u>INCOME</u>	MEDIAN FAMILY INCOME (\$)	11737	9564		10136	
	PEOPLE BELOW POVERTY LEVEL	279	35603	14.8	43487	12.3
	FAMILIES BELOW POVERTY LEVEL	54	6866	11.2	8522	9.4
	RATIO OF FAMILY INCOME TO POVERTY LEVEL	11		47.4		50.5
	FAMILIES RECEIVING PUBLIC ASSISTANCE			4.5		3.6
<u>EDUCATION</u>	MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	12.4	12.1		12.1	
	HIGH SCHOOL GRADUATES	1986		53.5		53.6
	NO HIGH SCHOOL EDUCATION	344		22.8		22.2
	NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	34		17.2		16.0
	ONE OR MORE YEARS IN COLLEGE	904		29.2		28.4
<u>OCCUPATION</u>	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	746		24.7		24.6
	EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	205		.07		.06
	FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	295		19.2		18.9
	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	68		.08		.07
	SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	6		.02		.02
<u>LIVING CONDITIONS</u>	PERCENT					
	% All DU's in N'Hood	3.8	6231	.08	8385	.07
<u>FAMILY STABILITY</u>	PERCENT					
	% Families in N'Hood	89.7	1517	.02	1988	.02
CHANGE IN STABLE FAMILIES 1960-1970						
STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS)						
CHANGE IN STABLE FAMILIES 1960-1970						
PERCENT						
89.7						
5.3						
75.2						
.06						
79.6						
.05						

TABLE NO. 36. INDICATORS OF PHYSICAL QUALITY

NEIGHBORHOOD NAME: Darby Acres
CENSUS TRACT NO.: 16.02

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
HOUSING QUALITY						
VALUE \$25,000	213	18.0	7908	20.6	15148	25.5
RENT \$200	25	4.2	1546	4.2	1846	4.4
MEDIAN VALUE	19600		16300		17400	
MEDIAN RENT	152		107		107	
ZONING EFFECT						
PERCENT OF TRACT ZONED RESIDENTIAL	1009*	95.9	81991*	90.6	286910*	89.6
PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	2199	90.0	99613	90.2	116206	89.9
PERCENT OF TRACT ZONED BUSINESS	15*	1.4	2391*	2.6	9224*	2.9
PERCENT OF DWELLING UNITS ZONED BUSINESS	98	4.0	1789	1.6	2416	1.9
INDUSTRIAL ORIENTATION						
PERCENT OF LAND USE INDUSTRIAL	1*	.1	4150*	4.6	9219*	2.9
PERCENT OF TRACT ZONED INDUSTRIAL	0	0	3719*	4.1	13647*	4.3
PERCENT OF DWELLING UNITS ZONED INDUSTRIAL	0	0	1374	1.2	2300	1.8
DETERIORATION POTENTIAL						
VALUE \$10,000	27	2.3	5573	14.5	8742	14.7
RENT \$80	8	1.3	7085	19.4	8275	19.5
MEAN AGE OF DWELLING UNITS	10.4		3673		4712	
DWELLING UNITS 60 YEARS IN AGE	0	0		3.3		3.6
CROWDING INDEX						
PERCENT OF LAND USE VACANT/GOVERNMENTAL	430*	40.8	49855*	55.1	254318*	79.4
PERCENT OF LAND USE RESIDENTIAL	600*	57.0	30188*	33.4	46819*	14.6
POPULATION DENSITY	3249		1700/sq.mi.		708/sq.mi.	
	*acres		*acres		*acres	



DARBY ACRES

16.02

Eastway



census
tract
17

The Eastway neighborhood is located in the eastern part of Charlotte and refers to Census Tract 17 for the purposes of this study. Elongated in shape, the neighborhood lies in an east-west fashion between Independence Boulevard and Commonwealth Avenue to the south, Central Avenue to the north, Briar Creek to the west and Albemarle Road to the east. The area appears to be in good condition and also seems to be a quite desirable location in which to live as there was a 70.5 percent increase in population from 1960 to 1970.

Socio-economic characteristics of the Eastway neighborhood indicate that the area is quite sound and has no acute problems. The population of the neighborhood is predominantly white and, according to statistics of the area, appears to be middle class for the most part. The median family income in 1970 was \$11108, which is somewhat above the city average. Poverty conditions were not a very serious problem in that only 4.2 percent of the population and 2.9 percent of the families were below the poverty level in 1970. Furthermore, only 0.3 percent (6 families) of the total families were receiving public assistance. Education characteristics of Eastway were very favorable in 1970. The median number of school years completed was 12.7 years which indicates that a considerable percentage of the resident population went on to college. In fact, 39.6 percent of the population had one or more years in college. The percentage of high school graduates (71.6) was also very high. Moreover, only 8.6 percent of the population had no high school education and 7.8 percent of the population 16 to 21 years old had no high school education and were not attending school.

Occupation characteristics indicate that in 1970, 33.2 percent of all persons employed from the Eastway neighborhood were employed in professional and managerial positions and only 3.0 percent were employed in personal service occupations. The percentage of women employed in professional and managerial occupations (28.7%) was considerably larger than the city average for this indicator. Overcrowding was only a slight problem in that 1.8 percent of all dwelling units had 1,01 or more persons per room. Eastway was quite respectable in aspects of family stability (84.1%); however, this may be a problem area in terms of S.E.S. in the future as there was a considerable decrease in family stability (-11.2%) from 1960 to 1970.

The majority of the above characteristics indicate that Eastway is a very sound neighborhood in terms of S.E.S. and in fact, the area ranked high on the community-wide index of socio-economic status. However, in comparing statistics of this neighborhood with areas surrounding it, one could conclude that Eastway must have been borderline between high and medium high in S.E.S. Nevertheless, this does not refute the actual soundness of the area because it does have some impressive characteristics.

Physical quality characteristics of Eastway indicate that the area was also quite sound in physical aspects in 1970. The predominant land use is residential (57.7%) and will remain so as long as the overwhelming percentage (97.1%) of the tract zoned residential exists. Housing value on the whole is not very high as only 6.5 percent of the owner-occupied dwelling units were valued at \$25000, or above. The median housing value was \$16800 which was very close to the city-wide average of \$16300. Even though housing values are not extremely high in the neighborhood, deterioration potential is very low. Only 3.1 percent of all owner-occupied dwelling units were valued at \$10000 or below and only 4.5 per-

cent of the rental units rented for less than \$80 per month. The age of the dwelling units also lessened the deterioration potential in that the mean age of all dwelling units was only 16.4 years and there were no dwelling units 60 years or above in age. Industrial orientation in the neighborhood was also minimal in that none of the tract was zoned industrial and only 0.5 percent of the tract (6 acres) was actually used for industrial purposes. Crowding could become a problem in this area in that the population density in 1970 was 3497 people per square mile which is significantly higher than the city average (2600). Furthermore, 39.2 percent of the land was vacant in 1970 which was substantially lower than the percentage for the city as a whole (55.1%).

On the index of physical quality, Eastway exhibited medium high characteristics. This is interesting because it is just the reverse of the surrounding neighborhoods that are very similar to Eastway. The surrounding neighborhoods are medium high on S.E.S. and high on P.Q. whereas Eastway is high on S.E.S. and medium high on P.Q. The major area for concern as with this area as a whole is traffic considerations. The potential ramifications of the Eastway widening have not been felt by the neighborhood yet. The Sharon Amity widening coupled with the opening of Eastland Mall could have a devastating effect on the eastern end of the neighborhood. Some of the neighborhood streets are also used quite extensively by non-residents who pass through between Central Avenue and Independence Boulevard. Continued pressure to rezone the major thoroughfares from residential will be felt for years to come. The health of the neighborhood hinges on these divisions. One saving grace for the neighborhood is the vast amount of open space in the cemetery, school and park complex off Central Avenue. Preservation of this plus good zoning protection can retain the tract as a good place to live.

TABLE NO. 37. INDICATORS OF SOCIAL QUALITY

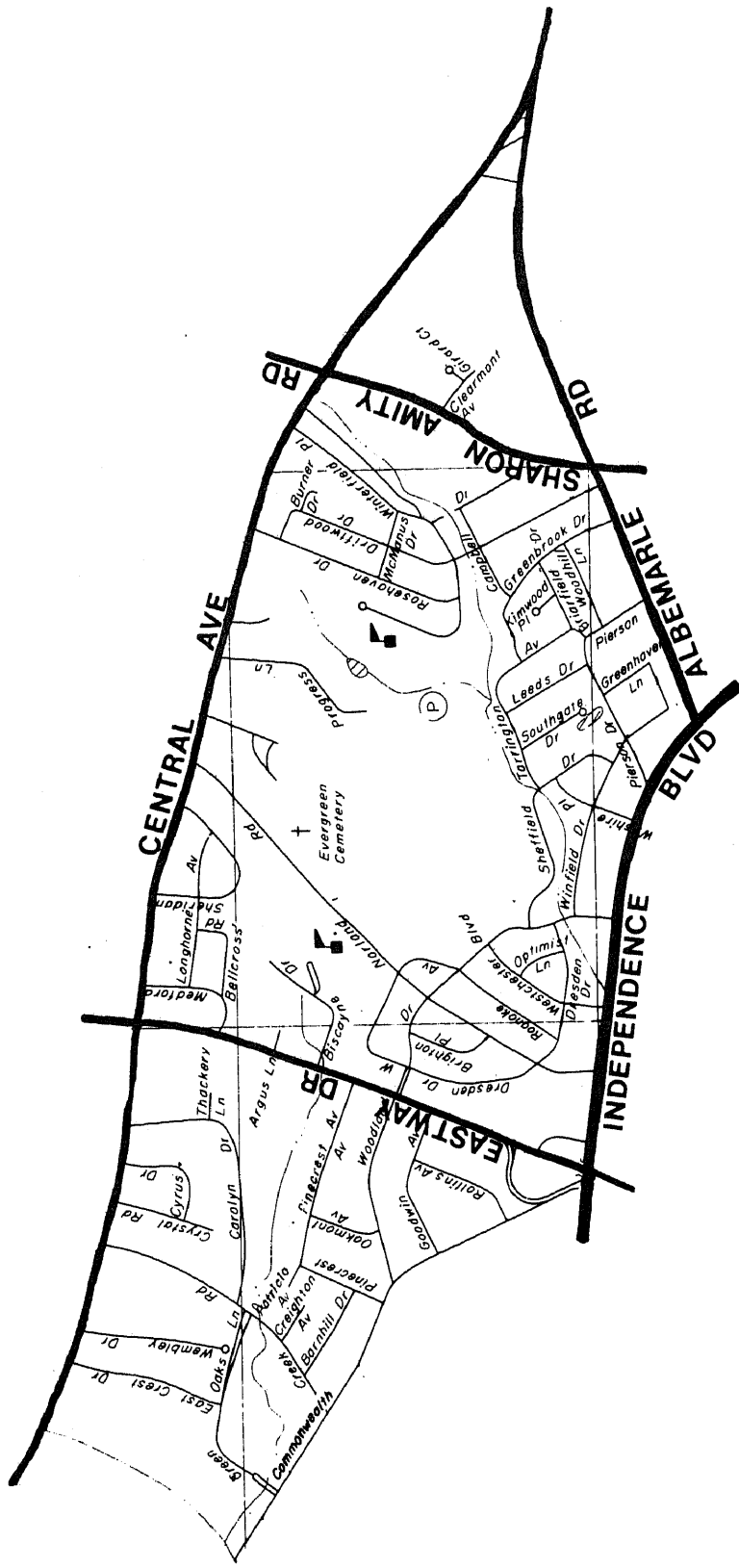
NEIGHBORHOOD NAME: Eastway
CENSUS TRACT NO.: 17

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
POPULATION	TOTAL POPULATION	6784	241178	30.03	354656	23.8
	BLACK	1	72972	19.7	84254	31.1
	WHITE	6762	167287	.08	269129	.03
CHANGE IN POPULATION 1960-1970						
% BLACK		70.5		.03		.01
% WHITE		99.9				
SOCIAL AND ECONOMIC RESOURCES						
INCOME	MEDIAN FAMILY INCOME (\$)	11108	9564	14.8	10136	12.3
	PEOPLE BELOW POVERTY LEVEL	283	35603	11.2	43487	9.4
	FAMILIES BELOW POVERTY LEVEL	55	6866	47.4	8522	50.5
	RATIO OF FAMILY INCOME TO POVERTY LEVEL	6		4.5		3.6
	FAMILIES RECEIVING PUBLIC ASSISTANCE					
EDUCATION	MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	12.7	12.1	53.5	12.1	53.6
	HIGH SCHOOL GRADUATES	2684		22.8		22.2
	NO HIGH SCHOOL EDUCATION	324		17.2		16.0
	NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	52		29.2		28.4
	ONE OR MORE YEARS IN COLLEGE	1486				
OCCUPATION	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	1291		24.7		24.6
	EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	115		.07		.06
	FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	515		19.2		18.9
LIVING CONDITIONS	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	46	6231	.08	8385	.07
	SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	4	1517	.02	1988	.02
FAMILY STABILITY	STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS)			75.2		79.6
	CHANGE IN STABLE FAMILIES 1960-1970			.06		.05

TABLE NO. 38. INDICATORS OF PHYSICAL QUALITY

NEIGHBORHOOD NAME: Eastway
CENSUS TRACT NO.: 17

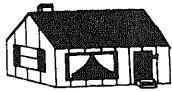
	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
HOUSING QUALITY						
VALUE \$25,000	67	6.5	7908	20.6	15148	25.5
RENT \$200	88	6.1	1546	4.2	1846	4.4
MEDIAN VALUE	16800		16300		17400	
MEDIAN RENT	150		107		107	
ZONING EFFECT						
PERCENT OF TRACT ZONED RESIDENTIAL	1209*	97.1	81991*	90.6	286910*	89.6
PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	3231	98.4	99613	90.2	116206	89.9
PERCENT OF TRACT ZONED BUSINESS	21*	1.7	2391*	2.6	9224*	2.9
PERCENT OF DWELLING UNITS ZONED BUSINESS	30	.9	1789	1.6	2416	1.9
INDUSTRIAL ORIENTATION						
PERCENT OF LAND USE INDUSTRIAL	6*	.5	4150*	4.6	9219*	2.9
PERCENT OF TRACT ZONED INDUSTRIAL	0	0	3719*	4.1	13647*	4.3
PERCENT OF DWELLING UNITS ZONED INDUSTRIAL	0	0	1374	1.2	2300	1.8
DETERIORATION POTENTIAL						
VALUE \$10,000	31	3.0	5573	14.5	8742	14.7
RENT \$80	12	0.8	7085	19.4	8275	19.5
MEAN AGE OF DWELLING UNITS	16.4	0	3673	3.3	4712	3.6
DWELLING UNITS 60 YEARS IN AGE	0					
CROWDING INDEX						
PERCENT OF LAND USE VACANT/GOVERNMENTAL	488*	39.2	49855*	55.1	254318*	79.4
PERCENT OF LAND USE RESIDENTIAL	656*	52.7	30188*	33.4	46819*	14.6
POPULATION DENSITY	3497		1700/sq.mi.		708/sq.mi.	
	*acres		*acres		*acres	



EASTWAY

Amity Gardens•Oakhurst

census
tract
18



Amity Gardens/Oakhurst refers to Census Tract 18 for the purposes of this study and is about the same in land area as the Eastway neighborhood. Census Tract 18 is elongated also and lies in a northwest-southwest fashion. The boundaries of Amity Gardens/Oakhurst are defined by Briar Creek to the west, the Seaboard Airline Railroad to the south, Sharon Amity Road to the east, and Independence Boulevard and Commonwealth Avenue to the north (see map). Most of the area lies south of Independence Boulevard and the commercial strip alongside it. As a result of commercial development, there are virtually no residences along Independence Boulevard and residential uses adjacent to the commercial strip have suffered also, even though the proximity of the commercial strip has its advantages. The exact effect of the commercial development on the neighborhood cannot be ascertained but one could assume that due to various things such as traffic congestion, noise, loss of privacy, portions of the neighborhood would become less desirable places to live.

In terms of socio-economic status, Amity Gardens/Oakhurst exhibits relatively stable characteristics and shows no really evident problem areas. Indicators of income show that the neighborhood had, in 1970, a median family income of \$9621 which was very close to the city average. There was a noticeable percentage of poverty conditions with 5.6 percent of the population and 4.6 percent of the families below the poverty level. About half of the families below the poverty level were receiving public assistance (2.1% of all families). From Table 39, it can be seen that the neighborhood has some

deficiencies in educational attainment. The median number of school years completed was 11.8 in 1970. Nineteen and nine-tenths percent of all adults 25 years and older had no high school education at all and 13.2 percent of the population 16 to 21 years old had no high school and were not in school. Both of these figures are an improvement on the city averages. Twenty-four and seven-tenths percent, compared to 29.2 percent for Charlotte, have completed one or more years of college. On characteristics of occupation, 28.1 percent of all employed from the neighborhood were employed in professional and managerial occupations and 4.9 percent were employed in personal services. A surprisingly large percentage (27.9%) of women were employed in professional and managerial positions. Overcrowding emerges as somewhat of a problem with 4.8 percent of the dwelling units having 1.01 or more persons per room. One aspect that may need attention is the dimension of family stability. Even though there was a high percentage (82.8%) of all children under 18 living with both parents, there was a significant decrease from 1960 to 1970 (-13.3%).

The Amity Gardens/Oakhurst neighborhood ranked high on the community-wide index of socio-economic status. This neighborhood appears to be one which should be continually monitored on S.E.S. because of its delicate location between the commercial strip and developments along Monroe Road. Based on 1970 statistics the area appears to be relatively sound but periodic investigations appear to be of extreme importance.

The physical characteristics of Amity Gardens/Oakhurst were not as attractive as those exhibited by the surrounding neighborhoods to the northeast and southeast. This area appears lower on all vital dimensions of physical quality. Only 2.4 percent of all owner-occupied dwelling units were valued at \$25000 or above in 1970 and only 2.0 percent of the rental units rented for \$200 or above

per month. The median housing value was a somewhat low \$13700 as compared to Charlotte's median of \$16300. The zoning configuration can at once be seen as detrimental to high physical quality for this area. There was a greater percentage of the tract zoned business and industrial (5.8% and 4.0% respectively) and a lower percentage of residential zoning (79.9%) than the surrounding areas. The lower percentage of residential zoning is due to the larger amount of business, office and industrial activity in the area along Independence Boulevard and Monroe Road. The deterioration potential of the area is a definite problem in Amity Gardens/Oakhurst in that 16.0 percent of all owner-occupied housing was valued at \$10000 or below. Housing age in the area contributes to deterioration potential slightly as the mean housing age was 20.9 years and 0.6 percent of all dwelling units (13 units) were 60 years in age. Crowding in regards to land area could become a problem here also as only 23.1 percent of the land was vacant and the population density was 3208 people per square mile. Industrial zoning includes 3.5 percent of the dwelling units which could have a negative impact on the neighborhood were they converted to industrial use.

The Amity Gardens/Oakhurst area measured medium low characteristics on the community-wide index of physical quality. Care should be taken in any divisions affecting the neighborhood to protect the impact in regard to negative results. The strong socio-economic ranking of the neighborhood could be the stable factor that preserves the neighborhood. With the rehabilitation of neighboring Grier Heights and the development of the Beal Street Park, direct physical quality benefits should be reaped for the neighborhood.

TABLE NO. 39. INDICATORS OF SOCIAL QUALITY

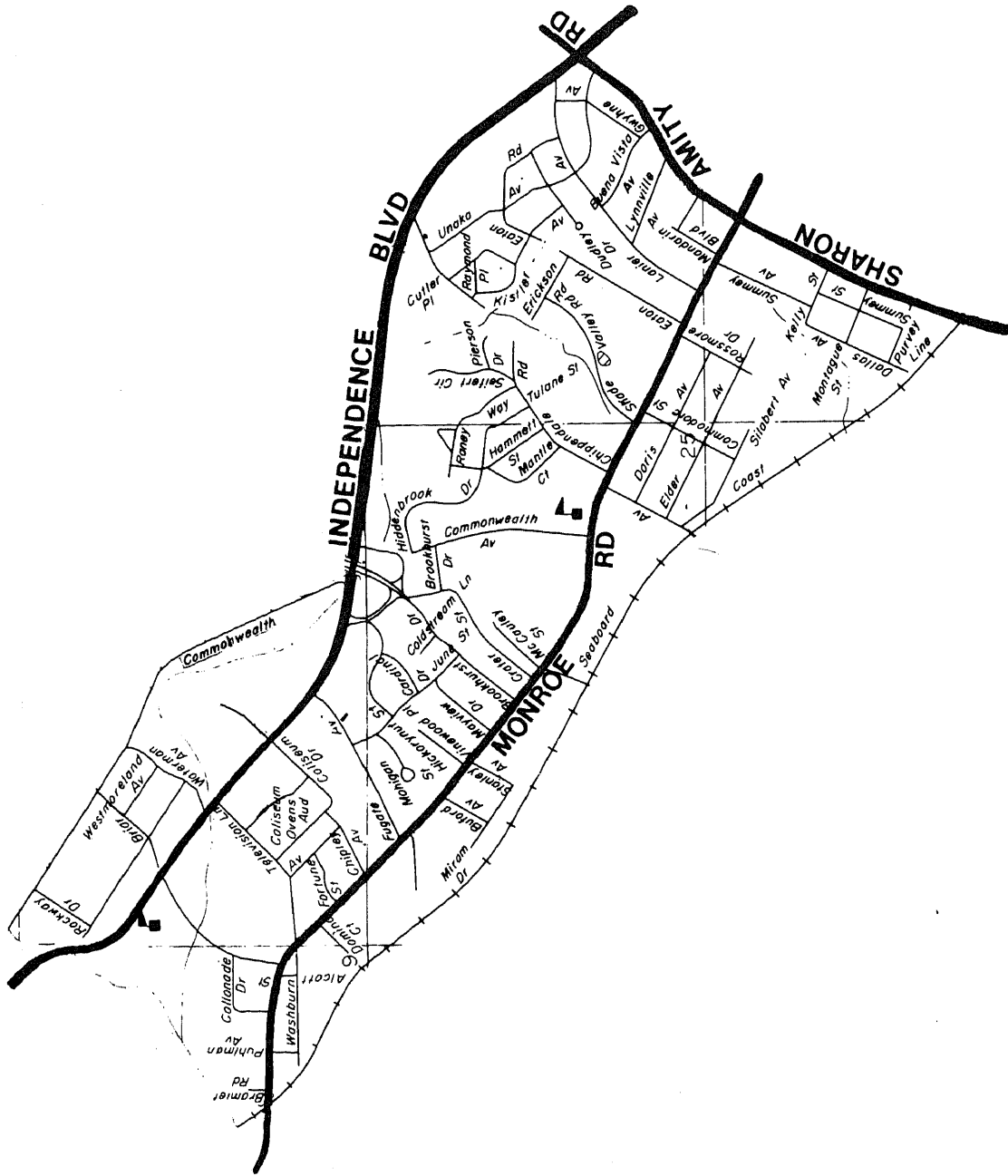
NEIGHBORHOOD NAME: Amity Gardens/Oakhurst
 CENSUS TRACT NO.: 18

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
<u>POPULATION</u>	TOTAL POPULATION	5485	241178		354656	
	BLACK	60	72972	30.03	84254	23.8
	WHITE	5391	167287	19.7	269129	31.1
CHANGE IN POPULATION 1960-1970	% BLACK	1122.2		.08		.03
	% BLACK	18.9		.03		.01
	WHITE					
<u>SOCIAL AND ECONOMIC RESOURCES</u>						
<u>INCOME</u>	MEDIAN FAMILY INCOME (\$)	9621	9564	10136		
	PEOPLE BELOW POVERTY LEVEL	308	35603	43487	12.3	
	FAMILIES BELOW POVERTY LEVEL	71	6866	8522	9.4	
	RATIO OF FAMILY INCOME TO POVERTY LEVEL				50.5	
	FAMILIES RECEIVING PUBLIC ASSISTANCE	33			3.6	
<u>EDUCATION</u>	MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	11.8	12.1	12.1	53.6	
	HIGH SCHOOL GRADUATES	1447			22.2	
	NO HIGH SCHOOL EDUCATION	597			16.0	
	NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	74			28.4	
	ONE OR MORE YEARS IN COLLEGE	739				
<u>OCCUPATION</u>	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	803			24.6	
	EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	140			.06	
	FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	357			18.9	
	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	97	6231	.08	8385	.07
	SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	19	1517	.02	1988	.02
<u>LIVING CONDITIONS</u>						
<u>FAMILY STABILITY</u>	STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS)			82.8	75.2	79.6
	CHANGE IN STABLE FAMILIES 1960-1970			- 13.3	-.06	-.05

TABLE NO. 40. INDICATORS OF PHYSICAL QUALITY

NEIGHBORHOOD NAME: Amity Gardens/Oakhurst
 CENSUS TRACT NO.: 18

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
HOUSING QUALITY						
VALUE \$25,000	22	2.4	7908	20.6	15148	25.5
RENT \$200	22	2.0	1546	4.2	1846	4.4
MEDIAN VALUE	13700		16300		17400	
MEDIAN RENT	127		107		107	
ZONING EFFECT						
PERCENT OF TRACT ZONED RESIDENTIAL	849*	79.9	81991*	90.6	286910*	89.6
PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	1631	75.7	99613	90.2	116206	89.9
PERCENT OF TRACT ZONED BUSINESS	62*	5.8	2391*	2.6	9224*	2.9
PERCENT OF DWELLING UNITS ZONED BUSINESS	80	3.7	1789	1.6	2416	1.9
INDUSTRIAL ORIENTATION						
PERCENT OF LAND USE INDUSTRIAL	75*	7.1	4150*	4.6	9219*	2.9
PERCENT OF TRACT ZONED INDUSTRIAL	43*	4.0	3719*	4.1	13647*	4.3
PERCENT OF DWELLING UNITS ZONED INDUSTRIAL	75	3.5	1374	1.2	2300	1.8
DETERIORATION POTENTIAL						
VALUE \$10,000	148	16.0	5573	14.5	8742	14.7
RENT \$80	77	7.3	7085	19.4	8275	19.5
MEAN AGE OF DWELLING UNITS	20.9	.6	3673	3.3	4712	3.6
DWELLING UNITS 60 YEARS IN AGE	13					
CROWDING INDEX						
PERCENT OF LAND USE VACANT/GOVERNMENTAL	246*	23.1	49855*	55.1	254318*	79.4
PERCENT OF LAND USE RESIDENTIAL	589*	55.4	30188*	33.4	46819*	14.6
POPULATION DENSITY	3208		1700/sq.mi.		708/sq.mi.	
	*acres		*acres		*acres	



AMITY GARDENS/OAKHURST

East Independence



census
tract
19.01

East Independence is located in southeastern Charlotte and refers to the area outlined by Census Tract 19.01. The neighborhood area is roughly that area bounded by Sharon Amity Road, Independence Boulevard, and Albemarle Road to the northwest; the Seaboard Airline Railroad to the southwest; McAlpine Creek to the southeast; and Campbell Creek and Idlewild Road to the northeast. Independence Boulevard almost exactly bisects the area in a northwest-southeast fashion, hence the name of the neighborhood being designated East Independence. Census Tract 19.01 was predominantly under county jurisdiction at the time reflected by the data in this study, but has recently been completely annexed into the city.

East Independence measured strong upper middle class characteristics in regards to socio-economic status in 1970. The median family income was \$12323 and other indicators of income showed that poverty conditions were nearly non-existent. Only 2.3 percent of the population and 1.9 percent of the families were below the poverty level and only 0.3 percent of all families were receiving public assistance. On the education dimension, East Independence was above average as the median number of school years completed was 12.6 and 71.8 percent of all adults 25 years of age or older were high school graduates. Only 6.4 percent had no high school education at all and 5.2 percent of the population 16 to 21 years old had no high school and were not in school. A substantial percentage (36.9%) attended college for one or more years. The neighborhood, in terms of occupation, had 33.1 percent of its employed residents in professional and managerial positions and 4.0 percent in personal service

occupations. Overcrowded housing was not an acute problem in that 3.2 percent of all dwelling units (55 units) had 1.01 or more persons per room. A high degree of family stability can be seen to exist from Table 41 and this characteristic adds to the overall residential quality of the neighborhood. Ninety-two and four-tenths percent of all children under 18 years old were living with both parents and there had been little change in family stability from 1960 to 1970 (-3.0%).

East Independence ranked medium high on the overall S.E.S. index based on 1970 data. Due to a restructuring of census tracts since 1960, population change cannot be computed but it appears from field surveys that the area is quite attractive as a residential area and has attracted a substantial number of people in recent years.

The East Independence neighborhood area exhibited some quite impressive physical characteristics in 1970. The median housing value in this area was \$22200 in 1970 and 33.6 percent of all owner-occupied dwelling units were valued at \$25000 or more. Also, 16.4 percent of the renter-occupied dwelling units rented for \$200 per month or more. The zoning effect in the area is also quite beneficial to high physical quality in that 97.2 percent of the tract is zoned residential and 99.0 percent of all dwelling units are zoned residential. From Table 42, it can be seen that 1.6 percent of the tract was zoned business and no land was zoned industrial. The business zoning coupled with the office zoning (1.2% of the tract) occurs predominantly along Independence Boulevard. The low deterioration potential is an obvious asset to the residential character of the area. Only 1.8 percent of all owner-occupied dwelling units were valued at \$10000, or less and only 0.6 percent of the rental units (3 units) rented for less than or equal to \$80 per month. Age characteristics of the

housing structures add to the low deterioration potential in that the mean age of all dwelling units was only 8.5 years and none of the dwelling units were over or equal to 60 years in age. Due to the location of the tract on the fringe of the city and the fact that it was just annexed, makes for little concern with crowding. The area in places still maintains a very rural character and 67.2 percent of the land remains vacant. The population density was only 999 people per square mile in 1970 which was well below the city average.

East Independence ranked high on the overall P.Q. index. There is much room for expansion in the neighborhood. Whether or not the area retains its high socio-economic and physical quality ranking depends upon the type of development allowed in the tract. The quickest way to bring about a downfall of residential attractiveness would be to allow the commercial strip of Independence Boulevard to infringe upon the residential neighborhoods on either side of the boulevard. It has already done this to a certain degree and it becomes imperative to carefully consider every proposed development in this area. The attractiveness of the neighborhood as a residential sector can be accentuated through proper planning practices.

TABLE NO. 41. INDICATORS OF SOCIAL QUALITY

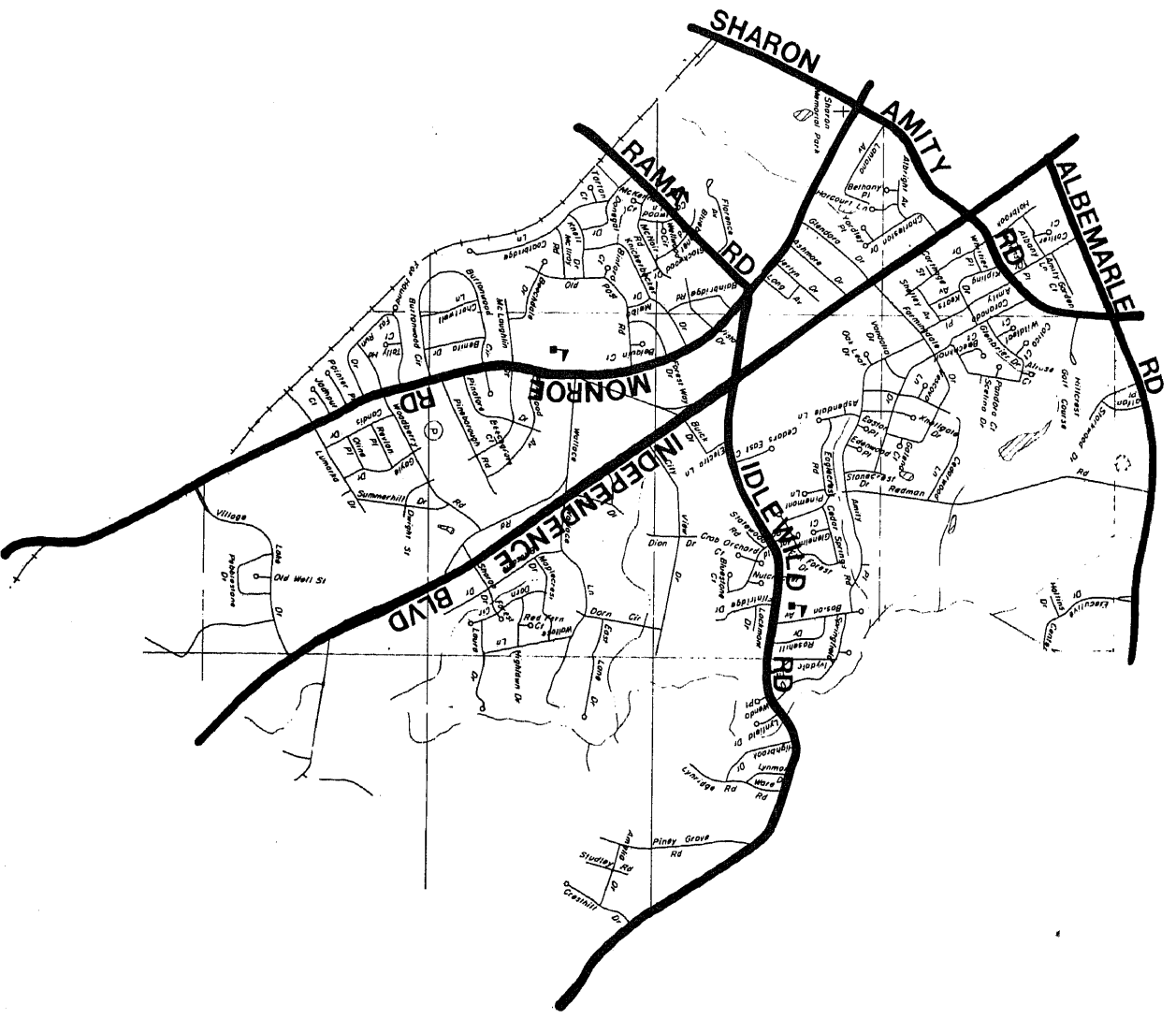
NEIGHBORHOOD NAME: East Independence
CENSUS TRACT NO.: 19.01

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
POPULATION	TOTAL POPULATION	6113	241178	30.03	354656	23.8
	BLACK	16	72972	19.7	84254	31.1
	WHITE	6085	167287	.08	269129	.03
CHANGE IN POPULATION 1960-1970						
% BLACK	-	95.8	-	.03	-	.01
% WHITE	0	0				
SOCIAL AND ECONOMIC RESOURCES						
INCOME	MEDIAN FAMILY INCOME (\$)	12323	9564	10136	12.3	
	PEOPLE BELOW POVERTY LEVEL	140	35603	43487	9.4	
	FAMILIES BELOW POVERTY LEVEL	32	6866	8522	50.5	
	RATIO OF FAMILY INCOME TO POVERTY LEVEL	5			3.6	
	FAMILIES RECEIVING PUBLIC ASSISTANCE					
EDUCATION	MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	12.6	12.1	12.1	53.6	
	HIGH SCHOOL GRADUATES	2246			22.2	
	NO HIGH SCHOOL EDUCATION	202			16.0	
	NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	23			28.4	
	ONE OR MORE YEARS IN COLLEGE	1155				
OCCUPATION	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	896	33.1	24.7	24.6	
	EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	108	4.0	.07	.06	
	FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	258	25.0	19.2	18.9	
	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	55	3.2	.08	.07	
	SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	5	.3	.02	.02	
LIVING CONDITIONS	STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS)	92.4	75.2	79.6		
	CHANGE IN STABLE FAMILIES 1960-1970	3.0	.06	.05		

TABLE NO. 42. INDICATORS OF PHYSICAL QUALITY

NEIGHBORHOOD NAME: East Independence
 CENSUS TRACT NO.: 19.01

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
HOUSING QUALITY						
VALUE \$25,000	426	33.6	7908	20.6	15148	25.5
RENT \$200	77	16.4	1546	4.2	1846	4.4
MEDIAN VALUE	22200		16300		17400	
MEDIAN RENT	153		107		107	
ZONING EFFECT						
PERCENT OF TRACT ZONED RESIDENTIAL	3814*	97.2	81991*	90.6	286910*	89.6
PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	4097	99.0	99613	90.2	116206	89.9
PERCENT OF TRACT ZONED BUSINESS	63*	1.6	2391*	2.6	9224*	2.9
PERCENT OF DWELLING UNITS ZONED BUSINESS	17	.4	1789	1.6	2416	1.9
INDUSTRIAL ORIENTATION						
PERCENT OF LAND USE INDUSTRIAL	98*	2.5	4150*	4.6	9219*	2.9
PERCENT OF DWELLING UNITS INDUSTRIAL	0	0	3719*	4.1	13647*	4.3
PERCENT OF DWELLING UNITS ZONED INDUSTRIAL	0	0	1374	1.2	2300	1.8
DETERIORATION POTENTIAL						
VALUE \$10,000	21	1.7	5573	14.5	8742	14.7
RENT \$80	3	.6	7085	19.4	8275	19.5
MEAN AGE OF DWELLING UNITS	8.5		3673	3.3	4712	3.6
DWELLING UNITS 60 YEARS IN AGE	0	0				
CROWDING INDEX						
PERCENT OF LAND USE VACANT/GOVERNMENTAL	2637*	67.2	49855*	55.1	254318*	79.4
PERCENT OF LAND USE RESIDENTIAL	1028*	26.2	30188*	33.4	46819*	14.6
POPULATION DENSITY	999		1700/sq. mi.		708/sq. mi.	
	*acres		*acres		*acres	



EAST INDEPENDENCE

19.01

Hickory Grove•Idlewild



census
tract
19.02

The Hickory Grove/Idlewild neighborhood lies predominantly in the county and corresponds to the area delineated by Census Tract 19.02. It is the general area between Campbell Creek and Idlewild Road to the west; Wilson Grove Road to the east; between McAlpine Creek and Lawyers Road to the south; and the Southern Railway line to the north. Albemarle Road nearly bisects the tract in an east-west fashion. Until recently, the area was wholly in Mecklenburg County but as a result of the last annexation, a portion of the tract was absorbed into the city. The area, as implied by its assigned name, is actually a combination of two smaller neighborhoods: Hickory Grove and Idlewild. The Idlewild area has been the most recently developed whereas Hickory Grove is an older community having characteristics of a small town. To reiterate, it was necessary for combinations such as these to be made due to census tract structure and data aggregation.

In terms of socio-economic status, Hickory Grove/Idlewild is quite similar to the area adjacent to it to the northwest and southwest. Referring to Figure 2, it can be seen that this neighborhood area is part of the eastern conglomeration of neighborhoods with medium high socio-economic status. The median family income was just above the city and county average at \$11842 (see Table 43). There were some poverty conditions in 1970 with 3.3 percent of the population and 2.8 percent of the families below the poverty level. Hickory Grove/Idlewild neighborhood was above average on indicators of education, with the median number of school years completed at 12.4 years which indicates that some of the population

had continued their post high school pursuit of education. The percentage of high school graduates was 62.4 percent with 32.6 percent of the adult population 25 years old or more continuing with one or more years in college. There was, however, a notable amount of education deficiency in that 14.7 percent had no high school education at all and 12.4 percent of the population 16 to 21 years old had no high school education and were not in school. The occupational structure of Hickory Grove/Idlewild is somewhat different than its neighbors to the northwest and southwest in that a lesser percentage (25.1%) were employed in professional and managerial occupations and also a lesser percentage of women (16.9%) were employed in these occupations. The percentage of all residents employed from the neighborhood in personal service occupations was about the same at 7.5 percent. Overcrowded dwelling units were not a severe problem in 1970 but there was a notable percentage (4.9%) that had 1.01 or more persons per room. There was a very high percentage (93.3%) of all children under or equal to 18 years of age living with both parents which could be interpreted as a good indication of a high degree of family stability. Hickory Grove/Idlewild appears quite sound in socio-economic status and due to its good base and convenient location, it would seem that S.E.S. will continually rise in the future.

Hickory Grove/Idlewild measures strong physical characteristics from the established community of Hickory Grove to the relatively new neighborhood in Idlewild. Housing values are relatively high with 39.5 percent of all owner-occupied dwelling units valued at or above \$25000 and the median value of the dwelling units was \$22800. A further look at Table 44 indicates that there is also a substantial percentage (14.7%) of renter-occupied dwelling units which rented for or above \$200 per month. The zoning effect of the area is beneficial to residential quality in that 94.1 percent of the tract was zoned residential

and 96.4 percent of all dwelling units were zoned residential. There was some business zoning (2.9% of the tract) but not enough to greatly hinder the residential character of the neighborhood. The industrial orientation of this area is quite low even though 2.5 percent (138 acres) of the tract was zoned industrial. Actual industrial land use amounts to only 0.1 percent of the tract. The future of this area looks bright in that the deterioration potential, based on 1970 data, is quite low. Only 5.0 percent of all owner-occupied dwelling units were valued at or below \$10000, and only 10.5 percent of the rental units rented for or below \$80 per month. Housing age is not detrimental to the overall health of the area as the mean age of all dwelling units was 11.2 years and only 0.7 percent of all dwelling units were 60 years or older in age.

On the overall index of physical quality, Hickory Grove/Idlewild ranked high. The area should continue to do so in future monitorings as residential development continues. The high percentage of vacant land (73.9%) and the low population density (718 people per square mile) will disappear as others discover the attractiveness of this area. One thing that could possibly be detrimental to this neighborhood area would be to allow haphazard development along Albemarle Road. Much consideration should be given to this transportation corridor as time progresses.

TABLE NO. 43. INDICATORS OF SOCIAL QUALITY

NEIGHBORHOOD NAME: Hickory Grove/Idlewild
CENSUS TRACT NO.: 19.02

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
POPULATION	TOTAL POPULATION	5710	241178	30.03	354656	23.8
	BLACK	220	72972	19.7	84254	31.1
	WHITE	5465	167287	.08	269129	.03
CHANGE IN POPULATION 1960-1970						
% BLACK	-	45.5	-	.03	-	.01
% WHITE	0	0				
SOCIAL AND ECONOMIC RESOURCES						
INCOME	MEDIAN FAMILY INCOME (\$)	11842	9564	14.8	10136	12.3
	PEOPLE BELOW POVERTY LEVEL	186	35603	11.2	43487	9.4
	FAMILIES BELOW POVERTY LEVEL	43	6866	47.4	8522	50.5
	RATIO OF FAMILY INCOME TO POVERTY LEVEL	7		4.5		3.6
EDUCATION	MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	12.4	12.1	53.5	12.1	53.6
	HIGH SCHOOL GRADUATES	1815		22.8		22.2
	NO HIGH SCHOOL EDUCATION	429		17.2		16.0
	NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	62		29.2		28.4
	ONE OR MORE YEARS IN COLLEGE	949				
OCCUPATION	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	614		24.7		24.6
	EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	185		.07		.06
	FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	145		19.2		18.9
LIVING CONDITIONS	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	82	6231	.08	8385	.07
	SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	11	1517	.02	1988	.02
FAMILY STABILITY	STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS)	-		75.2		79.6
	CHANGE IN STABLE FAMILIES 1960-1970			.06		.05

TABLE NO. 44. INDICATORS OF PHYSICAL QUALITY

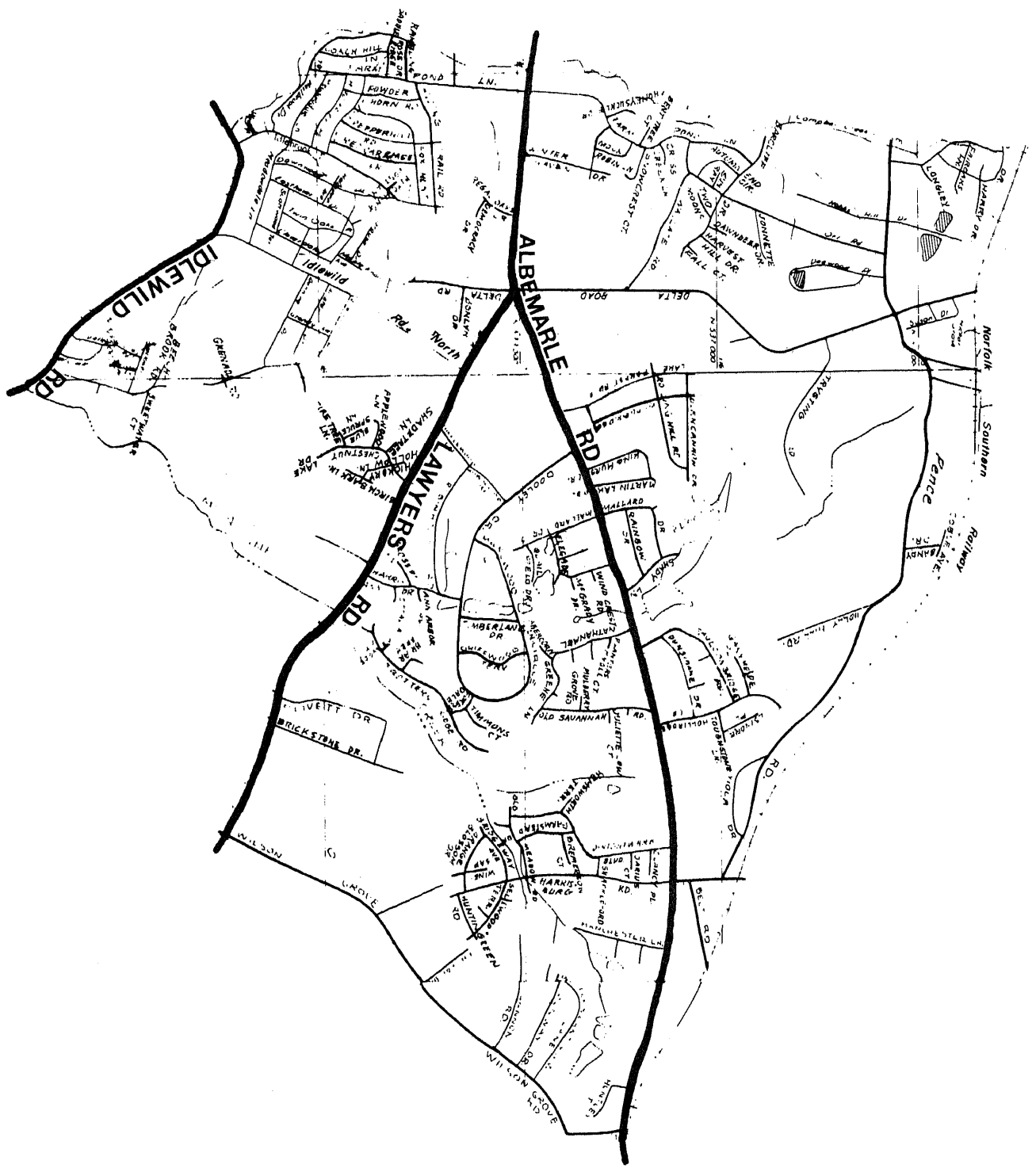
NEIGHBORHOOD NAME: Hickory Grove/Idlewild
 CENSUS TRACT NO.: 19.02

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
HOUSING QUALITY						
VALUE \$25,000	478	39.5	7908	20.6	15148	25.5
RENT \$200	38	14.7	1546	4.2	1846	4.4
MEDIAN VALUE	22800		16300		17400	
MEDIAN RENT	114		107		107	
ZONING EFFECT						
PERCENT OF TRACT ZONED RESIDENTIAL	5186*	94.1	81991*	90.6	286910*	89.6
PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	2102	96.4	99613	90.2	116206	89.9
PERCENT OF TRACT ZONED BUSINESS	160*	2.9	2391*	2.6	9224*	2.9
PERCENT OF DWELLING UNITS ZONED BUSINESS	41	1.9	1789	1.6	2416	1.9
INDUSTRIAL ORIENTATION						
PERCENT OF LAND USE INDUSTRIAL	6*	.1	4150*	4.6	9219*	2.9
PERCENT OF TRACT ZONED INDUSTRIAL	138*	2.5	3719*	4.1	13647*	4.3
PERCENT OF DWELLING UNITS ZONED INDUSTRIAL	31	1.4	1374	1.2	2300	1.8
DETERIORATION POTENTIAL						
VALUE \$10,000	61	5.0	5573	14.5	8742	14.7
RENT \$80	27	10.5	7085	19.4	8275	19.5
MEAN AGE OF DWELLING UNITS	11.2					
DWELLING UNITS 60 YEARS IN AGE	15	.7	3673	3.3	4712	3.6
CROWDING INDEX						
PERCENT OF LAND USE VACANT/GOVERNMENTAL	4073*	73.9	49855*	55.1	254318*	79.4
PERCENT OF LAND USE RESIDENTIAL	1169*	21.2	30188*	33.4	46819*	14.6
POPULATION DENSITY	718		1700/sq.mi.		708/sq.mi.	
	*acres		*acres		*acres	



HICKORY GROVE/IDLEWILD

19.02



Lansdowne•Stonehaven



census
tract
20.01

The Lansdowne/Stonehaven neighborhood area is located in southeastern Charlotte in the familiar "southeastern wedge" of relative affluence. For statistical purposes, the area under discussion refers to Census Tract 20.01, which is roughly that area between Sardis Road and Rama Road to the northeast; McAlpine Creek to the southeast; Providence Road to the southwest; and the Seaboard Airline Railroad line to the northeast. This area has experienced a great deal of residential growth in recent years as the "wedge" moved farther in a southeastern direction.

There is a noticeable increase in socio-economic resources as one investigates the data collected on the Lansdowne/Stonehaven area. The median family income was in 1970, much higher in this neighborhood than in others, measuring at \$19083. Although there is a greater degree of affluence, some poverty conditions still existed in 1970. The percentage of the population below the poverty level was 3.0 percent and the percentage of the families in the neighborhood below the poverty level was 2.7 percent. There were no families, however, that were receiving public assistance. Education characteristics of Lansdowne/Stonehaven were very good in 1970. The median number of school years completed was 15.2 years which reflects the high number of adults continuing their education after high school (68.7% of adults 25 years old and over had one or more years in college). The percentage of high school graduates was relatively high at 89.4 percent and results in a low degree of education deficiency. Only 2.8 percent of the resident population older or equal to 25 years had no

high school education at all and moreover, only 0.5 percent of the population 16 to 21 years old had no high school and were not attending school. The high median income and the high education characteristics result in a high percentage of the population employed in professional and managerial positions (54.7%) and a low percentage employed in personal services (2.2%). There was also quite a high percentage of women employed in professional and managerial occupations (40.0%). The income, education, and occupation characteristics of Lansdowne/Stonehaven indicate that a direct relationship exists among the three. There was a very minute percentage of overcrowded dwelling units (0.3), which further indicates a high residential character. Family stability was very high with 96.1 percent of all children 18 years old or younger living with both parents. With characteristics such as these, this neighborhood exhibited high socio-economic status on the community-wide index.

Physical characteristics of Lansdowne/Stonehaven are quite good also. All dimensions of physical quality for this study were much higher on this area than the areas to the north. Housing value exhibits the most evident increase as 90.6 percent of all owner-occupied dwelling units were valued at or above \$25000 and 80.1 percent of all renter-occupied dwelling units rented for or above \$200 per month. Furthermore, the median housing value for this neighborhood area in 1970 was \$37000. The zoning effect presented a positive force, with 99.7 percent of the land zoned residential. Also, there were little or no business uses or industrial orientation (see Table 46). The deterioration potential of this area is extremely low. Only 0.2 percent of all owner-occupied dwelling units were valued at \$10000 or below and no dwelling units rented for \$80 or less per month. Furthermore, the mean age of dwelling units was only 7.9 years and only 0.2 percent (4 units) of all dwelling units were 60 or more years in

age. The Lansdowne/Stonehaven area ranked high on the community-wide index of physical quality. The physical characteristics coupled with continued high quality development should insure this area as a highly stable residential sector. One foreseeable problem could occur with crowding in that the population density was above average in 1970 at 2989 people per square mile. With the percentage of vacant land that exists in the tract, continued residential development could increase the population density which in turn would create problems with congestion. Growth should be closely monitored in Lansdowne/Stonehaven and efforts made to avoid any such problems.

TABLE NO. 45. INDICATORS OF SOCIAL QUALITY

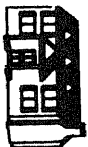
NEIGHBORHOOD NAME: Landsdowne/Stonehaven
CENSUS TRACT NO.: 20.01

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
<u>POPULATION</u>	TOTAL POPULATION	6515	241178	30.03	354656	23.8
	BLACK	2	72972	19.7	84254	31.1
	WHITE	6501	167287	.08	269129	.03
CHANGE IN POPULATION 1960-1970	% BLACK	0	-	.03	-	.01
	% WHITE	0	-			
<u>SOCIAL AND ECONOMIC RESOURCES</u>						
<u>INCOME</u>	MEDIAN FAMILY INCOME (\$)	19083	9564	14.8	10136	12.3
	PEOPLE BELOW POVERTY LEVEL	200	35603	11.2	43487	9.4
	FAMILIES BELOW POVERTY LEVEL	45	6866	47.4	8522	50.5
	RATIO OF FAMILY INCOME TO POVERTY LEVEL	0		4.5		3.6
	FAMILIES RECEIVING PUBLIC ASSISTANCE	0				
<u>EDUCATION</u>	MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	15.2	12.1	53.5	12.1	53.6
	HIGH SCHOOL GRADUATES	3067		22.8		22.2
	NO HIGH SCHOOL EDUCATION	97		17.2		16.0
	NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	3		29.2		28.4
	ONE OR MORE YEARS IN COLLEGE	2355				
<u>OCCUPATION</u>	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	1246		24.7		24.6
	EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	49		.07		.06
	FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	229		19.2		18.9
<u>LIVING CONDITIONS</u>	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	6	6231	.08	8385	.07
	SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	1	1517	.02	1988	.02
<u>FAMILY STABILITY</u>	STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS)			75.2		79.6
	CHANGE IN STABLE FAMILIES 1960-1970			.06		.05

TABLE NO. 46. INDICATORS OF PHYSICAL QUALITY

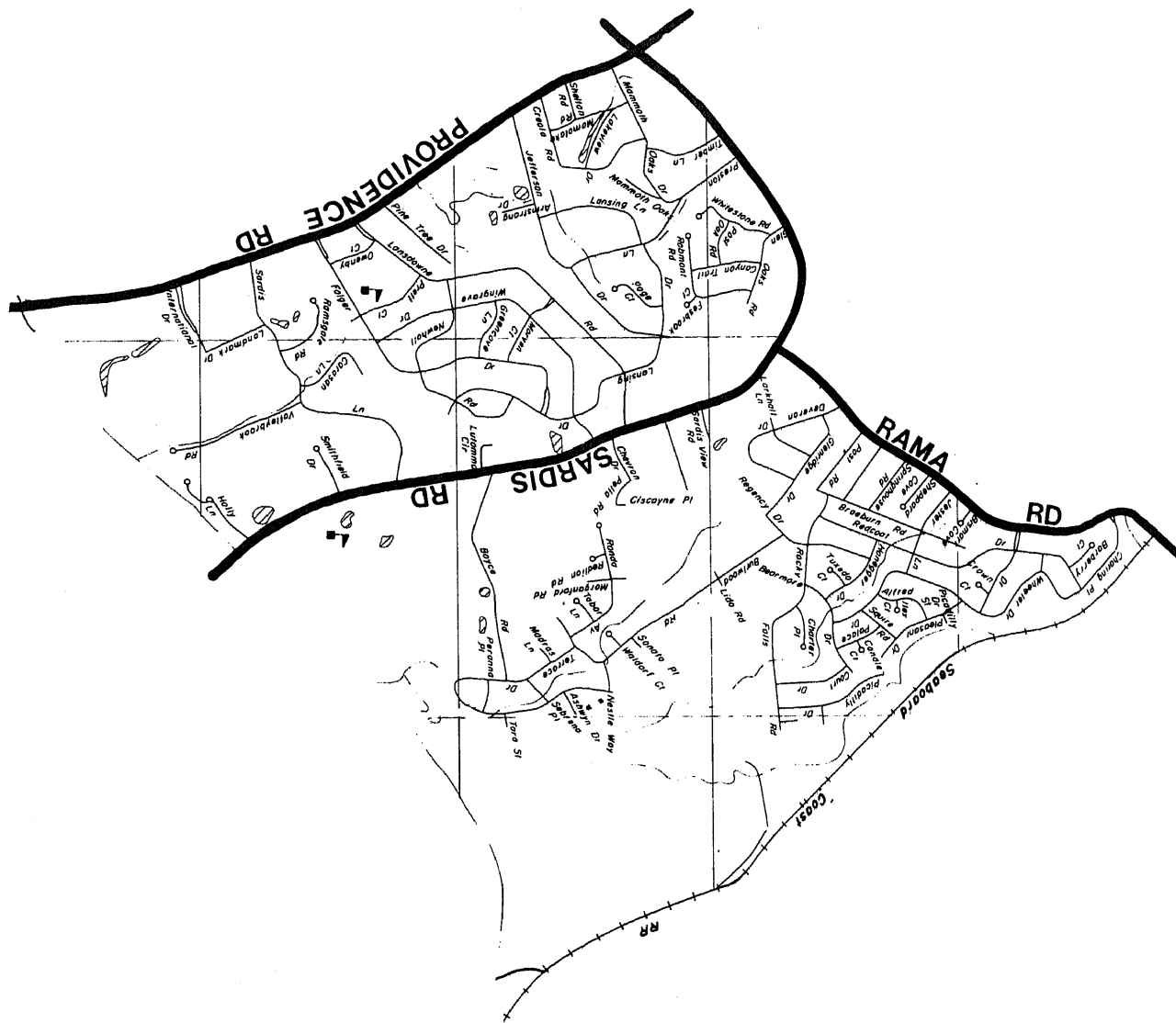
NEIGHBORHOOD NAME: Landsdowne/Stonhaven
 CENSUS TRACT NO.: 20.01

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
HOUSING QUALITY	VALUE \$25,000	1402	7908	20.6	15148	25.5
	RENT \$200	141	1546	4.2	1846	4.4
	MEDIAN VALUE MEDIAN RENT	37000 251	16300 107		17400 107	
ZONING EFFECT						
PERCENT OF TRACT ZONED RESIDENTIAL	1342*	99.7	81991*	90.6	286910*	89.6
PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	2017	99.8	99613	90.2	116206	89.9
PERCENT OF TRACT ZONED BUSINESS	0	0	2391*	2.6	9224*	2.9
PERCENT OF DWELLING UNITS ZONED BUSINESS	0	0	1789	1.6	2416	1.9
INDUSTRIAL ORIENTATION						
PERCENT OF LAND USE INDUSTRIAL	2*	.2	4150*	4.6	9219*	2.9
PERCENT OF TRACT ZONED INDUSTRIAL	1*	.1	3719*	4.1	13647*	4.3
PERCENT OF DWELLING UNITS ZONED INDUSTRIAL	2	.1	1374	1.2	2300	1.8
DETERIORATION POTENTIAL						
VALUE \$10,000	2	.1	5573	14.5	8742	14.7
RENT \$80	0	0	7085	19.4	8275	19.5
MEAN AGE OF DWELLING UNITS	7.9		3673	3.3	4712	3.6
DWELLING UNITS 60 YEARS IN AGE	4	.2				
GROWING INDEX						
PERCENT OF LAND USE VACANT/GOVERNMENTAL	722*	53.6	49855*	55.1	254318*	79.4
PERCENT OF LAND USE RESIDENTIAL	607*	45.1	30188*	33.4	46819*	14.6
POPULATION DENSITY	2989		1700/sq.mi.		708/sq.mi.	
	*acres		*acres		*acres	



LANSDOWNNE/STONEHAVEN

20.01



Providence Park•Sherwood Forest

census
tract
20.02



The Providence Park/Sherwood Forest neighborhood area is another of the affluent neighborhoods in southeast Charlotte. It is delineated by Census Tract 20.02 and is that area generally between Sharon Amity Road to the northwest; Sardis Road and Rama Road to the southeast; Providence Road to the southwest; and the Seaboard Airline Railroad to the northeast. The area is totally within the city limits of Charlotte and like Landsdowne/Stonehaven, it has undergone substantial growth in recent years.

As with all areas within the "southeastern wedge", Providence Park/Sherwood Forest exhibits relatively high socio-economic characteristics. The income, occupation and education relationship is once again seen in this area. The median family income in 1970 was \$16868 per year. Again, however, there were still some poverty elements within the population as 2.2 percent of the total population and 2.2 percent of the families were below the poverty level. Education characteristics were very good as the median number of school years completed was 14.2 years. This would suggest a greater percentage of high school graduates and a lesser amount of education deficiency, which was exactly the case in 1970 as 89.1 percent of the adult population 25 and over were high school graduates and 58.6 percent had completed one or more years in college. Only 4.8 percent of the population 16 to 21 years old had no high school and were not presently attending school. The high qualities in education and income were further evidenced by a high percentage of the resident population employed in professional and managerial occupations (53.6%) and a low percentage

employed in personal service occupations. Other items in Table 47 indicate that overcrowded housing was not serious as only 0.7 percent of all dwelling units had 1.01 or more persons per room and only 1 dwelling unit in the entire neighborhood had 1.51 or more persons per room. Of all children 18 years old or younger in the neighborhood, 94.9 percent were living with both parents which could be viewed as a good indication of strong family stability. Due to the various assets and amenities of this southeastern neighborhood, it is likely to maintain the high ranking that it received on the community index of socio-economic status.

Providence Park/Sherwood Forest, in terms of physical characteristics, appears to be quite strong also. Housing values were above average in 1970 in that 81.7 percent of all owner-occupied dwelling units were valued at \$25000 or above and 36.8 percent of all renter-occupied dwelling units rented for \$200 or more per month. The median housing value was almost twice the city average at \$31700 (see Table 48). The high percentage of the tract zoned residential (96.3%) reflects and insures the predominance of this area as a sound residential sector. Only 3 acres in the whole tract were zoned business and a small percentage was zoned office. Industrial orientation in the neighborhood is not applicable as there was no land zoned or used for industrial purposes. The deterioration potential was slight in terms of housing value and age. Only 0.3 percent of all owner-occupied dwelling units were valued at or below \$10000 and no rental units rented for \$80 per month or less. The mean age of all dwelling units was 11.8 years and only 0.5 percent (8 units) were 60 years old or more. The amount of vacant land (37.0%) coupled with the percentage of land use residential (60.2%) and lack of commercial and industrial zoning means that the low population density (985 people per square mile) will be increasing as the vacant land is developed for residential uses, On the overall physical quality

index, Providence Park/Sherwood Forest ranked high and it appears that the area should continue to exhibit strong physical characteristics. Proposed developments in the area, especially along the primary road, should be given considerable attention, however, so that infringements upon the residential character will not occur. Traffic flow should also be given careful consideration because congestion already exists along Providence and Sharon Amity Roads especially during the rush hours.

TABLE NO. 47. INDICATORS OF SOCIAL QUALITY

NEIGHBORHOOD NAME: Providence Park/Sherwood Forest
 CENSUS TRACT NO.: 20.02

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
POPULATION	TOTAL POPULATION	4070	241178		354656	23.8
	BLACK	5	72972	30.03	84254	31.1
	WHITE	4064	167287	19.7	269129	.03
CHANGE IN POPULATION 1960-1970						
% BLACK		- 86.8		-		-
% WHITE		0		.03		.01
SOCIAL AND ECONOMIC RESOURCES						
INCOME	MEDIAN FAMILY INCOME (\$)	16868	9564	10136	12.3	
	PEOPLE BELOW POVERTY LEVEL	89	35603	43487	9.4	
	FAMILIES BELOW POVERTY LEVEL	25	6866	8522	50.5	
	RATIO OF FAMILY INCOME TO POVERTY LEVEL	0		47.4	3.6	
	FAMILIES RECEIVING PUBLIC ASSISTANCE			4.5		
EDUCATION	MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	14.2	12.1	12.1	53.6	
	HIGH SCHOOL GRADUATES	1939		53.5	22.2	
	NO HIGH SCHOOL EDUCATION	114		22.8	16.0	
	NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	15		17.2	28.4	
	ONE OR MORE YEARS IN COLLEGE	1385		29.2		
OCCUPATION	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	875		24.7	24.6	
	EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	33		.07	.06	
	FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	148		19.2	18.9	
LIVING CONDITIONS	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	8	6231	.08	8385	.07
	SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	1	1517	.02	1988	.02
FAMILY STABILITY	STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS)			75.2	79.6	
	CHANGE IN STABLE FAMILIES 1960-1970			.06	.05	

TABLE NO. 48. INDICATORS OF PHYSICAL QUALITY

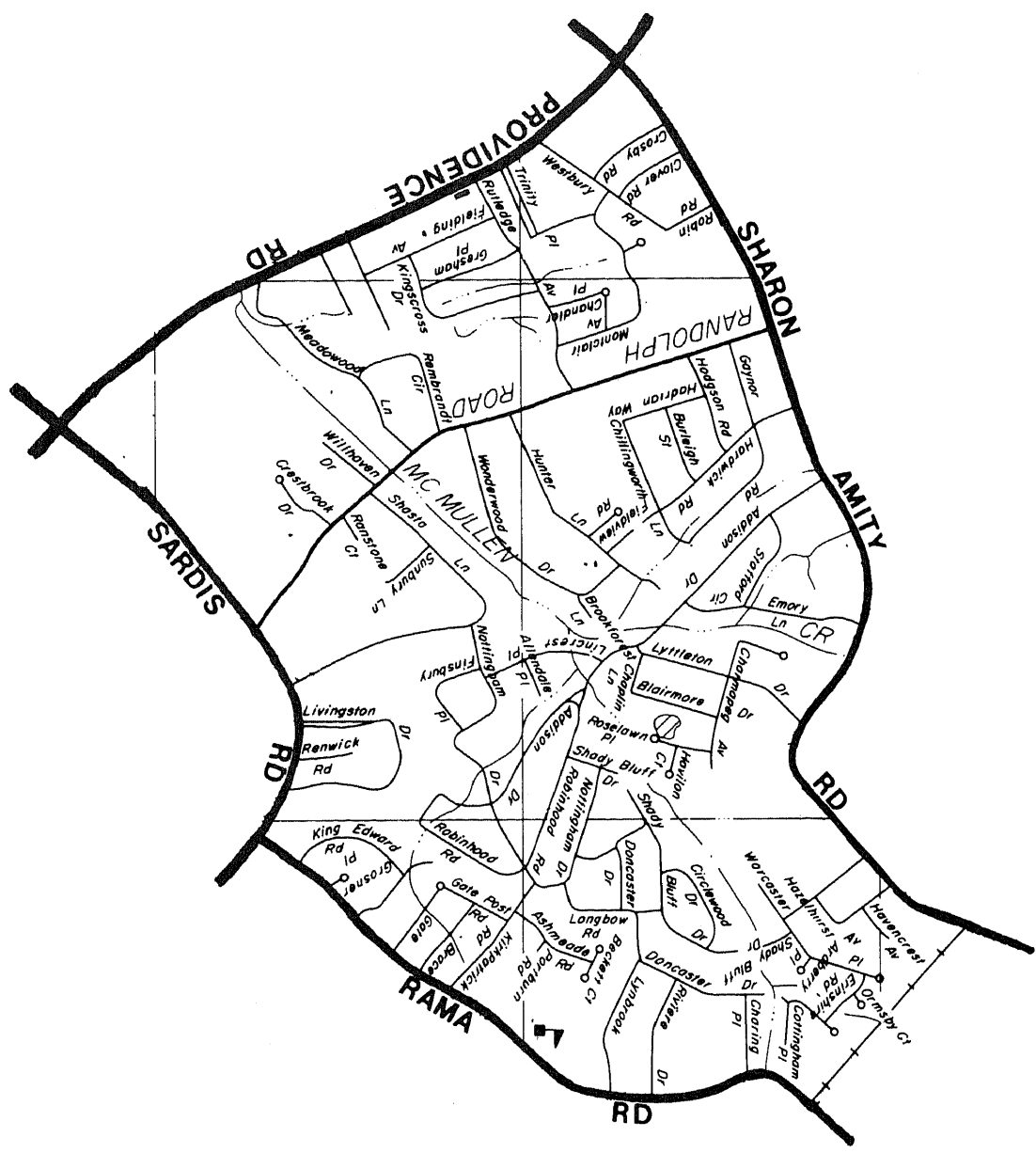
NEIGHBORHOOD NAME: Providence Park/Sherwood Forest
 CENSUS TRACT NO.: 20.02

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
HOUSING QUALITY						
VALUE \$25,000	917	81.7	7908	20.6	15148	25.5
RENT \$200	21	36.8	1546	4.2	1846	4.4
MEDIAN VALUE	31700		16300		17400	
MEDIAN RENT	183		107		107	
ZONING EFFECT						
PERCENT OF TRACT ZONED RESIDENTIAL	2456*	96.3	81991*	90.6	286910*	89.6
PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	1445	96.1	99613	90.2	116206	89.9
PERCENT OF TRACT ZONED BUSINESS	3*	.1	2391*	2.6	9224*	2.9
PERCENT OF DWELLING UNITS ZONED BUSINESS	3	.2	1789	1.6	2416	1.9
INDUSTRIAL ORIENTATION						
PERCENT OF LAND USE INDUSTRIAL	0	0	4150*	4.6	9219*	2.9
PERCENT OF TRACT ZONED INDUSTRIAL	0	0	3719*	4.1	13647*	4.3
PERCENT OF DWELLING UNITS ZONED INDUSTRIAL	0	0	1374	1.2	2300	1.8
DETERIORATION POTENTIAL						
VALUE \$10,000	5	.4	5573	14.5	8742	14.7
RENT \$80	0	0	7085	19.4	8275	19.5
MEAN AGE OF DWELLING UNITS	11.8	.5	3673	3.3	4712	3.6
DWELLING UNITS 60 YEARS IN AGE	8					
CROWDING INDEX						
PERCENT OF LAND USE VACANT/GOVERNMENTAL	944*	37.0	49855*	55.1	254318*	79.4
PERCENT OF LAND USE RESIDENTIAL	1535*	60.2	30188*	33.4	46819*	14.6
POPULATION DENSITY	985		1700/sq.mi.		708/sq.mi.	
	*acres		*acres		*acres	



PROVIDENCE PARK/SHERWOOD FOREST

20.02



Eastfield

census
tract
21



Eastfield is one of the smaller neighborhoods in the southeastern area and is defined by the boundaries of Census Tract 21. The neighborhood is bounded by McAlway Road to the north, Walker Road to the west, Sharon Amity Road to the south, and the Seaboard Airline Railroad to the east. The area experienced a great change in population from 1960 to 1970 with an increase of 181 percent, and the area now appears as a compact, relatively densely populated neighborhood which is very close to reaching the saturation point in terms of development and growth.

The socio-economic characteristics of Eastfield are a little less impressive than those of the neighborhoods to the south and west. Eastfield does not rank as highly on all of the predominant indicators of S.E.S. The median family income in 1970 was \$11356 which was lower than the majority of the southeastern tracts. One very interesting thing regarding income characteristics is that even though the median income was only slightly above average, the percentage of people and families below the poverty level was quite low (only 1.7 percent and 1.4 percent respectively). There were no families receiving public assistance in 1970 which further indicates that poverty conditions were not serious. Education characteristics of Eastfield were good in 1970, with the median number of school years completed at 12.7 indicating that the majority of the population had at least a high school education and that a significant portion had gone on to college. From Table 49 it can be seen that this is truly the case as 70.5 percent of all adults 25 years and over were high school graduates and that

41.0 percent had gone to college for one or more years. Educational deficiency was somewhat of a problem, however, as 11.9 percent had no high school experience at all and 13.0 percent of the population 16 to 21 years old had no high school and were not in school. The percentage of the employed population in professional and managerial occupations (38.0%) was well above average and the percentage of women in these occupations (32.8%) was also quite high. Overcrowded dwelling units were not abundant in 1970 as there were only 3.0 percent of all dwelling units (21 units) that had 1.01 or more persons per room. The percentage of children under or equal to 18 years of age living with both parents was high (88.1%) but there was a noticeable change in the percentage from 1960 to 1970 (-7.2%). Eastfield ranked medium high on the overall index of socioeconomic status and based on 1970 data, appears to be quite stable in terms of S.E.S.

Eastfield exhibited very good physical characteristics and ranked high on the community-wide index of physical quality. The biggest difference between Eastfield and its neighbors to the south and west is in housing values. Housing values in this neighborhood are considerably less as only 24.5 percent of the owner-occupied dwelling units were valued at \$25000 or more in 1970, and the median value was \$17800. The zoning effect maintained the attractiveness of the residential character in this neighborhood as 99.3 percent of the tract was zoned residential and 99.6 percent of the dwelling units were zoned residential. There was no business or industrial zoning in the tract. Eastfield has no immediate potential for deterioration in either housing value or age. Only 6.1 percent of the owner-occupied dwelling units were valued at \$10000 or less and only 1.5 percent of the rental units rented for \$80 or less per month. The mean housing age was 11.8 years and only 0.1 percent of all dwelling units

(1 unit) were 60 years old or more. As previously noted, the area is quite densely settled and the crowding index upholds this premise. Only 34.9 percent of the land was vacant in 1970 and 61.5 percent was used for residential purposes. The population density of 3626 people per square mile, taken with the previous statement, indicates that residences are somewhat crowded in terms of land area. Overall, Eastfield seems to be a very sound neighborhood.

TABLE NO. 49. INDICATORS OF SOCIAL QUALITY

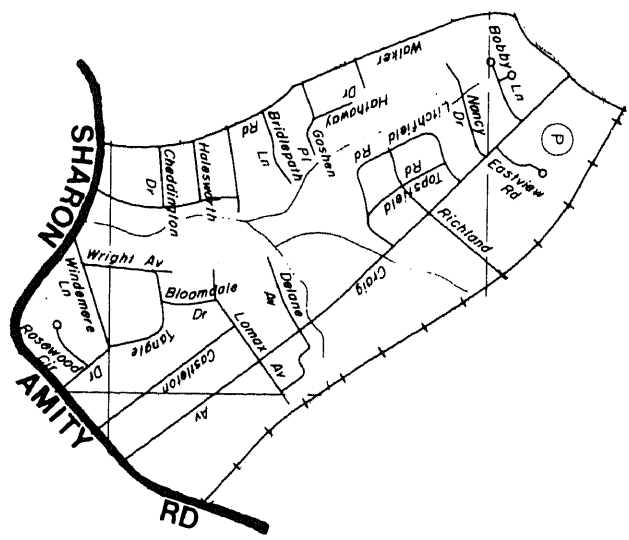
NEIGHBORHOOD NAME: Eastfield
CENSUS TRACT NO.: 21

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
POPULATION	TOTAL POPULATION	2067	241178	30.03	354656	23.8
	BLACK	5	72972	19.7	84254	31.1
	WHITE	2043	167287	.08	269129	.03
CHANGE IN POPULATION 1960-1970						
% BLACK		-		-		-
% WHITE		179.9		.03		.01
SOCIAL AND ECONOMIC RESOURCES						
INCOME	MEDIAN FAMILY INCOME (\$)	11356	9564	10136	12.1	53.6
	PEOPLE BELOW POVERTY LEVEL	40	35603	14.8	43487	22.2
	FAMILIES BELOW POVERTY LEVEL	9	6866	11.2	8522	16.0
	RATIO OF FAMILY INCOME TO POVERTY LEVEL	0		47.4		50.5
	FAMILIES RECEIVING PUBLIC ASSISTANCE	0		4.5		3.6
EDUCATION	MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	12.7	12.1	12.1	12.1	53.6
	HIGH SCHOOL GRADUATES	849		53.5		22.2
	NO HIGH SCHOOL EDUCATION	144		22.8		16.0
	NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	27		17.2		28.4
	ONE OR MORE YEARS IN COLLEGE	494		29.2		
OCCUPATION	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	448		24.7		24.6
	EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	27		.07		.06
	FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	167		19.2		18.9
	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	21		.08		.07
	SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	0		.02		.02
LIVING CONDITIONS						
FAMILY STABILITY	STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS)			75.2		79.6
	CHANGE IN STABLE FAMILIES 1960-1970			.06		.05

TABLE NO. 50. INDICATORS OF PHYSICAL QUALITY

NEIGHBORHOOD NAME: Eastfield
CENSUS TRACT NO.: 21

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
HOUSING QUALITY						
VALUE \$25,000	89	24.5	7908	20.6	15148	25.5
RENT \$200	15	4.4	1546	4.2	1846	4.4
MEDIAN VALUE	17800		16300		17400	
MEDIAN RENT	143		107		107	
ZONING EFFECT						
PERCENT OF TRACT ZONED RESIDENTIAL	375*	99.3	81991*	90.6	286910*	89.6
PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	781	99.6	99613	90.2	116206	89.9
PERCENT OF TRACT ZONED BUSINESS	0	0	2391*	2.6	9224*	2.9
PERCENT OF DWELLING UNITS ZONED BUSINESS	0	0	1789	1.6	2416	1.9
INDUSTRIAL ORIENTATION						
PERCENT OF LAND USE INDUSTRIAL	6*	1.5	4150*	4.6	9219*	2.9
PERCENT OF TRACT ZONED INDUSTRIAL	0	0	3719*	4.1	13647*	4.3
PERCENT OF DWELLING UNITS ZONED INDUSTRIAL	0	0	1374	1.2	2300	1.8
DETERIORATION POTENTIAL						
VALUE \$10,000	22	6.1	5573	14.5	8742	14.7
RENT \$80	5	1.5	7085	19.4	8275	19.5
MEAN AGE OF DWELLING UNITS	11.8		3673		4712	
DWELLING UNITS 60 YEARS IN AGE	1	.1		3.3		3.6
CROWDING INDEX						
PERCENT OF LAND USE VACANT/GOVERNMENTAL	132*	34.9	49855*	55.1	254318*	79.4
PERCENT OF LAND USE RESIDENTIAL	232*	61.5	30188*	33.4	46819*	14.6
POPULATION DENSITY	3626		1700/sq.mi.		708/sq.mi.	
	*acres		*acres		*acres	



EASTFIELD

Cotswold



census
tract
22

The Cotswold neighborhood refers to Census Tract 22. The neighborhood is roughly the area between Randolph Road to the west; Walker Road to the east; Sharon Amity Road to the south; and Billingsley Road to the north. The area is unique in that there is a higher percentage of the black population here (12.2%) than in any other southeastern neighborhood. This characteristic developed predominantly in the years between 1960 and 1970 as there was a 466 percent increase in the percentage of the black population.

Cotswold exhibited good socio-economic characteristics in 1970. The median family income was well above average at \$15248 per year but there was a considerable percentage of the resident population who were below the poverty level. Of the total population in 1970, 9.8 percent were below the poverty level and of the total families, 6.7 percent were below the poverty level. In terms of aid to poverty-stricken families, 2.2 percent of all families were receiving public assistance. Education characteristics of Cotswold were very good starting with a median school years completed of 13.5 years. This was the result of a high percentage of high school graduates (76.9%) and a considerable percentage of adults 25 years old and over who had been to college for one or more years (54.0%). Educational deficiency was a problem for a segment of the population, however, in that 8.8 percent had no high school education at all and 4.9 percent of the population 16 to 21 years old had no high school and were not attending school. The educational characteristics can be seen as a determinant of the occupational configuration. The percentage of the population employed

from the neighborhood in professional and managerial occupations was above average at 42.2 percent and the percentage of women in these occupations was also quite high at 28.0 percent. Eight percent of the labor force were employed in the personal service occupations. Overcrowded dwelling units were not widespread but 3.7 percent of all dwelling units had 1.01 or more persons per room and 1.2 percent had 1.51 persons per room. Family stability was slightly above average as 82.3 percent of all children under or equal to 18 years of age were living with both parents. There was considerable change on this indicator as there was a 15.8 percent decrease from 1960 to 1970. Overall, Cotswold ranked high on the relative scale of socio-economic status and appears sound enough to maintain this ranking.

Physical quality characteristics of Cotswold were also strong and indicate that the residential character of this area is very good. Housing values were above average in 1970 with 64.4 percent of all owner-occupied dwelling units valued at or above \$25000 and a median value of \$28200. The zoning configuration is conducive to residential use as 99.2 percent of the area was zoned residential in 1970 and 0.7 percent was zoned office. From Table 52, it can be seen that there was neither any business zoning nor any industrial zoning. However, Cotswold Shopping Center is located within the neighborhood, but does not occupy enough acreage to register a percentage. Housing value and age characteristics indicate that there was little potential for deterioration. Of all owner-occupied dwelling units, only 0.8 percent were valued at or below \$10000. The mean age of all dwelling units was 16.0 years and only 1 dwelling unit in the neighborhood was 60 years old or over.

The neighborhood has little room for residential expansion except for the northern area around Billingsley Road. Only 28.7 percent of the land was

vacant and 67.5 percent was already used for residential purposes. The population density of 2753 people per square mile is just slightly above the Charlotte average. Cotswold ranked high on the community-wide index of physical quality. The proposed widening of Wendover Road will provide new pressures on the neighborhood. If no drastic changes occur in zoning, the area will most likely maintain itself as a physically sound and attractive neighborhood.

TABLE NO. 51. INDICATORS OF SOCIAL QUALITY

NEIGHBORHOOD NAME: Cotswold
CENSUS TRACT NO.: 22

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
POPULATION	TOTAL POPULATION	4378	241178		354656	23.8
	BLACK	536	72972	30.03	84254	
	WHITE	3828	167287	19.7	269129	31.1
	CHANGE IN POPULATION 1960-1970					
% BLACK		466.0		.08		.03
% WHITE		2.2		.03		.01
SOCIAL AND ECONOMIC RESOURCES						
INCOME	MEDIAN FAMILY INCOME (\$)	15248	9564	14.8	10136	12.3
	PEOPLE BELOW POVERTY LEVEL	400	35603	11.2	43487	9.4
	FAMILIES BELOW POVERTY LEVEL	81	6866	47.4	8522	50.5
	RATIO OF FAMILY INCOME TO POVERTY LEVEL	26		4.5		3.6
	FAMILIES RECEIVING PUBLIC ASSISTANCE					
	% Adults 25 Yrs +		12.1			12.1
EDUCATION	MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	13.5		53.5		53.6
	HIGH SCHOOL GRADUATES	1880		22.8		22.2
	NO HIGH SCHOOL EDUCATION	215		17.2		16.0
	NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	20		29.2		28.4
ONE OR MORE YEARS IN COLLEGE	1321					
OCCUPATION	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	761		24.7		24.6
	EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	144		.07		.06
	FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	189		19.2		18.9
	% All DU's in N'Hood					
LIVING CONDITIONS	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	53	6231	.08	8385	.07
	SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	16	1517	.02	1988	.02
	% Families in N'Hood					
FAMILY STABILITY	STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS)			75.2		79.6
	CHANGE IN STABLE FAMILIES 1960-1970			.06		.05

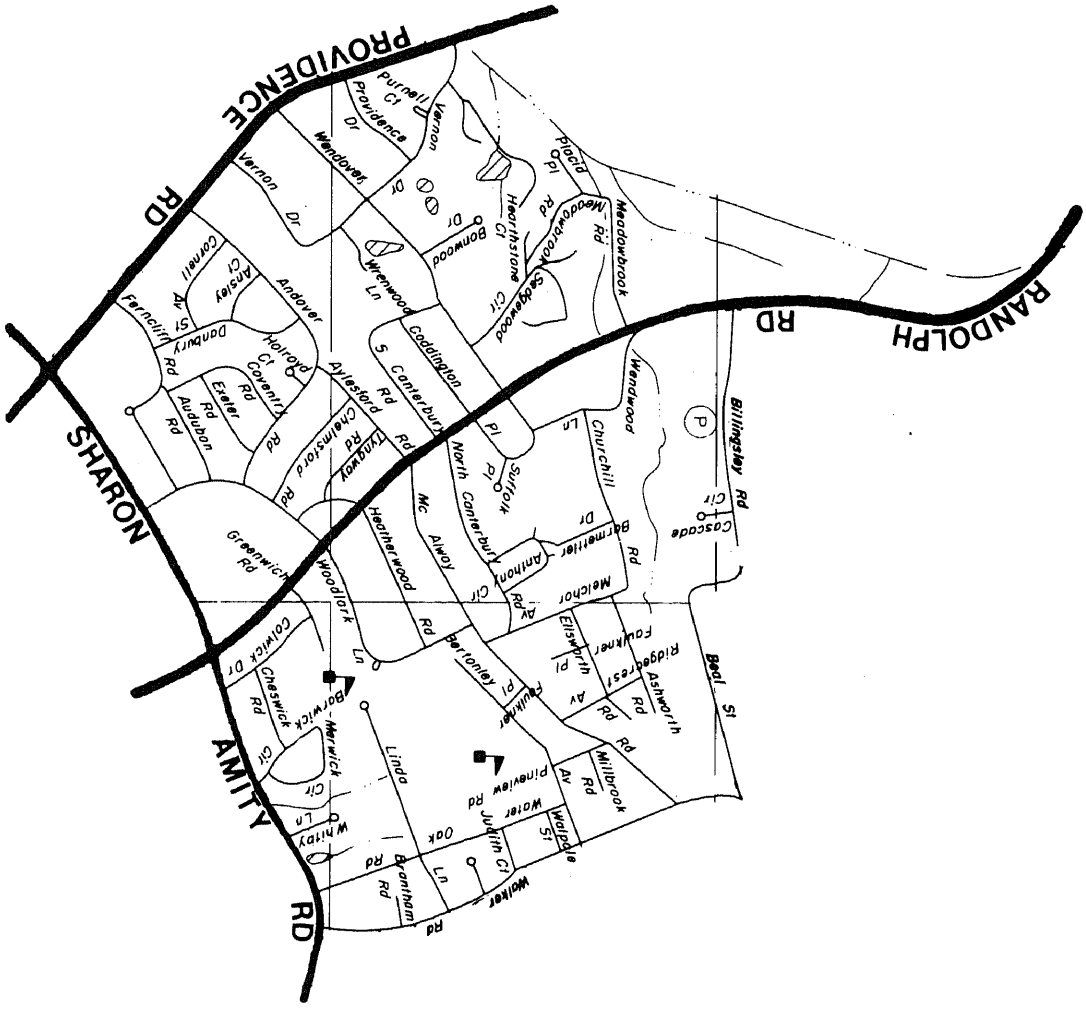
TABLE NO. 52. INDICATORS OF PHYSICAL QUALITY

NEIGHBORHOOD NAME: Cotswold
 CENSUS TRACT NO.: 22

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
HOUSING QUALITY						
VALUE \$25,000	611	64.4	7908	20.6	15148	25.5
RENT \$200	31	7.2	1546	4.2	1846	4.4
MEDIAN VALUE	28200		16300		17400	
MEDIAN RENT	126		107		107	
ZONING EFFECT						
PERCENT OF TRACT ZONED RESIDENTIAL	1011*	99.2	81991*	90.6	286910*	89.6
PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	1322	97.4	99613	90.2	116206	89.9
PERCENT OF TRACT ZONED BUSINESS	0	0	2391*	2.6	9224*	2.9
PERCENT OF DWELLING UNITS ZONED BUSINESS	0	0	1789	1.6	2416	1.9
INDUSTRIAL ORIENTATION						
PERCENT OF LAND USE INDUSTRIAL	0	0	4150*	4.6	9219*	2.9
PERCENT OF TRACT ZONED INDUSTRIAL	0	0	3719*	4.1	13647*	4.3
PERCENT OF DWELLING UNITS ZONED INDUSTRIAL	0	0	1374	1.2	2300	1.8
DETERIORATION POTENTIAL						
VALUE \$10,000	8	.8	5573	14.5	8742	14.7
RENT \$80	11	2.5	7085	19.4	8275	19.5
MEAN AGE OF DWELLING UNITS	16.0		3673		4712	
DWELLING UNITS 60 YEARS IN AGE	1	.1				
GROWING INDEX						
PERCENT OF LAND USE VACANT/GOVERNMENTAL	292*	28.7	49855*	55.1	254318*	79.4
PERCENT OF LAND USE RESIDENTIAL	688*	67.5	30188*	33.4	46819*	14.6
POPULATION DENSITY	2753		1700/sq.mi.		708/sq.mi.	
	*acres		*acres		*acres	

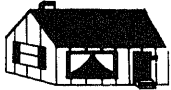


COTSWOLD



Grier Heights

census
tract
23



The Grier Heights neighborhood is unique in its proximity within the community. Its boundaries are Billingsley Road, Randolph Road, Briar Creek and the Seaboard Airline Railroad. It is an old community of moderate means lying between the gracious old homes of Eastover and Elizabeth and the newer homes of the Cotswold area. Its physical quality ranking (medium) is comparable to the adjacent neighborhoods, but its social quality is low - completely opposite of the high rankings attained by adjacent neighborhoods. Another difference is that Grier Heights is black, and adjacent neighborhoods are white.

Grier Heights is a neighborhood of increasing population (67.3%). Both segments (black and white) of the population increased during the 60's - the black population by 3.3 percent and the white population by 235.3 percent. The large increase in the white population is due to the small base population in 1960.

The median income of the residents was \$5241 annually, which is almost half of the entire county's median income. Thirty-five and eight-tenths percent of the people (30.5% of the families) are below the poverty level. Nine and four-tenths percent of the families receive some income supplement.

As can be expected, there is a deficiency in education among the residents of Grier Heights. The median number of school years completed is 9.7, or just over the equivalent of a junior high school education. Thirty and five-tenths percent of the residents have received a high school diploma and nearly a third of these people (9.4% of the total) have gone to complete at least one year of

college. However, 44.1 percent have experienced no high school education. Of the youth between the ages of 16 and 21, 24.4 percent have had no high school education and are not currently enrolled in a high school program.

The occupation indexes show an interesting picture. Only 8.4 percent of the labor force is employed in the generally high paying managerial and professional positions (8.7% of the female labor force). The interesting fact is the large percentage devoted to the personal service occupations (37.8%). One of the reasons for the location of Grier Heights could have been its close proximity to the upper income neighborhoods of Eastover, Elizabeth and Myers Park where a lot of the residents were employed as domestic help. The continuing high percentage could be a continuation of the family tradition started by the original settlers of Grier Heights.

Overcrowding is a problem in Grier Heights. Twenty-three and two-tenths percent of the families reside in dwelling units where the number of family members exceeds the number of rooms in the unit. Eight and three-tenths percent of the families average more than 1.51 persons per room.

Family stability is very low in the neighborhood with only 56.6 percent of the families considered stable. This was a decline of 4.4 percent over the 1960 percentage.

Grier Heights ranks low in socio-economic quality as was stated earlier. However, the physical quality ranks medium, which is somewhat perplexing. Even though a small section of Grier Heights is blighted, the remaining sections are of sufficient quality to raise the ranking to the medium level.

The median value of the owner-occupied dwelling units in the neighborhood is \$11400, with 5 of the units valued in excess of \$25000. The median rent for leased units was \$98, with no units renting in excess of \$200.

From the zoning viewpoint, the neighborhood fares very well. Ninety-six and nine-tenths percent of the tract is zoned for residential usage and 98.7 percent of the dwelling units are zoned residential. Business zoning constitutes .3 percent of the tract and industrial zoning makes up another 1.8 percent. The zoning effect and the industrial orientation help to bring the Grier Heights neighborhood up in physical quality.

The deterioration potential, however, is cause for some concern. Thirty-five and two-tenths percent of the owner-occupied units are valued below \$10000. Nineteen and six-tenths percent of the rentable units lease for less than \$80 a month. This points to the fact that the housing is for low income families. The mean age of the dwelling units is a low 16.9 years, with only .5 percent over the age of 60.

The population density of Grier Heights is 4912 persons per square mile, which is quite a bit above the density for Charlotte. The density figure becomes even more significant when one realizes that 58.4 percent of the land area in the neighborhood is vacant or in governmental use. The county occupies a large tract of land off Billingsley, but the rest of the land is vacant.

The computer analysis paints a fairly good picture for Grier Heights from a physical orientation, but the computer cannot analyze the quality of housing that is constructed. This is the problem in Grier Heights. The relatively new housing can be defined to some extent as "shotgun" - built cheaply, of shoddy construction, and operated mainly for the tax write-off. This is one of the problems that have to be addressed in Grier Heights.

TABLE NO. 53. INDICATORS OF SOCIAL QUALITY

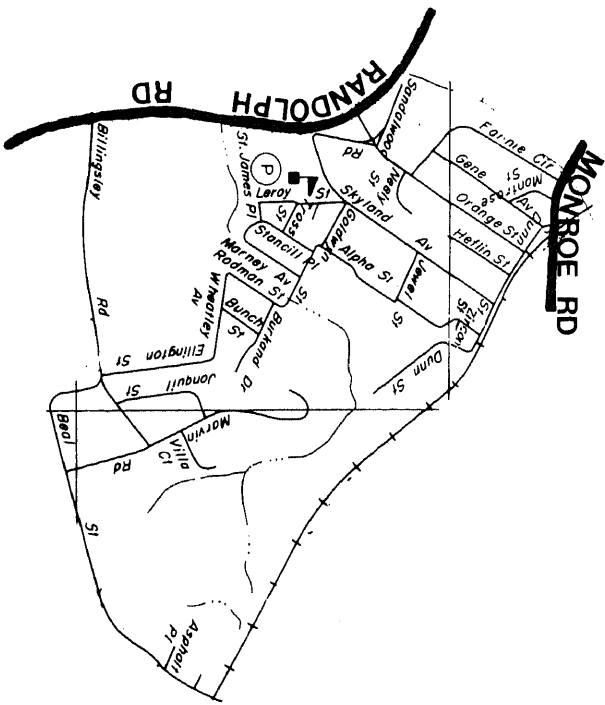
NEIGHBORHOOD NAME: Grier Heights
CENSUS TRACT NO.: 23

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
POPULATION						
TOTAL POPULATION	3586	93.6	241178	30.03	354656	23.8
BLACK	3357	67.3	72972	19.7	84254	31.1
WHITE	228	3.3	167287	.08	269129	.03
CHANGE IN POPULATION 1960-1970		235.3		.03		.01
% BLACK						
% WHITE						
SOCIAL AND ECONOMIC RESOURCES						
MEDIAN FAMILY INCOME (\$)	5241		9564	14.8	10136	12.3
PEOPLE BELOW POVERTY LEVEL	1272	35.8	35603	11.2	43487	9.4
FAMILIES BELOW POVERTY LEVEL	269	30.5	6866	47.4	8522	50.5
RATIO OF FAMILY INCOME TO POVERTY LEVEL		11.5		4.5		3.6
FAMILIES RECEIVING PUBLIC ASSISTANCE	83	9.4				
INCOME						
% Adults 25 Yrs +			12.1		12.1	
EDUCATION						
MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	9.7	30.5		53.5		53.6
HIGH SCHOOL GRADUATES	439	44.1		22.8		22.2
NO HIGH SCHOOL EDUCATION	633	24.4		17.2		16.0
NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	107	8.4		29.2		28.4
ONE OR MORE YEARS IN COLLEGE	120					
OCCUPATION						
EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	124	8.4		24.7		24.6
EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	556	37.8		.07		.06
FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	63	8.7		19.2		18.9
LIVING CONDITIONS						
OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	236	23.2	6231	.08	8385	.07
SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	84	8.3	1517	.02	1988	.02
FAMILY STABILITY						
STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS)		56.6		75.2		79.6
CHANGE IN STABLE FAMILIES 1960-1970		4.4		.06		.05

TABLE NO. 54. INDICATORS OF PHYSICAL QUALITY

NEIGHBORHOOD NAME: Grier Heights
CENSUS TRACT NO.: 23

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
HOUSING QUALITY	VALUE \$25,000	5	7908	20.6	15148	25.5
	RENT \$200	0	1546	4.2	1846	4.4
	MEDIAN VALUE MEDIAN RENT	11400 98	16300 107		17400 107	
ZONING EFFECT	PERCENT OF TRACT ZONED RESIDENTIAL	458*	81991*	90.6	286910*	89.6
	PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	1214	99613	90.2	116206	89.9
	PERCENT OF TRACT ZONED BUSINESS	1*	2391*	2.6	9224*	2.9
	PERCENT OF DWELLING UNITS ZONED BUSINESS	5	1789	1.6	2416	1.9
INDUSTRIAL ORIENTATION	PERCENT OF LAND USE INDUSTRIAL	18*	4150*	4.6	9219*	2.9
	PERCENT OF TRACT ZONED INDUSTRIAL	9*	3719*	4.1	13647*	4.3
	PERCENT OF DWELLING UNITS ZONED INDUSTRIAL	5	1374	1.2	2300	1.8
DETERIORATION POTENTIAL	VALUE \$10,000	62	5573	14.5	8742	14.7
	RENT \$80	158	7085	19.4	8275	19.5
	MEAN AGE OF DWELLING UNITS DWELLING UNITS 60 YEARS IN AGE	16.9 6	3673	3.3	4712	3.6
CROWDING INDEX	PERCENT OF LAND USE VACANT/GOVERNMENTAL	276*	49855*	55.1	254318*	79.4
	PERCENT OF LAND USE RESIDENTIAL	174*	30188*	33.4	46819*	14.6
	POPULATION DENSITY	4912	1700/sq. mi.		708/sq. mi.	
		*acres	*acres		*acres	

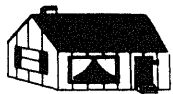


GRIER HEIGHTS



Elizabeth

census
tract
24



The Elizabeth neighborhood is divided between two census tracts. Census Tract 24 includes that portion bounded by Briar Creek, the Seaboard Airline Railroad, the Caswell-Pecan connector, Providence Road and Lauren/Randolph Streets. This, the upper portion of Elizabeth, is in better condition physically and socio-economically than the lower portion (see Census Tract 25). Both portions of Elizabeth underwent a zoning change in 1973 from multi-family to single family. The greatest threat to this portion of the Elizabeth neighborhood is the expansion of Mercy Hospital and the continuation of office development on Randolph Road.

Elizabeth is a predominantly white neighborhood that is losing population because of office and hospital encroachment. The development of the Mercy and Presbyterian Hospitals with the supportive medical office construction has spurred the demise of many residential dwellings in Elizabeth. Definite limits of expansion of the medical uses must be drawn if Elizabeth is to be spared further encroachment.

The median family income in Elizabeth is \$7721 per person, with 271 people (25 families) below the poverty level. One of the reasons for the large number of individuals below the poverty level is because of the large number of single or widowed elderly living in the neighborhood. Six families are receiving some form of public assistance income.

The educational level is slightly above average when compared to the other city neighborhoods (12.2 years compared to 12.1 years). Fifty-three and six-

tenths percent of the residents have completed high school and 34.6 percent have completed at least one year of college. However, 18 percent have had no high school education, and more alarming is the fact that 23.2 percent of the youth between 16 and 21 have had no high school and are not presently enrolled in a high school program.

An above average portion of Elizabeth residents are employed in the professional and managerial positions (26.3% for Elizabeth as compared to 24.7 for the city). Twenty-five and nine-tenths percent of the women in Elizabeth are employed in the professional and managerial positions. One and nine-tenths percent are employed in the personal services, which are generally low paying.

Elizabeth has a minor overcrowding problem. Only 1.3 percent of the units have more than 1.01 persons per room and only .2 percent of the units have more than 1.51 persons per room.

Family stability has slipped below the city average during the decade of the 60's. The stability index includes 75.1 percent of the families, which is a decline of 4.2 percent between 1960 and 1970.

The socio-economic quality index ranking for Elizabeth is medium high. From a physical quality ranking, Elizabeth ranks only medium due to the statistics explained below.

The median value of owner-occupied units in Census Tract 24 is \$14600 or about \$1700 below the average for Charlotte. However, 36 of the units are valued in excess of \$25000. These homes have escaped the plight of many other large older homes that become a burden to maintain and are eventually divided into apartments. Elizabeth now has zoning protection to prevent these conversions. The median rent asked for a unit in Elizabeth is \$106 with no units renting in excess of \$200.

Census Tract 24 in Elizabeth does not suffer adversely from business or industrial zoning. In fact, there is no industrially zoned land and only 1 percent of the land is zoned for business. The problem arises from the other 15 percent of the land that is not zoned for residential. It is primarily zoned for office which has tended to expedite deterioration particularly along the Seventh Street corridor, and to a lesser extent along Randolph.

The deterioration potential is moderate at best. Over 11 percent of the owner-occupied units are valued at less than \$10000 and 11.7 percent of the leased units rent below \$80 a month. The mean age of units is 35.2 years and 2 percent of the units are more than 60 years old. However, with the recent interest generated by the young semi-affluent, Elizabeth has a good chance to overcome its problems.

One quarter of the land area in Elizabeth is vacant. The fire training facility makes up a large portion of this land. Sixty-eight and two-tenths percent of the land is used for residential purposes. The census tract is inhabited at a population density of 5546 persons per square mile, or slightly more than twice that of the average density of Charlotte.

The Elizabeth neighborhood has been granted a new lease on life in the past few years, with the in-migration of young professionals desiring a close-in place to live. Even though the dwellings are aging and in some instances in need of major repair, the neighborhood has a good chance of rejuvenation because these new residents can afford to remodel and maintain the units. Elizabeth has an excellent chance for preservation as a viable place to live.

TABLE NO. 55. INDICATORS OF SOCIAL QUALITY

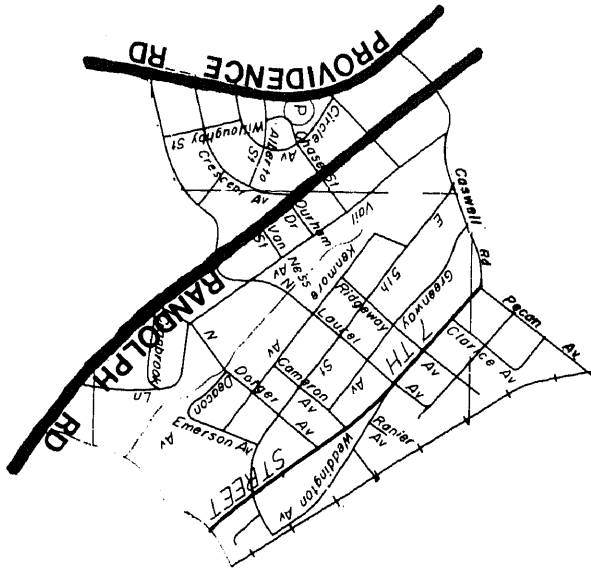
NEIGHBORHOOD NAME: Elizabeth
CENSUS TRACT NO.: 24

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
POPULATION	2786		241178		354656	
	1	.03	72972	30.03	84254	23.8
	2773		167287	19.7	269129	31.1
TOTAL POPULATION						
BLACK						
WHITE						
CHANGE IN POPULATION 1960-1970						
% BLACK						
WHITE						
SOCIAL AND ECONOMIC RESOURCES						
INCOME						
MEDIAN FAMILY INCOME (\$)	7721		9564	14.8	10136	12.3
PEOPLE BELOW POVERTY LEVEL	271	10.2	35603	11.2	43487	9.4
FAMILIES BELOW POVERTY LEVEL	25	3.3	6866	47.4	8522	50.5
RATIO OF FAMILY INCOME TO POVERTY LEVEL		45.1		4.5		3.6
FAMILIES RECEIVING PUBLIC ASSISTANCE	6	.8				
EDUCATION						
MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	12.2		12.1		12.1	
HIGH SCHOOL GRADUATES	996	53.6		53.5		53.6
NO HIGH SCHOOL EDUCATION	335	18.0		22.8		22.2
NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	77	23.2		17.2		16.0
ONE OR MORE YEARS IN COLLEGE	643	34.6		29.2		28.4
OCCUPATION						
EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	369	26.3		24.7		24.6
EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	27	1.9		.07		.06
FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	204	25.9		19.2		18.9
LIVING CONDITIONS						
OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	16	1.3	6231	.08	8385	.07
SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	2	.2	1517	.02	1988	.02
FAMILY STABILITY						
STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS)		75.1		75.2		79.6
CHANGE IN STABLE FAMILIES 1960-1970		4.2		.06		.05

TABLE NO. 56. INDICATORS OF PHYSICAL QUALITY

NEIGHBORHOOD NAME: Elizabeth
CENSUS TRACT NO.: 24

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
HOUSING QUALITY						
VALUE \$25,000	36	9.5	7908	20.6	15148	25.5
RENT \$200	0	0	1546	4.2	1846	4.4
MEDIAN VALUE	14600		16300		17400	
MEDIAN RENT	106		107		107	
ZONING EFFECT						
PERCENT OF TRACT ZONED RESIDENTIAL	290*	84.3	81991*	90.6	286910*	89.6
PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	1023	83.2	99613	90.2	116206	89.9
PERCENT OF TRACT ZONED BUSINESS	3*	1.0	2391*	2.6	9224*	2.9
PERCENT OF DWELLING UNITS ZONED BUSINESS	16	1.3	1789	1.6	2416	1.9
INDUSTRIAL ORIENTATION						
PERCENT OF LAND USE INDUSTRIAL	7*	2.0	4150*	4.6	9219*	2.9
PERCENT OF TRACT ZONED INDUSTRIAL	0	0	3719*	4.1	13647*	4.3
PERCENT OF DWELLING UNITS ZONED INDUSTRIAL	0	0	1374	1.2	2300	1.8
DETERIORATION POTENTIAL						
VALUE \$10,000	43	11.7	5573	14.5	8742	14.7
RENT \$80	97		7085	19.4	8275	19.5
MEAN AGE OF DWELLING UNITS	35.2		3673	3.3	4712	3.6
DWELLING UNITS 60 YEARS IN AGE	25	2.0				
CROWDING INDEX						
PERCENT OF LAND USE VACANT/GOVERNMENTAL	85*	24.6	49855*	55.1	254318*	79.4
PERCENT OF LAND USE RESIDENTIAL	235*	68.2	30188*	33.4	46819*	14.6
POPULATION DENSITY	5546		1700/sq.mi.		708/sq.mi.	
	*acres		*acres		*acres	



ELIZABETH

24



Elizabeth



census
tract
25

Census Tract 25 of the Elizabeth neighborhood is bounded by Caswell and Pecan, Randolph, Central, and Sugar Creek. This portion of Elizabeth is divided into several subsections by major streets. Many varying forces are at work in this part of Elizabeth.

The northerly portion is severed from the rest of the neighborhood by the Independence Freeway and its interchange with the Northwest Freeway. Hawthorne Lane and Central Avenue provide the only linkage between the two subsections. A decreasing number of units are located in this part, falling prey to strip development, freeway expansion and general decay (physically and socio-economically).

Another subsection of Elizabeth exists between Independence Boulevard and Sugar Creek. Two major factors have contributed to the demise of this section as a residential neighborhood. One is the existence of Memorial Stadium with its auxillary parking. With the introduction of pro football to the stadium, any future development will have a profound affect on this subsection, plus the adjoining residential portions of Elizabeth. The other major factor is the existence of Central Piedmont Community College. The rapid expansion of the college with its supporting facilities has almost completely enveloped the entire area between Sugar Creek, Independence Boulevard, Northwest Freeway, and Fourth Street.

The remaining portion of Elizabeth is not left undaunted. Strip commercial and office development along Randolph and Seventh Streets are a constant threat

to neighborhood stability. Mercy Hospital occupies an expanding amount of land. Hawthorne is becoming an increasingly traveled arterial. Several churches occupy large tracts of land in the neighborhood. Elizabeth Street and Hawthorne are in a continual evolution from residential to commercial and office. This portion of Elizabeth is faced with many pressures.

Elizabeth lost over one third (37.9%) of its population between 1960 and 1970. An increasing portion of its residents were black in 1970 (10.7%). The decline in population is explained by the preceding introductory comments.

The median family income was \$6013, or about a third below the city's average of \$9464. Thirteen and six-tenths percent of the families (25.4% of individuals) were below the poverty level and 5.5 percent of the total number of families were receiving some form of public assistance income.

The median number of school years completed in Elizabeth is 11.2. Forty-one and four-tenths percent were high school graduates and over half of those (21.8% of the total) went on to complete at least one year of college. On the other end of the education spectrum, 28.1 percent have not had any high school education at all. Seventeen and one-tenth percent of the youth between the ages of 16 and 21 years have had no high school and are not presently enrolled in a high school program. Educational attainment presents a wide diversity in the neighborhood.

Elizabeth residents can be classified as solid middle income wage earners. Fifteen and one-tenth percent are employed in the high paying professional and managerial positions (the Charlotte average is 24.7%). Thirteen and six-tenths percent are employed in the low paying personal service occupations. (The Charlotte average is .07%). Twelve and four-tenths percent of the female labor pool are employed in managerial and professional positions.

Census Tract 25 does have somewhat of a problem with overcrowded living conditions in that 5.3 percent of the units have an average of 1.01 or more persons per room. Two and one-tenth percent of the units have more than 1.51 persons per room.

Family stability has shifted dramatically in this portion of Elizabeth. During the decade of the 60's, family stability decreased by 15.9 percent to a level of 61.2 percent. Elizabeth, while being average in stability in 1960, by 1970 had fallen well below the Charlotte average of 75.2 percent.

The socio-economic quality ranking for Census Tract 25 is medium when compared to the 75 neighborhoods in Charlotte-Mecklenburg. The physical pressures described earlier in this synopsis have not affected the socio-economic quality of Census Tract 25. However, the physical quality ranking is low, which is an indication of potentially detrimental conditions in the tract.

The median value of owner-occupied dwelling units in Elizabeth is \$13200, with 18 units (9.6%) valued in excess of \$25000. The median rent for units is \$88 with no units renting in excess of \$200.

The existing pattern of zoning in Census Tract 25 presents a problem for neighborhood preservation. Even though Elizabeth recently underwent a zoning change from multi-family to single family, the non-residential zoning still poses a major problem. Barely half (50.7%) of the tract is zoned for residential uses. Even less of the dwelling units are zoned residential (45.0%). Nearly one third of the tract is zoned for business (30.7%) and 32.0 percent of the units are zoned for business. This, of course, includes the Seventh Street corridor (zoned business and office) that bisects the entire Elizabeth neighborhood (Census Tracts 24 and 25). Industrial zoning does not have an adverse effect on Elizabeth. (Only .4% of the tract is zoned for industrial

usage.)

The deterioration potential has reached a critical stage. Twenty-one and nine-tenths percent of the owner-occupied units are valued below \$10000 and 34.4 percent of the rentals lease for less than \$80. The mean age of all units is 41.2 years with 10.1 percent of the units in excess of 60 years.

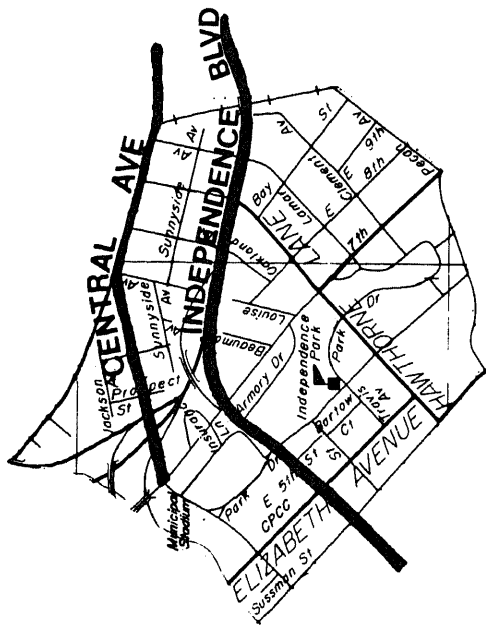
Finally, the crowding index gives some indication of change in the neighborhood. Thirty-eight and six-tenths percent of the land is either vacant or in public use. The major land uses in the public sector, as mentioned before, are Memorial Stadium/Independence Park, Mercy Hospital, and Central Piedmont Community College. Forty-four and three-tenths percent of the land is used for residential purposes. The population density is 4384 persons per square mile, somewhat lower than the 5546 persons per square mile in the other half of Elizabeth. The decreased population density is, of course, attributable to the large amount of non-residential uses.

Census Tract 25 is in a state of change. Whether this change is good remains to be seen. If this tract is to be preserved for residential uses, then positive action must be taken to preserve it.

TABLE NO. 57. INDICATORS OF SOCIAL QUALITY

NEIGHBORHOOD NAME: Elizabeth
 CENSUS TRACT NO.: 25

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
POPULATION						
TOTAL POPULATION	2499	10.7	241178	30.03	354656	23.8
BLACK	268	-	72972	19.7	84254	31.1
WHITE	2185	37.9	167287	124.3	269129	.03
CHANGE IN POPULATION 1960-1970		-		.08		.01
% BLACK		42.9		-		-
WHITE						
SOCIAL AND ECONOMIC RESOURCES						
<u>INCOME</u>						
MEDIAN FAMILY INCOME (\$)	6013	% N'Hood Families	9564	14.8	10136	12.3
PEOPLE BELOW POVERTY LEVEL	531	25.4	35603	11.2	43487	9.4
FAMILIES BELOW POVERTY LEVEL	64	13.6	6866	47.4	8522	50.5
RATIO OF FAMILY INCOME TO POVERTY LEVEL	26	30.3		4.5		3.6
FAMILIES RECEIVING PUBLIC ASSISTANCE		5.5				
<u>EDUCATION</u>						
MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	11.2	% Adults 25 Yrs +	12.1	53.5	12.1	53.6
HIGH SCHOOL GRADUATES	601	41.4		22.8		22.2
NO HIGH SCHOOL EDUCATION	409	28.1		17.2		16.0
NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	102	17.1		29.2		28.4
ONE OR MORE YEARS IN COLLEGE	317	21.8				
<u>OCCUPATION</u>						
EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	170	% All Emp in N'Hood		24.7		24.6
EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	153	15.1		.07		.06
FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	72	13.6		19.2		18.9
<u>LIVING CONDITIONS</u>						
OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	43	12.4	6231	.08	8385	.07
SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	17	5.3	1517	.02	1988	.02
<u>FAMILY STABILITY</u>						
STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS)		% Families in N'Hood		75.2		79.6
CHANGE IN STABLE FAMILIES 1960-1970		61.2		.06		.05
		-		-		-



ELIZABETH

TABLE NO. 58. INDICATORS OF PHYSICAL QUALITY

NEIGHBORHOOD NAME: Elizabeth
CENSUS TRACT NO.: 25

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
HOUSING QUALITY	VALUE \$25,000	18	7908	20.6	15148	25.5
	RENT \$200	0	1546	4.2	1846	4.4
	MEDIAN VALUE MEDIAN RENT	13200 88	16300 107	17400 107		
ZONING EFFECT	PERCENT OF TRACT ZONED RESIDENTIAL	191*	81991*	90.6	286910*	89.6
	PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	368	99613	90.2	116206	89.9
	PERCENT OF TRACT ZONED BUSINESS	116*	2391*	2.6	9224*	2.9
	PERCENT OF DWELLING UNITS ZONED BUSINESS	261	1789	1.6	2416	1.9
INDUSTRIAL ORIENTATION	PERCENT OF LAND USE INDUSTRIAL	14*	4150*	4.6	9219*	2.9
	PERCENT OF TRACT ZONED INDUSTRIAL	2*	3719*	4.1	13647*	4.3
	PERCENT OF DWELLING UNITS ZONED INDUSTRIAL	2	1374	1.2	2300	1.8
DETERIORATION POTENTIAL	VALUE \$10,000	41	5573	14.5	8742	14.7
	RENT \$80	198	7085	19.4	8275	19.5
	MEAN AGE OF DWELLING UNITS DWELLING UNITS 60 YEARS IN AGE	41.2 83	3673	3.3	4712	3.6
CROWDING INDEX	PERCENT OF LAND USE VACANT/GOVERNMENTAL	146*	49855*	55.1	254318*	79.4
	PERCENT OF LAND USE RESIDENTIAL	167*	30188*	33.4	46819*	14.6
	POPULATION DENSITY	4384	1700/sq.mi.		708/sq.mi.	
		*acres	*acres		*acres	