

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-

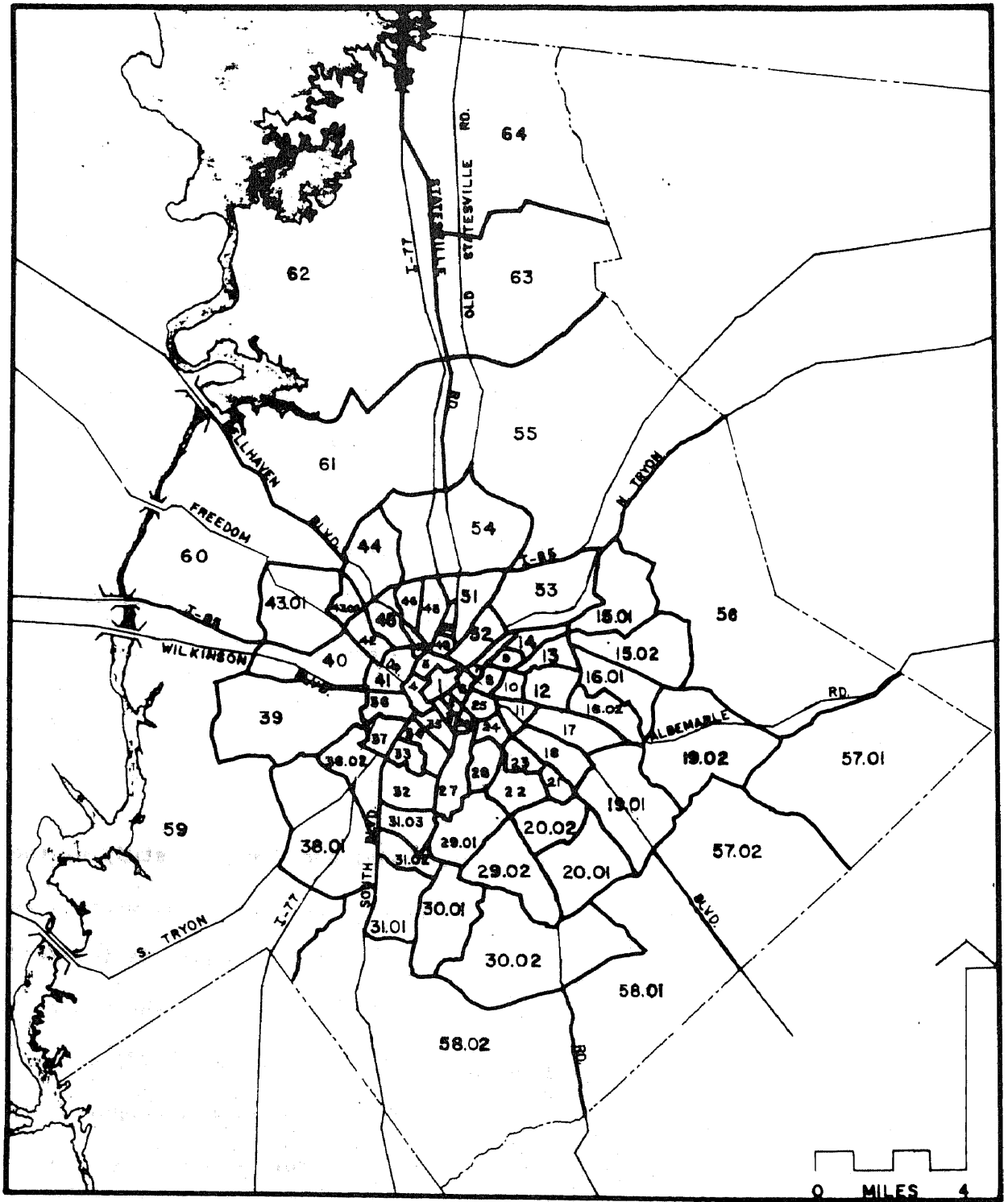


Figure 1

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.

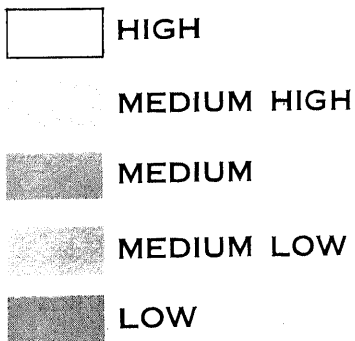
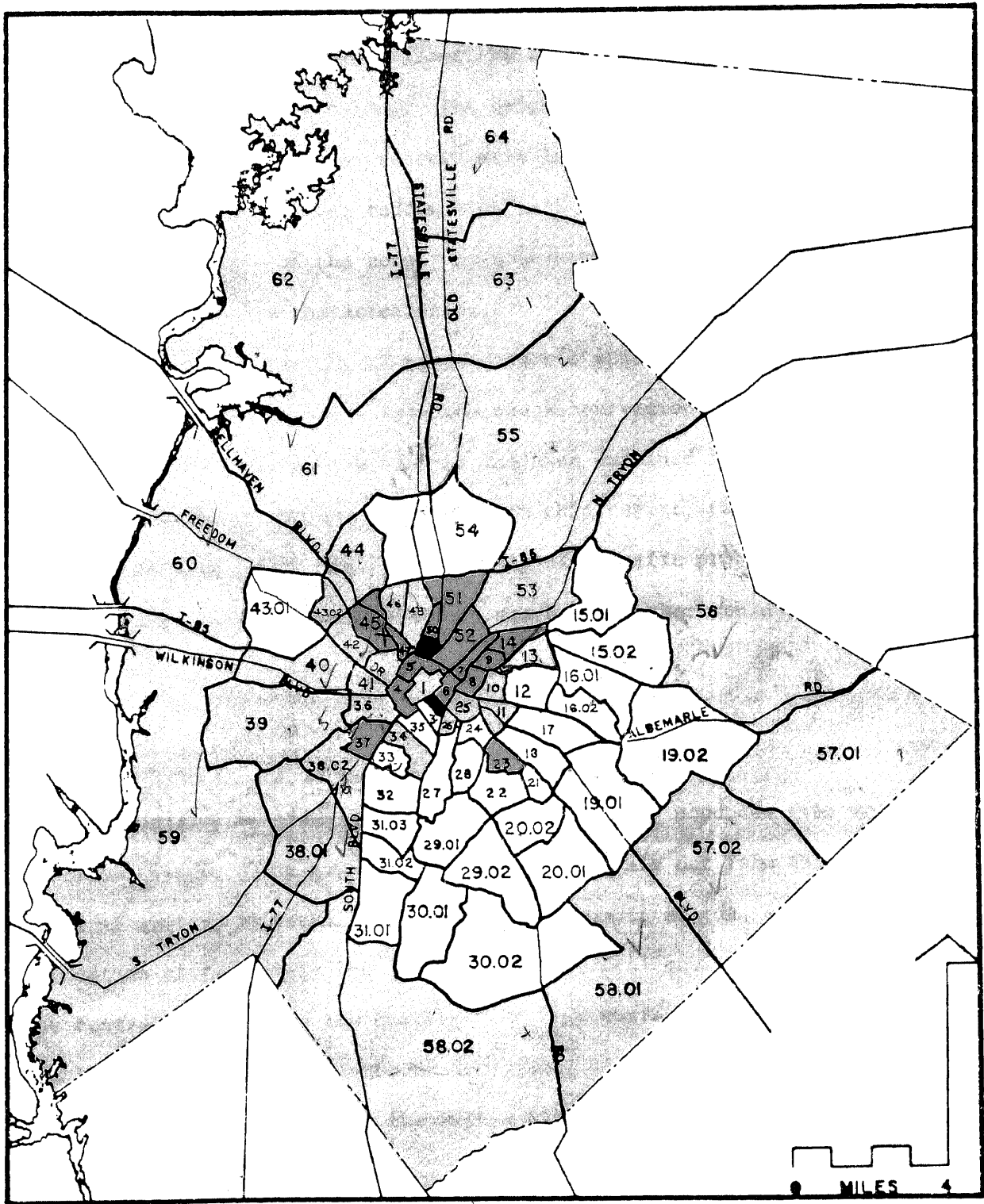
Community Overview

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

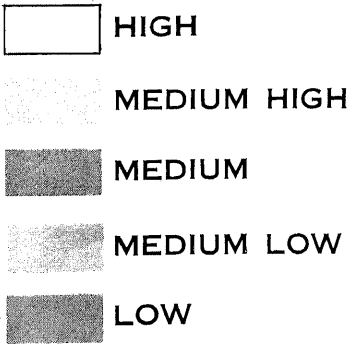
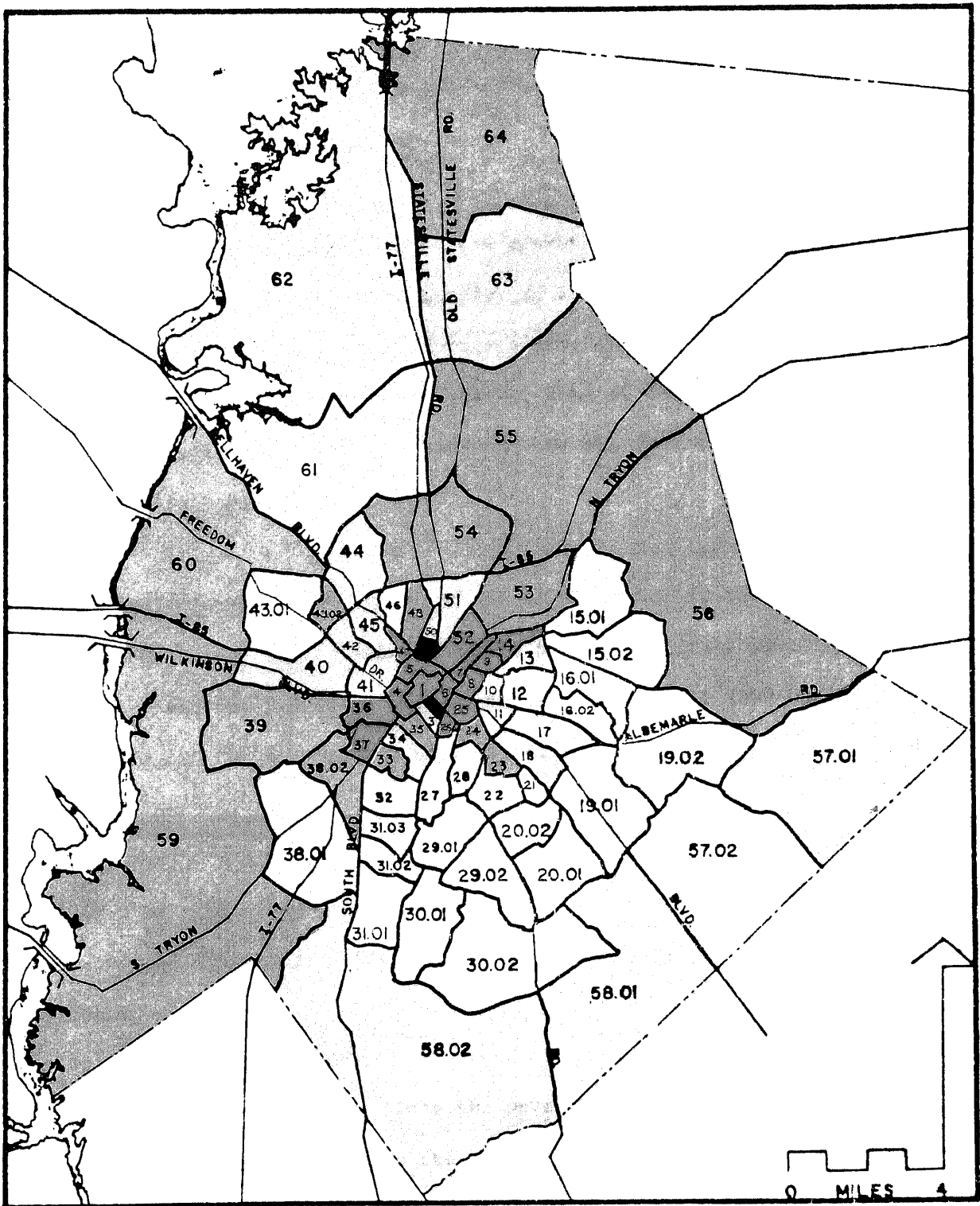
The mapping of community-wide physical quality produces even more definitive patterns (Figure 3), e.g., generally as one travels out from the central city, physical quality improves. As with socio-economic status, a pronounced configuration of relatively low neighborhood physical quality is in evidence 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

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.

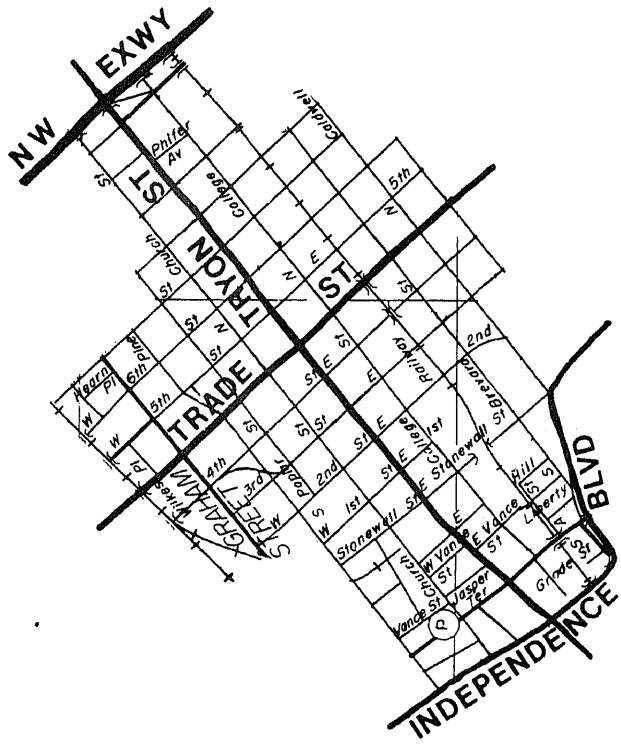
The physical quality ranks low in comparison with other neighborhoods in the city and county. Most of the available units are rentals with only 6 (1.1%) having a rent of \$200 or more. The average rent is \$69. Two of the seven owner-occupied houses are valued over \$25000.

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

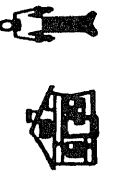


TABLE NO. 3. INDICATORS OF SOCIAL QUALITY

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						
<u>SOCIAL AND ECONOMIC RESOURCES</u>						
MEDIAN FAMILY INCOME (\$)	9750	% N'Hood	9564		10136	
PEOPLE BELOW POVERTY LEVEL	93	Families	35603	14.8	43487	12.3
FAMILIES BELOW POVERTY LEVEL	16		6866	11.2	8522	9.4
RATIO OF FAMILY INCOME TO POVERTY LEVEL	10			47.4		50.5
FAMILIES RECEIVING PUBLIC ASSISTANCE		7.8		4.5		3.6
		% Adults				
	12.2	25 Yrs +	12.1		12.1	
	212			53.5		53.6
	94	55.0		22.8		22.2
	10	24.4		17.2		16.0
	117	24.0		29.2		28.4
		30.4				
		% All Emp				
	67	in N'Hood		24.7		24.6
	64	21.0		.07		.06
	29	20.1		19.2		18.9
		21.3				
		% All DU's				
	14	in N'Hood	6231	.08	8385	.07
	21	5.9	1517	.02	1988	.02
		1.3				
		% Families				
		in N'Hood				
		57.1		75.2		79.6
		8.8		.06		.05
<u>INCOME</u>						
<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						
<u>LIVING CONDITIONS</u>						
OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)						
SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)						
<u>FAMILY STABILITY</u>						
STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS)						
CHANGE IN STABLE FAMILIES 1960-1970						

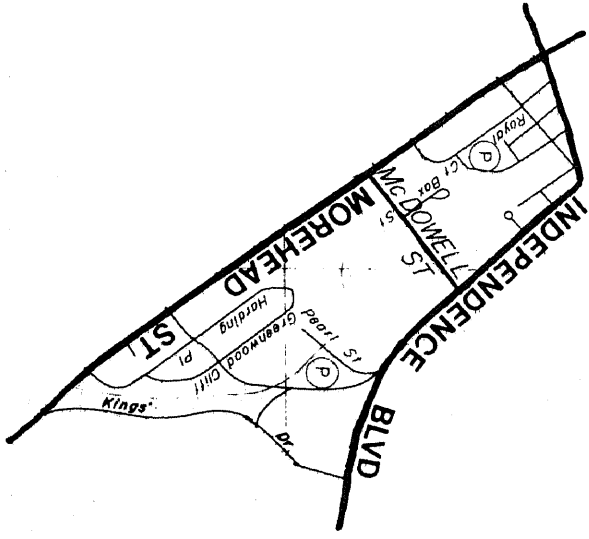
TABLE NO. 6. INDICATORS OF PHYSICAL QUALITY

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		3673		4712	
DWELLING UNITS 60 YEARS IN AGE	28	10.1		3.3		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.

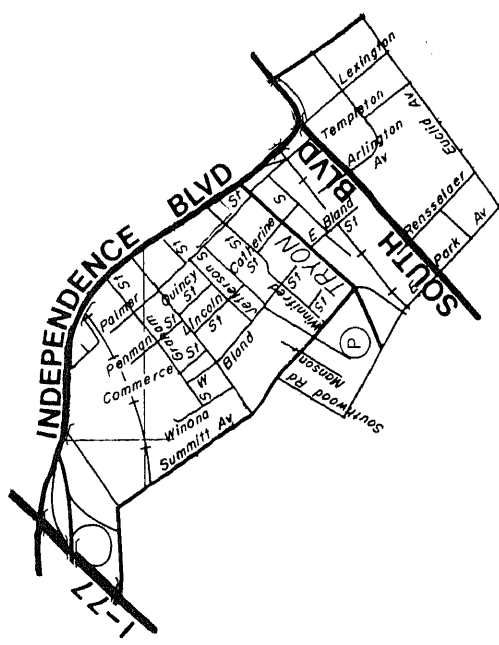
Roughly, one-third of the entire census tract is zoned for residential land use, but only 5.6 percent of the dwelling units are zoned for residential use. Another 3.2 percent are zoned for business use. By far, the largest zoning classification for the dwelling units in the tract is the industrial zoning 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						
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		9.7		47.4		50.5
FAMILIES RECEIVING PUBLIC ASSISTANCE	56	17.0		4.5		3.6
		% Adults 25 Yrs +				
	8.2		12.1		12.1	
	105	10.4		53.5		53.6
	646	64.0		22.8		22.2
	34	21.0		17.2		16.0
	52	5.2		29.2		28.4
		% All Emp in N'Hood				
	42	7.8		24.7		24.6
	222	41.2		.07		.06
	4	2.4		19.2		18.9
		% All DU's in N'Hood				
	95	14.0	6231	.08	8385	.07
	40	6.2	1517	.02	1988	.02
		% Families in N'Hood				
		45.0		75.2		79.6
		- 21.9		- .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. 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.

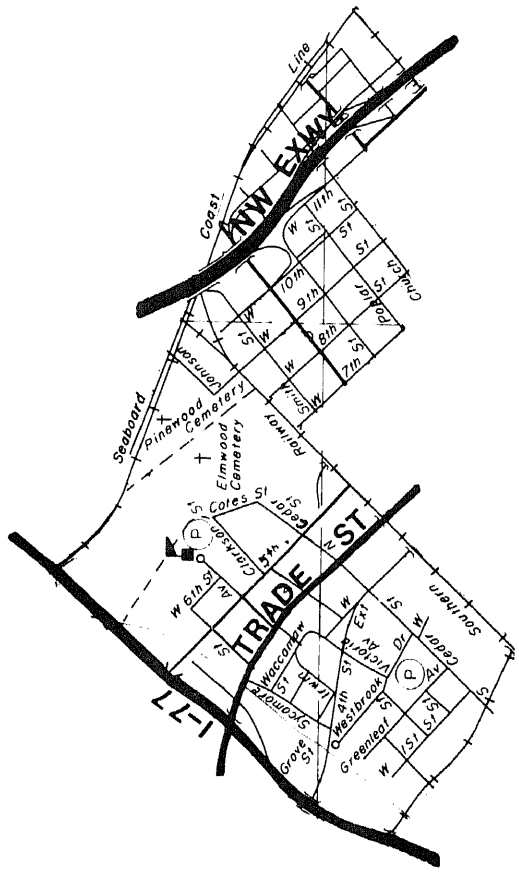
The zoning effect, as is prevalent in the inner city, has a negative impact on the residential areas. While almost 58 percent of the land in the census tract is zoned residential, only 47.7 percent of the dwelling units are located within this residential land. One-quarter of the census tract is zoned 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				
		% Adults 25 Yrs +				
	7.9		12.1		12.1	53.6
	237	17.5				22.2
	829	61.0				16.0
	54	26.6				17.2
	68	5.0				28.4
		% All Emp in N'Hood				
	38	4.9				24.6
	282	36.1				.06
	25	7.8				18.9
		% All DU's in N'Hood				
	108	13.3	6231	.08	8385	.07
	40	4.9	1517	.02	1988	.02
		% Families in N'Hood				
		46.4				79.6
		28.2				.05
INCOME						
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						
FAMILY STABILITY						
STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS)						
CHANGE IN STABLE FAMILIES 1960-1970						

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

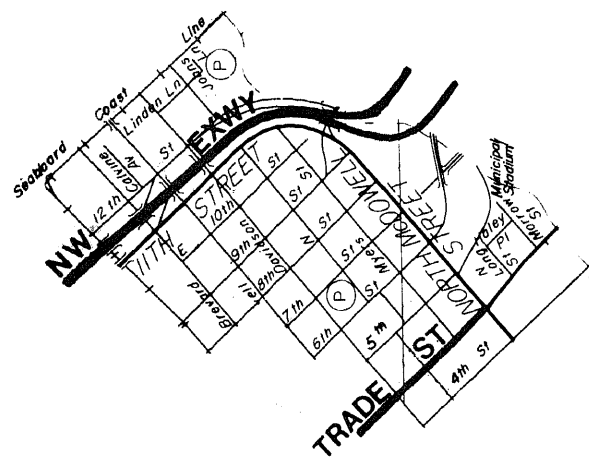
NEIGHBORHOOD NAME: First Ward
CENSUS TRACT NO.: 6

	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>						
<u>INCOME</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
	FAMILIES RECEIVING PUBLIC ASSISTANCE					
<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
<u>LIVING CONDITIONS</u>	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	175	6231	.08	8385	.07
	SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	36	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. 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	

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

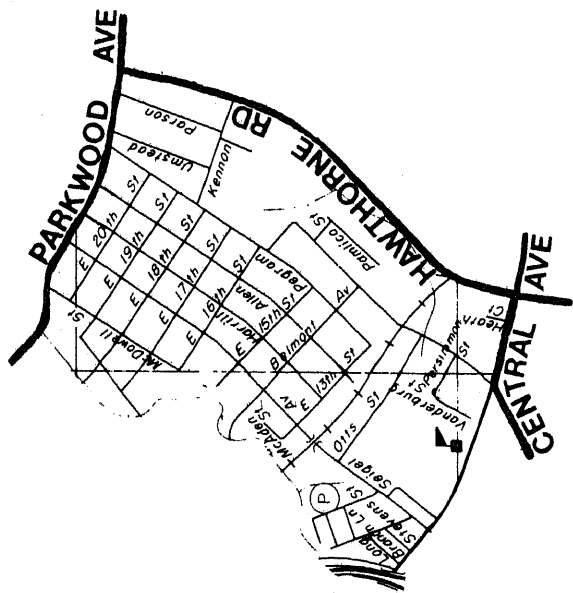
NEIGHBORHOOD NAME: Belmont
CENSUS TRACT NO.: 8

	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	-	-	.08	-	.01
	% WHITE	8730.0	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

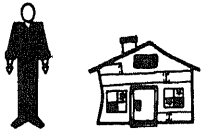
NEIGHBORHOOD NAME: Belmont
CENSUS TRACT NO.: 8

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

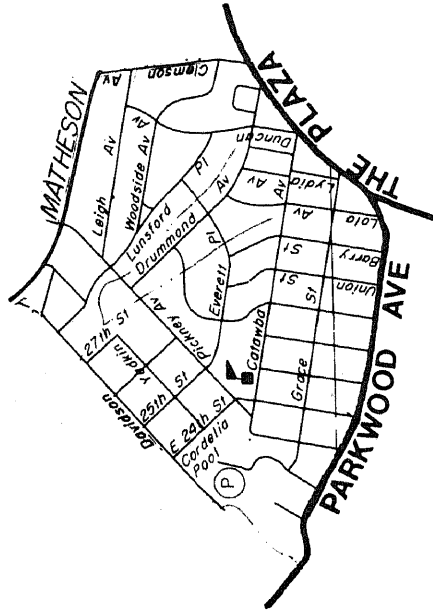
NEIGHBORHOOD NAME: Villa Heights
CENSUS TRACT NO.: 9

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
POPULATION	TOTAL POPULATION	3182	241178		354656	23.8
	BLACK	2059	72972	30.03	84254	31.1
	WHITE	1105	167287	19.7	269129	.03
CHANGE IN POPULATION 1960-1970	% BLACK	6370.0	-	.08	-	.01
	% BLACK	-	62.9	.03	-	.01
	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	7048	9564	14.8	10136	12.3
		545	35603	11.2	43487	9.4
		103	6866	47.4	8522	50.5
		75		4.5		3.6
		9.0	12.1		12.1	
		211		53.5		53.6
		211		22.8		22.2
		707		17.2		16.0
		592		29.2		28.4
		31				
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	43	3.4	24.7	24.6	
		351	28.2	.07	.06	
		12	2.2	19.2	18.9	
OCCUPATION	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING) EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING) FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	183	5.7	.08	8385	.07
		65	1.2	.02	1988	.02
LIVING CONDITIONS	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM) SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	63.9	75.2	.06	79.6	
		29.2			.05	
FAMILY STABILITY	STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS) 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.

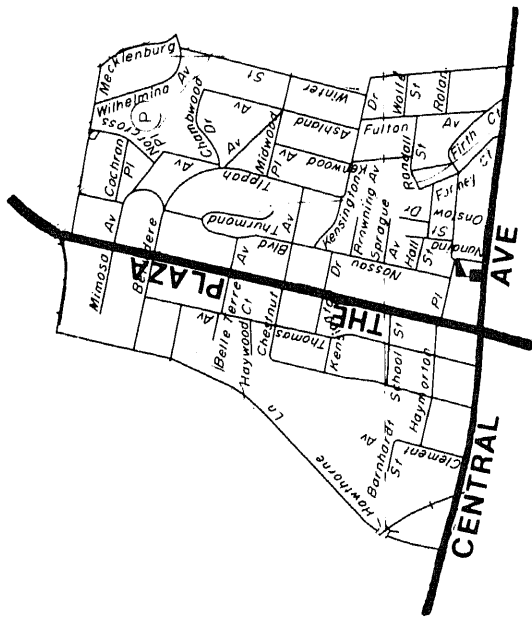
Very few (8/1.4%) of the units in Plaza/Midwood are valued in excess of \$25000 and 10, or 2.0 percent, of the rentals lease in excess of \$200 a month. The median value for owner-occupied dwelling units is \$11900, with the median rent of leased units at \$105. The Plaza/Midwood area has several factors 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	
POPULATION					
TOTAL POPULATION	3040	1.3	241178	30.03	354656
BLACK	40	-	72972	19.7	84254
WHITE	2968	2066.7	167287	.08	269129
CHANGE IN POPULATION 1960-1970		-		.03	
% BLACK		-		-	
WHITE		13.6		.01	
SOCIAL AND ECONOMIC RESOURCES					
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			
MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	10.8	% Adults 25 Yrs +	12.1	53.5	53.6
HIGH SCHOOL GRADUATES	683	35.5		22.8	22.2
NO HIGH SCHOOL EDUCATION	561	29.1		17.2	16.0
NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	61	20.6		29.2	28.4
ONE OR MORE YEARS IN COLLEGE	313	16.3			
EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	277	% All Emp in N'Hood		24.7	24.6
EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	103	19.0		.07	.06
FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	126	7.1		19.2	18.9
OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	64	19.0	6231	.08	8385
SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	13	% All DU's in N'Hood	1517	.02	1988
STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS)		5.6		75.2	79.6
CHANGE IN STABLE FAMILIES 1960-1970		1.2		.06	.05
FAMILY STABILITY		% Families in N'Hood		-	-
		76.6			
		-			
		10.7			

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

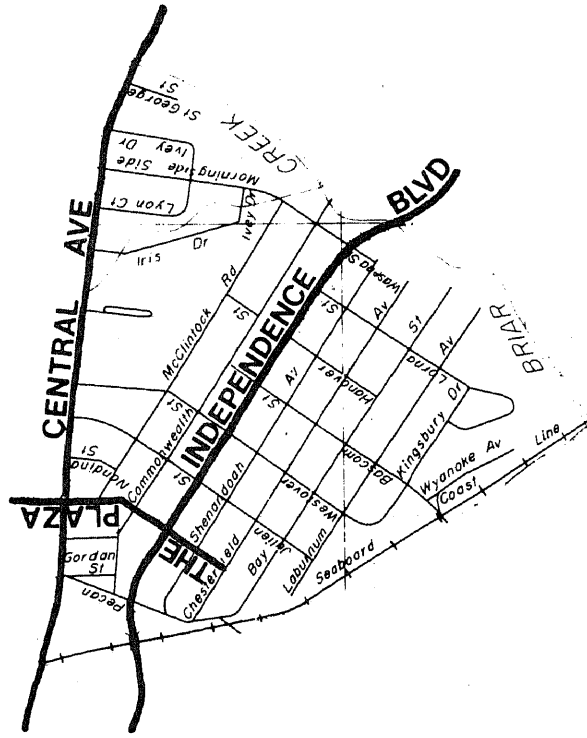
NEIGHBORHOOD NAME: Chantilly
CENSUS TRACT NO.: 11

	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	



CHANTILLY

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

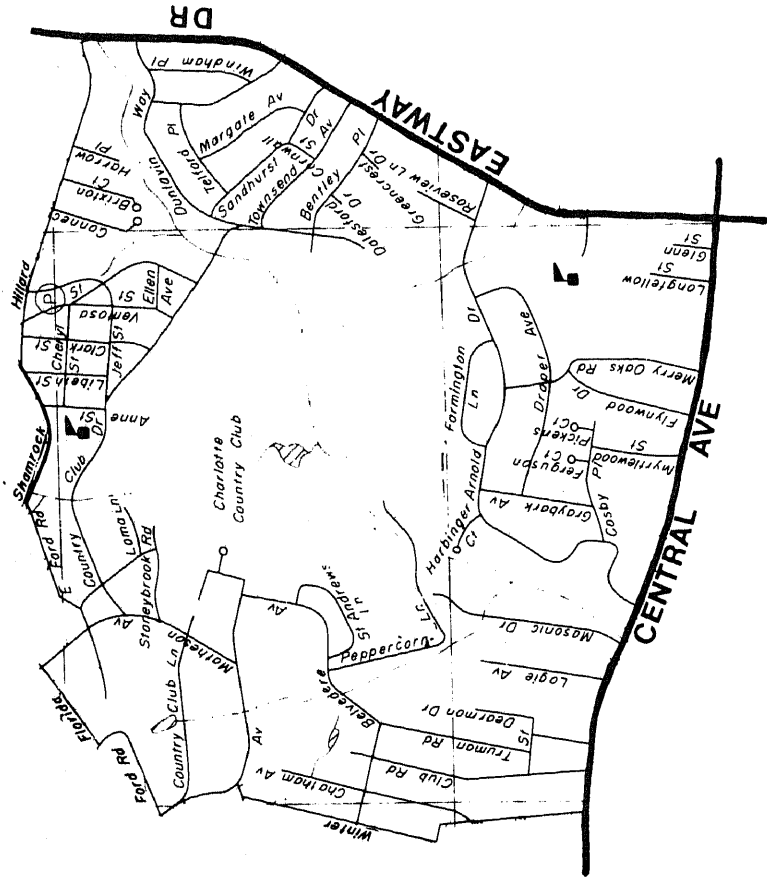
NEIGHBORHOOD NAME: Country Club
CENSUS TRACT NO.: 12

	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	

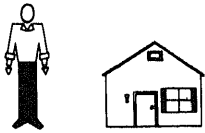


COUNTRY CLUB



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.

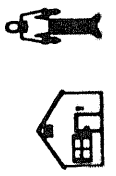
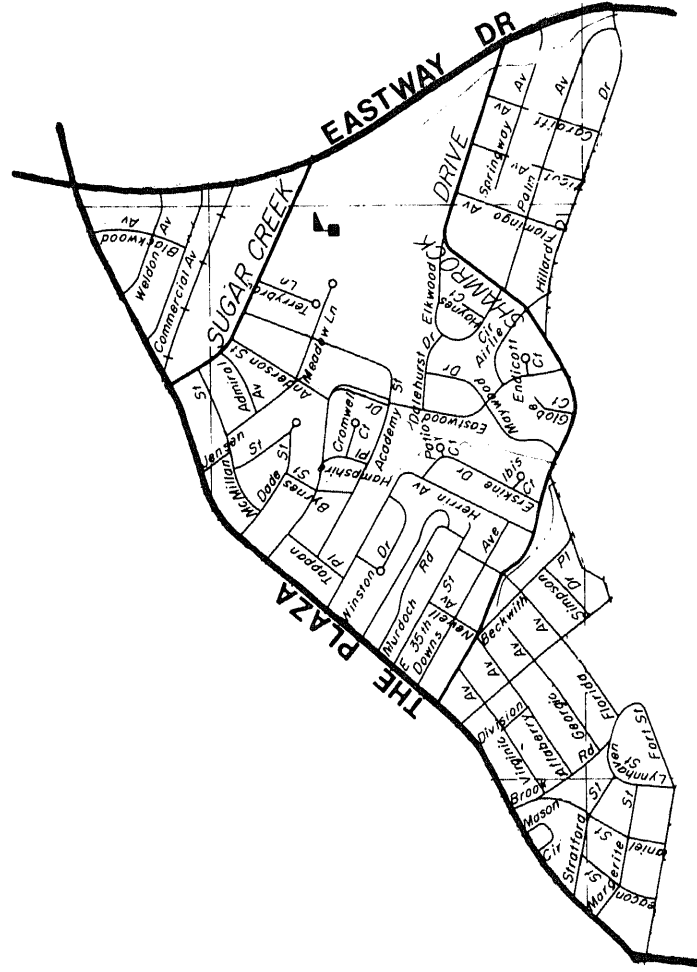
The deterioration potential, as in Census Tract 11, presents a mixed picture. Over one-quarter of the owner-occupied homes are valued less than \$10000. Twelve and one-half percent of the for-lease units rent for less than \$80 a month. In other words, the value of the homes is low (due partly to the 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.

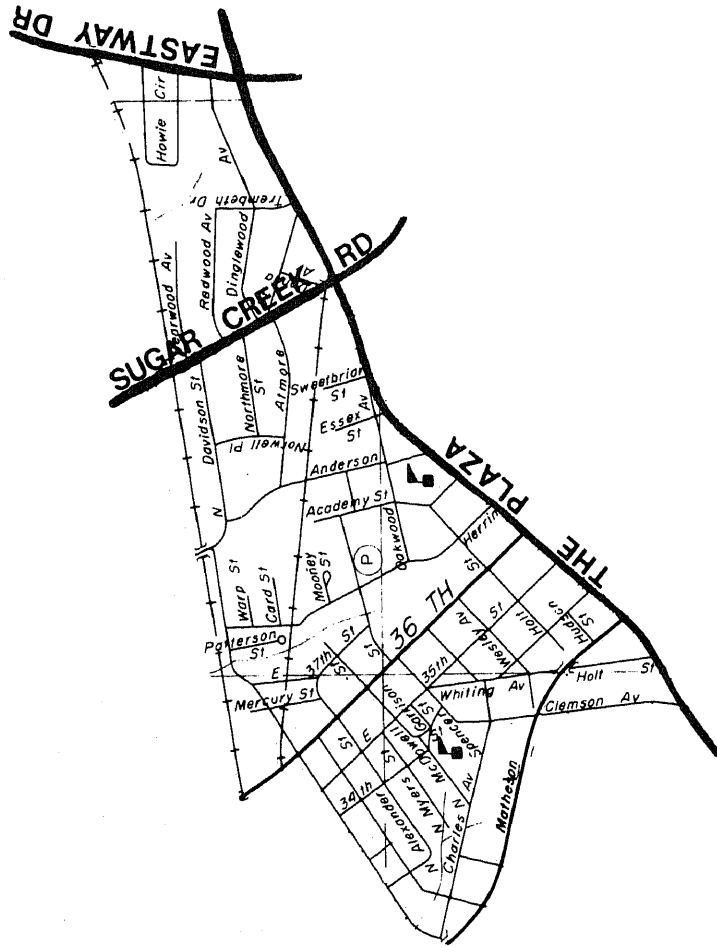
North Charlotte is an area under extreme tensions and, because of this, should be watched closely. A recent rezoning petition was passed by the City Council which changed a portion of the neighborhood from multi-family to single family for preservation. The neighborhood needs a lot more help than this. 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 Families				
WHITE						
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 25 Yrs +				
<u>EDUCATION</u>						
MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	9.1	20.0	12.1	53.5	12.1	53.6
HIGH SCHOOL GRADUATES	377	48.8		22.8		22.2
NO HIGH SCHOOL EDUCATION	919	24.4		17.2		16.0
NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	82	5.1		29.2		28.4
ONE OR MORE YEARS IN COLLEGE	97	% All Emp in N'Hood				
<u>OCCUPATION</u>						
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-

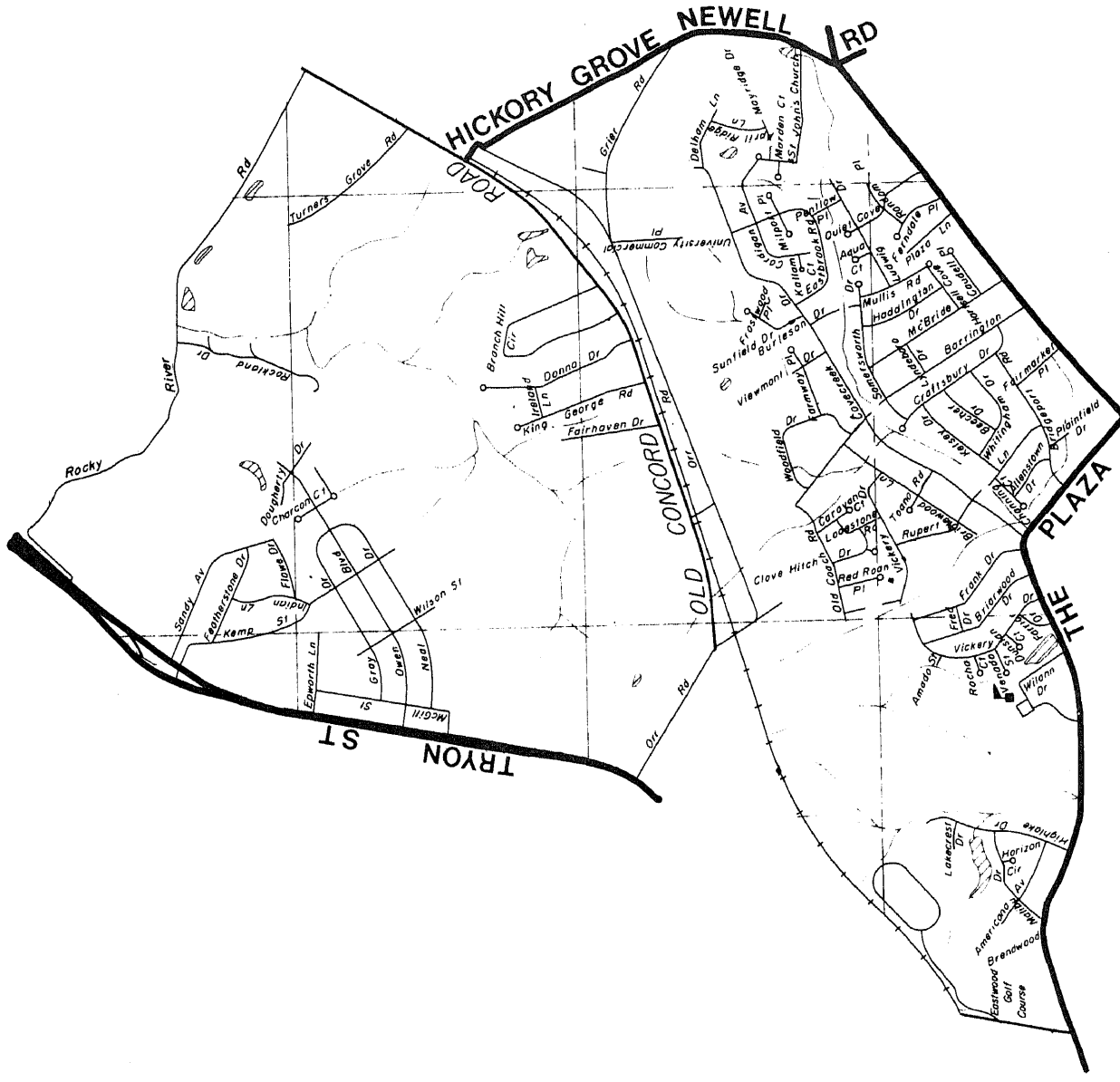
nesses or problems in this facet.

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
POPULATION						
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						
SOCIAL AND ECONOMIC RESOURCES		% 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 +				
EDUCATION						
MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	12.6		12.1	53.5	12.1	53.6
HIGH SCHOOL GRADUATES	1709	67.7		22.8		22.2
NO HIGH SCHOOL EDUCATION	342	13.6		17.2		16.0
NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	66	20.4		29.2		28.4
ONE OR MORE YEARS IN COLLEGE	946	37.5				
OCCUPATION		% All Emp in N'Hood				
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
LIVING CONDITIONS		% 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
FAMILY STABILITY		% 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

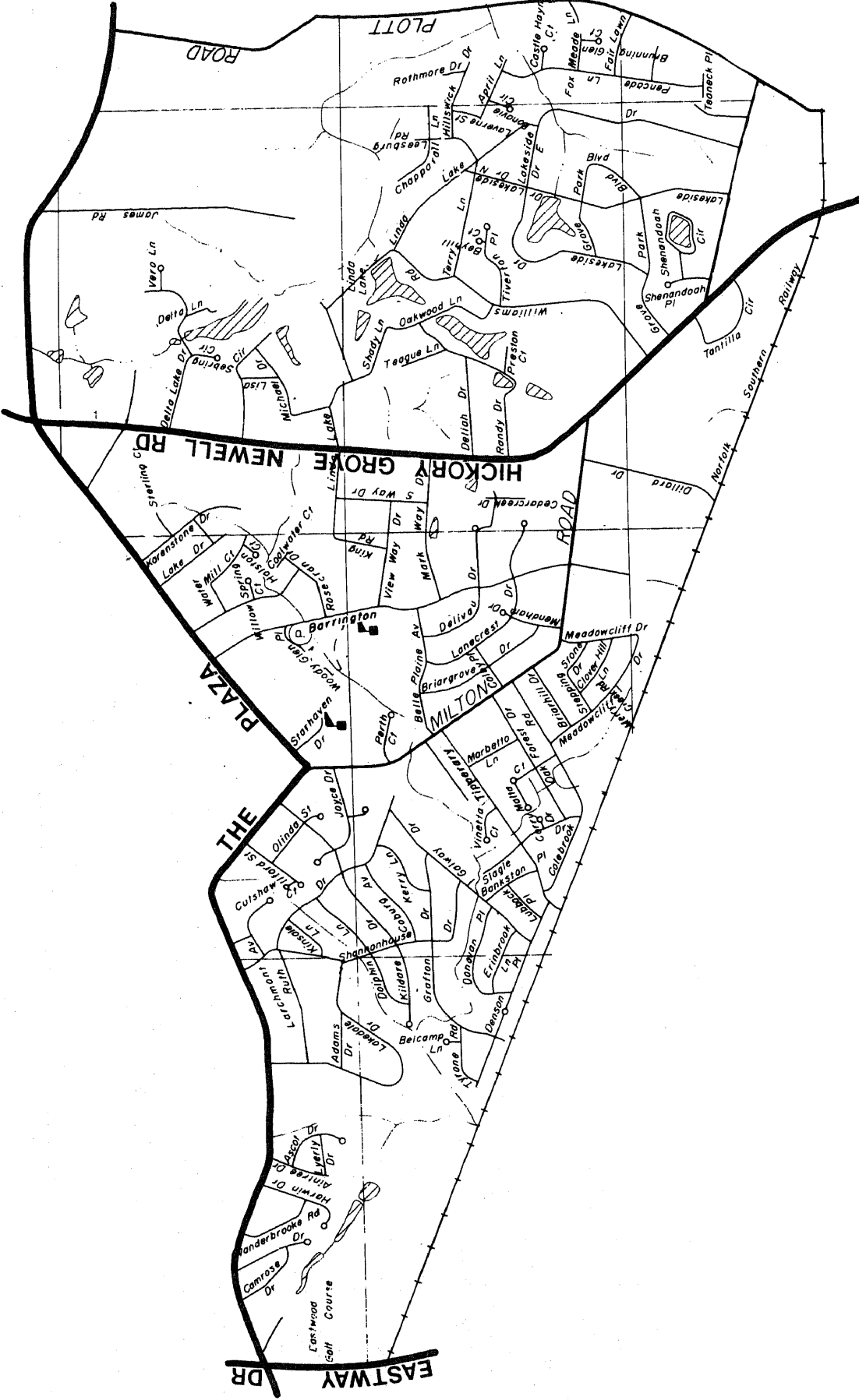
NEIGHBORHOOD NAME: Shannon Park/Grove Park
CENSUS TRACT NO.: 15.02

	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
% WHITE		85.7	.03	.03	.01	.01
SOCIAL AND ECONOMIC RESOURCES						
INCOME	MEDIAN FAMILY INCOME (\$)	12369	9564	14.8	10136	12.3
	PEOPLE BELOW POVERTY LEVEL	111	35603	11.2	43487	9.4
	FAMILIES BELOW POVERTY LEVEL	24	6866	47.4	8522	50.5
	RATIO OF FAMILY INCOME TO POVERTY LEVEL	14		4.5		3.6
	FAMILIES RECEIVING PUBLIC ASSISTANCE					
	% Adults 25 Yrs +		12.1		12.1	
EDUCATION	MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	12.7		53.5		53.6
	HIGH SCHOOL GRADUATES	2830		22.8		22.2
	NO HIGH SCHOOL EDUCATION	308		17.2		16.0
	NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	43		29.2		28.4
OCCUPATION	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	1152		24.7		24.6
	EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	98		.07		.06
	FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	309		19.2		18.9
	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	61	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)		92.8	75.2		79.6
	CHANGE IN STABLE FAMILIES 1960-1970		1.2	.06		.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



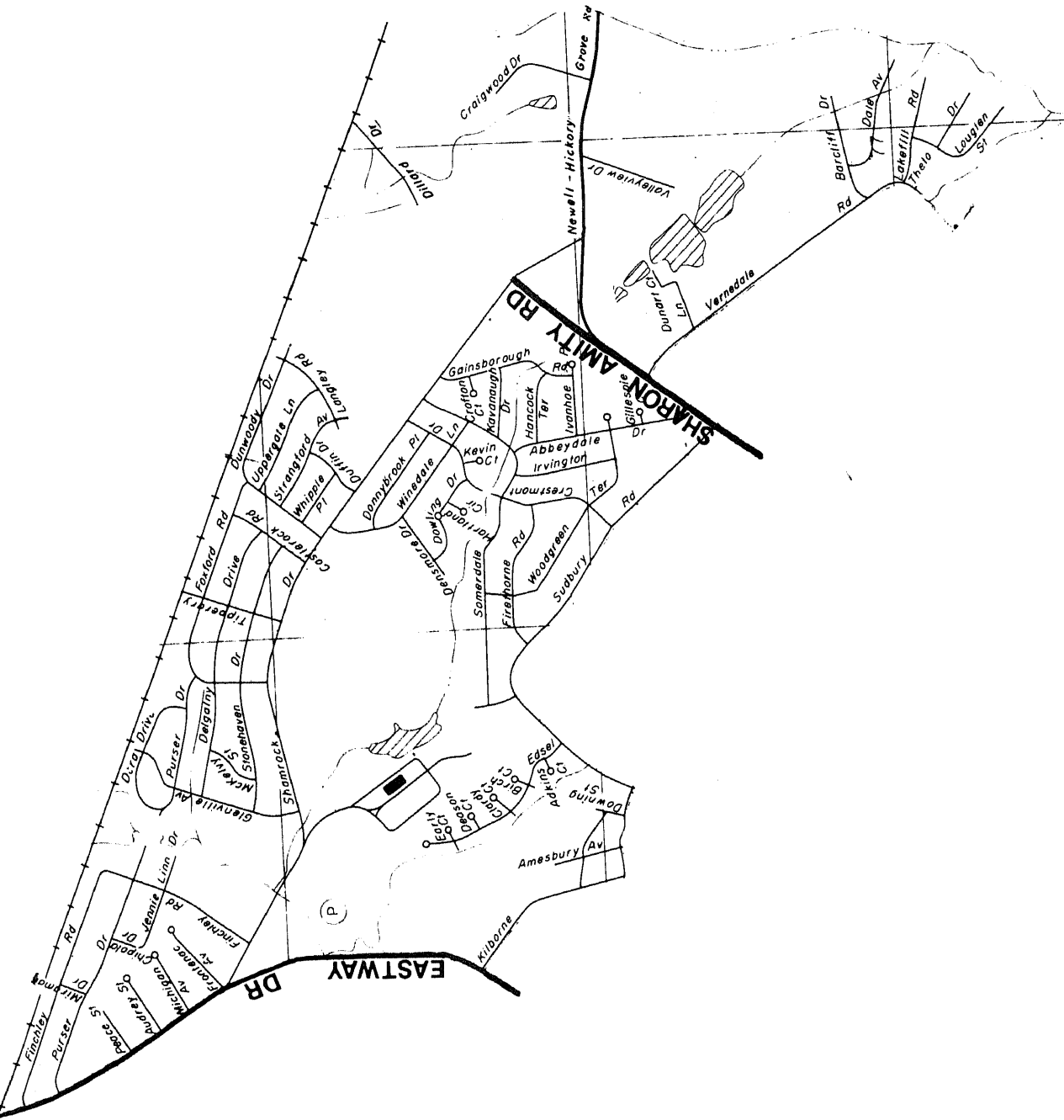
census
tract
16.01

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					
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

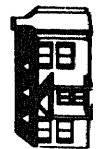
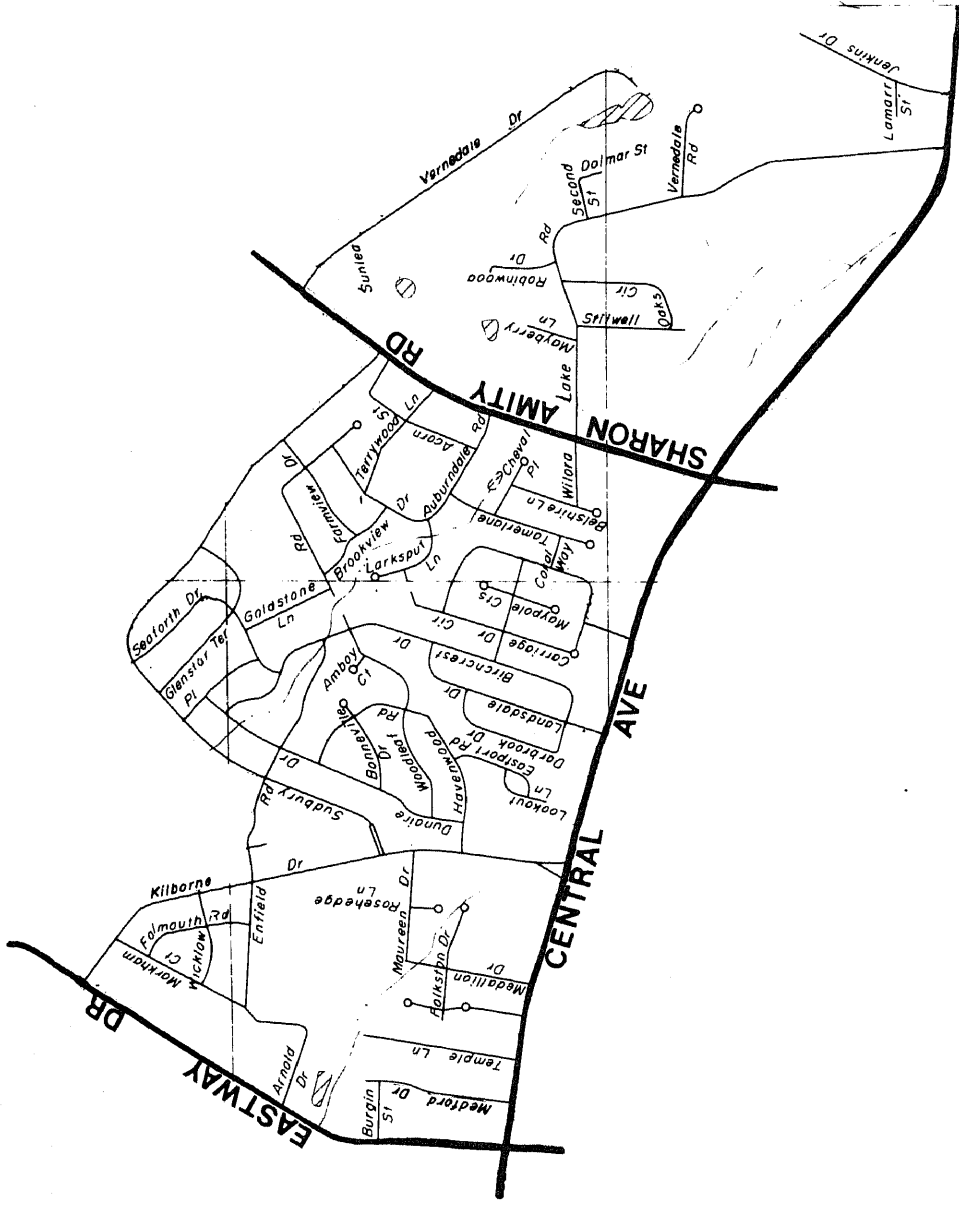
NEIGHBORHOOD NAME: Darby Acres
CENSUS TRACT NO.: 16.02

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
<u>POPULATION</u>	TOTAL POPULATION	5815	241178	30.03	354656	23.8
	BLACK	0	72972	19.7	84254	31.1
	WHITE	5804	167287	.08	269129	.03
CHANGE IN POPULATION 1960-1970						
% BLACK	- 100.0	0	-	.03	-	.01
% WHITE	0	0				
<u>SOCIAL AND ECONOMIC RESOURCES</u>						
<u>INCOME</u>	MEDIAN FAMILY INCOME (\$)	11737	9564	14.8	10136	12.3
	PEOPLE BELOW POVERTY LEVEL	279	35603	11.2	43487	9.4
	FAMILIES BELOW POVERTY LEVEL	54	6866	47.4	8522	50.5
	RATIO OF FAMILY INCOME TO POVERTY LEVEL	11		4.5		3.6
	FAMILIES RECEIVING PUBLIC ASSISTANCE					
<u>EDUCATION</u>	MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	12.4	12.1	53.5	12.1	53.6
	HIGH SCHOOL GRADUATES	1986		22.8		22.2
	NO HIGH SCHOOL EDUCATION	344		17.2		16.0
	NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	34		29.2		28.4
	ONE OR MORE YEARS IN COLLEGE	904				
<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					
	STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS)			75.2		79.6
<u>FAMILY STABILITY</u>	PERCENT			.06		.05
	CHANGE IN STABLE FAMILIES 1960-1970					

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

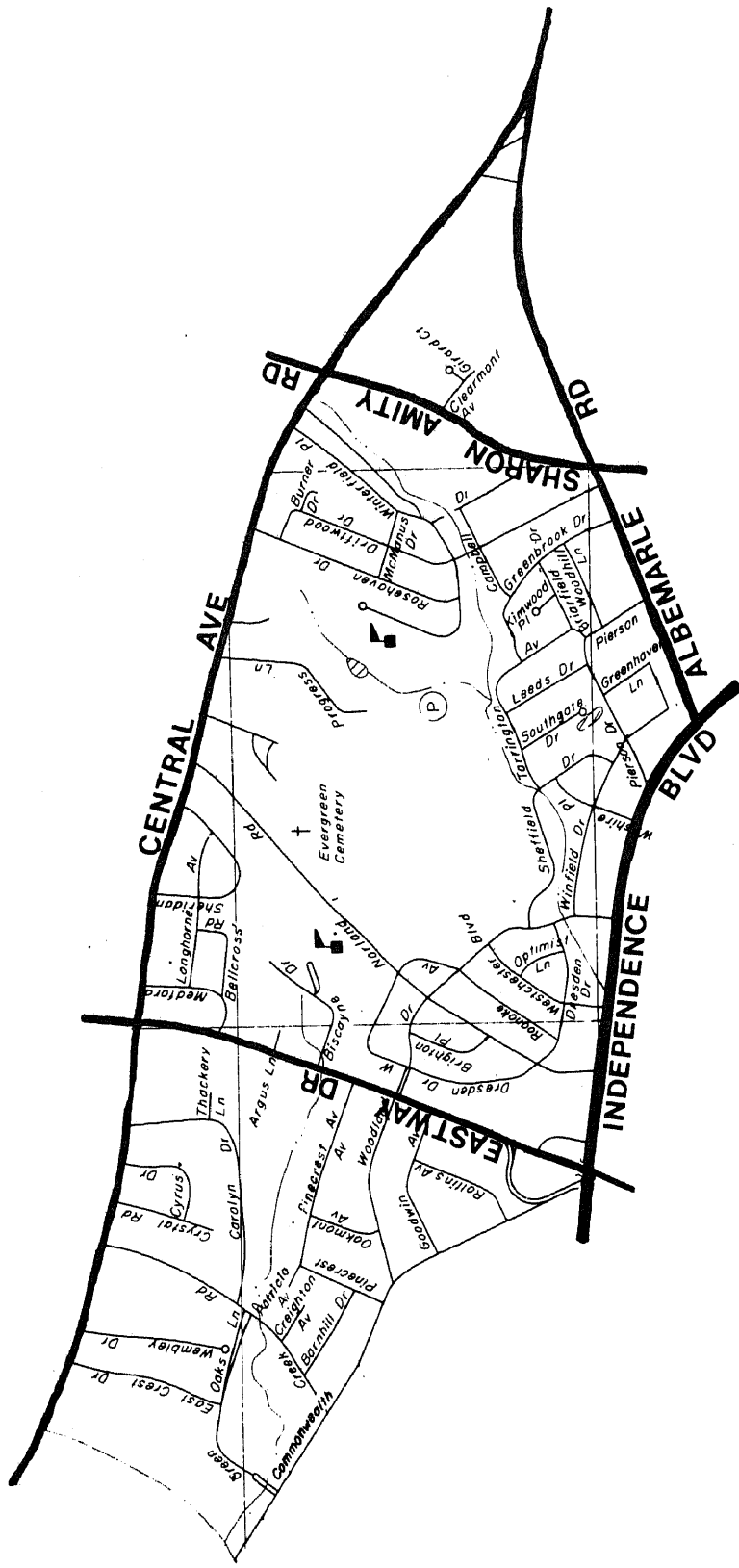
NEIGHBORHOOD NAME: Eastway
CENSUS TRACT NO.: 17

	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
	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
LIVING CONDITIONS	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

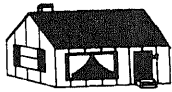
	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
HOUSING QUALITY						
VALUE \$25,000	67	6.5	7908	20.6	15148	25.5
RENT \$200	88	6.1	1546	4.2	1846	4.4
MEDIAN VALUE	16800		16300		17400	
MEDIAN RENT	150		107		107	
ZONING EFFECT						
PERCENT OF TRACT ZONED RESIDENTIAL	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

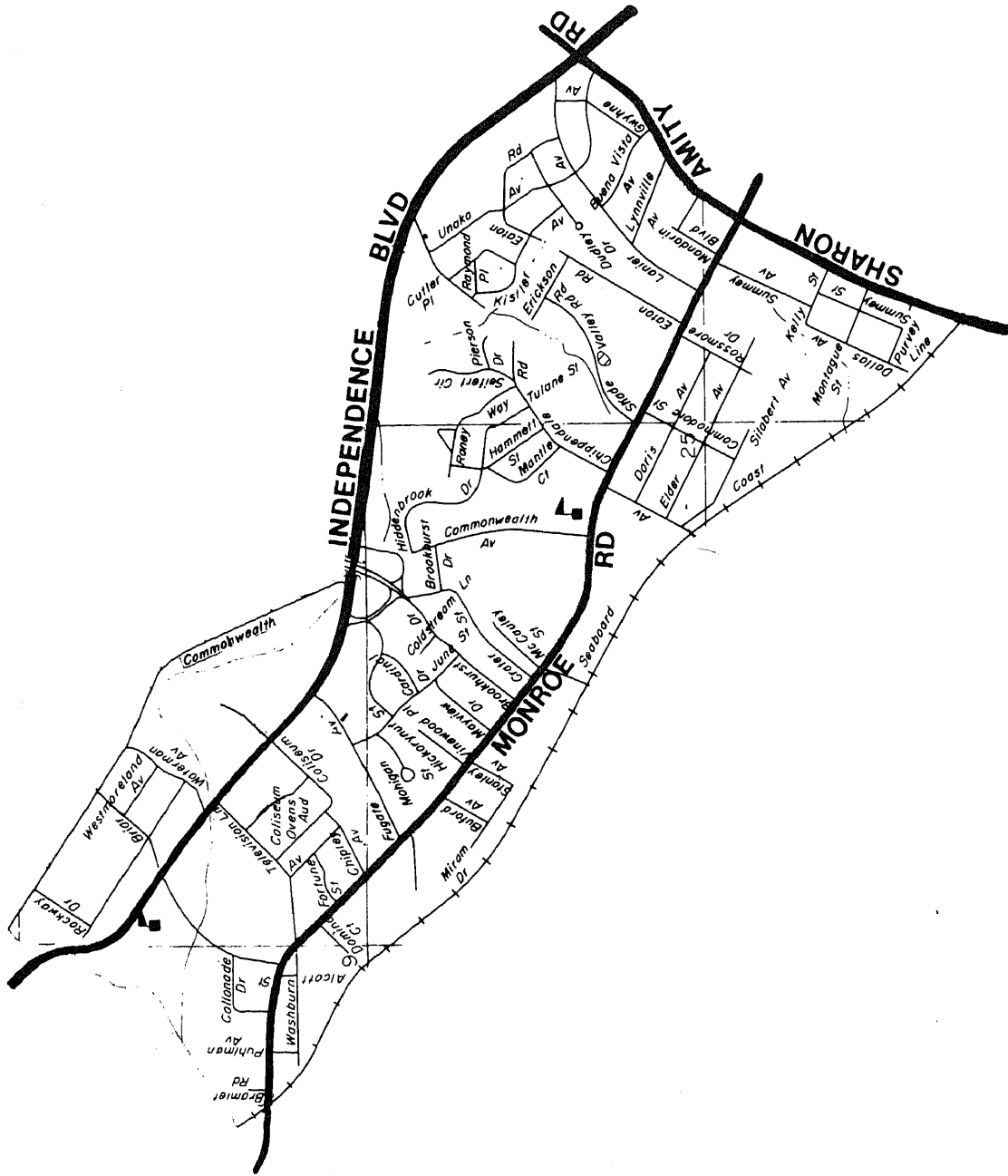
NEIGHBORHOOD NAME: Amity Gardens/Oakhurst
 CENSUS TRACT NO.: 18

	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	14.8	43487	12.3
	FAMILIES BELOW POVERTY LEVEL	71	6866	11.2	8522	9.4
	RATIO OF FAMILY INCOME TO POVERTY LEVEL			47.4		50.5
	FAMILIES RECEIVING PUBLIC ASSISTANCE	33		4.5		3.6
<u>EDUCATION</u>	MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	11.8	12.1		12.1	
	HIGH SCHOOL GRADUATES	1447		53.5		53.6
	NO HIGH SCHOOL EDUCATION	597		22.8		22.2
	NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	74		17.2		16.0
	ONE OR MORE YEARS IN COLLEGE	739		29.2		28.4
<u>OCCUPATION</u>	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	803		24.7		24.6
	EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	140		.07		.06
	FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	357		19.2		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)			75.2		79.6
	CHANGE IN STABLE FAMILIES 1960-1970			.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

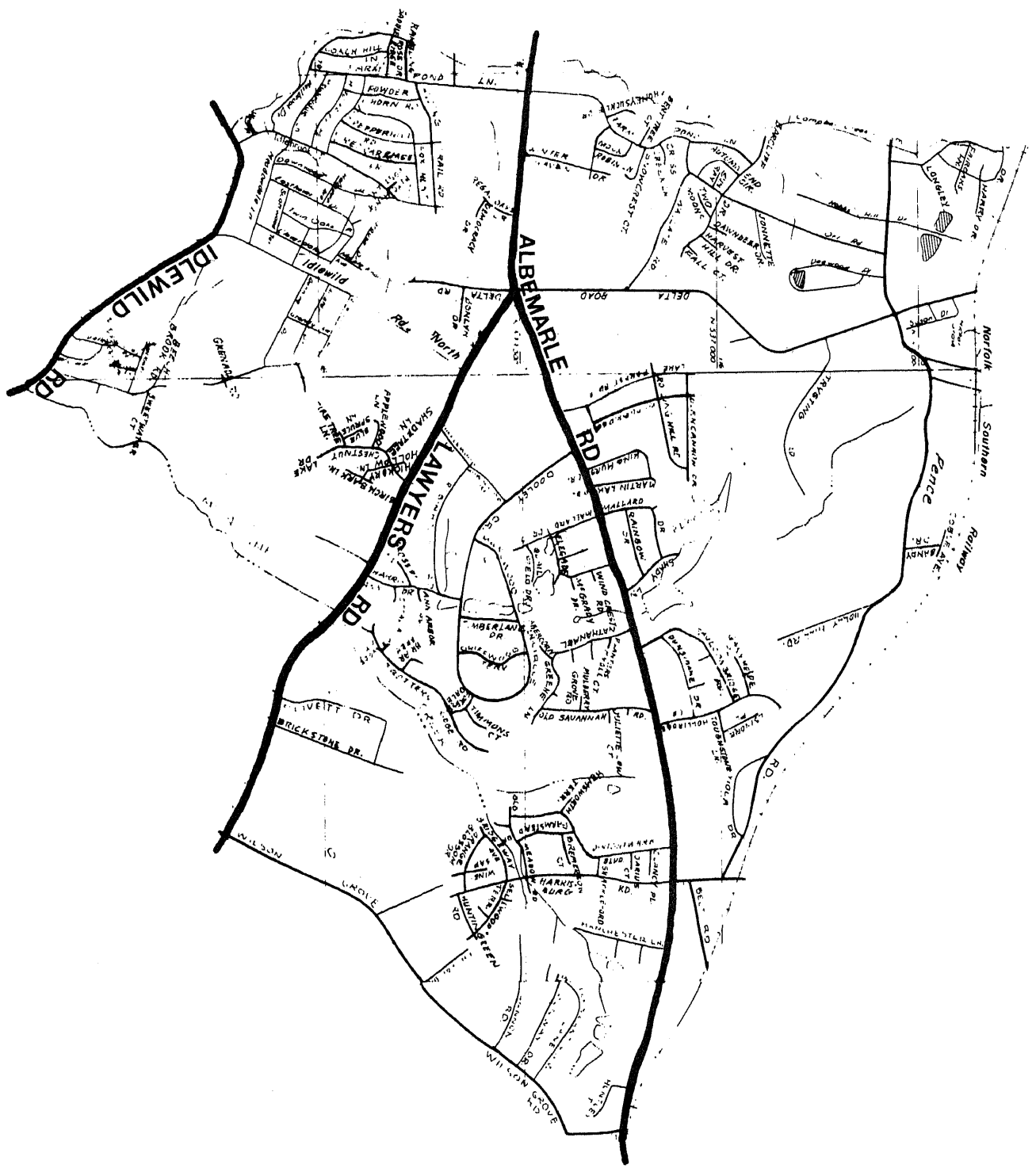
NEIGHBORHOOD NAME: Hickory Grove/Idlewild
 CENSUS TRACT NO.: 19.02

	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		3673		4712	
DWELLING UNITS 60 YEARS IN AGE	15	.7		3.3		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

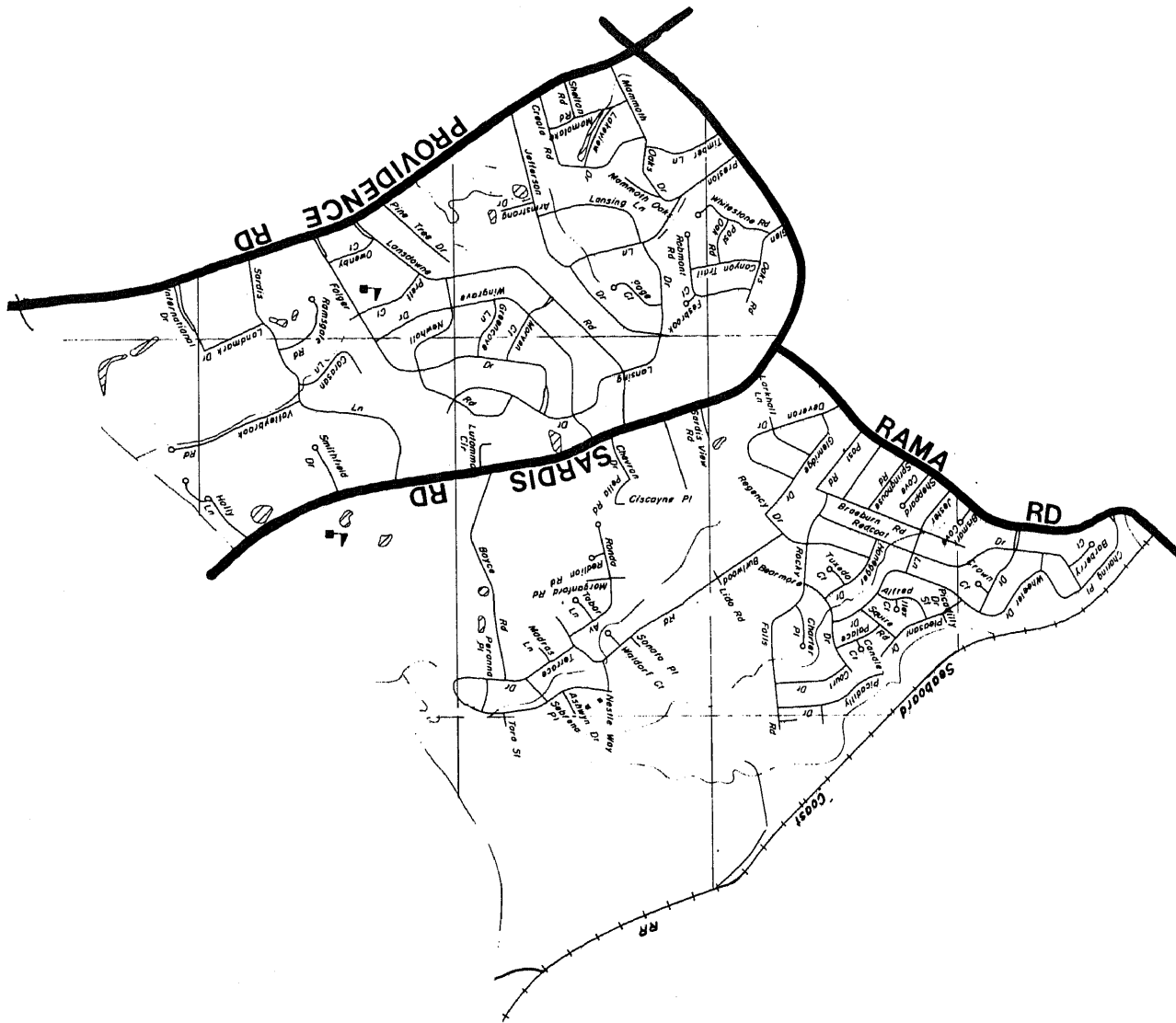
NEIGHBORHOOD NAME: Landsdowne/Stonhaven
 CENSUS TRACT NO.: 20.01

	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

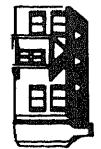
NEIGHBORHOOD NAME: Providence Park/Sherwood Forest
CENSUS TRACT NO.: 20.02

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
POPULATION	TOTAL POPULATION	4070	241178	30.03	354656	23.8
	BLACK	5	72972	19.7	84254	31.1
	WHITE	4064	167287	.08	269129	.03
CHANGE IN POPULATION 1960-1970						
% BLACK	-	86.8	-	.03	-	.01
% WHITE	0	0				
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			3.6	
	FAMILIES RECEIVING PUBLIC ASSISTANCE					
EDUCATION	MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	14.2	12.1	12.1	53.6	
	HIGH SCHOOL GRADUATES	1939			22.2	
	NO HIGH SCHOOL EDUCATION	114			16.0	
	NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	15			28.4	
	ONE OR MORE YEARS IN COLLEGE	1385				
OCCUPATION	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	875			24.6	
	EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	33			.06	
	FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	148			18.9	
LIVING CONDITIONS	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	8	6231	8385	.07	
	SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	1	1517	1988	.02	
FAMILY STABILITY	STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS)	94.9			79.6	
	CHANGE IN STABLE FAMILIES 1960-1970	- 1.9			.05	

TABLE NO. 48. INDICATORS OF PHYSICAL QUALITY

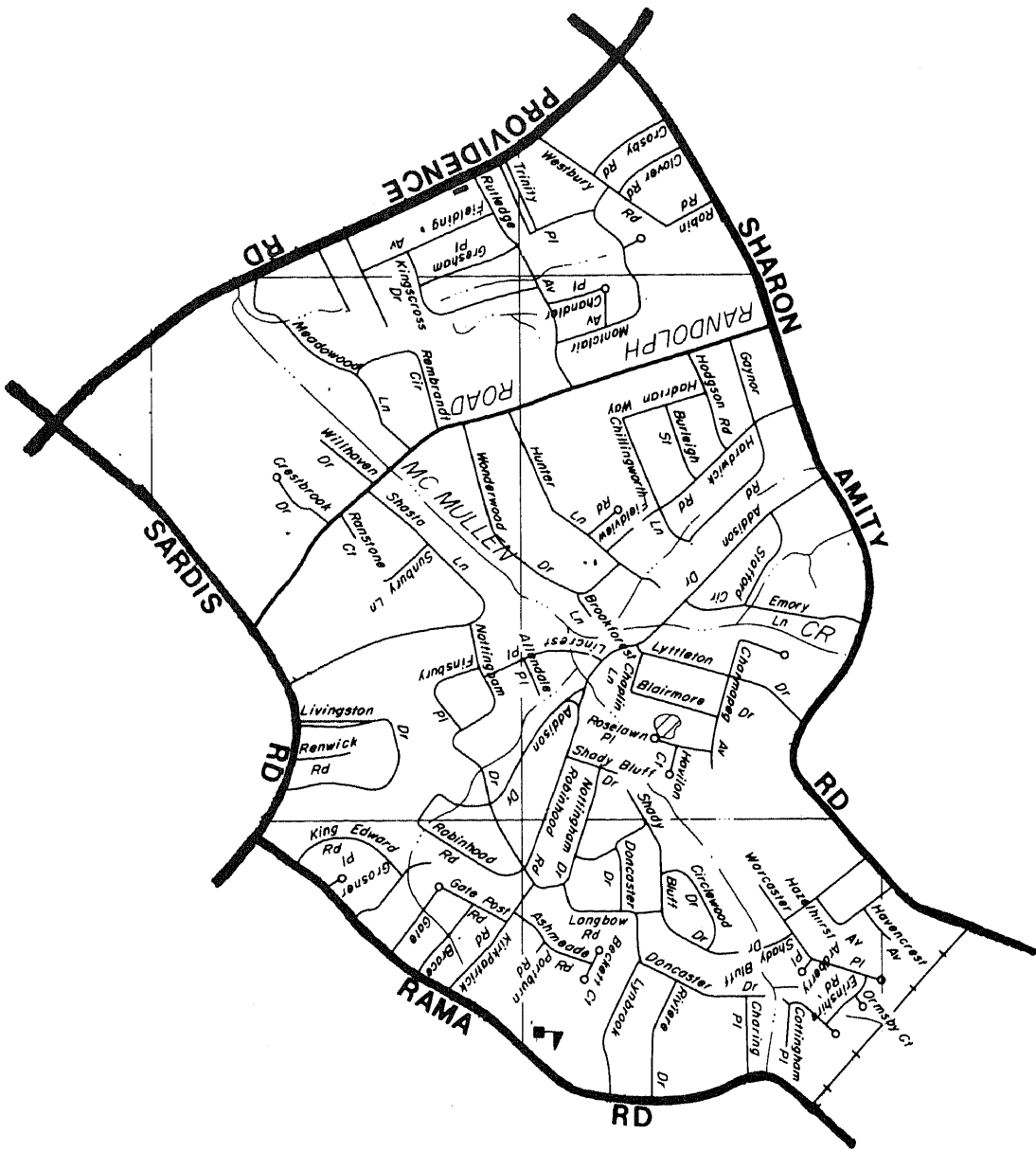
NEIGHBORHOOD NAME: Providence Park/Sherwood Forest
 CENSUS TRACT NO.: 20.02

	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

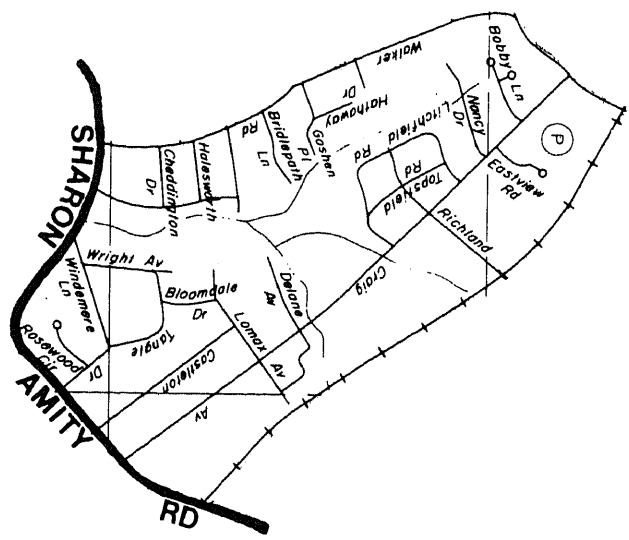
NEIGHBORHOOD NAME: Eastfield
CENSUS TRACT NO.: 21

	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	STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS)	88.1		75.2		79.6
	CHANGE IN STABLE FAMILIES 1960-1970	7.2		.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	3.3	4712	3.6
DWELLING UNITS 60 YEARS IN AGE	1	.1				
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

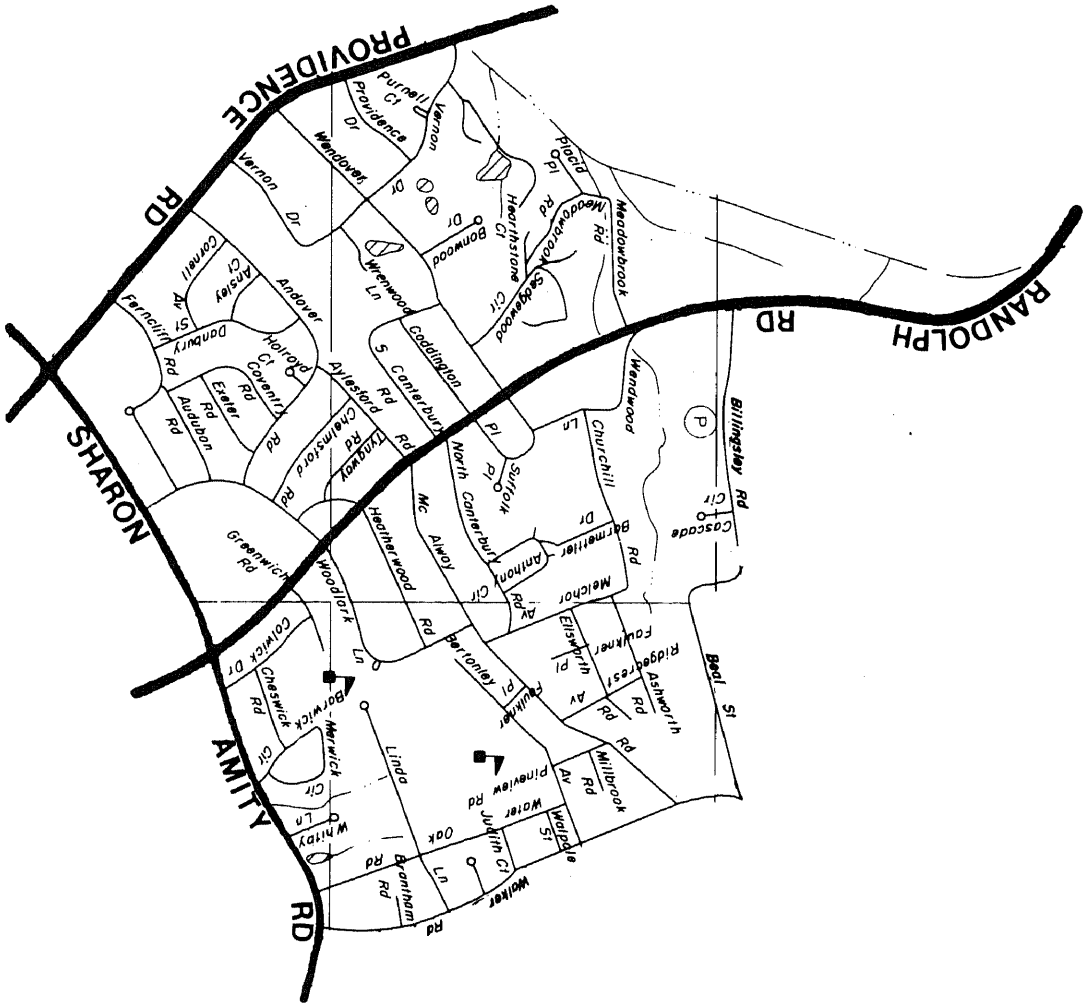
NEIGHBORHOOD NAME: Cotswold
CENSUS TRACT NO.: 22

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
POPULATION	4378		241178		354656	
	536	12.2	72972	30.03	84254	23.8
	3828	13.9	167287	19.7	269129	31.1
TOTAL POPULATION						
BLACK		466.0		.08		.03
WHITE		2.2		.03		.01
CHANGE IN POPULATION 1960-1970						
% BLACK						
% WHITE						
SOCIAL AND ECONOMIC RESOURCES						
INCOME	15248		9564		10136	
MEDIAN FAMILY INCOME (\$)	400	10.0	35603	14.8	43487	12.3
PEOPLE BELOW POVERTY LEVEL	81	6.7	6866	11.2	8522	9.4
FAMILIES BELOW POVERTY LEVEL		73.6		47.4		50.5
RATIO OF FAMILY INCOME TO POVERTY LEVEL		2.2		4.5		3.6
FAMILIES RECEIVING PUBLIC ASSISTANCE	26					
% Adults 25 Yrs +			12.1		12.1	
EDUCATION	13.5					
MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	1880	76.9		53.5		53.6
HIGH SCHOOL GRADUATES	215	8.8		22.8		22.2
NO HIGH SCHOOL EDUCATION	20	4.9		17.2		16.0
NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	1321	54.0		29.2		28.4
ONE OR MORE YEARS IN COLLEGE						
% All Emp in N'Hood						
OCCUPATION	761	42.2		24.7		24.6
EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	144	8.0		.07		.06
EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	189	28.0		19.2		18.9
FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS						
% All DU's in N'Hood						
LIVING CONDITIONS	53	3.7	6231	.08	8385	.07
OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	16	1.2	1517	.02	1988	.02
SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)						
% Families in N'Hood						
FAMILY STABILITY						
STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS)		82.3		75.2		79.6
CHANGE IN STABLE FAMILIES 1960-1970		15.8		.06		.05

TABLE NO. 52. INDICATORS OF PHYSICAL QUALITY

NEIGHBORHOOD NAME: Cotswold
 CENSUS TRACT NO.: 22

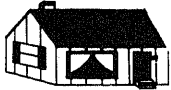
	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
HOUSING QUALITY						
VALUE \$25,000	611	64.4	7908	20.6	15148	25.5
RENT \$200	31	7.2	1546	4.2	1846	4.4
MEDIAN VALUE	28200		16300		17400	
MEDIAN RENT	126		107		107	
ZONING EFFECT						
PERCENT OF TRACT ZONED RESIDENTIAL	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

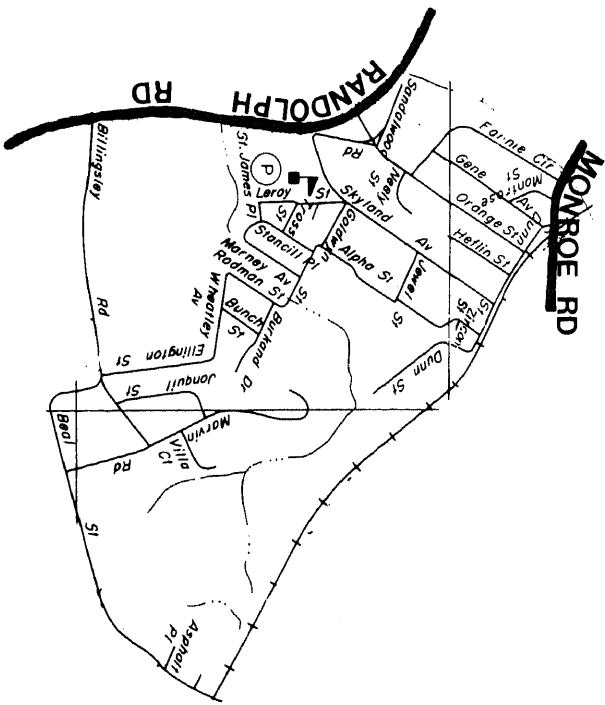
NEIGHBORHOOD NAME: Grier Heights
 CENSUS TRACT NO.: 23

	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						
MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	9.7		12.1	53.5	12.1	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					
EDUCATION						
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
OCCUPATION						
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
LIVING CONDITIONS						
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
FAMILY STABILITY						

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	7721		9564		10136	
	271	10.2	35603	14.8	43487	12.3
	25	3.3	6866	11.2	8522	9.4
	6	45.1		47.4		50.5
		.8		4.5		3.6
EDUCATION	12.2		12.1		12.1	
	996	53.6		53.5		53.6
	335	18.0		22.8		22.2
	77	23.2		17.2		16.0
	643	34.6		29.2		28.4
OCCUPATION	369	26.3		24.7		24.6
	27	1.9		.07		.06
	204	25.9		19.2		18.9
LIVING CONDITIONS	16	1.3	6231	.08	8385	.07
	2	.2	1517	.02	1988	.02
FAMILY STABILITY		75.1		75.2		79.6
		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



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.

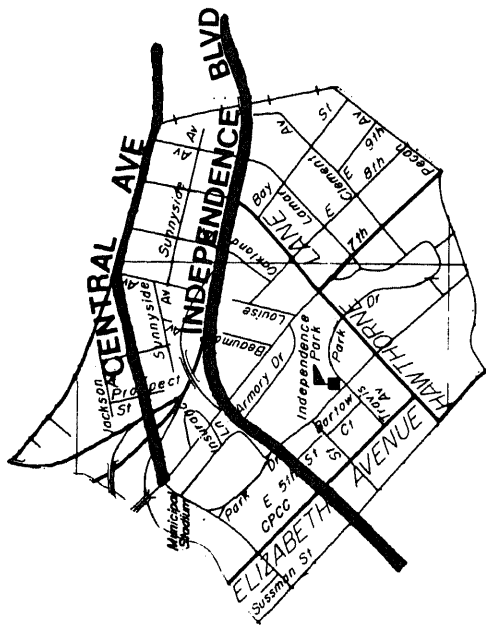
Finally, the crowding index gives some indication of change in the neighborhood. Thirty-eight and six-tenths percent of the land is either vacant or in public use. The major land uses in the public sector, as mentioned before, are Memorial Stadium/Independence Park, Mercy Hospital, and Central Piedmont 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	-	167287	.08	269129	.03
CHANGE IN POPULATION 1960-1970						
% BLACK		-		.03		.01
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

25

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	

Cherry



census
tract
26

The Cherry neighborhood is delineated by Fourth Street, Kings Drive, Henley Place and Queens Road. Actually, the Cherry neighborhood is considered the black community between Independence, Kings Drive and Myers Park, but for statistical purposes (the census tract), the area was somewhat expanded. The areas will be treated separately for description purposes and as a whole for analysis purposes.

The main Cherry neighborhood is one of many paradoxes. It is a world within itself, nestled next to one of the most prestigious areas in Charlotte. Cherry is a low income area, perhaps developed to provide homes for the domestics who worked in the homes of Myers Park when they could not find other employment. Cherry is durable. It has remained intact for over fifty-five years, surviving commercial encroachments along Independence and Kings Drive. Many of the original family names are still prevalent in Cherry. Leaving busy Independence Boulevard by way of Cherry Street, one quickly realizes that he is in a completely different place - much more easy-going than the pace of activity he just left.

One of the subneighborhoods within Census Tract 26 is actually more a part of Myers Park. That area runs along Queens Road and Henley Place and is a continuation of the large stylish homes like the ones in Myers Park. This area has experienced some conversions of single family homes to multi-family, and some apartment and condominium units have been constructed.

The remaining subneighborhood area is located to the north of Independence Boulevard. All that remains in this area is a few scattered dwelling units along Kings Drive. The remainder of the area has been converted to commercial and

office use.

The Cherry neighborhood experienced a 38.6 percent decline in its population between 1960 and 1970. The predominant black population declined by 15 percent, while the minority white population declined by 63.0 percent.

The median family income for Cherry residents is \$4722, which is undoubtedly inflated by the incomes represented by the homes on Henley and Queens. Thirty-five and one-tenth percent of the families (31.9% of the individuals) earn less than the poverty level. However, only 3.8 percent of the families are receiving public assistance income. This is a very low percentage and could be a result of several factors; among them, a lack of education about welfare qualifications, a strong sense of pride which would prevent these people from applying for welfare, or adequate income is earned to prohibit qualification by the residents for welfare.

An educational deficiency does exist in Cherry with the median number of school years completed at 9.4. One-third of the residents are high school graduates with 18.5 percent of the total residents completing one or more years of college. Nearly half (47.5%) have had no high school education at all. However, a promising trend is developing in this area in that only 7.1 percent of the youth between the ages of 16 and 21 are not presently enrolled in a high school program.

A large percentage of Cherry residents (45.5%) are employed in the generally low paying personal services occupations, while only 9.9 percent are employed as professionals or managers. Six and nine-tenths percent of the female labor force are employed as professionals or managers.

Cherry has an increasing problem with overcrowded homes. Fourteen and six-tenths percent of the total units average in excess of 1.01 persons per room, while 6.2 percent of the units have an average in excess of 1.51 persons per room.

A dramatic change in family stability occurred in Cherry during the 1960's. The change could have been a sign of the times or could have been precipitated by the immigration of a less stable element of society. The family stability index dropped from 86.1 percent in 1960 to 40.6 percent in 1970.

Cherry ranked medium low in socio-economic quality with weaknesses in nearly every indicator. However, in physical quality, the Cherry neighborhood ranked low because of its multiple internal and external problems. The external problems have been discussed - the internal problems are discussed below.

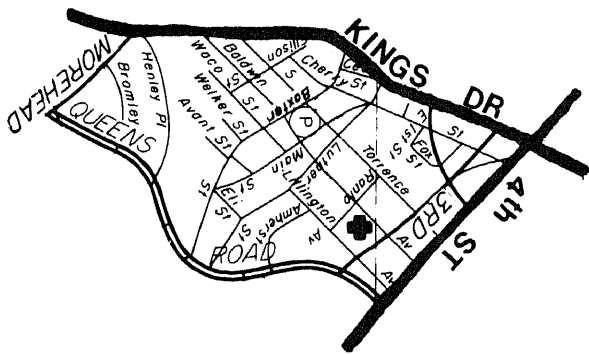
The median value of owner-occupied homes in Cherry was \$9600 with 9 units valued in excess of \$25000. The median rent of units was \$85 a month in 1970 with no units leasing in excess of \$200.

Business zoning with its negative impact on neighborhoods has played an important role in the durability of Cherry. Nineteen and three-tenths percent of the tract is zoned for business use and 22.1 percent of the dwelling units are zoned for business. In spite of this fact, Cherry has remained quite homogeneous. No industrial zoning exists in Cherry, even though a four-acre tract is used for industrial purposes (existing before zoning).

The deterioration potential is high in Cherry with 52.9 percent of the owner-occupied homes valued below the \$10000 level. Forty-one and one-tenth percent of the leased units rent for less than \$80 a month. The mean age of all dwelling units is 53.4 years - which is close to the life expectancy of a home. Forty and three-tenths percent of the units have already reached the 60 year old level.

Cherry is a very densely populated area, especially when realizing that no multi-storied housing units exist. The population density is 7617 people per square mile, which is three times greater than the population density for Charlotte. It is also significant to note that only 42.2 percent of the land

in Cherry is used for residential purposes. Any program for Cherry has to address some very serious problems - one of which is the population density. The Cherry neighborhood can survive with the proper attention given to its problems. At present, the situation in Cherry could best be described as touch and go. If developers continue to acquire parcels as they come on the market and if the necessary financial backing can be obtained, the Cherry neighborhood could be eliminated. Developers have been talking of this potential for years. So far Cherry has endured.



CHERRY

26

TABLE NO. 59. INDICATORS OF SOCIAL QUALITY

NEIGHBORHOOD NAME: Cherry
CENSUS TRACT NO.: 26

	Census Tract		City		City & County		
	Quantity	Percent	Quantity	Percent	Quantity	Percent	
<u>POPULATION</u>	TOTAL POPULATION	1752	241178		354656		
	BLACK	1467	72972	30.03	84254	23.8	
	WHITE	282	167287	19.7	269129	31.1	
CHANGE IN POPULATION 1960-1970	% BLACK	-	-	.08	-	.03	
	% BLACK	-	-	.03	-	.01	
	WHITE						
<u>SOCIAL AND ECONOMIC RESOURCES</u>	MEDIAN FAMILY INCOME (\$) PEOPLE BELOW POVERTY LEVEL FAMILIES BELOW POVERTY LEVEL RATIO OF FAMILY INCOME TO POVERTY LEVEL FAMILIES RECEIVING PUBLIC ASSISTANCE	4722	9564	14.8	10136	12.3	
		562	35603	11.2	43487	9.4	
		131	6866	47.4	8522	50.5	
		14		4.5		3.6	
			% Adults 25 Yrs +				
			12.1			12.1	
			33.4	53.5		53.6	
			47.5	22.8		22.2	
			7.1	17.2		16.0	
			18.5	29.2		28.4	
<u>EDUCATION</u>	MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	9.4					
	HIGH SCHOOL GRADUATES	340					
	NO HIGH SCHOOL EDUCATION	484					
<u>OCCUPATION</u>	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	74		24.7		24.6	
	EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	342		.07		.06	
	FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	26		19.2		18.9	
<u>LIVING CONDITIONS</u>	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	94	6231	.08	8385	.07	
	SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	40	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. 60. INDICATORS OF PHYSICAL QUALITY

NEIGHBORHOOD NAME: Chertty
CENSUS TRACT NO.: 26

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
HOUSING QUALITY	VALUE \$25,000	9	7908	20.6	15148	25.5
	RENT \$200	0	1546	4.2	1846	4.4
	MEDIAN VALUE MEDIAN RENT	9600 85	16300 107		17400 107	
ZONING EFFECT	PERCENT OF TRACT ZONED RESIDENTIAL	101*	81991*	90.6	286910*	89.6
	PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	451 27*	99613 2391*	90.2 2.6	116206 9224*	89.9 2.9
	PERCENT OF TRACT ZONED BUSINESS	134	1789	1.6	2416	1.9
	PERCENT OF DWELLING UNITS ZONED BUSINESS					
INDUSTRIAL ORIENTATION	PERCENT OF LAND USE INDUSTRIAL	4*	4150*	4.6	9219*	2.9
	PERCENT OF DWELLING UNITS INDUSTRIAL	0	3719*	4.1	13647*	4.3
	PERCENT OF DWELLING UNITS ZONED INDUSTRIAL	0	1374	1.2	2300	1.8
DETERIORATION POTENTIAL	VALUE \$10,000	55	5573	14.5	8742	14.7
	RENT \$80	221	7085	19.4	8275	19.5
	MEAN AGE OF DWELLING UNITS	53.4	3673	3.3	4712	3.6
	DWELLING UNITS 60 YEARS IN AGE	244				
CROWDING INDEX	PERCENT OF LAND USE VACANT/GOVERNMENTAL	64*	49855*	55.1	254318*	79.4
	PERCENT OF LAND USE RESIDENTIAL	58*	30188*	33.4	46819*	14.6
	POPULATION DENSITY	7617	1700/sq.mi.		708/sq.mi.	
	*acres		*acres		*acres	

Myers Park



census
tract
27

Myers Park is one of the most established and familiar neighborhood areas in Charlotte. For statistical purposes, Myers Park will refer to Census Tract 27 which includes areas which are not generally considered to be an actual part of Myers Park. Census Tract 27 is generally the area between Sugar Creek to the west, Providence Road and Sharon Road to the east, Woodlawn Road to the south, and Hawthorne Lane to the north.

Myers Park most definitely exhibits high socio-economic status. Due to the definition of Myers Park for this study, income characteristics may seem somewhat uncharacteristic. The median family income in 1970 was \$16956 per year, but poverty conditions were not absent in that 6.3 percent of the total population and 2.5 percent of the families were below the poverty level. From Table 61 it can be seen that the majority of the families below the poverty level were receiving public assistance (33 of the 49 families). Education characteristics were very good in 1970 as the high median number of school years completed would indicate (14.6). The median number of school years completed is high because of a large percentage of high school graduates (82.1%) and a high percentage of adults over or equal to 25 years of age that completed one or more years in college (64.4%). There was some educational deficiency as 4.6 percent of the adult population had no high school education and 2.0 percent of the population 16 to 21 years old had no high school education and were not attending school. In terms of occupation, 42.3 percent of the population employed from the neighborhood were employed in professional and managerial positions. Furthermore,

a very high percentage of women are employed in these occupations (36.2%) and a small percentage of the employed population was in personal service occupations (4.7%). Overcrowded housing was a very minute problem in 1970 as only 1.1 percent of all dwelling units had 1.01 persons per room and only 0.3 percent had 1.51 persons per room. A high percentage of children 18 and under lived with both parents (87.6%) which indicates a high degree of family stability. Myers Park ranked high on the overall S.E.S. index and will most likely continue to do so in later monitorings.

Myers Park exhibited very strong physical characteristics in 1970 and continues to do so. The physical appearance of the neighborhood is very pleasant and is cherished by many. Housing values in the neighborhood are relatively high as 57.4 percent of all owner-occupied dwelling units were valued at \$25000 or more in 1970 and the median housing value was \$27900. The zoning configuration was dominated by residential zoning (93.8% of the tract) with 0.9 percent zoned business and 4.7 percent zoned office. Industrial orientation in Myers Park was not applicable as there was no industrial zoning or uses in 1970. Deterioration potential is low based on 1970 data in terms of housing age and value. Only 1.6 percent of all dwelling units were valued at or below \$10000 and only 4.6 percent of the rental units rented for \$80 or less per month. The mean age of all dwelling units was relatively high at 28.2 years. Although the mean age was higher, the percentage of dwelling units 60 years in age and older was not very high (0.7%). Another thing that must be understood is that the effective age of many of the older homes may be quite less than the actual age due to refurbishment by the owners.

The crowding index indicates that the neighborhood is rather densely populated (4063 people per square mile) and that there is very little vacant land

on which to expand (14.4 percent vacant in 1970). On the overall index of physical quality, Myers Park ranked medium high.

Myers Park is at the crossroads of its life as a neighborhood of large single family homes. Queens Road, the major thoroughfare that is the backbone of the neighborhood has been zoned for multi-family development since the early 1960's, but the only multi-family construction for the most part has been a maximum of four stories, which blended in with the character of the neighborhood. The neighborhood association in Myers Park petitioned to rezone the Queens Road area to single family in 1973 to prevent the construction of mid-rise (10 to 20 stories) condominium units which they argued would destroy the character of the area. The petition to rezone lost and since that time, two high-rise buildings have been constructed. Preservation of the gracious old homes along Queens Road is in jeopardy, but a deeper question remains - What effect will the high-rise development have on adjacent single family homes? This is the question that needs to be answered - with close scrutiny of the neighborhood recommended.

TABLE NO. 61. INDICATORS OF SOCIAL QUALITY

NEIGHBORHOOD NAME: Myers Park
CENSUS TRACT NO.: 27

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
POPULATION	TOTAL POPULATION	7760	241178	30.03	354656	23.8
	BLACK	17	72972	19.7	84254	31.1
	WHITE	7735	167287	.08	269129	.03
CHANGE IN POPULATION 1960-1970						
% BLACK		1.7		.03		
% WHITE		9.1		.08		.01
SOCIAL AND ECONOMIC RESOURCES						
INCOME	MEDIAN FAMILY INCOME (\$)	16956	9564	14.8	10136	12.3
	PEOPLE BELOW POVERTY LEVEL	441	35603	11.2	43487	9.4
	FAMILIES BELOW POVERTY LEVEL	48	6866	47.4	8522	50.5
	RATIO OF FAMILY INCOME TO POVERTY LEVEL	32		4.5		3.6
	FAMILIES RECEIVING PUBLIC ASSISTANCE					
EDUCATION	MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	14.6	12.1	53.5	12.1	53.6
	HIGH SCHOOL GRADUATES	4008		22.8		22.2
	NO HIGH SCHOOL EDUCATION	223		17.2		16.0
	NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	24		29.2		28.4
	ONE OR MORE YEARS IN COLLEGE	3145				
OCCUPATION	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	1474		24.7		24.6
	EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	148		.07		.06
	FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	469		19.2		18.9
	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	30		.08		.07
	SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	7		.02		.02
LIVING CONDITIONS						
FAMILY STABILITY						

TABLE NO. 62. INDICATORS OF PHYSICAL QUALITY

NEIGHBORHOOD NAME: Myers Park
CENSUS TRACT NO.: 27

	Census Tract		City		City & County		
	Quantity	Percent	Quantity	Percent	Quantity	Percent	
HOUSING QUALITY	VALUE \$25,000	946	57.4	7908	20.6	15148	25.5
	RENT \$200	169	15.6	1546	4.2	1846	4.4
	MEDIAN VALUE MEDIAN RENT	27900 137		16300 107		17400 107	
ZONING EFFECT	PERCENT OF TRACT ZONED RESIDENTIAL	1090*	93.8	81991*	90.6	286910*	89.6
	PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	6169	90.8	99613	90.2	116206	89.9
	PERCENT OF TRACT ZONED BUSINESS	10*	.9	2391*	2.6	9224*	2.9
	PERCENT OF DWELLING UNITS ZONED BUSINESS	122	1.8	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	27	1.6	5573	14.5	8742	14.7
	RENT \$80	50	4.6	7085	19.4	8275	19.5
	MEAN AGE OF DWELLING UNITS	28.2	.7	3673	3.3	4712	3.6
	DWELLING UNITS 60 YEARS IN AGE	48					
CROWDING INDEX	PERCENT OF LAND USE VACANT/GOVERNMENTAL	167*	14.4	49855*	55.1	254318*	79.4
	PERCENT OF LAND USE RESIDENTIAL	969*	83.4	30188*	33.4	46819*	14.6
	POPULATION DENSITY	4063		1700/sq.mi.		708/sq.mi.	
		*acres		*acres		*acres	



MYERS PARK

Eastover

census
tract

28



The Eastover neighborhood, corresponding to Census Tract 28, is defined by Sharon Road/Queens and Providence Road connectors and Briarcreek, extending north as far as Laurel Avenue and Randolph Road. The area is characteristically similar to Myers Park but as delineated by this study is more homogeneous within the tract. Providence Road is perhaps the most heavily traveled thoroughfare in the neighborhood, however, it has been able to retain its residential characteristics south of Oxford Place. To the north along Providence Road, an expanded neighborhood shopping district has been developed over a period of many years. Private redevelopment has turned Perrin Place from moderate single family and duplex residences to expensive condominium units.

In terms of socio-economic status, Eastover ranks high on all of the S.E.S. dimensions. The median family income of the neighborhood was \$20018 in 1970 which, as can be seen in Table 63, is above the city average. Nevertheless, there was a certain degree of poverty as 5.5 percent of the resident population and 4.1 percent of the resident families were below the poverty level. However, no families were receiving public assistance. Educational characteristics indicate that Eastover possesses a high degree of educational attainment also. The median number of school years completed was 15.3 years with a high percentage of high school graduates (88.2%) and a high percentage of college attendance (72.0% completed one or more years of college). Due to the previous education characteristics, educational deficiency was low in 1970 as only 4.7 percent of the adults 25 years old and over had no high school education at all and there were no youth between

the ages of 16 to 21 who had not been to high school and were not presently attending school. Again the education-income-occupation relationship is seen in this area. There was a substantially higher percentage (56.6%) of all persons employed from the neighborhood in professional and managerial occupations, and a lower percentage were employed in personal service occupations (3.3%). Of the women employed from the neighborhood, 41.9 percent were employed in professional and managerial positions. Overcrowded dwelling units were practically non-existent in Eastover as only 0.8 percent of all dwelling units (10 units) had 1.01 or more persons per room. An indication of family stability is given by the high percentage of children 18 years old or younger who lived with both parents (91.5%). The Eastover neighborhood ranked high on the overall, relative index of socioeconomic status.

Eastover exhibited good physical characteristics also. Housing values were relatively high as 76.3 percent of all owner-occupied dwelling units were valued at \$25000 or above, with the median value at \$34500. Four and two-tenths percent of the rental units in the neighborhood rented for \$200 or more per month, with the median rent at \$110 per month. The zoning configuration in Eastover greatly enhanced the strong residential character of the neighborhood as 97.2 percent of the tract and 96.1 percent of the dwelling units were zoned residential. There was a small amount of business and office zoning but no industrial zoning whatsoever. The potential for deterioration was slight in terms of both housing value and age. Only 0.9 percent of all owner-occupied dwelling units were valued at \$10000 or less and only 1.9 percent of the rental units rented for \$80 or less per month. The mean age of all dwelling units was 25.8 years and only 0.7 percent of the dwelling units were 60 years old or more. The crowding index indicates that Eastover has almost reached the saturation point in land use as the percentage

of vacant/public land was quite low (19.9%). Eastover Park, the Mint Museum, several large churches and the designated floodway for Briar Creek consume most of the land not developed for private purposes. The predominance of this area as a residential sector appears to be secure as 76.8 percent of the land is used for residential purposes. The population density in 1970 was 3032 people per square mile, or slightly above the Charlotte density of 2600. With the development of Perrin Place and the high-rise condominium on Cherokee, the density has been increased. Eastover ranked medium high on the overall index of physical quality with weaknesses in the deterioration potential and the crowding index dimensions. Nevertheless, the neighborhood is sound in physical as well as socio-economic aspects and appears to possess no serious problems.

TABLE NO. 63. INDICATORS OF SOCIAL QUALITY

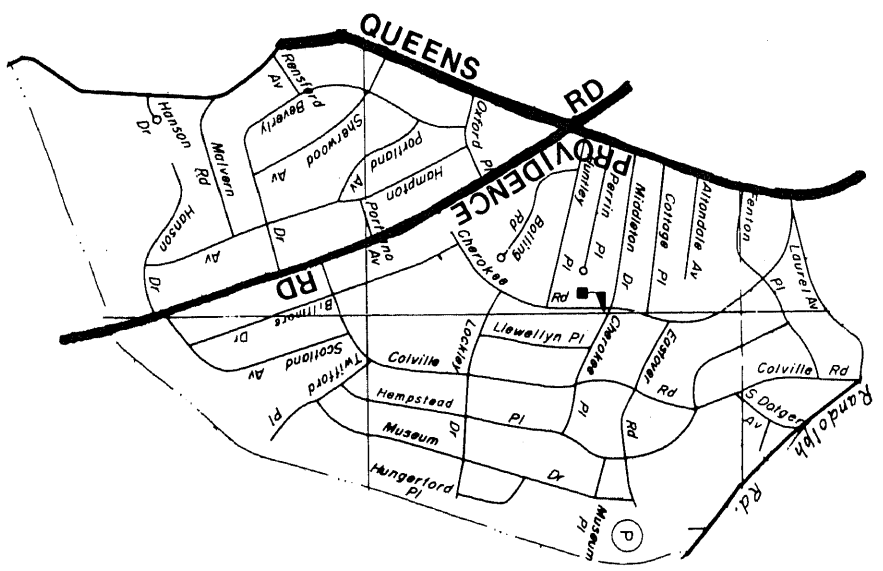
NEIGHBORHOOD NAME: Eastover
CENSUS TRACT NO.: 28

	Census Tract		City		City & County		
	Quantity	Percent	Quantity	Percent	Quantity	Percent	
<u>POPULATION</u>	TOTAL POPULATION	3305	241178		354656		
	BLACK	7	72972	30.03	84254	23.8	
	WHITE	3295	167287	19.7	269129	31.1	
CHANGE IN POPULATION 1960-1970	BLACK	-	-	.08	-	.03	
	% BLACK	-	-	.03	-	.01	
	WHITE	-	-				
<u>SOCIAL AND ECONOMIC RESOURCES</u>	MEDIAN FAMILY INCOME (\$)	20018	9564		10136		
	PEOPLE BELOW POVERTY LEVEL	182	35603	14.8	43487	12.3	
	FAMILIES BELOW POVERTY LEVEL	38	6866	11.2	8522	9.4	
	RATIO OF FAMILY INCOME TO POVERTY LEVEL	0		47.4		50.5	
	FAMILIES RECEIVING PUBLIC ASSISTANCE	0		4.5		3.6	
	<u>EDUCATION</u>	MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	15.3	12.1		12.1	
		HIGH SCHOOL GRADUATES	1901		53.5		53.6
		NO HIGH SCHOOL EDUCATION	101		22.8		22.2
		NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	0		17.2		16.0
	ONE OR MORE YEARS IN COLLEGE	1522		29.2		28.4	
<u>OCCUPATION</u>	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	710		24.7		24.6	
	EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	42		.07		.06	
	FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	165		19.2		18.9	
	<u>LIVING CONDITIONS</u>	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	10	6231	.08	8385	.07
		SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	6	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. 64. INDICATORS OF PHYSICAL QUALITY

NEIGHBORHOOD NAME: Eastover
 CENSUS TRACT NO.: 28

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
HOUSING QUALITY						
VALUE \$25,000	700	76.3	7908	20.6	15148	25.5
RENT \$200	11	4.2	1546	4.2	1846	4.4
MEDIAN VALUE	34500		16300		17400	
MEDIAN RENT	110		107		107	
ZONING EFFECT						
PERCENT OF TRACT ZONED RESIDENTIAL	609*	97.2	81991*	90.6	286910*	89.6
PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	1232	96.1	99613	90.2	116206	89.9
PERCENT OF TRACT ZONED BUSINESS	9*	1.5	2391*	2.6	9224*	2.9
PERCENT OF DWELLING UNITS ZONED BUSINESS	4	2.3	1789	1.6	2416	1.9
INDUSTRIAL ORIENTATION						
PERCENT OF LAND USE INDUSTRIAL	0	0	4150*	4.6	9219*	2.9
PERCENT OF DWELLING UNITS ZONED INDUSTRIAL	0	0	3719*	4.1	13647*	4.3
INDUSTRIAL	0	0	1374	1.2	2300	1.8
DETERIORATION POTENTIAL						
VALUE \$10,000	8	.9	5573	14.5	8742	14.7
RENT \$80	5	1.9	7085	19.4	8275	19.5
MEAN AGE OF DWELLING UNITS	25.8		3673	3.3	4712	3.6
DWELLING UNITS 60 YEARS IN AGE	9	.7				
CROWDING INDEX						
PERCENT OF LAND USE VACANT/GOVERNMENTAL	125*	19.9	49855*	55.1	254318*	79.4
PERCENT OF LAND USE RESIDENTIAL	482*	76.8	30188*	33.4	46819*	14.6
POPULATION DENSITY	3032		1700/sq.mi.		708/sq.mi.	
	*acres		*acres		*acres	



EASTOVER

Barclay Downs • Wendover



census
tract
29.01

The Barclay Downs/Wendover neighborhood area has experienced a great deal of residential development in recent years. This neighborhood is south of Myers Park and Eastover and corresponds to the area delineated by Census Tract 29.01 (see map). It is generally the area between Fairview Road to the southwest, Providence Road to the northeast, Briar Creek to the northwest, and Sharon Road and Sharon Lane to the southeast. SouthPark Shopping Center along with a growing commercial/office development along Morrison Avenue are located in the neighborhood which also includes the Celanese Corporation, the Myers Park Country Club and an elementary junior high and senior high complex.

The Barclay Downs/Wendover area expresses some very favorable socio-economic characteristics. The median family income was \$18672 in 1970. There was evidence of poverty conditions in the neighborhood, with 4.0 percent of the population and 2.3 percent of the families below the poverty level. The neighborhood on the whole was well educated with the median number of school years completed at 15.2 years which included 86.7 percent of the adult population equal to or over 25 years in age as high school graduates and 67.2 percent as having completed one or more years of college. A small degree of educational deficiency existed in 1970 as only 3.7 percent of the adult population had no high school education at all and only 2.6 percent of the population 16 to 21 years old had no high school and were not attending school. Occupation characteristics of Barclay Downs/Wendover further enhanced the socio-economic status as 56.9 percent of the employed residents of the neighborhood were employed in professional and managerial occupations

and only 2.5 percent were employed in personal service occupations. Again, as in Eastover, a somewhat higher percentage of women were employed in professional and managerial occupations. Overcrowded dwelling units were a minute problem in this area as only 0.4 percent of all dwelling units had 1.01 or more persons per room (7 units) and only 0.2 percent had 1.51 or more persons per room. The percentage of children equal to or younger than 18 years of age living with both parents (90.7%) indicates that a high degree of family stability exists in Barclay Downs/Wendover. This neighborhood ranked high on the community-wide index of socioeconomic status.

In aspects of physical characteristics, Barclay Downs/Wendover possessed high characteristics on all of the predominant dimensions of physical quality. Housing values were high in the neighborhood in 1970 as 77.1 percent of all owner-occupied dwelling units were valued at or above \$25000. There was also a substantial percentage of rental units that rented for or above \$200 per month (29.9%) even though the median rent was \$144 per month. The median value of dwelling units (owner-occupied) was \$34400 in 1970. The zoning configuration in Barclay Downs/Wendover is very conducive to strong residential character in that 99.4 percent of the tract was zoned residential in 1970 and the remaining 0.6 percent was zoned office. Therefore, there were no business or industrial uses in the area that could be detrimental to physical quality. The deterioration potential was insignificant in this neighborhood area in terms of both value and age. Only 0.5 percent of all owner-occupied dwelling units were valued at or below \$10000 and only 2.3 percent of the rental units rented for or below \$80 per month. The housing age at the time of the 1970 census did not play a significant role in the deterioration potential. It is conceivable that the mean age could be lower now due to the large amount of residential construction in this area

since 1970. In terms of critical dwelling unit age, only 1.7 percent of all dwelling units were 60 or more years old. The crowding index indicates that the neighborhood is not seriously crowded since 34.1 percent of the land, most of which is used for the aforementioned school complex, was vacant or used for public use. The population density was 1893 people per square mile, which is 800 people per square mile lower than the Charlotte average.

Barclay Downs/Wendover ranked high on the overall index of physical quality. As the SouthPark area continues to evolve toward an area of dense residential, office and commercial development, two major problems could occur. One would be the increase in traffic through the neighborhood, particularly along Sharon Road. The second problem could be in the type of development which could easily become a blight to the development itself and to the surrounding neighborhoods which in turn would diminish the desirability of that location. Through the controls of the B-1 S.C.D. district and the monitoring of traffic circulation, the impact of the problems can be tempered.

TABLE NO. 65. INDICATORS OF SOCIAL QUALITY

NEIGHBORHOOD NAME: Barclay Downs/Wendover
 CENSUS TRACT NO.: 29.01

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
POPULATION	TOTAL POPULATION	5413	241178	30.03	354656	23.8
	BLACK	1	72972	19.7	84254	31.1
	WHITE	5406	167287	.08	269129	.03
CHANGE IN POPULATION 1960-1970	% BLACK	-	-	.03	-	.01
	% BLACK	0				
	WHITE	0				
SOCIAL AND ECONOMIC RESOURCES	MEDIAN FAMILY INCOME (\$)	18672	9564	14.8	10136	12.3
	PEOPLE BELOW POVERTY LEVEL	213	35603	11.2	43487	9.4
	FAMILIES BELOW POVERTY LEVEL	35	6866	47.4	8522	50.5
	RATIO OF FAMILY INCOME TO POVERTY LEVEL	5		4.5		3.6
	FAMILIES RECEIVING PUBLIC ASSISTANCE					
EDUCATION	MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	15.2	12.1	53.5	12.1	53.6
	HIGH SCHOOL GRADUATES	2711		22.8		22.2
	NO HIGH SCHOOL EDUCATION	117		17.2		16.0
	NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	14		29.2		28.4
	ONE OR MORE YEARS IN COLLEGE	2099				
OCCUPATION	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	1231		24.7		24.6
	EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	55		.07		.06
	FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	295		19.2		18.9
LIVING CONDITIONS	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	7	6231	.08	8385	.07
	SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	3	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. 66. INDICATORS OF PHYSICAL QUALITY

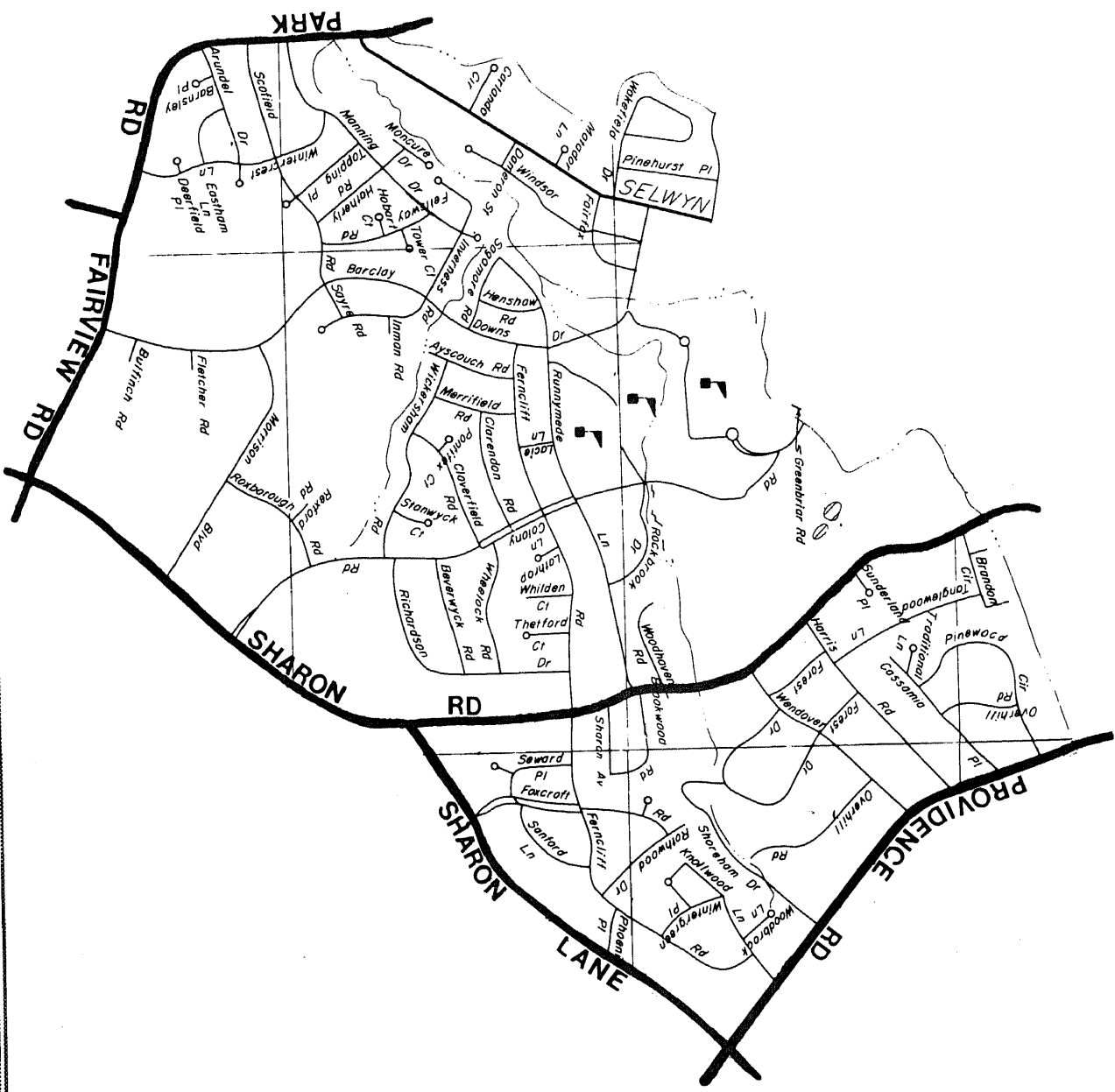
NEIGHBORHOOD NAME: Barclay Downs/Wendover
CENSUS TRACT NO.: 29.01

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
HOUSING QUALITY						
VALUE \$25,000	992	77.1	7908	20.6	15148	25.5
RENT \$200	128	29.9	1546	4.2	1846	4.4
MEDIAN VALUE	34400		16300		17400	
MEDIAN RENT	144		107		107	
ZONING EFFECT						
PERCENT OF TRACT ZONED RESIDENTIAL	1787*	99.4	81991*	90.6	286910*	89.6
PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	2162	99.5	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	7	.5	5573	14.5	8742	14.7
RENT \$80	10	2.3	7085	19.4	8275	19.5
MEAN AGE OF DWELLING UNITS	16.0					
DWELLING UNITS 60 YEARS IN AGE	37	1.7	3673	3.3	4712	3.6
CROWDING INDEX						
PERCENT OF LAND USE VACANT/GOVERNMENTAL	613*	34.1	49855*	55.1	254318*	79.4
PERCENT OF LAND USE RESIDENTIAL	859*	47.8	30188*	33.4	46819*	14.6
POPULATION DENSITY	1893		1700/sq.mi.		708/sq.mi.	
	*acres		*acres		*acres	



BARCLAY DOWNS/WENDOVER

29.01



Foxcroft•Sharon View



census
tract
29.02

The Foxcroft/Sharon View neighborhood is located in southeast Charlotte and is delineated by the boundaries of Census Tract 29.02. It is somewhat triangular in shape and is roughly the area between Sharon View Road to the south, Providence Road to the northeast, and a combination of Sharon Road and Sharon Lane to the northwest. The area has experienced a great deal of growth and expansion in recent years, especially in the form of high value homes and condominiums. With the extension of Fairview Road beyond Sharon Road, more of the area will be opened for development.

Foxcroft/Sharon View exhibits very sound characteristics on the predominant indicators of S.E.S. The median family income of the neighborhood was \$20652 but there was a small degree of poverty conditions in that 2.8 percent of the individuals and 2.4 percent of the families were below the poverty level. The median number of school years completed was 14.2 years with a high percentage of high school graduates (89.9%) and a high percentage of adults 25 years old and over having completed one or more years in college. There was a very low degree of educational deficiency as only 2.8 percent of the adult population had no high school education at all and 3.7 percent of the population 16 to 21 years old had no high school and were not attending school. Occupational characteristics show that 55.0 percent of the employed population were employed in professional and managerial positions and that 39.3 percent of the employed women were in such occupations. A quite low 2.5 percent were employed in personal service occupations. Overcrowded dwelling units were practically non-existent as only 0.2 percent had

1.01 or more persons per room and only 0.1 percent (1 unit) had 1.51 or more persons per room. An indication of relative family stability is given by the high percentage of children equal to or below 18 years of age living with both parents (92.4%). Foxcroft/Sharon View ranked high on the community-wide index of socio-economic status and its many assets and amenities insure this S.E.S. for a long time.

Physical conditions in Foxcroft/Sharon View are very sound also. The area exhibits very good characteristics on all of the primary indicators of physical quality. Housing values are high with 95.5 percent of all owner-occupied dwelling units valued at \$25000 or more with the median value at \$47000. From Table 68 it can be seen that the land was overwhelmingly zoned residential in 1970 (99.5% of the tract and 99.7% of the dwelling units). There was very little business zoning and no industrial zoning. The business zoning consisted of several service stations scattered throughout the neighborhood. The potential for deterioration was practically absent also in terms of both housing value and age. Only 0.2 percent of all owner-occupied dwelling units were valued at or below \$10000. Furthermore, the mean age of all dwelling units was 10.2 years and only 0.2 percent were 60 years or older. The crowding index indicates that there is little concern about this matter at the present time. The area, in 1970, was 61.9 percent vacant and the population density was below average at 1099 people per square mile. However, vast amounts of vacant land have been developed since 1970 with the trend pointing toward more development with a large concentration of higher density units around SouthPark.

Foxcroft/Sharon View ranked high on the community index of physical quality. The area with its many assets and amenities will experiment continued rapid growth in the foreseeable future.



FOXcroft/SHARON VIEW

29.02

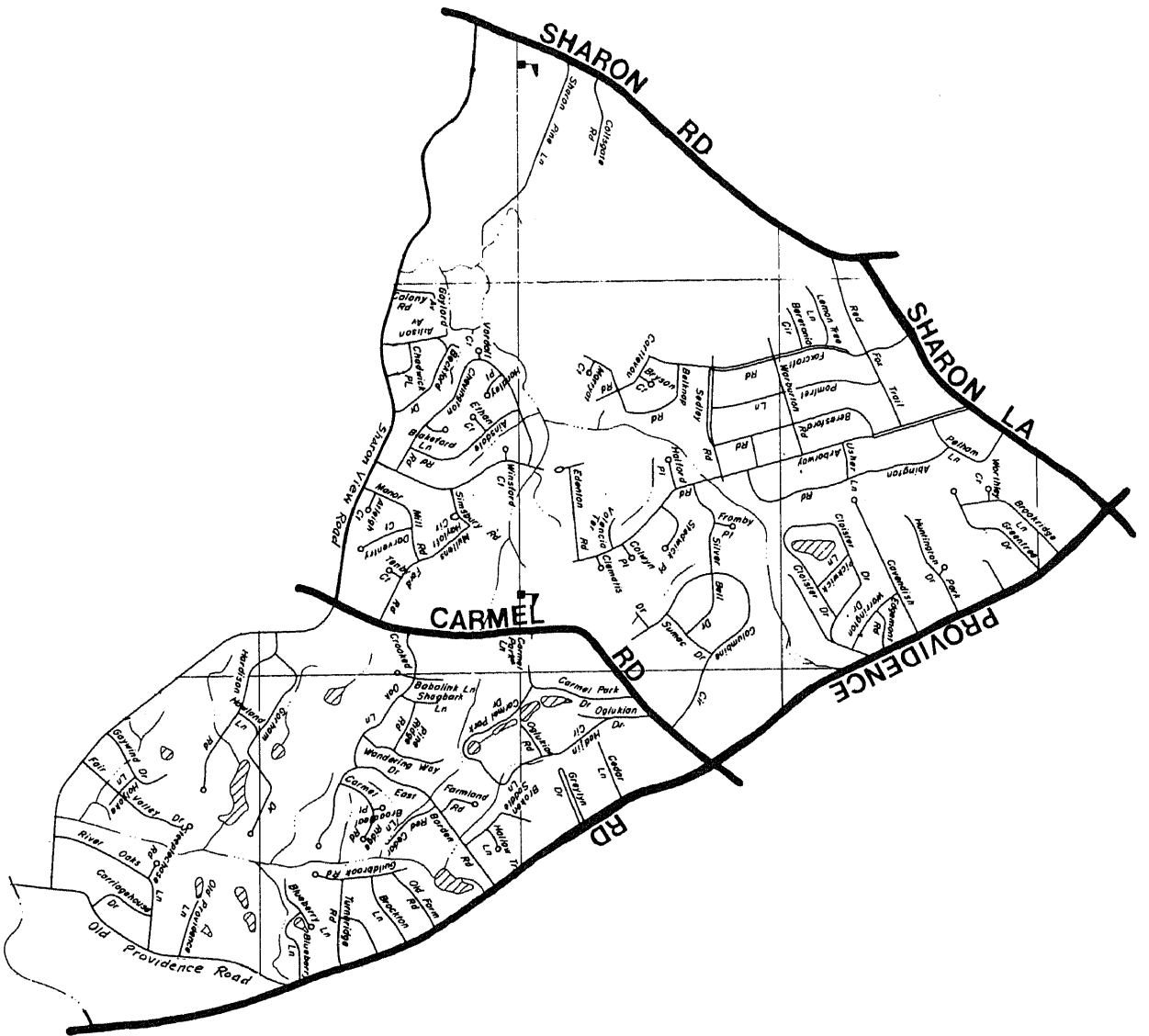


TABLE NO. 67. INDICATORS OF SOCIAL QUALITY

NEIGHBORHOOD NAME: Foxcroft/Sharon View
 CENSUS TRACT NO.: 29.02

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
<u>POPULATION</u>	TOTAL POPULATION	4329	241178	30.03	354656	23.8
	BLACK	7	72972	19.7	84254	31.1
	WHITE	4317	167287	.08	269129	.03
CHANGE IN POPULATION 1960-1970						
% BLACK						
% WHITE						
<u>SOCIAL AND ECONOMIC RESOURCES</u>						
<u>INCOME</u>	MEDIAN FAMILY INCOME (\$)	20652	9564	10136	12.3	
	PEOPLE BELOW POVERTY LEVEL	123	35603	43487	9.4	
	FAMILIES BELOW POVERTY LEVEL	27	6866	8522	50.5	
	RATIO OF FAMILY INCOME TO POVERTY LEVEL	4			3.6	
	FAMILIES RECEIVING PUBLIC ASSISTANCE					
<u>EDUCATION</u>	MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	14.2	12.1	12.1	53.6	
	HIGH SCHOOL GRADUATES	2151			22.2	
	NO HIGH SCHOOL EDUCATION	66			16.0	
	NO HIGH SCHOOL, AND NOT IN SCHOOL 16-21 YRS OLD	15			28.4	
	ONE OR MORE YEARS IN COLLEGE	1685				
<u>OCCUPATION</u>	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	907			24.6	
	EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	41			.06	
	FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	201			18.9	
<u>LIVING CONDITIONS</u>	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	2	6231	8385	.07	
	SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	1	1517	1988	.02	
<u>FAMILY STABILITY</u>	STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS)		92.4		79.6	
	CHANGE IN STABLE FAMILIES 1960-1970		3.9		.05	

TABLE NO. 68. INDICATORS OF PHYSICAL QUALITY

NEIGHBORHOOD NAME: Foxcroft/Sharon View
 CENSUS TRACT NO.: 29.02

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
HOUSING QUALITY						
VALUE \$25,000	808	95.5	7908	20.6	15148	25.5
RENT \$200	80	19.8	1546	4.2	1846	4.4
MEDIAN VALUE	47000		16300		17400	
MEDIAN RENT	178		107		107	
ZONING EFFECT						
PERCENT OF TRACT ZONED RESIDENTIAL	2438*	99.5	81991*	90.6	286910*	89.6
PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	1642	99.7	99613	90.2	116206	89.9
PERCENT OF TRACT ZONED BUSINESS	153	8.7	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	2	.2	5573	14.5	8742	14.7
RENT \$80	0	0	7085	19.4	8275	19.5
MEAN AGE OF DWELLING UNITS	10.2		3673		4712	
DWELLING UNITS 60 YEARS IN AGE	3	.2				
GROWING INDEX						
PERCENT OF LAND USE VACANT/GOVERNMENTAL	1519*	61.9	49855*	55.1	254318*	79.4
PERCENT OF LAND USE RESIDENTIAL	902*	36.8	30188*	33.4	46819*	14.6
POPULATION DENSITY	1099		1700/sq.mi.		708/sq.mi.	
	*acres		*acres		*acres	

Beverly Woods•Quail Hollow



census
tract
30.01

The Beverly Woods/Quail Hollow neighborhood area is delineated by the boundary of Census Tract 30.01. The area is generally that which is between Park and Sharon Roads to the west, McMullen Creek to the east, extending north to Fairview Road and Sharon View Road. Beverly Woods/Quail Hollow has experienced a great deal of growth in recent years, especially in high value single family homes and condominiums.

Some very strong socio-economic characteristics were exhibited by Beverly Woods/Quail Hollow. The median family income in 1970 was high at \$17930 per year. Financial need was experienced by only a small segment of the resident population as 2.4 percent of the population and 1.2 percent of the families were below the poverty level. A very small percentage of the total families (0.4%) were receiving public assistance, but 5 of the 17 families below the poverty level were receiving assistance. Education characteristics were also strong with the median number of school years completed at 14.3 years, with a high percentage of high school graduates (85.7% of the adult population equal to or above 25 years in age) and college experience (59.4% attended college for one or more years). Education deficiency was not widespread with 3.4 percent of the population having no high school education at all and only 3.0 percent of the population 16 to 21 years old having no high school and not presently attending school. The high educational attainment qualified the residents for the high paying jobs with a high percentage (46.2%) employed in the professional and managerial positions. A low percentage were employed in generally low paying

positions (3.2% employed in personal services). The percentage of women employed in professional and managerial positions was also higher than average at 27 percent. Overcrowded dwelling units were very scarce in 1970 as only 0.4 percent of all dwelling units in the neighborhood (6 units) had 1.01 or more persons per room and only 0.1 percent (1 unit) had 1.51 or more persons per room. Of all children equal to or under 18 years of age, 95.5 percent lived with both parents in 1970, giving a good indication of family stability. Furthermore, it is interesting to note that there was a 10.5 percent increase in this percentage from 1960 to 1970. Beverly Woods/Quail Hollow ranked high on the community-wide index of socio-economic status. Due to the existing base of high S.E.S. and the continued demand for residential use in this area, the high ranking will most likely be maintained.

Beverly Woods/Quail Hollow possessed strong physical conditions in 1970 also. The area appeared very sound on all of the predominant indicators of physical quality. Housing values were above average as were rental rates. In terms of value, 86.6 percent of all owner-occupied dwelling units were valued at or above \$25000 with a median value for the neighborhood of \$32000. Eighty and four-tenths percent of all renter-occupied dwelling units rented for or above \$200 per month with the median rent being \$231. The zoning effect, with the high percentage of residential zoning (99.7% of the tract and 99.9% of the dwelling units), greatly enhances the residential stability in Beverly Woods/Quail Hollow. Business zoning was confined to the Fairview Road and Sharon Road area by SouthPark, while no industrial zoning existed in the neighborhood (even though 3 acres were used for industrial purposes). The deterioration potential of the neighborhood appears very low in terms of both housing value and age. Only 0.8 percent of all owner-occupied dwelling units were valued at or below \$10000 and there were no dwelling

units which rented for or less than \$80 per month. The mean age of all dwelling units was 7.4 years in 1970 and only 2 dwelling units in the neighborhood were 60 years or over in age. The crowding index further indicates that Beverly Woods/Quail Hollow was a quite pleasant sector in which to live due to a high amount of vacant land (59.4%) and a relatively low population density of 1164 people per square mile (due to the large amount of vacant land).

On the whole, Beverly Woods/Quail Hollow also ranked high on the overall index of physical quality. Because of the vast amount of vacant land and the attractiveness of the southeast for residential development, a lot of construction activity will be focused on the neighborhood during the 1970's, which could have an extreme impact on the physical and socio-economic indicators. New development areas throughout the county need to be scrutinized thoroughly in order to obtain the best type of development.

TABLE NO. 69. INDICATORS OF SOCIAL QUALITY

NEIGHBORHOOD NAME: Beverly Woods/Quail Hollow
CENSUS TRACT NO.: 30.01

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
<u>POPULATION</u>	TOTAL POPULATION	5496	241178	30.03	354656	23.8
	BLACK	16	72972	19.7	84254	31.1
	WHITE	5479	167287	.08	269129	.03
CHANGE IN POPULATION 1960-1970	% BLACK	-	-	.03	-	.01
	% WHITE	0	0			
<u>SOCIAL AND ECONOMIC RESOURCES</u>						
<u>INCOME</u>	MEDIAN FAMILY INCOME (\$)	17930	9564	10136	12.3	
	PEOPLE BELOW POVERTY LEVEL	130	35603	43487	9.4	
	FAMILIES BELOW POVERTY LEVEL	17	6866	8522	50.5	
	RATIO OF FAMILY INCOME TO POVERTY LEVEL	5			3.6	
	FAMILIES RECEIVING PUBLIC ASSISTANCE					
<u>EDUCATION</u>	MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	14.3	12.1	12.1	53.6	
	HIGH SCHOOL GRADUATES	2560			22.2	
	NO HIGH SCHOOL EDUCATION	102			16.0	
	NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	13			28.4	
	ONE OR MORE YEARS IN COLLEGE	1774				
<u>OCCUPATION</u>	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	957	46.2	24.7	24.6	
	EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	67	3.2	.07	.06	
	FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	149	27.0	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. 70. INDICATORS OF PHYSICAL QUALITY

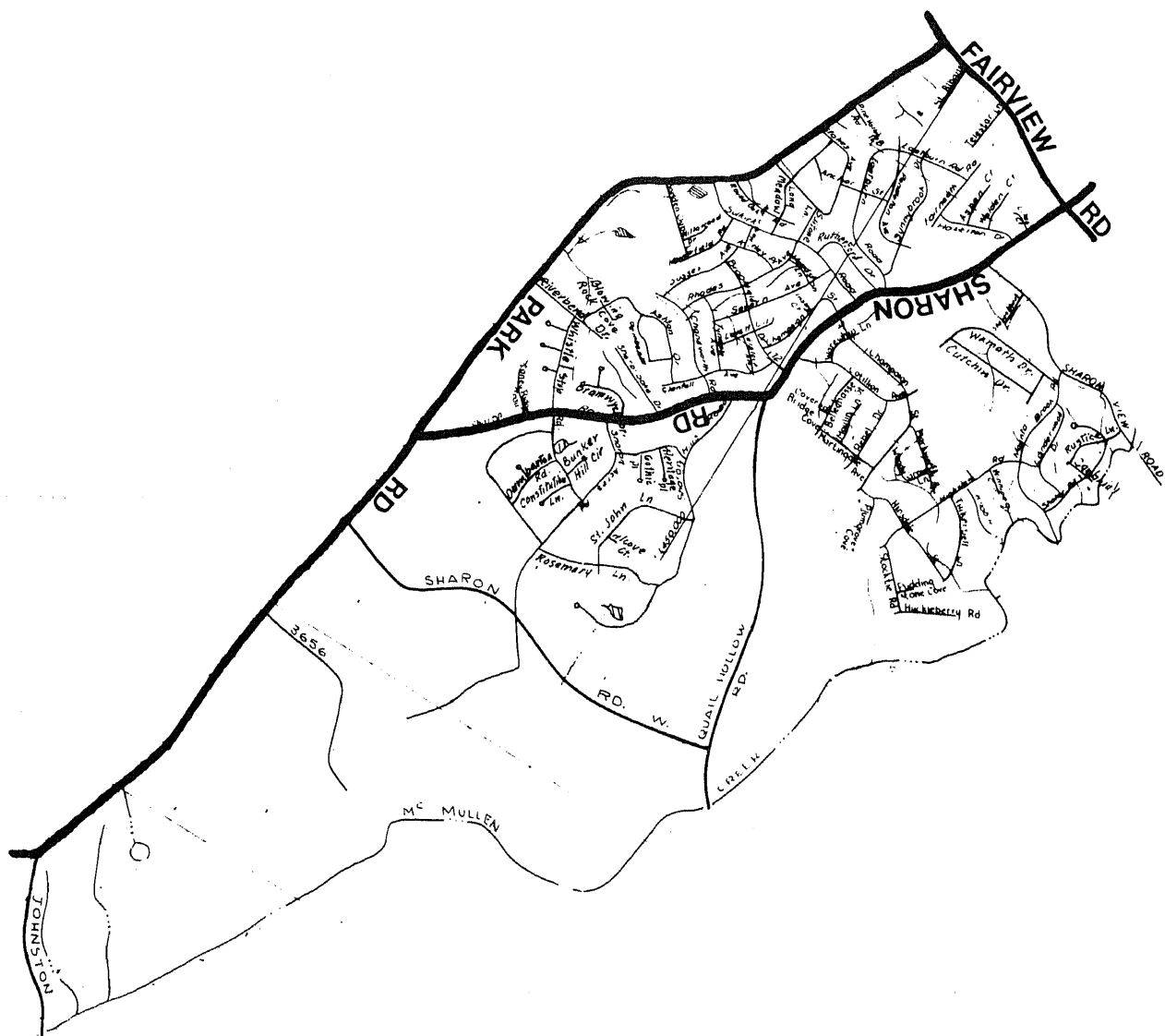
NEIGHBORHOOD NAME: Beverly Woods/Quail Hollow
 CENSUS TRACT NO.: 30.01

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
HOUSING QUALITY						
VALUE \$25,000	1094	86.6	7908	20.6	15148	25.5
RENT \$200	156	80.4	1546	4.2	1846	4.4
MEDIAN VALUE	32000		16300		17400	
MEDIAN RENT	231		107		107	
ZONING EFFECT						
PERCENT OF TRACT ZONED RESIDENTIAL	2842*	99.7	81991*	90.6	286910*	89.6
PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	1926	99.9	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	3*	.09	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	10	.8	5573	14.5	8742	14.7
RENT \$80	0	0	7085	19.4	8275	19.5
MEAN AGE OF DWELLING UNITS	7.4	.1	3673	3.3	4712	3.6
DWELLING UNITS 60 YEARS IN AGE	2					
GROUNDING INDEX						
PERCENT OF LAND USE VACANT/GOVERNMENTAL	1693*	59.4	49855*	55.1	254318*	79.4
PERCENT OF LAND USE RESIDENTIAL	165*	25.8	30188*	33.4	46819*	14.6
POPULATION DENSITY	1164		1700/sq.mi.		708/sq.mi.	
	*acres		*acres		*acres	



BEVERLY WOODS/QUAIL HOLLOW

30.01



Carmel•Olde Providence

census
tract
30.02



The Carmel/Olde Providence neighborhood is the area between Sharon View Road to the north, Matthews-Pineville Road (N.C. 51) to the south, McMullen Creek to the west and Sardis Road to the east (see map). Providence Road is the major arterial roadway through the neighborhood. Quite a bit of developmental speculation has been felt in the vicinity as more and more land is transformed from vacant to residential. The intersection of N. C. 51 and Providence Road has generated an extreme amount of interest in recent years.

In terms of socio-economic characteristics, Carmel/Olde Providence is quite similar to Beverly Woods/Quail Hollow. The median family income in 1970 was \$18613 and there was only a small percentage of the resident population experiencing poverty conditions (1.9% of the population and 1.6% of the families were below the poverty level). Education characteristics indicate that there was a relatively high level of educational attainment as the median number of school years completed was 14.1. Furthermore, 86.3 percent of the adult population 25 years of age and older were high school graduates and 59.2 percent had been to college for one or more years. Educational deficiency was slight as 2.8 percent of the adult population had no high school education at all and 4.5 percent of the population 16 to 21 years in age had no high school education and were not attending school. Occupational characteristics of Carmel/Olde Providence were very similar with the remainder of the southeast quadrant. A high percentage of people were employed in professional and managerial positions in 1970 (47.7%) and a low percentage were employed in personal service occupations (2.7%). A

high percentage of women were employed in professional and managerial positions (28.8%). Overcrowded dwelling units were not widespread as only 1.4 percent of all dwelling units (22 units) had 1.01 or more persons per room and only 0.4 percent of all dwelling units (6 units) were considered to be seriously overcrowded (1.51 or more persons per room). Of all children less than or equal to 18 years in age, 95.7 percent lived with both parents, which was an increase of 10.8 percent from 1960 to 1970. Carmel/Olde Providence ranked high on the overall relative index of socio-economic status.

Physical characteristics of Carmel/Olde Providence indicate that this neighborhood is very attractive to the upper-middle to upper class segment of the population. Housing values are among the highest in Charlotte-Mecklenburg as 91.0 percent of all owner-occupied dwelling units were valued at or above \$25000 with a median value of \$38900. The preponderance of residential zoning insures the residential stability of this neighborhood as 98.9 percent of the tract and 99.5 percent of the dwelling units were zoned residential. There was neither any business nor industrial zoning which means that business and industrial orientations in this area are non-existent. The deterioration potential was very slight in terms of housing value and age. Only 0.6 percent of all owner-occupied dwelling units (8 units) were valued at or below \$10000 and no rental units rented for \$80 or less per month. The mean age of dwelling units was 7.6 years with only 0.3 percent of all dwelling units (6 units) equal to or above 60 years in age. The crowding index based on 1970 data indicates that at that time the neighborhood was still predominantly undeveloped as 78.1 percent of the land area was vacant. The population density was a very low 491 people per square mile. Only 16.6 percent of the land was used for residential purposes which further indicates the character of the area. Carmel/Olde Providence ranked high on the community-wide index of physical quality.



CARMEL/OLDE PROVIDENCE

30.02

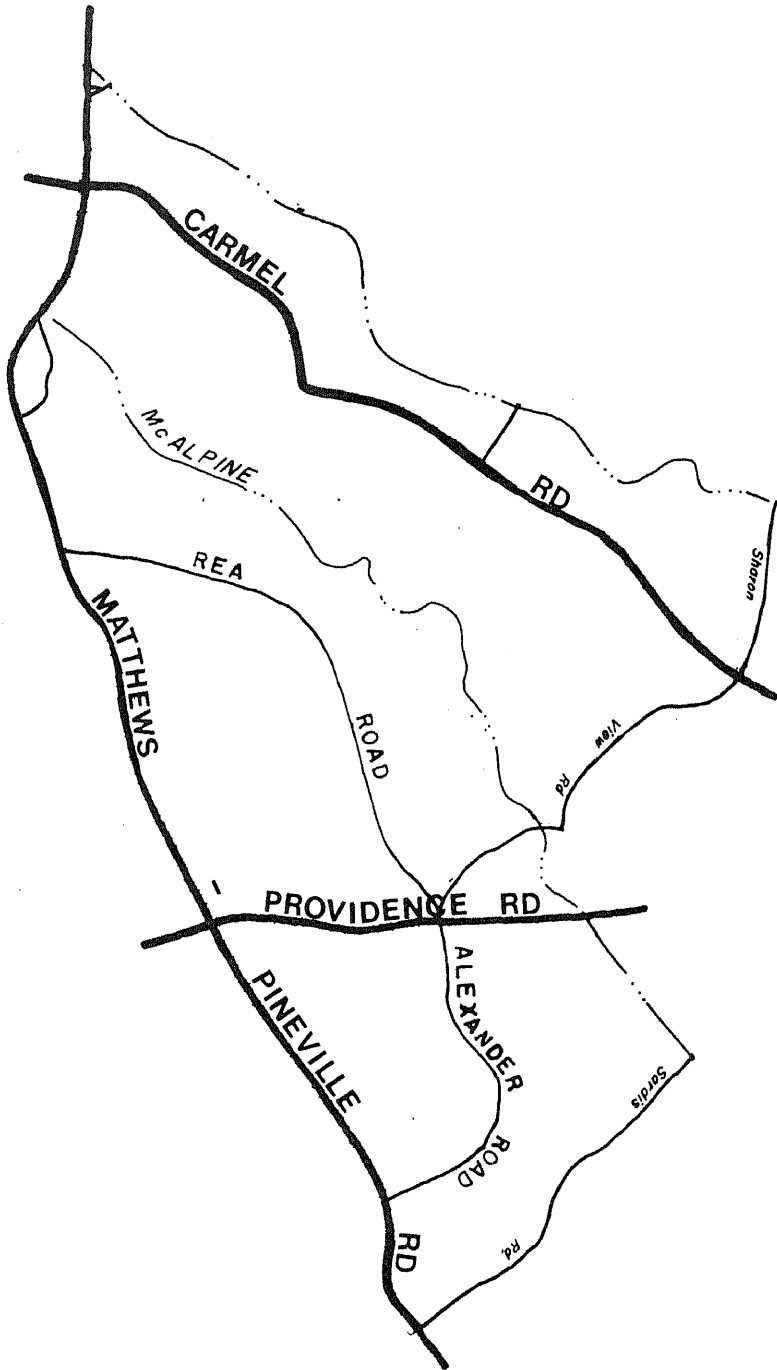


TABLE NO. 71. INDICATORS OF SOCIAL QUALITY

NEIGHBORHOOD NAME: Carmel/Olde Providence
 CENSUS TRACT NO.: 30.02

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
<u>POPULATION</u>	TOTAL POPULATION	5739	241178	30.03	354656	23.8
	BLACK	71	72972	19.7	84254	31.1
	WHITE	5663	167287	.08	269129	.03
CHANGE IN POPULATION 1960-1970						
% BLACK	-	88.9	-	.03	-	.01
% WHITE	0	0				
<u>SOCIAL AND ECONOMIC RESOURCES</u>						
<u>INCOME</u>	MEDIAN FAMILY INCOME (\$)	18613	9564	10136	12.3	
	PEOPLE BELOW POVERTY LEVEL	107	35603	43487	9.4	
	FAMILIES BELOW POVERTY LEVEL	24	6866	8522	50.5	
	RATIO OF FAMILY INCOME TO POVERTY LEVEL	3			3.6	
	FAMILIES RECEIVING PUBLIC ASSISTANCE					
<u>EDUCATION</u>	MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	14.1	12.1	12.1	53.6	
	HIGH SCHOOL GRADUATES	2554			22.2	
	NO HIGH SCHOOL EDUCATION	83			16.0	
	NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	22			28.4	
	ONE OR MORE YEARS IN COLLEGE	1751				
<u>OCCUPATION</u>	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	1025	47.7	24.7	24.6	
	EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	58	2.7	.07	.06	
	FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	171	28.8	19.2	18.9	
	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	22	1.4	.08	.07	
	SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	6	.4	.02	.02	
<u>LIVING CONDITIONS</u>	STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS)	95.7	75.2		79.6	
	CHANGE IN STABLE FAMILIES 1960-1970	10.8	.06		.05	

TABLE NO. 72. INDICATORS OF PHYSICAL QUALITY

NEIGHBORHOOD NAME: Carmel/01de Providence
 CENSUS TRACT NO.: 30.02

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
HOUSING QUALITY	VALUE \$25,000	1161	7908	20.6	15148	25.5
	RENT \$200	61	1546	4.2	1846	4.4
	MEDIAN VALUE MEDIAN RENT	38900 182	16300 107		17400 107	
ZONING EFFECT	PERCENT OF TRACT ZONED RESIDENTIAL	7664*	81991*	90.6	286910*	89.6
	PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	2004	99613	90.2	116206	89.9
	PERCENT OF TRACT ZONED BUSINESS	0	2391*	2.6	9224*	2.9
	PERCENT OF DWELLING UNITS ZONED BUSINESS	0	1789	1.6	2416	1.9
INDUSTRIAL ORIENTATION	PERCENT OF LAND USE INDUSTRIAL	5*	4150*	4.6	9219*	2.9
	PERCENT OF TRACT ZONED INDUSTRIAL	0	3719*	4.1	13647*	4.3
	PERCENT OF DWELLING UNITS ZONED INDUSTRIAL	0	1374	1.2	2300	1.8
DETERIORATION POTENTIAL	VALUE \$10,000	8	5573	14.5	8742	14.7
	RENT \$80	0	7085	19.4	8275	19.5
	MEAN AGE OF DWELLING UNITS DWELLING UNITS 60 YEARS IN AGE	7.6 6	3673	3.3	4712	3.6
GROWING INDEX	PERCENT OF LAND USE VACANT/GOVERNMENTAL	6052*	49855*	55.1	254318*	79.4
	PERCENT OF LAND USE RESIDENTIAL	1286*	30188*	33.4	46819*	14.6
	POPULATION DENSITY	491	1700/sq. mi.		708/sq. mi.	
		*acres	*acres		*acres	

Starmount • Montclair



census
tract
31.01

The Starmount/Montclair neighborhood is located in southern Charlotte and is delineated by the boundaries of Census Tract 31.01. Generally it is the area defined by Park Road to the east, the Southern Railway to the west (parallel to South Boulevard), Archdale Drive to the north and Sharon Road West to the south. No major thoroughfares cut through the neighborhood at present, but a proposal does exist which would open Starbrook Drive at Sugar Creek. The proposal has caused concern in the neighborhood. The impact of this facility should be carefully scrutinized before the project is constructed.

In terms of socio-economic characteristics, Starmount/Montclair measured quite high on all of the primary indicators of socio-economic status. Income characteristics show that in 1970 the median family income was \$13868 which was well above the Charlotte median of \$9564. Only 1.5 percent of the resident population and 0.8 percent of the resident families were below the poverty level in 1970. The median number of school years completed was 13.3 indicating that a majority of the population had finished high school and a substantial segment had gone on to college. In fact, Table 73 shows that 85.1 percent of the adult population equal to or above 25 years in age had finished high school and 53.0 percent had completed at least one year of college. Two and nine-tenths percent of the adult population had no high school education at all and 4.2 percent of the population 16 to 21 years in age had no high school and were not attending school. Occupational indicators show that 45.1 percent of the population employed from the area were employed in professional and managerial positions and

that only 1.9 percent were employed in personal services.

Overcrowded dwelling units were not seriously widespread as only 2.5 percent of all dwelling units had 1.01 or more persons per room and only 0.2 percent had 1.51 or more persons per room. Of all children 18 years and under, 94.5 percent lived with both parents which could be considered as a good indication of family stability. Starmount/Montclair ranked high on the overall index of socioeconomic status and appears to have no serious problems along S.E.S. dimensions.

Physical characteristics of Starmount/Montclair are also quite sound as all primary indicators of physical quality were relatively stable. Forty and six-tenths percent of all owner-occupied dwelling units were valued at or above \$25000 with a median value of \$23500 (Table 74). The zoning effect in this area enhances the overall residential stability as 97.2 percent of the tract and 97.7 percent of all dwelling units were zoned residential. Only 1.5 percent of the tract was zoned business and only 1.1 percent of the dwelling units were zoned for business use. Industrial orientation was minimal in 1970 as only 0.3 percent of the tract was zoned industrial and only 23 acres out of the entire tract were used for industrial purposes. The deterioration potential was very low in Starmount/Montclair in 1970 which further enhances the residential soundness. Only 0.4 percent of all owner-occupied dwelling units were valued at or below \$10000 and 1.3 percent of the renter-occupied units rented for or less than \$80 per month. Housing age also made for low deterioration potential as the mean age of dwelling units was 7.3 years and there were no dwelling units equal to or greater than 60 years in age. The crowding index indicates that the overall neighborhood density of 2517 people per square mile was slightly less than the 2600 persons per square mile in Charlotte. Fifty-four and four-tenths percent of land is either vacant or in public use, with the majority of the land lying

vacant in 1970. However, since 1970, a large apartment complex has been developed within the tract which has decreased the amount of vacant land remaining. Starmount/Montclair ranked high on the overall index of physical quality.

TABLE NO. 73. INDICATORS OF SOCIAL QUALITY

NEIGHBORHOOD NAME: Starmont/Montclair
 CENSUS TRACT NO.: 31.01

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
POPULATION	TOTAL POPULATION	7753	241178	30.03	354656	23.8
	BLACK	31	72972	19.7	84254	31.1
	WHITE	7712	167287	.08	269129	.03
CHANGE IN POPULATION 1960-1970						
% BLACK	0	37.9	-	.03	-	.01
% WHITE	0	0	-	.03	-	.01
SOCIAL AND ECONOMIC RESOURCES						
INCOME	MEDIAN FAMILY INCOME (\$)	13868	9564	10136	12.3	
	PEOPLE BELOW POVERTY LEVEL	116	35603	43487	9.4	
	FAMILIES BELOW POVERTY LEVEL	15	6866	8522	50.5	
	RATIO OF FAMILY INCOME TO POVERTY LEVEL	12	72.9	47.4	3.6	
	FAMILIES RECEIVING PUBLIC ASSISTANCE	12	.6	4.5		
EDUCATION	MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	13.3	12.1	12.1	53.6	
	HIGH SCHOOL GRADUATES	3180	85.1	53.5	22.2	
	NO HIGH SCHOOL EDUCATION	107	2.9	22.8	16.0	
	NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	22	4.2	17.2	28.4	
	ONE OR MORE YEARS IN COLLEGE	1980	53.0	29.2		
OCCUPATION	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	1392	45.1	24.7	24.6	
	EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	58	1.9	.07	.06	
	FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	347	33.3	19.2	18.9	
LIVING CONDITIONS	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	53	2.5	.08	.07	
	SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	5	.2	.02	.02	
FAMILY STABILITY	STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS)	-	94.5	75.2	79.6	
	CHANGE IN STABLE FAMILIES 1960-1970	-	1.3	.06	.05	

TABLE NO. 74. INDICATORS OF PHYSICAL QUALITY

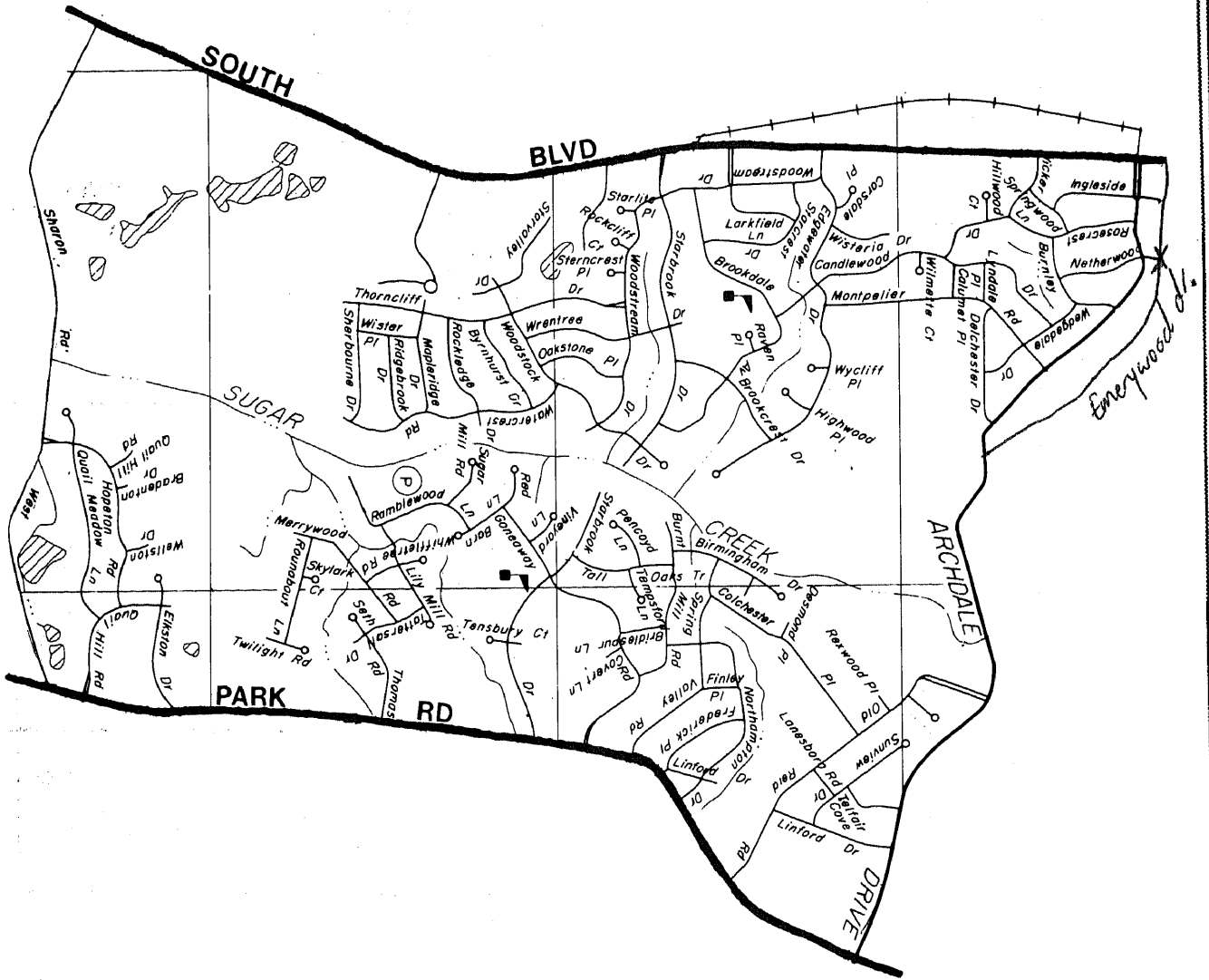
NEIGHBORHOOD NAME: Starmont/Montclair
 CENSUS TRACT NO.: 31.01

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
HOUSING QUALITY	VALUE \$25,000	40.6	7908	20.6	15148	25.5
	RENT \$200	9.8	1546	4.2	1846	4.4
	MEDIAN VALUE		16300		17400	
	23500		107		107	
MEDIAN RENT	167					
ZONING EFFECT						
PERCENT OF TRACT ZONED RESIDENTIAL	1791*	97.2	81991*	90.6	286910*	89.6
PERCENT OF DWELLING UNITS ZONED						
RESIDENTIAL	2923	97.7	99613	90.2	116206	89.9
PERCENT OF TRACT ZONED BUSINESS	28*	1.5	2391*	2.6	9224*	2.9
PERCENT OF DWELLING UNITS ZONED						
BUSINESS	33	1.1	1789	1.6	2416	1.9
INDUSTRIAL ORIENTATION						
PERCENT OF LAND USE INDUSTRIAL	23*	1.3	4150*	4.6	9219*	2.9
PERCENT OF TRACT ZONED INDUSTRIAL	6*	.3	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	6	.4	5573	14.5	8742	14.7
RENT \$80	5	1.3	7085	19.4	8275	19.5
MEAN AGE OF DWELLING UNITS	7.3		3673	3.3	4712	3.6
DWELLING UNITS 60 YEARS IN AGE	0					
CROWDING INDEX						
PERCENT OF LAND USE VACANT/GOVERNMENTAL	1003*	54.4	49855*	55.1	254318*	79.4
PERCENT OF LAND USE RESIDENTIAL	667*	36.2	30188*	33.4	46819*	14.6
POPULATION DENSITY	2517		1700/sq.mi.		708/sq.mi.	
	*acres		*acres		*acres	



STARMOUNT/MONTCLAIRE

31.01



Madison Park



census
tract
31.02

Madison Park is located in southern Charlotte along and to the east of South Boulevard and is delineated by Census Tract 31.02. It is roughly that area between Tyvola Road to the north, Archdale Drive to the south, Park Road to the east, and the Southern Railway line parallel to South Boulevard to the west. The tract is almost completely developed except for a small portion between Tyvola Road and Park Road. When the Tyvola Road extension is finished, this area too will be developed. Tyvola Road will then become a major route for traffic between South Boulevard and SouthPark. The newly developed Park Road Park lies within the neighborhood as well as the Tyvola Road Sewage Treatment Plant.

In terms of socio-economic characteristics, Madison Park is very similar to Starmont/Montclair. The similarity persists on all of the predominant indicators of socio-economic status (compare Tables 75 and 73). The median family income in Madison Park for 1970 was \$13150 and again financial need was not known but to a small segment of the population. Only 2.9 percent of the population and 1.7 percent of the families were below the poverty level. Furthermore, no families were receiving public assistance. Education characteristics were quite good with 85.2 percent of the adult population 25 years old and over graduating from high school and 50.1 percent completing at least one year of college. The median number of school years completed was 13.1 years. Educational deficiency was noticeable but not severe as 4.1 percent of the adult population had no high school education at all and 6.6 percent of the population 16 to 21

years in age had no high school education and were not attending school. Forty-four and three-tenths percent of the employed population were engaged in professional and managerial positions and only 2.4 percent were employed in personal service occupations. Thirty and one-half percent of the employed women from the neighborhood were employed in professional and managerial positions. Overcrowded dwelling units were present to a very small degree as 2.5 percent of all dwelling units had 1.01 or more persons per room and only 0.2 percent (3 units) had 1.51 or more persons per room. Family stability appeared to be high as 90.7 percent of all children 18 years of age and younger were living with both parents. Madison Park ranked high on the community-wide index of socio-economic status and appears as a quite stable middle-class neighborhood in terms of S.E.S.

Physical characteristics of Madison Park were sound in 1970 but not as high as neighborhoods to the south and east. Housing values were evidently not as high as only 29.6 percent of all owner-occupied dwelling units were valued at or above \$25000 and the median value was \$22700. The zoning configuration in 1970 was highly advantageous to residential development as 93.1 percent of the tract and 97.8 percent of the dwelling units were zoned residential. Business zoning was slight as only 0.3 percent of the tract was zoned business. In terms of zoning, the one thing that seems most detrimental to the residential character of Madison Park was the high amount of industrial zoning (6.4%). Therefore, the industrial orientation was high and from Table 76, it can be seen that in actual land use, 4.5 percent was used for industrial purposes. The potential for deterioration was very low in terms of both housing value and age. Of all owner-occupied dwelling units, only 0.5 percent (4 units) were valued at or below \$10000. The mean age of all dwelling units was 10.7 years and only 1 dwelling unit was 60 years in age or over.

The crowding index indicates that the neighborhood had a high population density (3314 people per square mile) and a substantial amount (49.2%) of vacant land which was either in public use or as mentioned earlier, most of the vacant/public use land is devoted to the park and treatment plant. This would indicate that the residential areas are compact to the point of being somewhat crowded. Madison Park ranked medium-high on the overall index of physical quality.

TABLE NO. 75. INDICATORS OF SOCIAL QUALITY

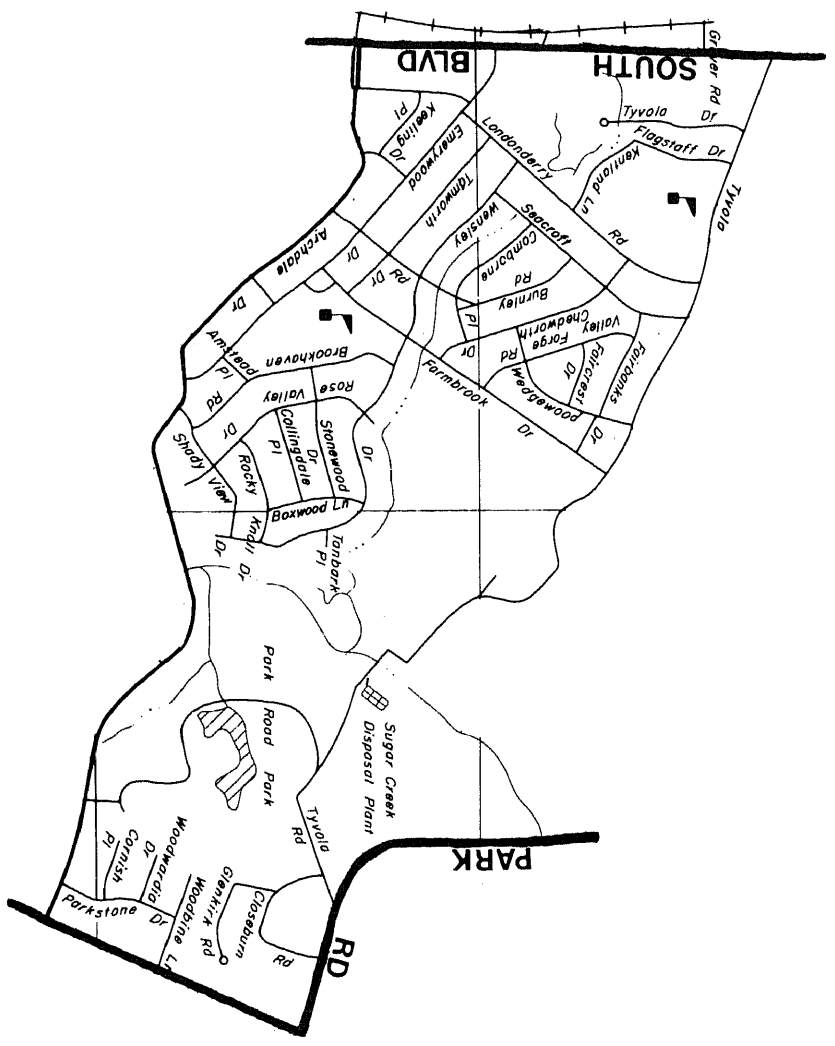
NEIGHBORHOOD NAME: Madison Park
CENSUS TRACT NO.: 31.02

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
POPULATION	TOTAL POPULATION	4242	241178		354656	
	BLACK	5	72972	30.03	84254	23.8
	WHITE	4214	167287	19.7	269129	31.1
CHANGE IN POPULATION 1960-1970	% BLACK	-	-	.08	-	.03
	% WHITE	0	0	.03	0	.01
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	13150	9564	14.8	10136	12.3
		121	35603	11.2	43487	9.4
		19	6866	47.4	8522	50.5
		0		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	13.1	12.1	53.5	12.1	53.6
		1814		22.8		22.2
		87		17.2		16.0
		26		29.2		28.4
		1084				
OCCUPATION	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING) EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING) FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	859		24.7		24.6
		47		.07		.06
		217		19.2		18.9
LIVING CONDITIONS	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM) SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	32	6231	.08	8385	.07
		3	1517	.02	1988	.02
FAMILY STABILITY	STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS) CHANGE IN STABLE FAMILIES 1960-1970	-		75.2		79.6
		5.2		.06		.05

TABLE NO. 76. INDICATORS OF PHYSICAL QUALITY

NEIGHBORHOOD NAME: Madison Park
 CENSUS TRACT NO.: 31.02

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
HOUSING QUALITY	VALUE \$25,000	262	7908	20.6	15148	25.5
	RENT \$200	40	1546	4.2	1846	4.4
	MEDIAN VALUE MEDIAN RENT	22700 146	16300 107		17400 107	
ZONING EFFECT	PERCENT OF TRACT ZONED RESIDENTIAL	777*	81991*	90.6	286910*	89.6
	PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	1140 3*	99613 2391*	90.2 2.6	116206 9224*	89.9 2.9
	PERCENT OF TRACT ZONED BUSINESS PERCENT OF DWELLING UNITS ZONED BUSINESS	2	1789	1.6	2416	1.9
INDUSTRIAL ORIENTATION	PERCENT OF LAND USE INDUSTRIAL	38*	4150*	4.6	9219*	2.9
	PERCENT OF TRACT ZONED INDUSTRIAL	53*	3719*	4.1	13647*	4.3
	PERCENT OF DWELLING UNITS ZONED INDUSTRIAL	21	1374	1.2	2300	1.8
DETERIORATION POTENTIAL	VALUE \$10,000	2	5573	14.5	8742	14.7
	RENT \$80	0	7085	19.4	8275	19.5
	MEAN AGE OF DWELLING UNITS DWELLING UNITS 60 YEARS IN AGE	10.7 1	3673	3.3	4712	3.6
CROWDING INDEX	PERCENT OF LAND USE VACANT/GOVERNMENTAL	411*	49855*	55.1	254318*	79.4
	PERCENT OF LAND USE RESIDENTIAL	363*	30188*	33.4	46819*	14.6
	POPULATION DENSITY	3314	1700/sq.mi.		708/sq.mi.	
	*acres		*acres		*acres	



MADISON PARK

31.02

Seneca



census
tract
31.03

The Seneca neighborhood is located in the southern portion of Charlotte and is delineated for statistical purposes by Census Tract 31.03. It is roughly that area between Woodlawn Road to the north, Tyvola Road to the south, Sugar Creek to the east, and the Southern Railway line parallel to South Boulevard to the west (see map). The neighborhood is similar to Madison Park and Starmont/Montclaire.

Seneca is quite stable in terms of socio-economic status according to 1970 statistics as it measured high on all of the predominant indicators of S.E.S. (Table 77). The median family income was somewhat above average at \$12495, but 5.0 percent of the resident population and 3.3 percent of the resident families were below the poverty level with 1.0 percent of the families receiving public assistance. The median number of school years completed was 12.9 years, with high percentages of high school graduates (76.2%) and college attendance (45.6% attended college for one or more years). Educational deficiency was slightly higher in this neighborhood as 6.6 percent of the adult population 25 years of age and older had no high school education at all and 12.7 percent of the population 16 to 21 years in age had no high school education and were not attending school. Occupational characteristics indicated that 37.9 percent of the employed population were employed in professional and managerial positions and that 3.7 percent were employed in personal service occupations. Overcrowded dwelling units were existent but not on a large scale as 2.6 percent of all dwelling units (109 units) had 1.01 or more persons per room and only 0.2 percent (54 units) had 1.51 or more persons per room. Family stability was high in Seneca

as 88.2 percent of all children 18 years old and younger lived with both parents but there was a decrease in this indicator of 7.8 percent from 1960 to 1970. Seneca ranked high on the overall index of socio-economic and it can be surmised from the information on Table 77 that the neighborhood was probably borderline between high and medium high. An index developed from current data might indicate a lower rating for the neighborhood.

Physical indicators show that Seneca was quite sound in physical aspects in 1970 (Table 78). Housing values are immediately noticed as being less in the neighborhood and this is the biggest difference between Seneca and other areas to the south and east. Only 12.6 percent of all owner-occupied homes in the area were valued at or above \$25000 but the median value was above the city average at \$19100. The zoning configuration in Seneca was very conducive to the residential character with 93.9 percent of the tract zoned residential and 89.2 percent of the dwelling units zoned residential. Business and industrial zoning was very slight with office zoning comprising the majority of the tract that is not zoned residential. The office zoning is located along South Boulevard and Park Road for the most part. Deterioration potential was not very great in terms of housing value and age. Only 0.5 percent of all owner-occupied dwelling units were valued at or below \$10000 with the mean age of all dwelling units being 14.5 years. There were no dwelling units greater than or equal to 60 years in age. The crowding index indicates from 1970 data that Seneca's population density was high (4200 people per square mile) and there was a very small percentage of land that was either vacant or in public use, with the majority of the land used for the Tyvola Road Treatment Plant and the Soap Box Derby Racetrack. The Seneca neighborhood ranked medium high on the community-wide index of physical quality. Traffic problems with Woodlawn, Tyvola Road, Park and South Boulevard are most certainly the primary problems in this area and should be given due consideration.



SENECA

31.03

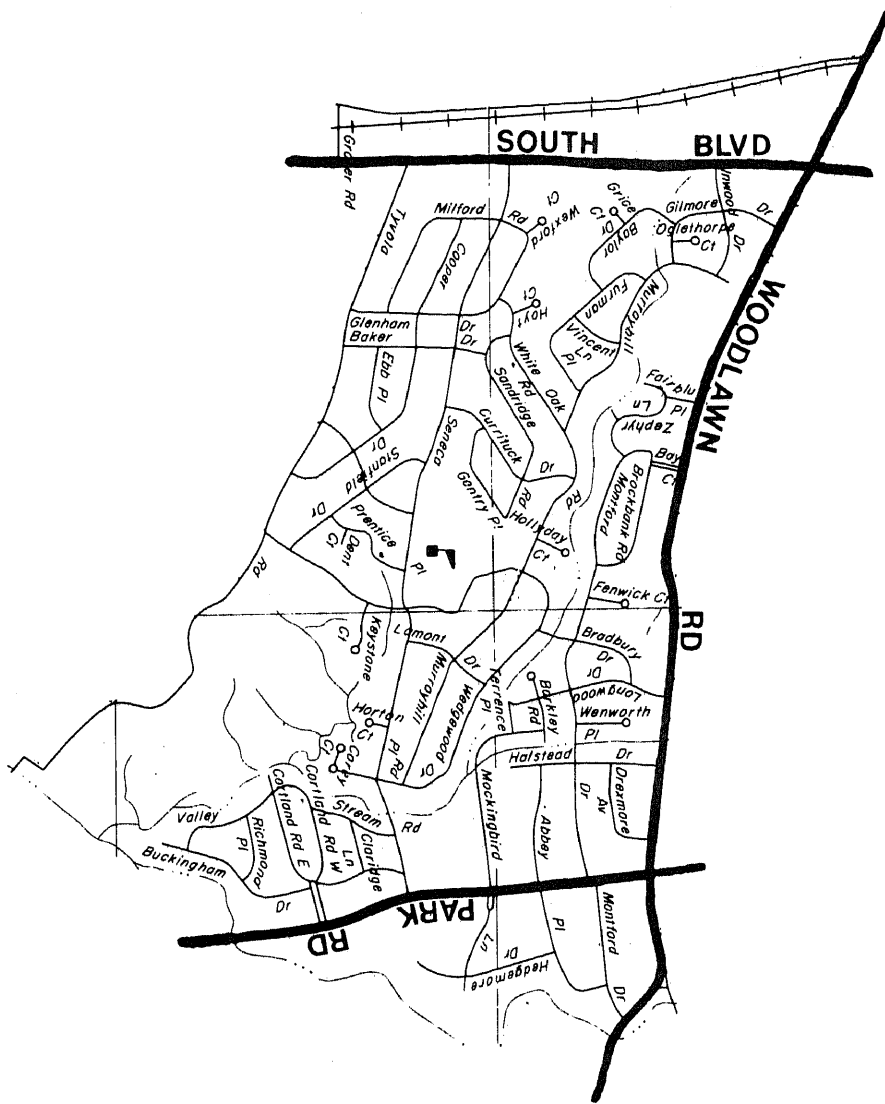


TABLE NO. 77. INDICATORS OF SOCIAL QUALITY

NEIGHBORHOOD NAME: Seneca
CENSUS TRACT NO.: 31.03

	Census Tract		City		City & County		
	Quantity	Percent	Quantity	Percent	Quantity	Percent	
POPULATION	TOTAL POPULATION	6468	241178	30.03	354656	23.8	
	BLACK	1	72972	.08	84254	.03	
	WHITE	6437	167287	19.7	269129	31.1	
CHANGE IN POPULATION 1960-1970	% BLACK	-	-	.03	-	.01	
	% WHITE	0	0	.03	0	.01	
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	12495	9564	14.8	10136	12.3	
		318	35603	11.2	43487	9.4	
		57	6866	47.4	8522	50.5	
		18		4.5		3.6	
				% Adults 25 Yrs +			
				12.1		12.1	
				76.2	53.5	53.6	
				6.6	22.8	22.2	
				12.7	17.2	16.0	
				45.6	29.2	28.4	
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	12.9	12.1		12.1	53.6	
		2678		53.5		22.2	
		232		22.8		16.0	
OCCUPATION	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING). EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING). FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	1156		24.7		24.6	
		112		.07		.06	
		1156		19.2		18.9	
LIVING CONDITIONS	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM). SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	109	6231	.08	8385	.07	
		54	1517	.02	1988	.02	
				% All DU's in N'Hood			
FAMILY STABILITY	STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS). CHANGE IN STABLE FAMILIES 1960-1970	88.2		75.2		79.6	
		7.8		.06		.05	
				% Families in N'Hood			

TABLE NO. 78. INDICATORS OF PHYSICAL QUALITY

NEIGHBORHOOD NAME: Seneca
 CENSUS TRACT NO.: 31.03

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
HOUSING QUALITY						
VALUE \$25,000	164	12.6	7908	20.6	15148	25.5
RENT \$200	245	34.2	1546	4.2	1846	4.4
MEDIAN VALUE	19100		16300		17400	
MEDIAN RENT	175		107		107	
ZONING EFFECT						
PERCENT OF TRACT ZONED RESIDENTIAL	850*	93.9	81991*	90.6	286910*	89.6
PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	1954	89.2	99613	90.2	116206	89.9
PERCENT OF TRACT ZONED BUSINESS	5	.4	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	14*	1.6	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	9	.7	5573	14.5	8742	14.7
RENT \$80	19	1.5	7085	19.4	8275	19.5
MEAN AGE OF DWELLING UNITS	14.5		3673	3.3	4712	3.6
DWELLING UNITS 60 YEARS IN AGE	0	0				
CROWDING INDEX						
PERCENT OF LAND USE VACANT/GOVERNMENTAL	152*	16.8	49855*	55.1	254318*	79.4
PERCENT OF LAND USE RESIDENTIAL	610*	67.4	30188*	33.4	46819*	14.6
POPULATION DENSITY	4200		1700/sq.mi.		708/sq.mi.	
	*acres		*acres		*acres	

Scaleybark

census
tract

32



The Scaleybark neighborhood is located due south of the Central Business District and corresponds to the area delineated by Census Tract 32. It is generally that area between Marsh Road to the north, Woodlawn Road to the south, Sugar Creek to the east, and the Southern Railway line to the west.

In terms of socio-economic status, Scaleybark is somewhat similar to Seneca except it scores lower on the predominant indicators of S.E.S. and ranks medium high on the overall index of socio-economic status. The median family income was \$12666 and there was a more noticeable percentage of the population below the poverty level (4.3% of the population and 2.3% of the families). The median number of school years completed dropped to 12.7 years with high percentages of high school graduates (70.8%) and college attendance (41.4% of the adult population had gone to college for one or more years). Deficiency in education was slightly higher in Scaleybark than in adjacent neighborhoods to the south with 9.9 percent of the adult population having no high school education and 8.2 percent of the youth between 16 and 21 years of age having no high school education and not presently attending school. Characteristics concerning occupation indicate that in 1970, 32.6 percent of the labor force were employed in professional and managerial positions and 3.5 percent were employed in personal service occupations. The percentage of women in professional and managerial positions was slightly above average at 22.4 percent. Living conditions were not seriously overcrowded in 1970 as 2.9 percent of all dwelling units had 1.01 or more persons per room and only 0.3 percent (6 units) had 1.51 or more persons per room. Living

arrangements of all children 18 years of age and younger show that 89.8 percent live with both parents, which is an indication of high family stability. It must be noticed from Table 79, however, that there was an 8.6 percent decrease in this condition from 1960 to 1970. Scaleybark, on the whole, is relatively sound in terms of socio-economic status.

Physical characteristics of Scaleybark indicate that it is quite similar to Seneca in physical conditions also (compare Tables 78 and 80). Housing values in Scaleybark in 1970 indicated that 15.6 percent of the owner-occupied dwelling units were valued at or above \$25000 with a median value of \$18100. The zoning configuration in Scaleybark was very conducive to residential activities in that 98.4 percent of the tract and 98.9 percent of the dwelling units were zoned residential. The remaining land area was zoned into very small percentages of business, industrial and office designations. Industrial orientation was slight but noticeable as 2.9 percent of the land area was used for industrial purposes and 0.3 percent of the tract was zoned industrial. Deterioration potential was not very great as only 2.6 percent of all owner-occupied dwelling units were valued at or below \$10000 and only 0.8 percent of all renter-occupied units rented for \$80 per month or less. The mean age of all dwelling units was 15.0 years and only 5 units in the neighborhood were 60 years old or over. The crowding index indicates that there was a somewhat high population density (3442 people per square mile) but there was a substantial percentage of vacant land (43.7%) which includes several large tracts of land that could have a significant impact on the neighborhood when they are developed. Scaleybark ranked medium high on the overall relative index of physical quality. The zoning configuration must be kept under observation as well as the crowding situation. Proposed developments should be carefully considered in terms of their effect on the residential sector.

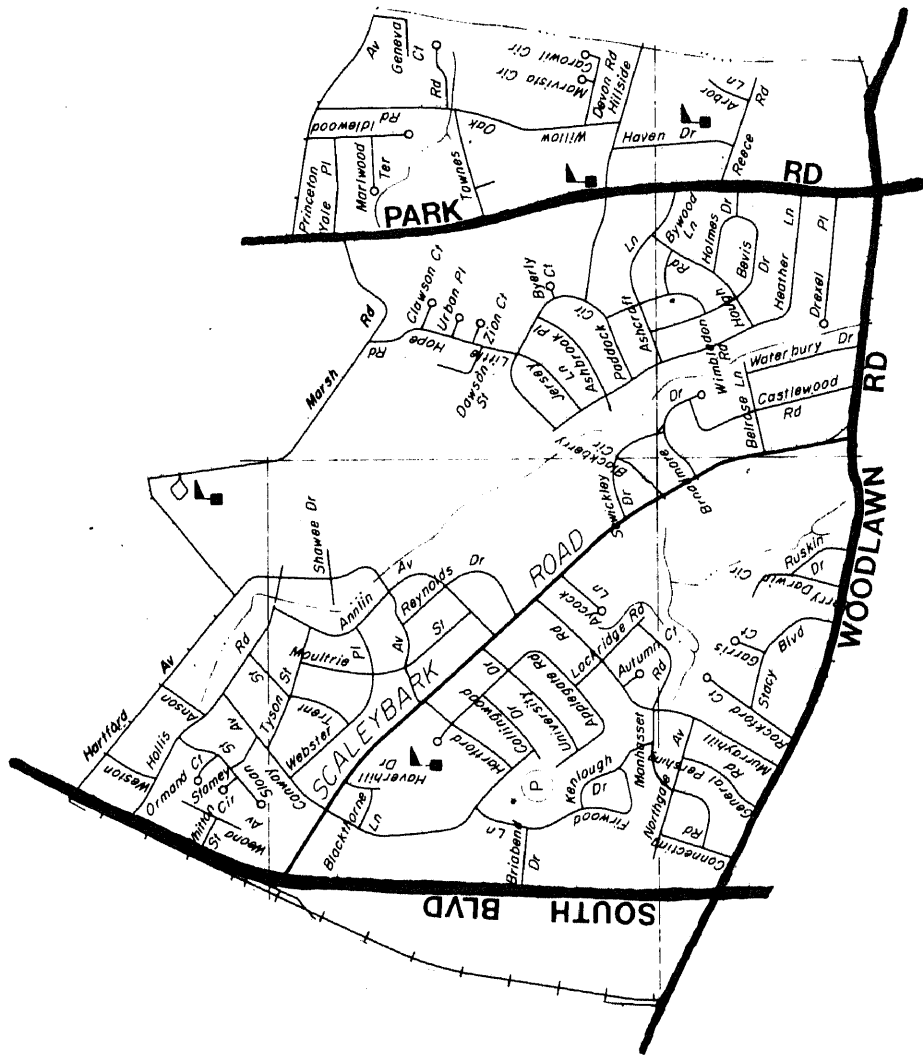


TABLE NO. 79. INDICATORS OF SOCIAL QUALITY

NEIGHBORHOOD NAME: Scaleybark
CENSUS TRACT NO.: 32

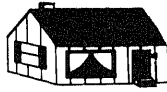
	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
POPULATION						
TOTAL POPULATION	6850	.5	241178	30.03	354656	23.8
BLACK	32		72972		84254	
WHITE	6788		167287		269129	
CHANGE IN POPULATION 1960-1970						
% BLACK		23.0		19.7		31.1
WHITE		48.5		.08		.03
		23.3		.03		.01
SOCIAL AND ECONOMIC RESOURCES						
<u>INCOME</u>						
MEDIAN FAMILY INCOME (\$)	12666		9564		10136	
PEOPLE BELOW POVERTY LEVEL	294	4.3	35603	14.8	43487	12.3
FAMILIES BELOW POVERTY LEVEL	43	2.3	6866	11.2	8522	9.4
RATIO OF FAMILY INCOME TO POVERTY LEVEL		68.5		47.4		50.5
FAMILIES RECEIVING PUBLIC ASSISTANCE	28	1.5		4.5		3.6
<u>EDUCATION</u>						
MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	12.7		12.1		12.1	
HIGH SCHOOL GRADUATES	2678	70.8		53.5		53.6
NO HIGH SCHOOL EDUCATION	374	9.9		22.8		22.2
NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	54	8.2		17.2		16.0
ONE OR MORE YEARS IN COLLEGE	1565	41.4		29.2		28.4
<u>OCCUPATION</u>						
EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	1113	32.6		24.7		24.6
EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	119	3.5		.07		.06
FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	343	22.4		19.2		18.9
<u>LIVING CONDITIONS</u>						
OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	64	2.9	6231	.08	8385	.07
SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	6	.3	1517	.02	1988	.02
<u>FAMILY STABILITY</u>						
STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS)		89.8		75.2		79.6
CHANGE IN STABLE FAMILIES 1960-1970		8.6		.06		.05

TABLE NO. 80. INDICATORS OF PHYSICAL QUALITY

NEIGHBORHOOD NAME: Scaleybark
CENSUS TRACT NO.: 32

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
HOUSING QUALITY	VALUE \$25,000	219	7908	20.6	15148	25.5
	RENT \$200	80	1546	4.2	1846	4.4
	MEDIAN VALUE MEDIAN RENT	18100 134	16300 107		17400 107	
ZONING EFFECT						
PERCENT OF TRACT ZONED RESIDENTIAL	1173*	98.4	81991*	90.6	286910*	89.6
PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	2606	98.9	99613	90.2	116206	89.9
PERCENT OF TRACT ZONED BUSINESS	4*	.3	2391*	2.6	9224*	2.9
PERCENT OF DWELLING UNITS ZONED BUSINESS	5	.2	1789	1.6	2416	1.9
INDUSTRIAL ORIENTATION						
PERCENT OF LAND USE INDUSTRIAL	35*	2.9	4150*	4.6	9219*	2.9
PERCENT OF TRACT ZONED INDUSTRIAL	4*	.3	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	37	2.6	5573	14.5	8742	14.7
RENT \$80	6	.8	7085	19.4	8275	19.5
MEAN AGE OF DWELLING UNITS	15.0	.2	3673	3.3	4712	3.6
DWELLING UNITS 60 YEARS IN AGE	5					
GROWING INDEX						
PERCENT OF LAND USE VACANT/GOVERNMENTAL	521*	43.7	49855*	55.1	254318*	79.4
PERCENT OF LAND USE RESIDENTIAL	511*	42.9	30188*	33.4	46819*	14.6
POPULATION DENSITY	3442		1700/sq.mi.		708/sq.mi.	
	*acres		*acres		*acres	

Sedgefield



census
tract
33

Sedgefield is located in southern Charlotte, adjacent to the Dilworth area. It is delineated by the boundaries of Census Tract 33 and is roughly that area between Ideal Way to the north, a combination of Hartford Avenue, Auburn Avenue and Marsh Road to the south, Park Road to the east, and the Southern Railway line to the west. The Sedgefield area is close to the inner city and is one of Charlotte's older neighborhoods.

Sedgefield exhibited quite sound socio-economic characteristics in 1970 on all of the predominant indicators of S.E.S. The median family income was \$10232. Four and one-tenth percent of the resident population and 2.4 percent of the resident families were below the poverty level with 1.7 percent of all families receiving public assistance. Education characteristics were slightly above average with a median number of school years completed at 12.4 years. The percentage of high school graduates was 61.8 percent and 32.8 percent of the adult population 25 years of age and older had attended college for one or more years. Thirteen and five-tenths percent of the adult population had no high school education with 12.8 percent of the population between 16 and 21 years of age having no high school education and presently not attending school. Twenty-seven and six-tenths percent of the labor force were employed in the generally high paying managerial and professional positions. The percentage of the population employed in personal service occupations in 1970 included 5.2 percent of the labor force. Overcrowded dwelling units were not widespread as 3.6 percent of all dwelling units had 1.01 or more persons per room and only 0.4 percent had 1.51 or more persons per room.

The percentage of children 18 years and younger that lived with both parents was less in Sedgfield than areas to the south (77.9%) but was still slightly above the average. This percentage had decreased from 1960 to 1970 (6.4%) and later observations could determine whether this is a trend. The Sedgfield neighborhood ranked medium high on the community-wide index of socio-economic status.

The physical characteristics of Sedgfield reflect its location adjacent to the inner city neighborhoods and the decrease in overall physical quality as one moves from the outer neighborhoods to the inner core. Sedgfield can be seen as one of the buffer areas mentioned in the inner city study between the high quality areas and the low quality areas. Housing values are the most prevalent differences between Sedgfield and the neighborhoods to the south. Only 2.0 percent of all owner-occupied dwelling units were valued at or above \$25000 with a median value of \$14000. The zoning configuration was conducive to residential activities as 94.6 percent of the tract was zoned residential and 92.8 percent of all dwelling units were zoned residential. Only 1.0 percent of the tract was zoned business but 4.7 percent of the dwelling units were zoned business (71 units). Industrial orientation in Sedgfield was definitely detrimental to the residential character as 18.9 percent of the tract was engaged in actual industrial land use, while only 3.2 percent of the tract was zoned for industrial activity. The deterioration potential in Sedgfield was average in terms of housing value. Of all owner-occupied dwelling units, 14.5 percent were valued at or below \$10000. The mean age of all dwelling units was 22.0 years with only 2 dwelling units equal to or greater than 60 years in age. The crowding index indicates that Sedgfield had a high population density (5243 people per square mile) and that there was very little vacant or public land (16.8%). Sedgfield ranked medium on the overall index of physical quality with weaknesses showing in the crowding index and the

industrial orientation. Sedgefield has reached the point where an increase in density or further encroachment into the residential area will be detrimental to the neighborhood.

TABLE NO. 81. INDICATORS OF SOCIAL QUALITY

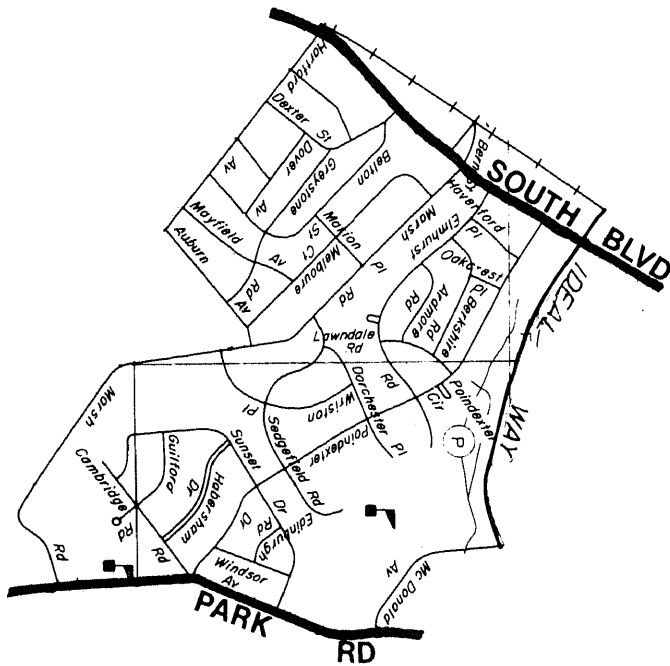
NEIGHBORHOOD NAME: Sedgeweifield
CENSUS TRACT NO.: 33

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
POPULATION	TOTAL POPULATION	3880	241178	30.03	354656	23.8
	BLACK	5	72972	19.7	84254	31.1
	WHITE	3838	167287	.08	269129	.03
CHANGE IN POPULATION 1960-1970	% BLACK	-	-	.03	-	.01
	% BLACK	12.8	19.7	.08	-	.03
	WHITE	48.5	.03	.01	-	.01
SOCIAL AND ECONOMIC RESOURCES						
INCOME	MEDIAN FAMILY INCOME (\$)	10232	9564	10136	12.3	
	PEOPLE BELOW POVERTY LEVEL	158	35603	43487	9.4	
	FAMILIES BELOW POVERTY LEVEL	25	6866	8522	50.5	
	RATIO OF FAMILY INCOME TO POVERTY LEVEL	18	1.7	4.5	3.6	
	FAMILIES RECEIVING PUBLIC ASSISTANCE	18	1.7	4.5	3.6	
EDUCATION	MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	12.4	12.1	12.1	53.6	
	HIGH SCHOOL GRADUATES	1354	61.8	53.5	22.2	
	NO HIGH SCHOOL EDUCATION	295	13.5	22.8	16.0	
	NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	51	12.8	17.2	28.4	
	ONE OR MORE YEARS IN COLLEGE	719	32.8	29.2	28.4	
OCCUPATION	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	605	27.6	24.7	24.6	
	EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	114	5.2	.07	.06	
	FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	247	23.9	19.2	18.9	
	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	54	3.6	.08	.07	
	SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	6	.4	.02	.02	
LIVING CONDITIONS	STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS)	77.9	75.2	79.6		
	CHANGE IN STABLE FAMILIES 1960-1970	6.4	.06	.05		

TABLE NO. 82. INDICATORS OF PHYSICAL QUALITY

NEIGHBORHOOD NAME: Sedgewfield
 CENSUS TRACT NO.: 33

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
HOUSING QUALITY	VALUE \$25,000	11	7908	20.6	15148	25.5
	RENT \$200	65	1546	4.2	1846	4.4
	MEDIAN VALUE MEDIAN RENT	14000 135	16300 107		17400 107	
ZONING EFFECT	PERCENT OF TRACT ZONED RESIDENTIAL	471*	81991*	90.6	286910*	89.6
	PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	1392	99613	90.2	116206	89.9
	PERCENT OF TRACT ZONED BUSINESS	5*	2391*	2.6	9224*	2.9
	PERCENT OF DWELLING UNITS ZONED BUSINESS	71	1789	1.6	2416	1.9
	INDUSTRIAL ORIENTATION					
DETERIORATION POTENTIAL	PERCENT OF LAND USE INDUSTRIAL	95*	4150*	4.6	9219*	2.9
	PERCENT OF TRACT ZONED INDUSTRIAL	16*	3719*	4.1	13647*	4.3
	PERCENT OF DWELLING UNITS ZONED INDUSTRIAL	21	1374	1.2	2300	1.8
CROWDING INDEX	VALUE \$10,000	81	5573	14.5	8742	14.7
	RENT \$80	21	7085	19.4	8275	19.5
	MEAN AGE OF DWELLING UNITS	22.0				
	DWELLING UNITS 60 YEARS IN AGE	2	3673	3.3	4712	3.6
POPULATION DENSITY		84*	49855*	55.1	254318*	79.4
		298*	30188*	33.4	46819*	14.6
		5243	1700/sq.mi.		708/sq.mi.	
		*acres	*acres		*acres	



SEDFIELD



Dilworth



census
tract
34

Dilworth is another neighborhood that, because of its size, is divided between two census tracts (Census Tracts 34 and 35). The southerly census tract (34) is irregularly shaped, with the boundaries roughly defined by East Boulevard, the Southern Railroad, Sugar Creek, and Ideal Way/Park Road/Princeton connectors.

Census Tract 34 is a strongly middle class area of tree-lined streets and for the most part, well kept yards. Deterioration as a result of commercial and industrial encroachments has set in on the western edge of the census tract along South Boulevard and stretching as far in as Euclid in some places.

Like so many neighborhoods in the Charlotte inner city area, Census Tract 34 is beginning to show the effects of age. A massive Neighborhood Assistance Program (NAP) has begun in both census tracts of Dilworth to improve the public facilities (curb, gutters and sidewalks) and to make available low interest loans to help upgrade the residences. Census Tract 34 is included in the second and third phases of the NAP program.

The population of the neighborhood declined by 19.5 percent during the 1960's. The black population increased, however, and now registers .1 percent of the total neighborhood's population.

The median family income for Census Tract 34 is \$9024 or just slightly less than the \$9564 median income level for Charlotte. Nine and two-tenths percent of the families (9.4% of the individuals) are below the poverty level. Of the total population in the census tract, 3.8 percent of the families are receiving some form of public assistance income.

Residents of Census Tract 34 have completed on the average of 11.7 years of formal education. Forty-six and seven-tenths percent have graduated from high school and nearly one-quarter (24.5%) have finished at least one year of college. On the other end of the spectrum, 22.6 percent of the residents have had no high school education - a trend which is continuing among the youth between the ages of 16 and 21. Of this group, 22.3 percent are not presently enrolled in a high school program and have not attended high school.

Census Tract 34 does have a fairly strong base of professionals and managers with 20.1 percent employed in these positions. Of the female labor force, 15.1 percent are employed in the professional or managerial positions. A disproportionately large number of residents are employed in the personal service industries (5.7%).

The census tract does not have a serious overcrowding problem with 4.0 percent of the units averaging more than 1.01 persons per room. One half of one percent of the units average more than 1.51 people per room.

Family stability declined by 10.3 percent during the 1960's to a level of 77.3 percent, which is still slightly above the Charlotte average of 75.2 percent.

The socio-economic ranking for Census Tract 34 is medium and the physical quality ranking is medium low. The adjacent census tracts on the north, south, and east are all ranked higher than the Dilworth neighborhood and could help to stabilize it, especially if the NAP program helps to eliminate some of the tract's problems.

Census Tract 34 is predominantly an area of home ownership. The median value of owner-occupied homes was \$13200 with 24 percent of the units valued in excess of \$25000. The median rent asked was \$99 with four units leasing for an amount in excess of \$200.

Zoning and land use do present a problem in the census tract which has caused deterioration, especially in the South Boulevard and East Boulevard areas. Eighty-five and three-tenths percent of the residential units are zoned for residential use. Two percent are zoned for business and 2.9 percent are zoned for industrial. The remainder are zoned principally for office use which has led to the demise of large homes along East Boulevard. Ten percent of the land is zoned industrial which because of its concentration along South Boulevard, has caused some development problems.

The deterioration potential is a problem in Census Tract 34. The mean age of all dwelling units is 36.6 years with 16.7 percent of the units in excess of 60 years in age. Twenty-two and five-tenths percent of the owner-occupied units are valued below the \$10000 level and 19.8 percent of the rental units lease for less than \$80 per month.

Census Tract 34 is an area of change and is one under some extreme pressures. Fifty-eight and one-tenth percent of the land use is residential. The population density is 4418 people per square mile. Twenty-five and eight-tenths percent of the land use is either vacant or used for institutional purposes.

The census tract can have a bright future depending on the effectiveness of the NAP program and future zoning protection. This section of Dilworth is a valuable asset to the middle income housing stock in the City of Charlotte.

TABLE NO. 83. INDICATORS OF SOCIAL QUALITY

NEIGHBORHOOD NAME: D11worth
CENSUS TRACT NO.: 34

	Census Tract		City		City & County	
	.Quantity	Percent	Quantity	Percent	Quantity	Percent
<u>POPULATION</u>	TOTAL POPULATION	4683	241178	30.03	354656	23.8
	BLACK	53	72972	19.7	84254	31.1
	WHITE	4539	167287	.08	269129	.03
CHANGE IN POPULATION 1960-1970						
% BLACK	-	19.5	-	.03	-	.01
% WHITE	-	23.3	-	.03	-	.01
<u>SOCIAL AND ECONOMIC RESOURCES</u>						
<u>INCOME</u>	MEDIAN FAMILY INCOME (\$)	9024	9564	14.8	10136	12.3
	PEOPLE BELOW POVERTY LEVEL	439	35603	11.2	43487	9.4
	FAMILIES BELOW POVERTY LEVEL	115	6866	47.4	8522	50.5
	RATIO OF FAMILY INCOME TO POVERTY LEVEL	47		4.5		3.6
	FAMILIES RECEIVING PUBLIC ASSISTANCE					
<u>EDUCATION</u>	MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	11.7	12.1	53.5	12.1	53.6
	HIGH SCHOOL GRADUATES	1414		22.8		22.2
	NO HIGH SCHOOL EDUCATION	685		17.2		16.0
	NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	94		29.2		28.4
	ONE OR MORE YEARS IN COLLEGE	742				
<u>OCCUPATION</u>	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	449	20.1	24.7	24.6	
	EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	127	5.7	.07	.06	
	FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	153	15.1	19.2	18.9	
<u>LIVING CONDITIONS</u>	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	71	6231	.08	8385	.07
	SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	9	1517	.02	1988	.02
<u>FAMILY STABILITY</u>	STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS)	-	77.3	75.2	79.6	
	CHANGE IN STABLE FAMILIES 1960-1970	-	10.3	.06	.05	

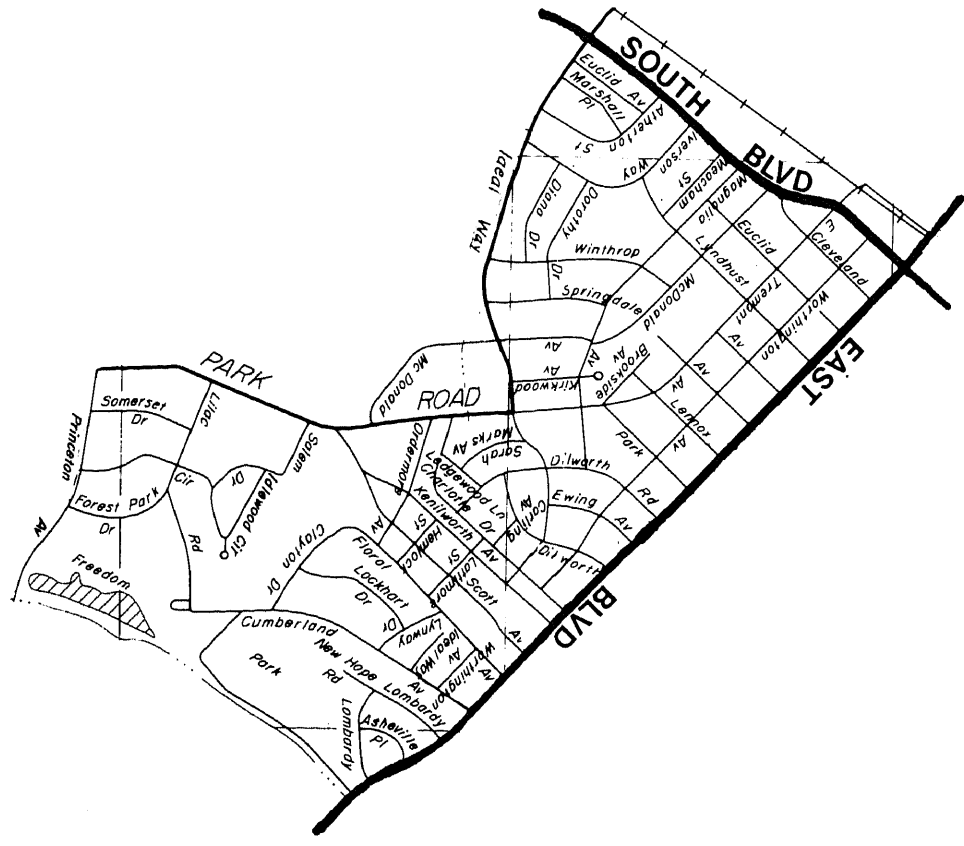
TABLE NO. 84. INDICATORS OF PHYSICAL QUALITY

NEIGHBORHOOD NAME: Dilworth
CENSUS TRACT NO.: 34

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
HOUSING QUALITY	VALUE \$25,000	2.4	7908	20.6	15148	25.5
	RENT \$200	1.3	1546	4.2	1846	4.4
	MEDIAN VALUE MEDIAN RENT		16300 107		17400 107	
ZONING EFFECT	PERCENT OF TRACT ZONED RESIDENTIAL	90.1	81991*	90.6	286910*	89.6
	PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	1392	99613	90.2	116206	89.9
	PERCENT OF TRACT ZONED BUSINESS	5*	2391*	2.6	9224*	2.9
	PERCENT OF DWELLING UNITS ZONED BUSINESS	71	1789	1.6	2416	1.9
INDUSTRIAL ORIENTATION	PERCENT OF LAND USE INDUSTRIAL	73*	4150*	4.6	9219*	2.9
	PERCENT OF TRACT ZONED INDUSTRIAL	16*	3719*	4.1	13647*	4.3
	PERCENT OF DWELLING UNITS ZONED INDUSTRIAL	21	1374	1.2	2300	1.8
DETERIORATION POTENTIAL	VALUE \$10,000	22.5	5573	14.5	8742	14.7
	RENT \$80	19.8	7085	19.4	8275	19.5
	MEAN AGE OF DWELLING UNITS	36.6	3673	3.3	4712	3.6
	DWELLING UNITS 60 YEARS IN AGE	313				
CROWDING INDEX	PERCENT OF LAND USE VACANT/GOVERNMENTAL	84*	49855*	55.1	254318*	79.4
	PERCENT OF LAND USE RESIDENTIAL	298*	30188*	33.4	46819*	14.6
	POPULATION DENSITY	4418	1700/sq.mi.		708/sq.mi.	
	*acres		*acres		*acres	



DILWORTH



Dilworth

census
tract



35

Census Tract 35, which makes up the other half of Dilworth, is defined by East Boulevard, South Boulevard, Sugar Creek and Morehead Street. This tract includes quite a diversity of residential types ranging from the stately mansions along Dilworth Road to the modest residences on Lexington. A NAP program has been scheduled for the western portion of the tract with the first phase geared to renovate Kingston Street. Additional rehabilitation is scheduled for several blocks to the north of Kingston Street.

The median income in this tract of Dilworth is \$8697 with 6.6 percent of the families (17.6% of the people) below the poverty level. The large amount of individuals below the poverty level can be attributed to the large portion of elderly residing in Dilworth, especially in the Strawn Apartment complex. Only 1.1 percent of the population are receiving some form of public assistance income.

The median number of school years completed is 12.3 which is comparable to the city average of 12.1 years. Fifty-six and one-tenth percent of the residents are high school graduates and 35.2 percent have gone on to complete at least one year of college. Sixteen and one-half percent have had no high school education. This percentage should be decreasing due to a sharp decrease in the number of youths between the ages of 16 and 21 not attending high school and not having any high school education. Six and nine-tenths percent in this age group fall into the no high school education category.

Dilworth is an area in which 35.1 percent of the labor force are employed either as managers or professionals, a percentage that is substantially above the

city average of 24.7 percent. Thirty-two and six-tenths percent of the female labor force are employed as professionals or managers. However, there is a significant segment of the residents employed in the generally low paying personal service occupations (8.4%).

Four and one-tenth percent of the people in Census Tract 35 inhabit dwellings that are inadequate for their size of family. Three and two-tenths percent average more than 1.01 persons per room and the remaining .9 percent reside in units where there is an average of more than 1.51 persons per room. The living conditions do not threaten the stability of the neighborhood, but of course, they are a hardship on the people involved.

Family stability fell below the average for Charlotte during the 1960's with a decline of 5.2 percent. The index measured 70.7 percent of the families stable in 1970.

Census Tract 35 ranks high in socio-economic quality based on its strength in the professional and managerial positions, its good educational foundation and low number of families below poverty level. The physical quality, however, ranks only medium based on its zoning effect and relative large number of units over 60 years old.

The median value of all owner-occupied units in Tract 35 is \$19500 with 28.6 percent of the units valued in excess of \$25000. The median rent of units is \$96 with 1.3 percent leasing in excess of \$200 a month.

The zoning effect can be a potential detriment to the neighborhood, with East Boulevard, Morehead, the Sugar Creek area and the South Boulevard area all in a state of flux caught in the middle of office and commercial conversion. Seventy-three percent of the tract is zoned residential, but only 64.4 percent of the dwelling units are zoned residential, which means that 35.6 percent of the housing stock can be converted to another use under present zoning. Five and

one-tenth percent of the tract is zoned for business, but 10.2 percent of the dwelling units are zoned for business. Industrial orientation does not adversely affect the neighborhood.

The deterioration potential is a mixed picture. A small percentage (7.7%) of the owner-occupied homes are valued below \$10000, but nearly one-fifth (19.6%) of the rental units lease below the \$80 figure. The mean age of all units in Tract 35 is 36.7 years which plays an important role especially with the smaller wood frame houses in the western part of the tract. A large percentage of units (10.2%) are in excess of 60 years old which will be a growing problem for Dilworth.

Dilworth is a relatively low density residential development, especially in light of the fact that it is an inner city neighborhood. The population density is 4811 persons per square mile. Fifty-seven and eight-tenths percent of the land area is devoted to residential use. Quite a large percentage (32.6%) of the land is in public use with large amounts of land being consumed for the hospital and adjacent health related uses and by several large churches that have been a part of Dilworth since its beginning.

TABLE NO. 85. INDICATORS OF SOCIAL QUALITY

NEIGHBORHOOD NAME: Dilworth
CENSUS TRACT NO.: 35

	Census Tract		City		City & County		
	Quantity	Percent	Quantity	Percent	Quantity	Percent	
POPULATION	TOTAL POPULATION	3079	241178		354656		
	BLACK	191	72972	30.03	84254	23.8	
	WHITE	2863	167287	19.7	269129	31.1	
	CHANGE IN POPULATION 1960-1970						
SOCIAL AND ECONOMIC RESOURCES							
INCOME	MEDIAN FAMILY INCOME (\$)	8697	9564		10136		
	PEOPLE BELOW POVERTY LEVEL	519	35603	14.8	43487	12.3	
	FAMILIES BELOW POVERTY LEVEL	44	6866	11.2	8522	9.4	
	RATIO OF FAMILY INCOME TO POVERTY LEVEL			47.4		50.5	
	FAMILIES RECEIVING PUBLIC ASSISTANCE	7		4.5		3.6	
	EDUCATION	MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	12.3	12.1		12.1	
		HIGH SCHOOL GRADUATES	1120		53.5		53.6
		NO HIGH SCHOOL EDUCATION	329		22.8		22.2
		NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	29		17.2		16.0
		ONE OR MORE YEARS IN COLLEGE	702		29.2		28.4
OCCUPATION		EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	493		24.7		24.6
	EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	118		.07		.06	
	FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	237		19.2		18.9	
	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	3.2	6231	.08	8385	.07	
	SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	10	1517	.02	1988	.02	
LIVING CONDITIONS							
FAMILY STABILITY	STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS)	70.7		75.2		79.6	
	CHANGE IN STABLE FAMILIES 1960-1970	5.2		.06		.05	

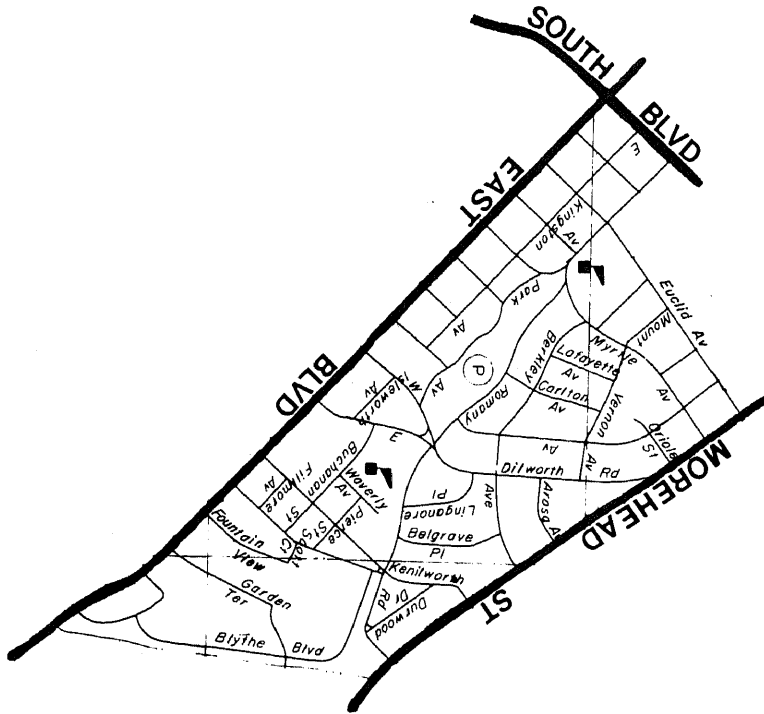
TABLE NO. 86. INDICATORS OF PHYSICAL QUALITY

NEIGHBORHOOD NAME: Dilworth
 CENSUS TRACT NO.: 35

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
HOUSING QUALITY	VALUE \$25,000	126	7908	20.6	15148	25.5
	RENT \$200	9	1546	4.2	1846	4.4
	MEDIAN VALUE MEDIAN RENT	19500 96	16300 107		17400 107	
ZONING EFFECT	PERCENT OF TRACT ZONED RESIDENTIAL	346*	81991*	90.6	286910*	89.6
	PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	781	99613	90.2	116206	89.9
	PERCENT OF TRACT ZONED BUSINESS	24*	2391*	2.6	9224*	2.9
	PERCENT OF DWELLING UNITS ZONED BUSINESS	124	1789	1.6	2416	1.9
INDUSTRIAL ORIENTATION	PERCENT OF LAND USE INDUSTRIAL	6*	4150*	4.6	9219*	2.9
	PERCENT OF TRACT ZONED INDUSTRIAL	0	3719*	4.1	13647*	4.3
	PERCENT OF DWELLING UNITS ZONED INDUSTRIAL	0	1374	1.2	2300	1.8
DETERIORATION POTENTIAL	VALUE \$10,000	34	5573	14.5	8742	14.7
	RENT \$80	131	7085	19.4	8275	19.5
	MEAN AGE OF DWELLING UNITS	36.7	3673	3.3	4712	3.6
	DWELLING UNITS 60 YEARS IN AGE	124				
CROWDING INDEX	PERCENT OF LAND USE VACANT/GOVERNMENTAL	155*	49855*	55.1	254318*	79.4
	PERCENT OF LAND USE RESIDENTIAL	274*	30188*	33.4	46819*	14.6
	POPULATION DENSITY	4811	1700/sq.mi.		708/sq.mi.	
	*acres		*acres		*acres	



DILWORTH



Wilmore



census
tract
36

The Wilmore neighborhood is another one of the inner city neighborhoods located to the southwest of the Central Business District. The boundaries of the tract are roughly Camden Road, Park/Summit, Tremont/Remount, and the Southern Railroad south of Independence Boulevard. The neighborhood is in the final stages of a Neighborhood Assistance Program (NAP) that has done much to upgrade the physical quality of the dwelling units.

The median income for residents in Wilmore was \$7452 with 15.6 percent of the families (21.2% of the individuals) below the poverty level. Five and one-tenth percent of the number of families are receiving some form of public assistance income.

An educational deficiency exists in Wilmore, which is fairly typical in inner city neighborhoods. The median number of school years completed is 10.3, or barely through the first year of high school. Thirty and two-tenths percent of the residents are high school graduates and 9.2 percent have attained at least one year of college education. However, 34.9 percent have had no high school education and 25 percent of the youth between the ages of 16 and 21 are not presently enrolled in a high school program and have had no high school education.

Wilmore has relatively few professionals and managers (14.4%), far below the Charlotte average of 24.7 percent. Females as managers and professionals register 10.9 percent of the labor force. Personal services employment is very high in Wilmore with 20.5 percent of the labor force employed under this category.

Wilmore suffers from an overcrowding condition also. Twelve and one-half

percent of all units are occupied by families where the ratio of people to rooms is greater than one (1). Three percent of the units have a person/room ratio greater than 1.51. Overcrowding tends to shorten the life of dwelling units - especially those in the moderate and low income range that also have the age factor working against the unit.

Family stability experienced an extreme decline during the 1960's from 86.6 percent to 68.6 percent. Wilmore also experienced during this decade a change in racial compositions, with a decline in the white population of 44.8 percent. The large growing black minority composed 47.8 percent of the population in 1970. If the trend continues, and there seems to be nothing to alter it, Wilmore will be (and probably already is by 1975) a predominantly black neighborhood.

The socio-economic quality of the neighborhood ranks medium low in comparison to other neighborhoods and the physical quality ranks low. The physical quality ranking is a bit deceiving in that it did not measure the effects of the NIP program on the physical quality. However, a windshield survey of the area shows that very formidable obstacles need to be resolved before Wilmore can break from the doldrums of its environment. These are explained in the discussion on physical quality below.

The median value of all owner-occupied units in the neighborhood is \$10700 with only 5 units valued in excess of \$25000. The median rent for leased units is \$105 with only 6 units renting in excess of \$200 a month.

The zoning effect and industrial orientation have a profound effect on the neighborhood. Eighty-eight percent of the tract is zoned for residential use but only 86.9 percent of the residential units are zoned for residential use. The remaining 13.1 percent are zoned for other uses of which 6.8 percent are zoned for business and 4.0 percent for industrial.

The neighborhood, especially along West Boulevard and on the eastern end

is a mixture of residential, commercial, office conversion and heavy industrial which has tended to bring the livability of the entire neighborhood down. The Planning Commission and City Council have recently given zoning protection to the West Boulevard area, but it will take a continual effort to preserve it.

The deterioration potential is at best mixed. A large percentage (38.2%) of the owner-occupied units are valued below \$10000, while only 13.1 percent of the leasable units register a high deterioration potential on a similar scale (renting below \$80 a month). The mean age of all dwelling units is 27.2 years with only 13 units over 60 years in age. Age is not a detrimental force in the preservation of Wilmore - at least not yet.

Wilmore has 25.2 percent of its land area either vacant or consumed by the public sector. Most of this land is used for Revolution and Abbott Parks and Interstate 77 which severs the neighborhood into two separate parts. Sixty-three and six-tenths percent of the land area is devoted to residential uses. The population density of Wilmore is 4850 persons per square mile or slightly less than twice as much as the density for Charlotte.

TABLE NO. 87. INDICATORS OF SOCIAL QUALITY

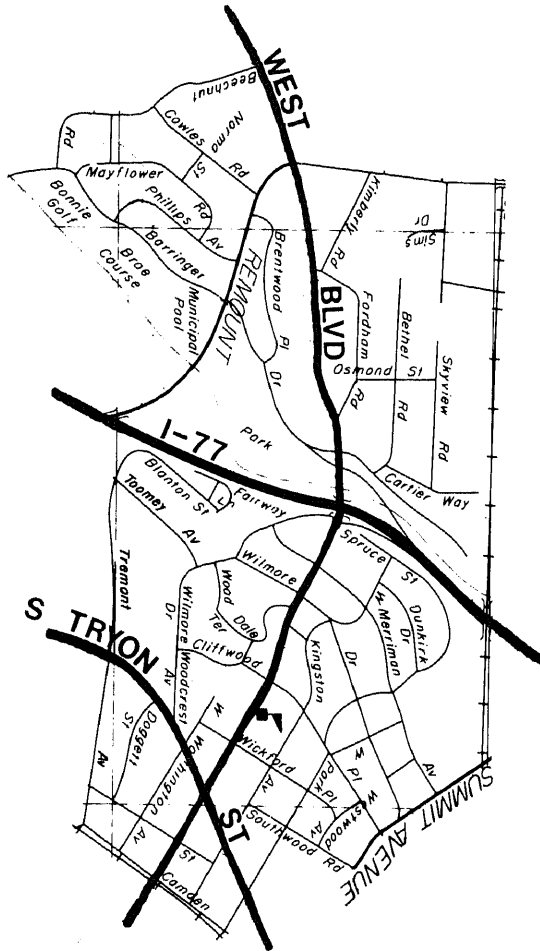
NEIGHBORHOOD NAME: Wilmore
CENSUS TRACT NO.: 36

	Census Tract		City		City & County		
	Quantity	Percent	Quantity	Percent	Quantity	Percent	
POPULATION	TOTAL POPULATION	4995	241178	30.03	354656	23.8	
	BLACK	2380	72972	19.7	84254	31.1	
	WHITE	2556	167287	.08	269129	.03	
CHANGE IN POPULATION 1960-1970	% BLACK	-	-	.03	-	.01	
	% WHITE	44.8					
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	7452	9564	14.8	10136	12.3	
		1052	35603	11.2	43487	9.4	
		200	6866	47.4	8522	50.5	
		65		4.5		3.6	
			% Adults 25 Yrs +	12.1		12.1	
			10.3		53.5		53.6
			788		22.8		22.2
			912		17.2		16.0
			145		29.2		28.4
			240				
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	327	14.4	24.7	24.6		
		466	20.5	.07	.06		
		114	10.9	19.2	18.9		
OCCUPATION	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING) EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING) FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	202	12.5	.08	.07		
		49	3.0	.02	.02		
LIVING CONDITIONS	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM) SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	6231	19.2	8385	.07		
		1517	3.0	1988	.02		
FAMILY STABILITY	STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS) CHANGE IN STABLE FAMILIES 1960-1970	68.6	75.2	79.6			
		20.0	.06	.05			

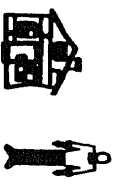
TABLE NO. 88. INDICATORS OF PHYSICAL QUALITY

NEIGHBORHOOD NAME: Wilmore
 CENSUS TRACT NO.: 36

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
HOUSING QUALITY						
VALUE \$25,000	5	.7	7908	20.6	15148	25.5
RENT \$200	6		1546	4.2	1846	4.4
MEDIAN VALUE	10700		16300		17400	
MEDIAN RENT	105		107		107	
ZONING EFFECT						
PERCENT OF TRACT ZONED RESIDENTIAL	548*	88.0	81991*	90.6	286910*	89.6
PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	1455	86.9	99613	90.2	116206	89.9
PERCENT OF TRACT ZONED BUSINESS	30*	4.8	2391*	2.6	9224*	2.9
PERCENT OF DWELLING UNITS ZONED BUSINESS	114	6.8	1789	1.6	2416	1.9
INDUSTRIAL ORIENTATION						
PERCENT OF LAND USE INDUSTRIAL	54*	8.7	4150*	4.6	9219*	2.9
PERCENT OF TRACT ZONED INDUSTRIAL	29*	4.7	3719*	4.1	13647*	4.3
PERCENT OF DWELLING UNITS ZONED INDUSTRIAL	67	4.0	1374	1.2	2300	1.8
DETERIORATION POTENTIAL						
VALUE \$10,000	261	38.2	5573	14.5	8742	14.7
RENT \$80	118	13.1	7085	19.4	8275	19.5
MEAN AGE OF DWELLING UNITS	27.2		3673	3.3	4712	3.6
DWELLING UNITS 60 YEARS IN AGE	13	.8				
CROWDING INDEX						
PERCENT OF LAND USE VACANT/GOVERNMENTAL	157*	25.2	49855*	55.1	254318*	79.4
PERCENT OF LAND USE RESIDENTIAL	396*	63.6	30188*	33.4	46819*	14.6
POPULATION DENSITY	4850		1700/sq.mi.		708/sq.mi.	
	*acres		*acres		*acres	



WILMORE



Southside Park

census
tract
37



Southside Park is a neighborhood lying to the southwest of the Central Business District. It is bounded by Clanton Road, Barringer Drive/Irwin Creek, Tremont, and the Southern Railroad by South Boulevard.

Nearly every classification of land use exists in Southside Park, with only 22.7 percent devoted to residential uses. Revolution Park occupies the western portion of the tract with the majority of the park to the west of Interstate 77. Old industrial uses, gradually replaced by new uses, are located throughout the tract. Strip commercial ventures, many on the decline, consume much of the frontage on Tryon Street. Two large public housing developments, Brookhill and Southside Park, provide most of the housing for Southside Park residents. The remaining housing is among the worst in the city.

Census Tract 37 lost 25.6 percent of its population between 1960 and 1970. The white population almost completed its evacuation of the neighborhood - declining by 95.2 percent. Only 9 white residents remained in 1970.

The median income of the population was \$4737, or less than half of the median income for the City of Charlotte. Thirty-two percent of the families (a slightly higher figure of 35.5 percent was registered for individuals) were below the poverty level. Eleven and one-half percent of the families were receiving some form of public assistance income.

A severe educational deficiency exists in Southside Park with the median number of school years completed at 8.8 or slightly below a junior high school education. High school graduates include only 20.8 percent of the total popu-

lation and only 4.0 percent have gone on to complete at least one year of college education. Fifty-two and six-tenths percent of the adult population over 21 have had no high school education. This statistic improves somewhat within the 16-21 age group which includes 39.4 percent of the youth not presently enrolled in high school and not having any high school education.

Because of the low income level, occupation achievement is also low. Of the total labor force, 4.2 percent are employed in the generally high paying managerial and professional positions. When translated to include only the female labor force, the figure is even lower - 2.3 percent. Those employed in the personal services include 34.6 percent of the population.

A seriously high number of dwelling units are overcrowded in the neighborhood. Twenty and one-half percent have more than 1.01 persons per room, while those with an excess of 1.51 persons per room total 4.9 percent.

Family stability plunged by 27.5 percent in the 1960's which shows deep-seated social problems in the neighborhood. Just over half (54.7%) of the families in Southside Park were considered stable in 1970.

Both the socio-economic and the physical quality of this neighborhood are ranked low on the scale. Any help given to Southside Park will have to be a total program to meet a diversity of needs.

The median value of owner-occupied units in the neighborhood is \$11800, which is really quite high for the neighborhood when compared to the other neighborhoods with low physical quality (West Morehead - \$8400; Fourth Ward - \$9900; First Ward - \$9400). However, the median rent asked for units in Southside Park is \$71 a month, which is one of the lowest median rents in the city. Four owner-occupied units were valued in excess of \$25000 and no units leased in excess of \$200 a month.

The majority of the census tract is zoned for residential usage with 83.5 percent of the dwelling units zoned for residential use. Two and two-tenths percent

of the dwelling units are zoned for business and 14.3 percent are zoned for industrial use.

The deterioration potential is high for the neighborhood with 38.6 percent of the owner-occupied units valued below \$10000 and 63.2 percent of the rental units leasing below \$80 a month. The mean age of the units is 22.8 years, while 3.0 percent are in excess of 60 years in age.

A very large percentage of the total land area is vacant or reserved for public use. Public use areas include Revolution Park, Southside Park, and the Interstate 77 right-of-way. Several large parcels of vacant land exist - vacant due to poor topography or lack of public access. Twenty-two and seven-tenths percent of the land use is residential. The population density is 3730 persons per square mile.

TABLE NO. 89. INDICATORS OF SOCIAL QUALITY

NEIGHBORHOOD NAME: Southside Park
CENSUS TRACT NO.: 37

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
POPULATION	TOTAL POPULATION	3581	241178	30.03	354656	23.8
	BLACK	3566	72972	19.7	84254	31.1
	WHITE	9	167287	.08	269129	.03
CHANGE IN POPULATION 1960-1970						
% BLACK		- 25.6		- .08		-
% WHITE		95.2		.03		.01
SOCIAL AND ECONOMIC RESOURCES						
INCOME	MEDIAN FAMILY INCOME (\$)	4737	9564	14.8	10136	12.3
	PEOPLE BELOW POVERTY LEVEL	1273	35603	11.2	43487	9.4
	FAMILIES BELOW POVERTY LEVEL	272	6866	47.4	8522	50.5
	RATIO OF FAMILY INCOME TO POVERTY LEVEL			4.5		3.6
	FAMILIES RECEIVING PUBLIC ASSISTANCE	98				
EDUCATION	MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	8.8	12.1	53.5	12.1	53.6
	HIGH SCHOOL GRADUATES	325		22.8		22.2
	NO HIGH SCHOOL EDUCATION	821		17.2		16.0
	NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	178		29.2		28.4
	ONE OR MORE YEARS IN COLLEGE	62				
OCCUPATION	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	57		24.7		24.6
	EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	473		.07		.06
	FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	16		19.2		18.9
	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	224		.08	8385	.07
	SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	53		.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. 90. INDICATORS OF PHYSICAL QUALITY

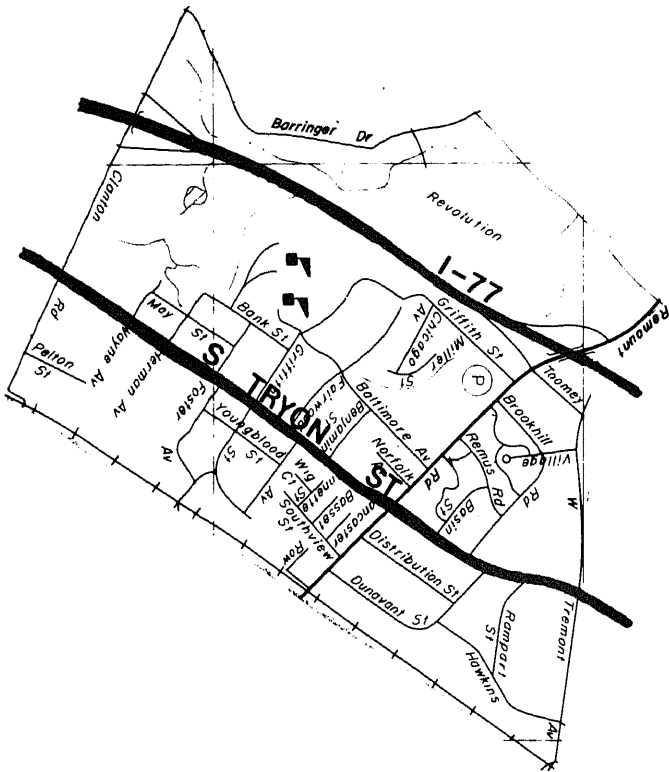
NEIGHBORHOOD NAME: Southside Park
 CENSUS TRACT NO.: 37

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
HOUSING QUALITY						
VALUE \$25,000	4	7.0	7908	20.6	15148	25.5
RENT \$200	0	0	1546	4.2	1846	4.4
MEDIAN VALUE	11800		16300		17400	
MEDIAN RENT	71		107		107	
ZONING EFFECT						
PERCENT OF TRACT ZONED RESIDENTIAL	531*	86.2	81991*	90.6	286910*	89.6
PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	955	83.5	99613	90.2	116206	89.9
PERCENT OF TRACT ZONED BUSINESS	12*	2.0	2391*	2.6	9224*	2.9
PERCENT OF DWELLING UNITS ZONED BUSINESS	25	2.2	1789	1.6	2416	1.9
INDUSTRIAL ORIENTATION						
PERCENT OF LAND USE INDUSTRIAL	99*	16.2	4150*	4.6	9219*	2.9
PERCENT OF DWELLING UNITS ZONED INDUSTRIAL	73*	11.8	3719*	4.1	13647*	4.3
INDUSTRIAL	164	14.3	1374	1.2	2300	1.8
DETERIORATION POTENTIAL						
VALUE \$10,000	22	38.6	5573	14.5	8742	14.7
RENT \$80	595	63.2	7085	19.4	8275	19.5
MEAN AGE OF DWELLING UNITS	22.8		3673	3.3	4712	3.6
DWELLING UNITS 60 YEARS IN AGE	34	3.0				
CROWDING INDEX						
PERCENT OF LAND USE VACANT/GOVERNMENTAL	364*	59.1	49855*	55.1	254318*	79.4
PERCENT OF LAND USE RESIDENTIAL	140*	22.7	30188*	33.4	46819*	14.6
POPULATION DENSITY	3730		1700/sq.mi.		708/sq.mi.	
	*acres		*acres		*acres	



SOUTHSIDE PARK

37



Yorkmont•Nations Ford

census
tract
38.01



The Yorkmont/Nations Ford area is located in southwestern Charlotte lying predominantly in Mecklenburg County. For the purposes of this study, the neighborhood is delineated by Census Tract 38.01 and is roughly the area between Wilmont Drive to the north, Arrowood Road to the south, the Southern Railway Crossline to the east, and Beam Road to the west. The area is quite rural in many aspects but has experienced some suburban-type development in recent years due to the location of Interstate 77 in the area. Since 1970, several large single and multi-family developments have been constructed in the neighborhood.

Socio-economic characteristics in 1970 were slightly above average for the most part. Indicators of financial resources showed that the median family income was very close to the county average (\$10844 as compared to \$10136 for the county). Financial need was experienced by a small segment of the resident population as 4.9 percent of the population and 4.1 percent of the families were below the poverty level. One and eight-tenths percent of the resident families were receiving public assistance (see Table 91). Educational characteristics were about average as the median number of school years completed was 12.3. A majority of the adult population over 25 years in age were high school graduates (58.9%), with 24.1 percent of the residents completing at least one year of college. Of the adult population, 13.9 percent had no high school education and of the youth 16 to 21 years in age, 12.8 percent had no high school education and were not attending school. In terms of occupation, the percentage of the employed population in professional and managerial positions was below average (21.5%) and reflects the

relationship among income, occupation and education. The percentage of women in these positions was also lower at 15.6 percent. Six and five-tenths percent of the dwelling units (125 units) had 1.01 or more persons per room but there was very little serious overcrowding as only 0.9 percent of all dwelling units (17 units) had 1.51 or more persons per room. The one dimension on which Yorkmont/Nations Ford ranked high was the living conditions of children. Of the population 18 years old and younger, 90.3 percent lived with both parents which is a relatively high degree of family stability. On the community-wide index of socioeconomic status, Yorkmont/Nations Ford ranked medium.

Physical characteristics of Yorkmont/Nations Ford rank medium high on the overall index of physical quality. Housing values in the area are somewhat low as only 15.4 percent (compared to 20.6% for the city) of all owner-occupied dwelling units were valued at or above \$25000 with a median value of \$15000. Both of these values were slightly below the city-county average. The zoning configuration indicates that 90.2 percent of the tract was zoned residential leaving 9.8 percent for the business, industrial and office uses located predominantly along the interstate. The deterioration potential of residential structures is quite low in terms of both housing value and age. Only 10.2 percent of all owner-occupied dwelling units were valued at or below \$10000 and there were no rental units which rented for \$80 per month or less. The mean age of all dwelling units was 10.4 years and only 0.4 percent of all dwelling units (14 units) were 60 years in age or older. The crowding index indicates the rural character of the area as 79.1 percent of the tract was vacant and the population density was quite low at 841 people per square mile.

The Yorkmont/Nations Ford neighborhood does have some potentially serious physical problems. The Springfield Subdivision and Chayse Circle area has attracted large numbers of low income residents. In addition, several subsidized

housing areas have been built off Nations Ford and Arrowood Road. A public housing site is to be developed adjacent to the north end of Nations Ford. Extensive concentration of low income people could cause problems both from a physical and a socio-economic aspect. Public encouragement to diversify housing values is recommended.

TABLE NO. 91. INDICATORS OF SOCIAL QUALITY

NEIGHBORHOOD NAME: Yorkmont/Nations Ford
CENSUS TRACT NO.: 28.01

	Census Tract		City		City & County		
	Quantity	Percent	Quantity	Percent	Quantity	Percent	
<u>POPULATION</u>	TOTAL POPULATION	6823	241178		354656		
	BLACK	35	72972	30.03	84254	23.8	
	WHITE	6760	167287	19.7	269129	31.1	
CHANGE IN POPULATION 1960-1970	% BLACK	-	-	.08	-	.03	
	WHITE			.03		.01	
<u>SOCIAL AND ECONOMIC RESOURCES</u>							
<u>INCOME</u>	MEDIAN FAMILY INCOME (\$)	10844	9564		10136		
	PEOPLE BELOW POVERTY LEVEL	327	35603	14.8	43487	12.3	
	FAMILIES BELOW POVERTY LEVEL	74	6866	11.2	8522	9.4	
	RATIO OF FAMILY INCOME TO POVERTY LEVEL			47.4		50.5	
	FAMILIES RECEIVING PUBLIC ASSISTANCE	32		4.5		3.6	
	<u>EDUCATION</u>	MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	12.3	12.1		12.1	
		HIGH SCHOOL GRADUATES	1963		53.5		53.6
		NO HIGH SCHOOL EDUCATION	464		22.8		22.2
		NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	65		17.2		16.0
		ONE OR MORE YEARS IN COLLEGE	803		29.2		28.4
<u>OCCUPATION</u>	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	673		24.7		24.6	
	EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	125		.07		.06	
	FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	203		19.2		18.9	
	<u>LIVING CONDITIONS</u>	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	125	6231	.08	8385	.07
		SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	17	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. 92. INDICATORS OF PHYSICAL QUALITY

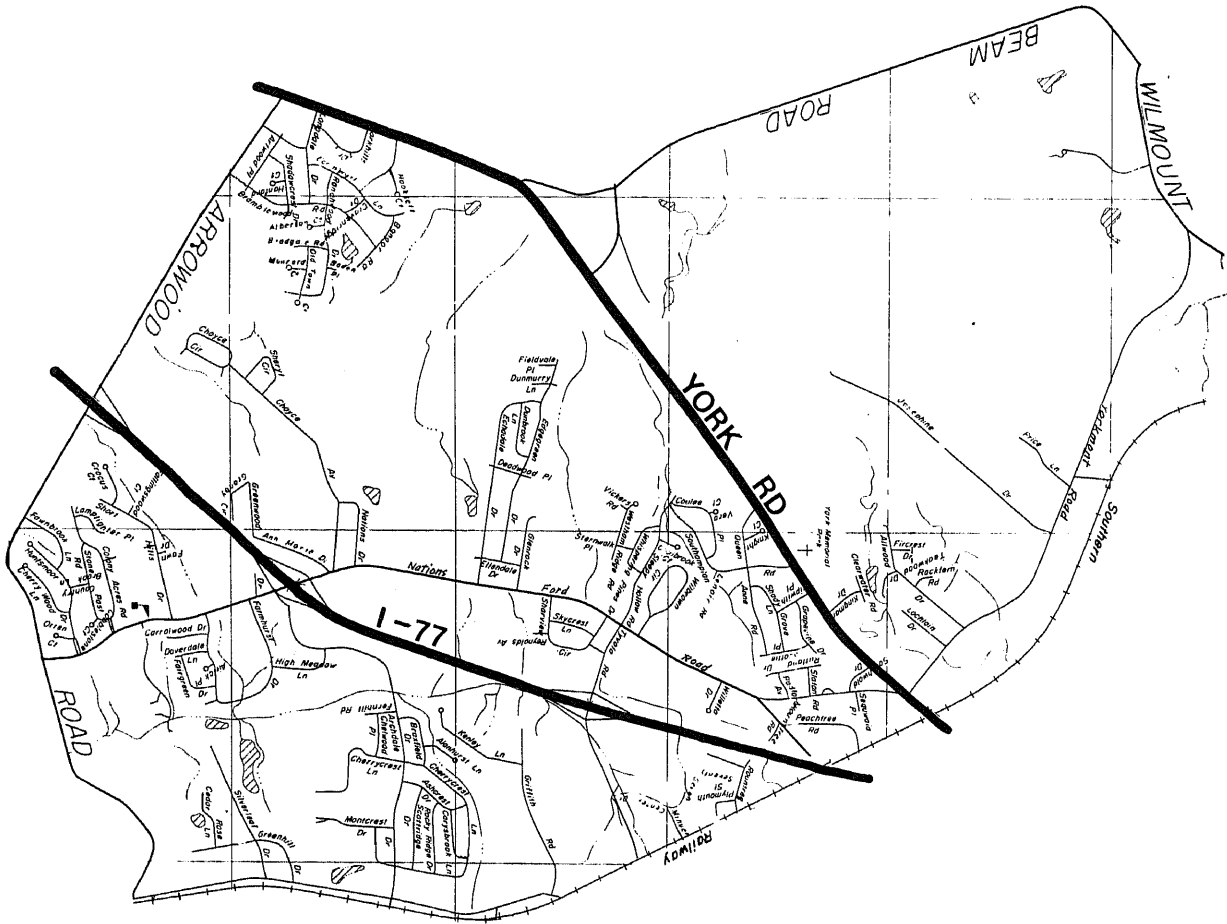
NEIGHBORHOOD NAME: Yorkmont/Nations Ford
 CENSUS TRACT NO.: 38.01

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
HOUSING QUALITY						
VALUE \$25,000	229	15.4	7908	20.6	15148	25.5
RENT \$200	33	8.9	1546	4.2	1846	4.4
MEDIAN VALUE	15000		16300		17400	
MEDIAN RENT	153		107		107	
ZONING EFFECT						
PERCENT OF TRACT ZONED RESIDENTIAL	4589*	90.2	81991*	90.6	286910*	89.6
PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	3046	89.6	99613	90.2	116206	89.9
PERCENT OF TRACT ZONED BUSINESS	81*	1.6	2391*	2.6	9224*	2.9
PERCENT OF DWELLING UNITS ZONED BUSINESS	228	6.7	1789	1.6	2416	1.9
INDUSTRIAL ORIENTATION						
PERCENT OF LAND USE INDUSTRIAL	42*	.8	4150*	4.6	9219*	2.9
PERCENT OF TRACT ZONED INDUSTRIAL	198*	3.9	3719*	4.1	13647*	4.3
PERCENT OF DWELLING UNITS ZONED INDUSTRIAL	65	1.9	1374	1.2	2300	1.8
DETERIORATION POTENTIAL						
VALUE \$10,000	151	10.2	5573	14.5	8742	14.7
RENT \$80	0	0	7085	19.4	8275	19.5
MEAN AGE OF DWELLING UNITS	10.4	.4	3673	3.3	4712	3.6
DWELLING UNITS 60 YEARS IN AGE	14					
CROWDING INDEX						
PERCENT OF LAND USE VACANT/GOVERNMENTAL	4024*	79.1	49855*	55.1	254318*	79.4
PERCENT OF LAND USE RESIDENTIAL	961*	18.9	30188*	33.4	46819*	14.6
POPULATION DENSITY	841		1700/sq.mi.		708/sq.mi.	
	*acres		*acres		*acres	



YORKMONT/NATIONS FORD

38.01



Clanton Park



census
tract
38.02

Census Tract 38.02 is an irregularly shaped area bounded by the Southern Railroad crossline, the Southern Railroad mainline by Old Pineville Road, Barringer Street/Clanton Road, and Irwin Creek. The area is split into two distinct areas, one being predominantly residential and the other mixed commercial and industrial with some residential. Interstate 77 traverses the tract. New industrial development has been recently flourishing along Pressley Road in the southern part of the tract. The Irwin Creek Treatment Plant consumes a large parcel of land in the southwest corner.

The total population of Clanton Park increased by 39.2 percent during the 1960's. However, the population was much more mobile than the statistics show. The white population decreased during the decade by 69.6 percent, but the black population increased by 1679.2 percent, thus showing an overall gain of 39.2 percent. Clanton Park was another one of the Charlotte neighborhoods that experienced black in-migration and white flight. The neighborhood now totals 82.2 percent black.

The median family income of Clanton Park residents is \$7571 annually which is \$2000 below the average for the City of Charlotte. Fourteen and three-tenths percent of the families and 15.2 percent of the individuals are considered below the poverty level because of their income. Seven percent receive some form of public assistance income.

The median number of school years completed is 10.7, while the average city-county resident has completed high school. In Clanton Park, high school diplomas

are held by 38.3 percent of the populace and 10.7 percent have completed at least one year of college. Twenty-seven and nine-tenths percent, however, have had no high school education, a trend that should continue when reviewing the fact that 26.3 percent of the youth between the ages of 16 and 21 have had no high school education and are not presently enrolled in a high school program.

Clanton Park residents have not fared well in occupational attainment due to their educational deficiency. Eleven and seven-tenths percent of the labor force are employed in the managerial and professional positions. (An equal percentage of the female labor force are employed in these positions which shows an equality not present in too many neighborhoods in Charlotte-Mecklenburg.) A large percentage (20.8%) of the labor force are employed in the generally low paying personal service occupations.

Clanton Park faces a critical problem concerning overcrowded dwelling units. Twenty-four and one-half percent of the total number of units are occupied by more than 1.01 persons per room. Six and four-tenths percent of the units average more than 1.51 persons per room.

Family stability took a sharp dive in Clanton Park as well as neighboring Southside Park. The index showed a decline of 19.5 percent between 1960 and 1970. However, family stability remained quite high at 76.1 percent, which is just above the Charlotte average of 75.2 percent.

Socio-economic quality ranked medium low in Clanton Park due mainly to the income/occupation/and education deficiencies. The physical quality of the neighborhood ranked medium due to the statistics discussed below.

The median value of owner-occupied dwelling units in Clanton Park was \$12900 with 2 percent of the units valued in excess of \$25000. The median rent payment for leased units was \$110 with no units renting in excess of \$200 a month.

Zoning classifications play an important role in Clanton Park. The tract is

not as massively zoned for residential uses as most, with 78.2 percent of the tract bearing a residential zoning. A good portion of the dwelling units (89.1%) are zoned for residential use, with the remainder zoned predominantly for industrial use. Industrial zoning is the principle alternative zoning in Clanton Park, a fact that could be detrimental to the neighborhood if proper controls are not placed upon the industrial development.

The deterioration potential from the existing residential units is not a serious problem. (The neighborhood is threatened much more by industrial encroachment.) Thirteen and six-tenths percent of the owner-occupied units are valued below \$10000. Only 1.2 percent of the rental units lease for less than \$80 per month. The available housing is of the quality to demand a reasonable rent. The mean age of all units is 14.6 years with only 8 units (.5%) in excess of 60 years in age.

Clanton Park is relatively undeveloped borne out by the fact that 58.3 percent of the land area is either vacant or devoted to public use. The main land user in the public sector is the treatment plant. More and more of the remaining vacant land is being developed. Already, since 1970, a large apartment complex plus several industrial buildings have been built on previously vacant land. Thirty-two percent of the land is developed for residential use. The population density is 2184 persons per square mile, a figure that will be increasing as the vacant land is developed for residential use.

TABLE NO. 93. INDICATORS OF SOCIAL QUALITY

NEIGHBORHOOD NAME: Clanton Park
CENSUS TRACT NO.: 38.02

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
<u>POPULATION</u>	TOTAL POPULATION	5394	241178		354656	23.8
	BLACK	4435	72972	30.03	84254	31.1
	WHITE	922	167287	19.7	269129	.03
CHANGE IN POPULATION 1960-1970		39.2		.08		
% BLACK		1679.2		-		.01
% WHITE		69.9		.03		
<u>SOCIAL AND ECONOMIC RESOURCES</u>						
<u>INCOME</u>	MEDIAN FAMILY INCOME (\$)	7571	9564		10136	12.3
	PEOPLE BELOW POVERTY LEVEL	820	35603	14.8	43487	9.4
	FAMILIES BELOW POVERTY LEVEL	167	6866	11.2	8522	50.5
	RATIO OF FAMILY INCOME TO POVERTY LEVEL	82		47.4		3.6
	FAMILIES RECEIVING PUBLIC ASSISTANCE		7.0		4.5	
<u>EDUCATION</u>	MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	10.7	12.1		12.1	53.6
	HIGH SCHOOL GRADUATES	822		53.5		22.2
	NO HIGH SCHOOL EDUCATION	598		22.8		16.0
	NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	163		17.2		28.4
	ONE OR MORE YEARS IN COLLEGE	230		29.2		
<u>OCCUPATION</u>	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	262		24.7		24.6
	EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	665		.07		.06
	FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	118		19.2		18.9
	% All DU's in N'Hood					
	% All DU's in N'Hood					
<u>LIVING CONDITIONS</u>	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	325	6231	.08	8385	.07
	SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	85	1517	.02	1988	.02
	% Families in N'Hood					
<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. 94. INDICATORS OF PHYSICAL QUALITY

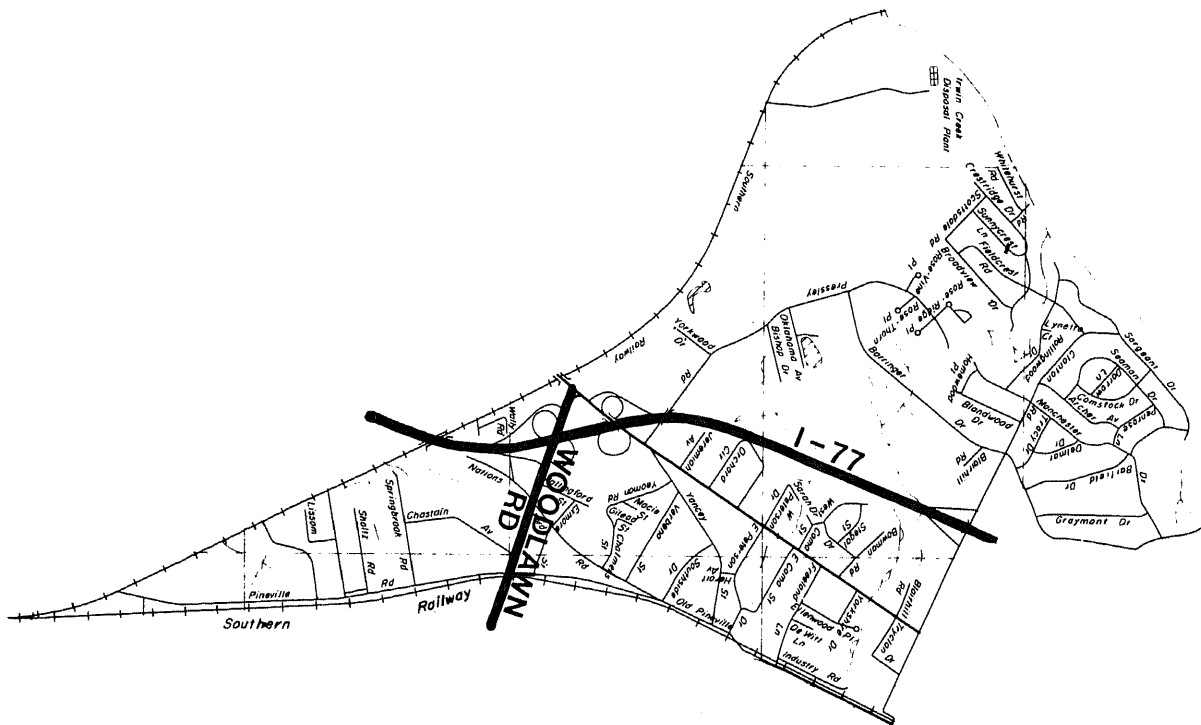
NEIGHBORHOOD NAME: Clanton Park
 CENSUS TRACT NO.: 38.02

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
HOUSING QUALITY	VALUE \$25,000	17	7908	20.6	15148	25.5
	RENT \$200	0	1546	4.2	1846	4.4
	MEDIAN VALUE	12900	16300		17400	
	MEDIAN RENT	110	107		107	
ZONING EFFECT						
	PERCENT OF TRACT ZONED RESIDENTIAL	1056*	81991*	90.6	286910*	89.6
	PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	1425	99613	90.2	116206	89.9
	PERCENT OF TRACT ZONED BUSINESS	51*	2391*	2.6	9224*	2.9
	PERCENT OF DWELLING UNITS ZONED BUSINESS	35	1789	1.6	2416	1.9
INDUSTRIAL ORIENTATION						
	PERCENT OF LAND USE INDUSTRIAL	92*	4150*	4.6	9219*	2.9
	PERCENT OF TRACT ZONED INDUSTRIAL	243*	3719*	4.1	13647*	4.3
	PERCENT OF DWELLING UNITS ZONED INDUSTRIAL	138	1374	1.2	2300	1.8
DETERIORATION POTENTIAL						
	VALUE \$10,000	114	5573	14.5	8742	14.7
	RENT \$80	5	7085	19.4	8275	19.5
	MEAN AGE OF DWELLING UNITS	14.6	3673	3.3	4712	3.6
	DWELLING UNITS 60 YEARS IN AGE	8				
CROWDING INDEX						
	PERCENT OF LAND USE VACANT/GOVERNMENTAL	788*	49855*	55.1	254318*	79.4
	PERCENT OF LAND USE RESIDENTIAL	431*	30188*	33.4	46819*	14.6
	POPULATION DENSITY	2184	1700/sq.mi.		708/sq.mi.	
		*acres	*acres		*acres	



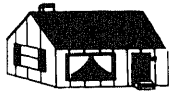
CLANTON PARK

38.02



Ponderosa•Dalton Village

census
tract
39



The Ponderosa/Dalton Village census tract encompasses an extremely large amount of land stretching from the Beechmont Road/Remount Road connector to Steele Creek Road. On the north, the census tract is defined by the Southern Railroad and on the south by the Byrum Road, Wilmont Road and Irwin Creek connector.

Census Tract 39 is a rare mixture of uses that many times are not compatible. The ever-expanding airport consumes the western third of the census tract. The homes that existed to the south of the airport in 1970 have since been purchased and removed to accommodate the construction of the new north-south runway. Several massive public and low income housing projects have been developed which have caused special social problems in the neighborhood.

The area around West Boulevard is another part of the City that is experiencing a change in its racial makeup. (West Boulevard is the key arterial of Census Tract 39). During the 1960's, the black population increased by 50.2 percent while the white population decreased by 8.4 percent. The overall population increased by 47.2 percent. The census tract as of 1970 was 64.2 percent black. With the removal of the predominantly white homes by the airport, coupled with the continued white flight, the percentage of black residents is substantially higher now.

The median family income for Census Tract 39 was \$7348, or about \$2200 below the median for Charlotte. Sixteen and six-tenths percent of the families (20.5% of the individuals) are considered below the poverty level because of their income.

Five and one-half percent of the families receive some form of public assistance income.

The median number of school years completed for a resident in Tract 39 is 10.7 which points toward an education deficiency. Forty percent of the residents have completed high school and 15.4 percent have completed at least one year of college. Thirty-six and three-tenths percent of the adults over 21 have had no high school education, but when the 16 to 21 age group is reviewed, it is found that the trend of large numbers of people without a high school education should decrease in the years to come. In the 16-21 age bracket, 23.0 percent have had no high school education and are not presently enrolled in a high school program.

The education deficiency carries over into the occupation index where 11.5 percent of the residents are employed in the generally high paying managerial and professional positions. This is compared to a Charlotte average of 24.7 percent. Of the female labor force, 9.9 percent are employed as managers or professionals. A large percentage (21.0%) of the labor force are employed in the generally low paying personal services occupations.

Census Tract 39 also has a problem with its overcrowded living conditions. Of the total number of dwelling units, 15.7 percent are inhabited by families that have more members than rooms in the house. Three and nine-tenths percent of the units are inhabited by families where the ratio of the number of persons to the number of rooms exceeds 1.51.

Family stability suffered during the intense social changes within the tract. The index declined by 17.7 percent to a level of 64.6 percent, or about 10 percent below the average for the City of Charlotte.

The socio-economic ranking for Ponderosa/Dalton Village neighborhood is medium low. The physical ranking is medium due to the statistics explained below.

It might be noted at this point that Census Tract 39 continues to change rapidly, which affects the socio-economic and physical ranking. For example, by 1980, the effects of the new runway and airport terminal building on adjacent land uses will be of a tremendous magnitude. This, of course, is changing the entire western half of Census Tract 39. Other forces such as urban renewal and public housing affect the development of the eastern portion.

The median value of owner-occupied dwelling units was \$12100 with 35 units valued in excess of \$25000. Rental units are also higher in Tract 39 with the median rent of \$105 a month typical throughout. Five units in the neighborhood rented for over \$200 a month.

Other relatively strong physical characteristics have helped to elevate the neighborhood on the physical scale. The zoning effect and industrial orientation have some positive points for providing a liveable environment in Tract 39. While 85.0 percent of the tract is zoned for residential use, 95.1 percent of all the dwelling units are included in a residential zone which shows that fewer blight-inducing conversions of housing from residential to another use can potentially occur.

A potential hazard to the neighborhood is that 13.4 percent of the land area is zoned for industrial use. Only 3.4 percent of the land use is currently industrial, but that leaves a sizeable portion of the tract available for industrial development - a fact that would place hardships on neighboring residences if offensive development were to occur.

The deterioration potential presents a mixed picture. A sizeable amount of owner-occupied units are valued below \$10000 (35.9%). Also a fairly large amount of the rentals lease below the \$80 a month figure (17.6%). These facts would make it easy to aggregate enough land, cheaply, in order to develop a larger project whether it be residential or not. The age factor does not increase the

deterioration potential as the mean age of the dwelling units is only 19 years with only 1.3 percent in excess of 60 years.

The vast majority of land in Census Tract 39 is either vacant or in public use with the airport the main land user. The census tract also has large amounts of land that have not been developed yet. Only 17.9 percent of the land use is residential. The population density is a very low 842 persons per square mile - a figure that will increase with added development. Actually, the figure is quite misleading with a better determination formulated from the land area minus the airport property.



PONDEROSA/DALTON VILLAGE

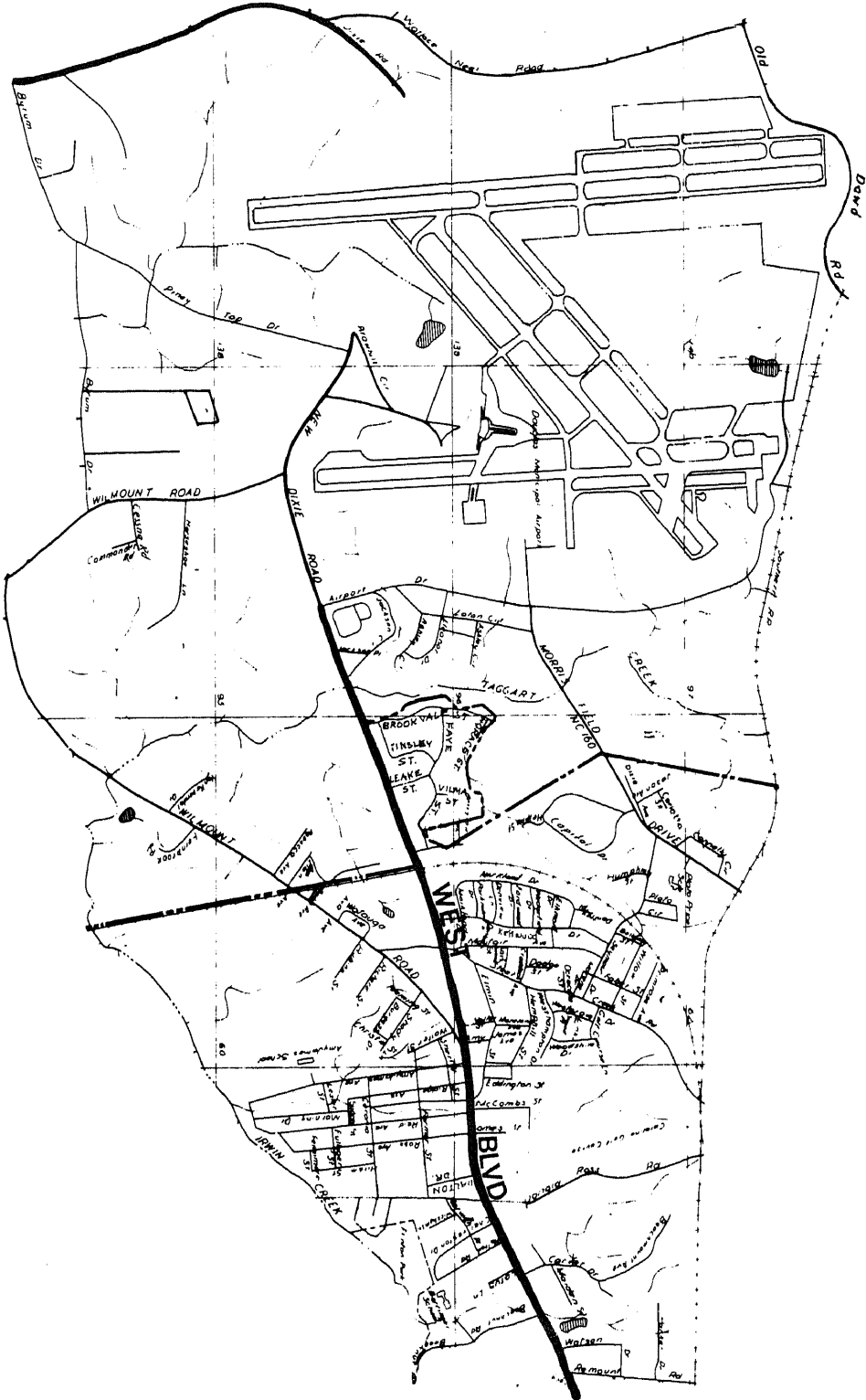


TABLE NO. 95. INDICATORS OF SOCIAL QUALITY

NEIGHBORHOOD NAME: Ponderosa/Dalton Village
CENSUS TRACT NO.: 39

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
POPULATION	TOTAL POPULATION	7535	241178		354656	23.8
	BLACK	4839	72972	30.03	84254	31.1
	WHITE	2683	167287	19.7	269129	.03
CHANGE IN POPULATION 1960-1970						
% BLACK		-	-	.03	-	.01
% WHITE		47.2	19.7	.08		
		50.2	.08			
		8.4	.03			
SOCIAL AND ECONOMIC RESOURCES						
INCOME	MEDIAN FAMILY INCOME (\$)	7348	9564	14.8	10136	12.3
	PEOPLE BELOW POVERTY LEVEL	1534	35603	11.2	43487	9.4
	FAMILIES BELOW POVERTY LEVEL	313	6866	47.4	8522	50.5
	RATIO OF FAMILY INCOME TO POVERTY LEVEL	104		4.5		3.6
	FAMILIES RECEIVING PUBLIC ASSISTANCE					
EDUCATION	MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	10.7	12.1	53.5	12.1	53.6
	HIGH SCHOOL GRADUATES	1381		22.8		22.2
	NO HIGH SCHOOL EDUCATION	1251		17.2		16.0
	NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	212		29.2		28.4
	ONE OR MORE YEARS IN COLLEGE	531				
OCCUPATION	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	365		24.7		24.6
	EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	665		.07		.06
	FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	136		19.2		18.9
LIVING CONDITIONS	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	343	6231	.08	8385	.07
	SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	86	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. 96, INDICATORS OF PHYSICAL QUALITY

NEIGHBORHOOD NAME: Ponderosa/Dalton Village
 CENSUS TRACT NO.: 39

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
HOUSING QUALITY						
VALUE \$25,000	35	4.5	7908	20.6	15148	25.5
RENT \$200	5	.4	1546	4.2	1846	4.4
MEDIAN VALUE	12100		16300		17400	
MEDIAN RENT	105		107		107	
ZONING EFFECT						
PERCENT OF TRACT ZONED RESIDENTIAL	4476*	85.0	81991*	90.6	286910*	89.6
PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	2978	95.1	99613	90.2	116206	89.9
PERCENT OF TRACT ZONED BUSINESS	74*	1.4	2391*	2.6	9224*	2.9
PERCENT OF DWELLING UNITS ZONED BUSINESS	50	1.6	1789	1.6	2416	1.9
INDUSTRIAL ORIENTATION						
PERCENT OF LAND USE INDUSTRIAL	177*	3.4	4150*	4.6	9219*	2.9
PERCENT OF TRACT ZONED INDUSTRIAL	706*	13.4	3719*	4.1	13647*	4.3
PERCENT OF DWELLING UNITS ZONED INDUSTRIAL	91	2.9	1374	1.2	2300	1.8
DETERIORATION POTENTIAL						
VALUE \$10,000	280	35.9	5573	14.5	8742	14.7
RENT \$80	236	17.6	7085	19.4	8275	19.5
MEAN AGE OF DWELLING UNITS	19.0		3673	3.3	4712	3.6
DWELLING UNITS 60 YEARS IN AGE	41	1.3				
CROWDING INDEX						
PERCENT OF LAND USE VACANT/GOVERNMENTAL	3976*	75.5	49855*	55.1	254318*	79.4
PERCENT OF LAND USE RESIDENTIAL	943*	17.9	30188*	33.4	46819*	14.6
POPULATION DENSITY	842		1700/sq.mi.		708/sq.mi.	
	*acres		*acres		*acres	

Westerly Hills•Ashley Park

census
tract
40



Westerly Hills/Ashley Park is a fairly good sized area situated to the north of Ponderosa/Dalton Village. The census tract is bounded by Interstate 85, Freedom Drive, Camp Greene Drive, the Southern Railroad and Little Rock Road. Wilkinson Boulevard runs the length of the tract on the southerly side and separates most of the residential development from the non-residential uses. Wilkinson Boulevard is stripped with varying ages of commercial and industrial development.

Census Tract 40 underwent a minor racial change during the 60's with a decrease in its black population of 75.6 percent. The white population increased by 6.1 percent with a total population increase of 5.6 percent. Westerly Hills/Ashley Park is over 99.0 percent white.

The median family income is slightly above the median for Charlotte (\$9824). Three and four-tenths percent of the families (4.6 percent of individuals) are below the poverty level with 1.7 percent of all families receiving some form of public assistance income. Persons and families below the poverty level plus the number of families receiving public assistance are all below the city average showing that Census Tract 40 has a sound economic base.

The median number of school years completed is 11.7 which means the average resident has not completed high school. Forty-six and six-tenths percent have completed their high school education and 14.6 percent have attained at least a partial college education. Nineteen and nine-tenths percent of the adults over the age of 21 have had no high school education. An alarming statistic is exhibited by the youth between the ages of 16 and 21. Of this age group, 21.6

percent have had no high school and are not presently enrolled in a high school program. The increase of almost 2.0 percent is a fact that should be researched to find incentives for the youth to finish their high school education.

The labor force in Census Tract 40 includes 19.3 percent as managers and professionals - those positions which are generally high paying. Fourteen and one-half percent of the female labor force are employed as managers or professionals. Six and eight-tenths percent of the residents are employed in the generally low paying personal services industries.

Westerly Hills/Ashley Park has a problem with overcrowded dwelling units with 7.2 percent inhabited by families whose members are greater in number than the number of rooms in the unit. One percent of the units have more than 1.51 people per room.

Family stability remains quite high in Census Tract 40 despite an 8.8 percent decline in the 1960's. The index remains above average at 81.6 percent. In this tract, the stability was not adversely affected by the change in racial makeup.

The socio-economic ranking of Census Tract 40 is medium. The education and occupation variables brought the entire ranking down. The physical quality ranking was medium low due principally to the adverse zoning patterns in connection with Wilkinson Boulevard. An in-depth explanation is contained below.

The median value of owner-occupied units is \$13000 which is about \$3300 less than the median for Charlotte. Seven units (.7%) are valued in excess of \$25000. The median rent charged in Tract 40 is \$112 a month which is \$5 more than the average. This can be attributed to newer units. No units rent in excess of \$200 a month.

Present zoning patterns play a major role in creating a desirable environment in the neighborhood. Wilkinson Boulevard is a hodge podge of industrial and

commercial units of the type that are incompatible to residential uses. Seventy-two and two-tenths percent of the tract is zoned residential with industrial zoning occupying the vast majority of the remaining land (23.1%). Eighty-four and three-tenths percent of the dwelling units are stable under residential zoning (stable for residential use. This, of course, does not preclude their conversion from single family to multi-family.), but 10.3 percent of the units are zoned for industrial use. Westerly Hills and Ashley Park do have very pleasant residential areas, but as a whole, the census tract is brought down by the development on Wilkinson Boulevard.

The deterioration potential is relatively slight. The census tract does have a significant amount of owner-occupied housing valued below \$10000 (81.2%) but on the whole the tract is stable. The mean age of the units is 18.1 years and only 11 units are in excess of 60 years in age.

Census Tract 40 has a lot of undeveloped land (48.6% either vacant or for public use). The runway noise cones effect development in the western section of the tract. Twenty-five and one-tenth percent of the land is developed into residential property. The population density is 1495 persons per square mile.

TABLE NO. 97. INDICATORS OF SOCIAL QUALITY

NEIGHBORHOOD NAME: Westerly Hills/Ashley Park
 CENSUS TRACT NO.: 40

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
POPULATION	TOTAL POPULATION	6565	241178		354656	
	BLACK	10	72972	30.03	84254	23.8
	WHITE	6362	167287	19.7	269129	31.1
	CHANGE IN POPULATION 1960-1970					
% BLACK		- 75.6		-	-	.03
% WHITE		5.6		.08		.01
SOCIAL AND ECONOMIC RESOURCES						
INCOME	MEDIAN FAMILY INCOME (\$)	9824	9564	10136		
	PEOPLE BELOW POVERTY LEVEL	295	35603	43487	12.3	
	FAMILIES BELOW POVERTY LEVEL	61	6866	8522	9.4	
	RATIO OF FAMILY INCOME TO POVERTY LEVEL		46.5	47.4	50.5	
	FAMILIES RECEIVING PUBLIC ASSISTANCE	30		4.5	3.6	
			% Adults 25 Yrs +	12.1		12.1
EDUCATION	MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	11.7				53.6
	HIGH SCHOOL GRADUATES	1493		53.5		22.2
	NO HIGH SCHOOL EDUCATION	638		22.8		16.0
	NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	155		17.2		28.4
	ONE OR MORE YEARS IN COLLEGE	467		29.2		
OCCUPATION	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	610		24.7		24.6
	EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	215		.07		.06
	FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	194		19.2		18.9
			% All DU's in N'Hood			
LIVING CONDITIONS	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	150	6231	.08	8385	.07
	SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	20	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. 98. INDICATORS OF PHYSICAL QUALITY

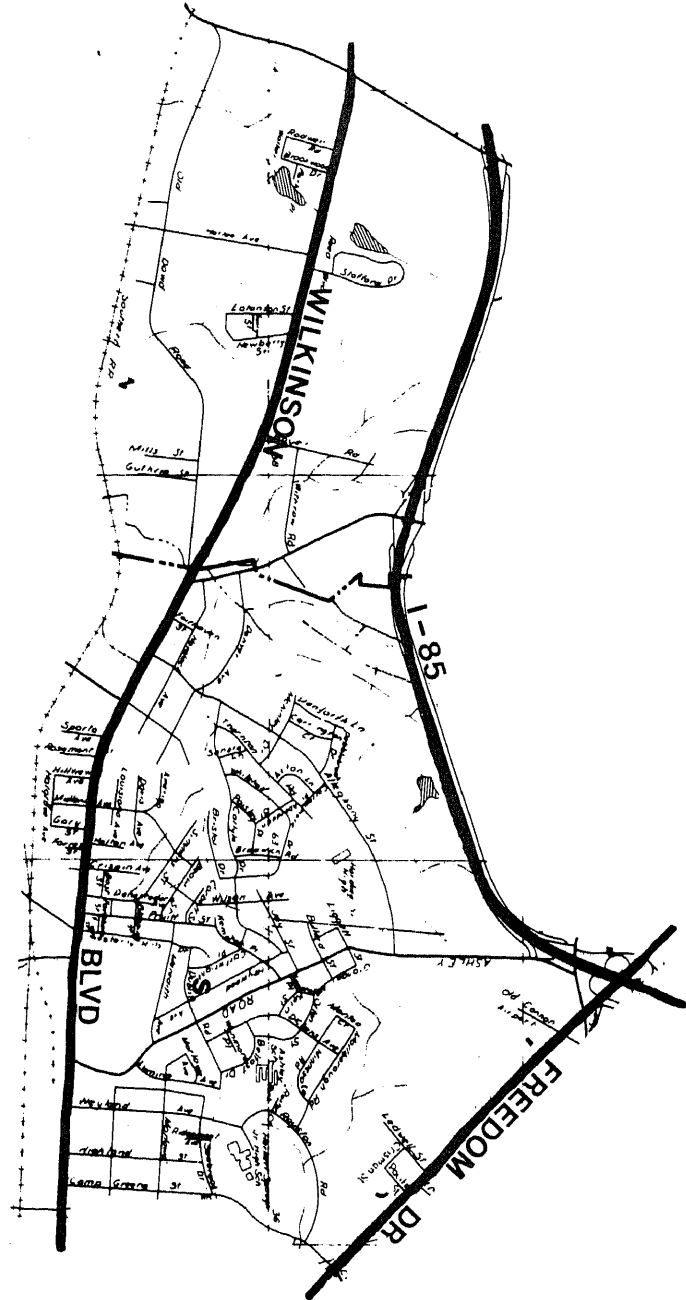
NEIGHBORHOOD NAME: Westerly Hills/Ashley Park
 CENSUS TRACT NO.: 40

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
HOUSING QUALITY	VALUE \$25,000	7	7908	20.6	15148	25.5
	RENT \$200	0	1546	4.2	1846	4.4
	MEDIAN VALUE MEDIAN RENT	13000 112	16300 107		17400 107	
ZONING EFFECT	PERCENT OF TRACT ZONED RESIDENTIAL	1643*	81991*	90.6	286910*	89.6
	PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	1571	99613	90.2	116206	89.9
	PERCENT OF TRACT ZONED BUSINESS	59*	2391*	2.6	9224*	2.9
	PERCENT OF DWELLING UNITS ZONED BUSINESS	32	1789	1.6	2416	1.9
INDUSTRIAL ORIENTATION	PERCENT OF LAND USE INDUSTRIAL	336*	4150*	4.6	9219*	2.9
	PERCENT OF TRACT ZONED INDUSTRIAL	526*	3719*	4.1	13647*	4.3
	PERCENT OF DWELLING UNITS ZONED INDUSTRIAL	192	1374	1.2	2300	1.8
DETERIORATION POTENTIAL	VALUE \$10,000	186	5573	14.5	8742	14.7
	RENT \$80	67	7085	19.4	8275	19.5
	MEAN AGE OF DWELLING UNITS	19.1	3673	3.3	4712	3.6
	DWELLING UNITS 60 YEARS IN AGE	11				
CROWDING INDEX	PERCENT OF LAND USE VACANT/GOVERNMENTAL	1106	49855*	55.1	254318*	79.4
	PERCENT OF LAND USE RESIDENTIAL	571	30188*	33.4	46819*	14.6
	POPULATION DENSITY	1495	1700/sq.mi.		708/sq.mi.	
		*acres	*acres		*acres	



WESTERLY HILLS/ASHLEY PARK

40



Wesley Heights

census
tract
41



The Wesley Heights neighborhood is located to the northwest of the Central Business District and is defined by the Southern Railroad, Interstate 77, Trade Street, Berryhill Road and Camp Greene Drive. The neighborhood borders on the Johnson C. Smith University and the Five Points area. Freedom Drive bisects the neighborhood.

Wesley Heights experienced white flight in the 60's with a decrease of 44.7 percent in the white population. The overall population decreased by 5.3 percent while the black population increased by 3710.8 percent. This large percentage figure is, of course, due to the relatively few blacks in Wesley Heights in 1960.

Median family income is \$2100 below the Charlotte average of \$9564 with 11.6 percent of the families below the national poverty level. When considering individuals only, 15.1 percent are below the poverty level. Seven percent of all families in Wesley Heights are receiving some form of public assistance income.

The median number of school years completed is less than the equivalent of a high school education. Less than one-third of the total number of residents (29.8%) have graduated from high school. Eight and nine-tenths percent have had at least one year of college. Almost one-third of the residents (32.2%) have had no high school education and of the youth between the ages of 16 and 21, 27.1 percent have not completed high school and are not presently enrolled in a high school program.

Because of the education deficiency, a below average number of residents are employed in high paying positions and an above average number are employed in

lower paying positions. As an indicator of generally high paying positions, 10.9 percent of Wesley Heights residents are employed as professionals or managers. Of the female labor force, 11.5 percent are employed as professionals or managers. On the other hand, as an indicator of generally low paying positions, 23.3 percent of the residents are employed in the personal services positions.

Dwelling units in Wesley Heights are, for the most part, standard when referring to living conditions except for a few that are overcrowded. Eleven and one-half percent have over 1.01 persons per room. Two and six-tenths percent of the total housing stock have over 1.51 persons per room which is considered to be a seriously overcrowded condition.

Family stability plummeted during the 1960's which seems to be characteristic of neighborhoods that experience a racial change from white to black. This, of course, could mean that the housing vacated by the whites was occupied, because of its age and condition, by a poorer, less stable type of family unit. The index dropped by 27.9 percent and was at the 61.6 percent level in 1970.

The socio-economic ranking for Wesley Heights is medium low - brought on by the deficiencies in income, education and the occupations of the residents. The physical quality is also ranked medium low due to several factors, statistically, that are explained below.

Wesley Heights is a mixture of aging industrial uses and residential units. Many of the old warehouses in the city are located around the Morehead area in this census tract. Freedom Drive carries an extremely heavy amount of traffic and has been detrimental to adjacent residential development. Vast tracts of land are presently vacant along Freedom Drive, but will undoubtedly feel the pressures of development that have been experienced further out toward the interstate. The manner in which this area develops will effect the survival of the residential

area. Renewal and rehabilitation are in the near future for portions of Wesley Heights. The results could preserve or prohibit the continuation of residential development.

The median value of owner-occupied units in Wesley Heights is \$11500 with five units valued in excess of \$25000. The median rent asked is \$103 a month with five units leasing for more than \$200 a month.

Most of the residential dwelling units in Wesley Heights are protected by residential zoning (90.3%. This figure may not seem high for a neighborhood, but when comparing this figure to the percentage of dwelling units protected in neighborhoods with comparable physical ranking, the Wesley Heights figure is high.). Business zoning is minimal (1.8%), with dwelling units zoned for business including 2.9 percent of the total housing stock. Thirty-six and one-tenth percent of the entire tract is zoned for residential usage.

The industrial orientation does the most harm to the neighborhood. While 60.7 percent of the tract is zoned industrial, 28.2 percent of the land use is industrial. (The 28.2 percent is of dubious credibility, but the staff was unable to recheck the figure in time for publication.)

The deterioration potential can be considered critical. The mean age of all dwelling units was 30 years in 1970, a fact that works against the neighborhood. Only 11 units are in excess of 60 years in age (.7%). A significant portion of the owner-occupied housing is valued below \$10000 (29.4%). Of the rental units, 10.5 percent lease below \$80 a month.

Of the land classified as either vacant or government, most of it is vacant with very little publicly owned land. Vacant land exists mainly in the industrial areas. A relatively small percentage of the tract is devoted to residential use (34.5%), but the population density is quite high. The density for the entire

tract is 3133 persons per square mile, but when considering that the population is squeezed into one-third of the land area of the tract, the density becomes quite high.

TABLE NO. 99. INDICATORS OF SOCIAL QUALITY

NEIGHBORHOOD NAME: Wesley Heights
CENSUS TRACT NO.: 41

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
POPULATION	TOTAL POPULATION	4512	241178	30.03	354656	23.8
	BLACK	1907	72972	19.7	84254	31.1
	WHITE	2603	167287	.08	269129	.03
CHANGE IN POPULATION 1960-1970						
% BLACK						
% WHITE						
SOCIAL AND ECONOMIC RESOURCES						
INCOME	MEDIAN FAMILY INCOME (\$)	7459	9564	14.8	10136	12.3
	PEOPLE BELOW POVERTY LEVEL	680	35603	11.2	43487	9.4
	FAMILIES BELOW POVERTY LEVEL	135	6866	47.4	8522	50.5
	RATIO OF FAMILY INCOME TO POVERTY LEVEL	82		4.5		3.6
	FAMILIES RECEIVING PUBLIC ASSISTANCE					
EDUCATION	MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	10.4	12.1	53.5	12.1	53.6
	HIGH SCHOOL GRADUATES	674		22.8		22.2
	NO HIGH SCHOOL EDUCATION	728		17.2		16.0
	NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	147		29.2		28.4
	ONE OR MORE YEARS IN COLLEGE	200				
OCCUPATION	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	229		24.7		24.6
	EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	488		.07		.06
	FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	110		19.2		18.9
			% All DU's In N'Hood			
			% All DU's In N'Hood			
LIVING CONDITIONS	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	166	6231	.08	8385	.07
	SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	37	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. 100. INDICATORS OF PHYSICAL QUALITY

NEIGHBORHOOD NAME: Wesley Heights
CENSUS TRACT NO.: 41

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
HOUSING QUALITY						
VALUE \$25,000	5	1.1	7908	20.6	15148	25.5
RENT \$200	5	.5	1546	4.2	1846	4.4
MEDIAN VALUE	11500		16300		17400	
MEDIAN RENT	103		107		107	
ZONING EFFECT						
PERCENT OF TRACT ZONED RESIDENTIAL	260*	36.1	81991*	90.6	286910*	89.6
PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	1413	90.3	99613	90.2	116206	89.9
PERCENT OF TRACT ZONED BUSINESS	13*	1.8	2391*	2.6	9224*	2.9
PERCENT OF DWELLING UNITS ZONED BUSINESS	45	2.9	1789	1.6	2416	1.9
INDUSTRIAL ORIENTATION						
PERCENT OF LAND USE INDUSTRIAL	237*	28.2	4150*	4.6	9219*	2.9
PERCENT OF TRACT ZONED INDUSTRIAL	437*	60.7	3719*	4.1	13647*	4.3
PERCENT OF DWELLING UNITS ZONED INDUSTRIAL	55	3.5	1374	1.2	2300	1.8
DETERIORATION POTENTIAL						
VALUE \$10,000	137	29.4	5573	14.5	8742	14.7
RENT \$80	96	10.5	7085	19.4	8275	19.5
MEAN AGE OF DWELLING UNITS	30.0		3673	3.3	4712	3.6
DWELLING UNITS 60 YEARS IN AGE	11	.7				
CROWDING INDEX						
PERCENT OF LAND USE VACANT/GOVERNMENTAL	235*	28.0	49855*	55.1	254318*	79.4
PERCENT OF LAND USE RESIDENTIAL	290*	34.5	30188*	33.4	46819*	14.6
POPULATION DENSITY	3133		1700/sq.mi.		708/sq.mi.	
	*acres		*acres		*acres	

Enderly Park



census
tract
42

Enderly Park is an elongated census tract running along the northeast side of Freedom Drive from Berryhill Road to Interstate 85. The northeast boundary is the Piedmont and Northern Railroad tracks. Tuckaseegee Road is the main highway facility in the neighborhood. Enderly Park is an older, well established neighborhood. Increasing commercial development has been occurring along Freedom Drive during the past several years.

Enderly Park is a predominantly white neighborhood with over 99 percent of the residents classified as Caucasians. The black population, while it numbered only 36 in 1970, is on the increase. The neighborhood has felt the effects of the racial change in neighboring Wesley Heights, and it is conceivable that if the trend continues, that by 1980, Enderly Park will have a large black population. Total population in the neighborhood decreased by 1.0 percent from 1960 to 1970. White population decreased by 2.5 percent during the same period.

Median family income was slightly below the average for Charlotte in 1970. Eight and three-tenths percent of the families (9.8% of the individuals) were below the federal poverty level. One and seven-tenths percent of the families were receiving some form of public assistance income. Generally, the neighborhood is self-sufficient from an income point of view. It can be termed as a strong middle class area.

An educational deficiency does exist in Enderly Park with the median number of school years completed at 10.7. Thirty-four and one-tenth percent have completed the requirements for a high school diploma and 12.0 percent have furthered

their education by completing at least one year of college. Twenty-nine and nine-tenths percent of the adults over 21 have had no high school education. However, when the age group between 16 and 21 is observed, the percentage not having a high school education and not presently enrolled in a high school program increases slightly to 30.5 percent. The importance of an education cannot be underscored especially when the good jobs usually require advanced training beyond the high school classroom. These youths that are not in high school today will be the ones to take the low paying positions in the future. Education should be stressed in this neighborhood.

In spite of the low educational attainment, the residents of Enderly Park have been able to better themselves to the point of making a decent wage. The generally high paying positions in the professional and managerial categories have eluded the residents (14% of the entire labor force is employed in this type of a position. Of the female labor force, 12.3% can be classified as professionals or managers.). Five and nine-tenths percent of the residents are employed in the personal services occupations. The relatively high median income coupled with the low educational attainment can be explained by the fact that the labor force is mature and has had a chance to work up the income ladder.

Living conditions in Enderly Park are good in that only a small percentage are encumbered by overcrowded conditions. Five and one-tenth percent of all the units have more than 1.01 persons per room. Serious overcrowding exists in .4 percent of the units.

Family stability weakened considerably between 1960 and 1970, with a decrease of 13.1 percent. The index at 78.5 percent in 1970 is still slightly above the average for Charlotte (75.2%).

The socio-economic quality ranking in Enderly Park is medium. Enderly Park is almost completely surrounded by neighborhoods that have a lesser socio-economic

ranking. Care must be taken that these neighborhoods do not adversely affect Enderly Park and in essence, bring it down to their level. The physical quality ranking is medium low, which is the predominant ranking of adjacent neighborhoods. Major roads and industrial orientation within these neighborhoods have hurt the overall physical quality.

The median value of all owner-occupied units is \$11100, with only five units valued in excess of \$25000. The median rent is \$109 a month with only six units renting in excess of \$200 a month.

Zoning again plays an important role in this neighborhood. The existing residences are for the most part protected with a residential zoning classification. Of the total tract area, 64.5 percent is zoned residential and 91.7 percent of all residential units are encompassed under this zoning. Seven percent of the dwelling units are zoned for business. None are zoned for industrial use. However, industrial land uses include 15.5 percent of the total land use, while 26.8 percent of the tract is zoned industrial.

Over one-third (34.7%) of the owner-occupied dwelling units are valued below \$10000 which does not help the stability of the neighborhood. Twelve and one-tenth percent of the rental units lease for less than \$80 a month. The mean age of all units is 25.2 years with only two units over 60 years old.

Enderly Park is another neighborhood with a high degree of development (23.8% of the land either vacant or for public use). Fifty-four and two-tenths percent of the land use is residential. The population density is 3617 persons per square mile, which would become quite dense when considering the amount of land used for residential purposes.

TABLE NO. 101. INDICATORS OF SOCIAL QUALITY

NEIGHBORHOOD NAME: Enderly Park
 CENSUS TRACT NO.: 42

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
POPULATION	TOTAL POPULATION	4015	241178	30.03	354656	23.8
	BLACK	36	72972	19.7	84254	31.1
	WHITE	3954	167287	.08	269129	.03
CHANGE IN POPULATION 1960-1970						
% BLACK	-	8900.0	-	.03	-	.01
% WHITE	-	2.5	-		-	
SOCIAL AND ECONOMIC RESOURCES						
INCOME	MEDIAN FAMILY INCOME (\$)	8938	9564	10136	12.1	12.3
	PEOPLE BELOW POVERTY LEVEL	392	35603	43487	14.8	22.2
	FAMILIES BELOW POVERTY LEVEL	96	6866	8522	11.2	9.4
	RATIO OF FAMILY INCOME TO POVERTY LEVEL	20			47.4	50.5
	FAMILIES RECEIVING PUBLIC ASSISTANCE				4.5	3.6
EDUCATION	MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	10.7	12.1	12.1	53.5	53.6
	HIGH SCHOOL GRADUATES	789			22.8	22.2
	NO HIGH SCHOOL EDUCATION	692			17.2	16.0
	NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	128			29.2	28.4
	ONE OR MORE YEARS IN COLLEGE	277				
OCCUPATION	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	258			24.7	24.6
	EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	108			.07	.06
	FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	90			19.2	18.9
LIVING CONDITIONS	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	75	6231	.08	8385	.07
	SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	6	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

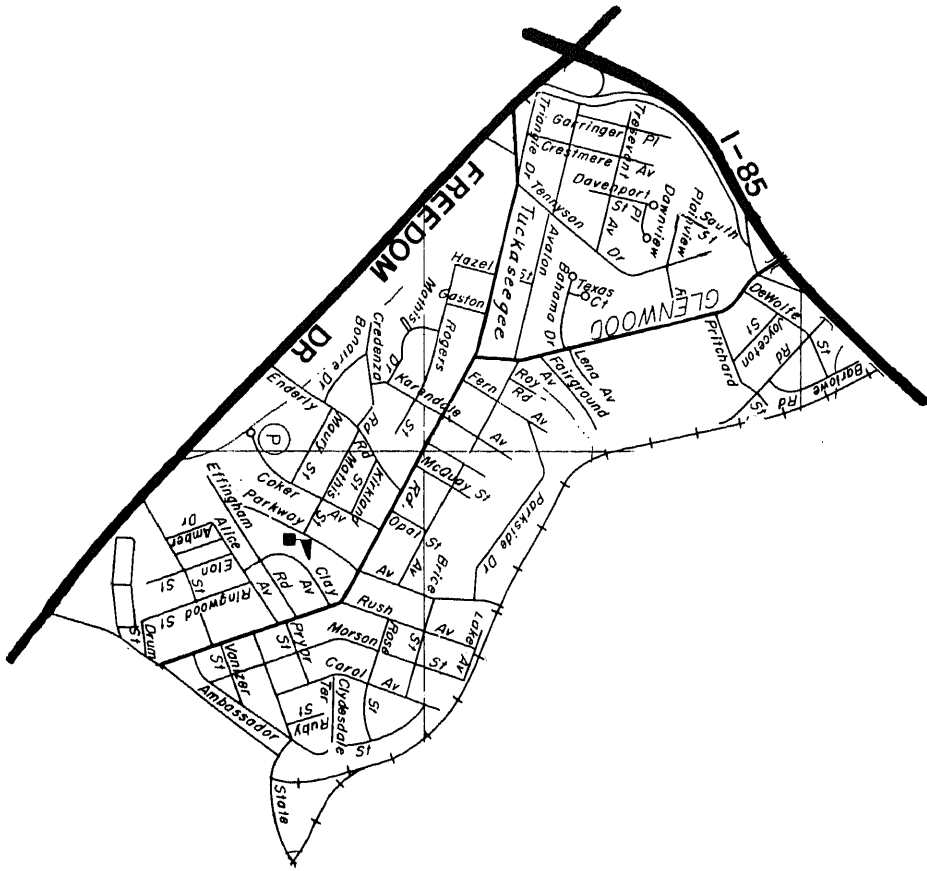
TABLE NO. 102. INDICATORS OF PHYSICAL QUALITY

NEIGHBORHOOD NAME: Enderly Park
CENSUS TRACT NO.: 42

	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	6	1546	4.2	1846	4.4
	MEDIAN VALUE	11100	16300		17400	
	MEDIAN RENT	109	107		107	
ZONING EFFECT	PERCENT OF TRACT ZONED RESIDENTIAL	384	81991*	90.6	286910*	89.6
	PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	1449	99613	90.2	116206	89.9
	PERCENT OF TRACT ZONED BUSINESS	44*	2391*	2.6	9224*	2.9
	PERCENT OF DWELLING UNITS ZONED BUSINESS	111	1789	1.6	2416	1.9
INDUSTRIAL ORIENTATION	PERCENT OF LAND USE INDUSTRIAL	82*	4150*	4.6	9219*	2.9
	PERCENT OF TRACT ZONED INDUSTRIAL	160	3719*	4.1	13647*	4.3
	PERCENT OF DWELLING UNITS ZONED INDUSTRIAL	0	1374	1.2	2300	1.8
DETERIORATION POTENTIAL	VALUE \$10,000	257	5573	14.5	8742	14.7
	RENT \$80	84	7085	19.4	8275	19.5
	MEAN AGE OF DWELLING UNITS	25.2	3673	3.3	4712	3.6
	DWELLING UNITS 60 YEARS IN AGE	2				
CROWDING INDEX	PERCENT OF LAND USE VACANT/GOVERNMENTAL	153*	49855*	55.1	254318*	79.4
	PERCENT OF LAND USE RESIDENTIAL	288*	30188*	33.4	46819*	14.6
	POPULATION DENSITY	3617	1700/sq.mi.		708/sq.mi.	
		*acres	*acres		*acres	



ENDERLY PARK



Woodale•Winchester



census
tract
43.01

The Woodale/Winchester neighborhood area is located in northwestern Charlotte and is delineated for the purposes of this study, by the boundaries of Census Tract 43.01. Roughly, it is the area between the Piedmont and Northern Railroad to the north, Interstate 85 to the south, the Hovis Road, Forsythia, Interurban Avenue and Thrift Road connector to the east, and Little Rock Road to the west.

From Table 103, it can be seen that the socio-economic characteristics of Woodale/Winchester were above average and stable for the most part. The neighborhood scored average or above average on most of the predominant indicators of socio-economic status. The median family income of this area was \$11936 in 1970 which was \$2400 above the Charlotte average and poverty conditions were felt by only a small percentage of the population. Only 4.6 percent of the resident population and 3.2 percent of the resident families were below the poverty level in 1970 and there were no families receiving public assistance. Education characteristics were slightly above average as the median number of school years completed was 12.2 years. A majority of the population 25 years in age and over were high school graduates (57.6%) but a lower than average percentage of the population had gone to college for one or more years (22.7%). Educational deficiency was apparent but not serious as 16.2 percent of the adult population had no high school education and 9.5 percent of all people between 16 and 21 years of age had no high school education and were not attending school. Occupational characteristics of Woodale/Winchester again reflect the relationship among education, income and occupation as 23.9 percent of the employed population were

employed in professional and managerial occupations. The percentage of women in these occupations was significantly lower than the Charlotte average at 14.9 percent. Although there was a somewhat low percentage of high paying occupations, the percentage of the employed population in personal service occupations was not high (6.1%). Overcrowded dwelling units were existent to a small degree as 4.8 percent of all dwelling units had 1.01 or more persons per room (70 units) and only 0.4 percent (6 units) had 1.51 or more persons per room. The Woodale/Winchester neighborhood area ranked medium high on the overall index of socioeconomic status which appears somewhat surprising in that all of the adjacent areas ranked either medium or medium low.

Physical characteristics of Woodale/Winchester are average as Table 104 indicates. Housing values were not extremely high in 1970 as only 11.0 percent of all owner-occupied dwelling units were valued at or above \$25000. However, the median value was above average at \$17300. The zoning configuration in the area was conducive to residential activity as 95.1 percent of the tract was zoned residential and 98.6 percent of the dwelling units were zoned residential. Only 0.5 percent of the tract and housing was zoned business which further enhanced the residential character of the area. Industrial orientation was about average in 1970 as 4.4 percent of the tract was zoned industrial and 4.1 percent of the land was actually engaged in industrial activities. The deterioration potential of the residential structures in Woodale/Winchester was substantially below average as 7.8 percent of all owner-occupied dwelling units were valued at or below \$10000 and the mean age of all dwelling units was 13.8 years. Furthermore, only 0.3 percent of all dwelling units were 60 years in age or older (5 dwelling units). The crowding index indicates that the area had a high percentage of vacant land (65.3%) and that the population density was quite low (978 people per square mile). This would indicate that the area was almost rural in terms of land activity and that

crowding was no real concern in 1970. Woodale/Winchester ranked medium high on the physical quality index also which is as surprising as the S.E.S. rank because the adjacent areas are also medium and medium low in physical quality.

TABLE NO. 103. INDICATORS OF SOCIAL QUALITY

NEIGHBORHOOD NAME: Woodale/Winchester
CENSUS TRACT NO.: 43.01

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
<u>POPULATION</u>	TOTAL POPULATION	4950	241178	30.03	354656	23.8
	BLACK	12	72972	0	84254	0
	WHITE	4930	167287	19.7	269129	31.1
CHANGE IN POPULATION 1960-1970	% BLACK	-	-	.08	-	.03
	% WHITE	0	0	.03	0	.01
<u>SOCIAL AND ECONOMIC RESOURCES</u>						
<u>INCOME</u>	MEDIAN FAMILY INCOME (\$)	11936	9564	14.8	10136	12.3
	PEOPLE BELOW POVERTY LEVEL	227	35603	11.2	43487	9.4
	FAMILIES BELOW POVERTY LEVEL	52	6866	47.4	8522	50.5
	RATIO OF FAMILY INCOME TO POVERTY LEVEL	0	0	4.5	0	3.6
	FAMILIES RECEIVING PUBLIC ASSISTANCE	0	0	0	0	0
<u>EDUCATION</u>	MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	12.2	12.1	53.5	12.1	53.6
	HIGH SCHOOL GRADUATES	1572	57.6	22.8	43487	22.2
	NO HIGH SCHOOL EDUCATION	440	16.2	17.2	8522	16.0
	NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	36	9.5	29.2	0	28.4
	ONE OR MORE YEARS IN COLLEGE	619	22.7	0	0	0
<u>OCCUPATION</u>	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	560	23.9	24.7	0	24.6
	EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	143	6.1	.07	0	.06
	FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	139	14.9	19.2	0	18.9
	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	70	4.8	.08	8385	.07
	SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	6	.4	.02	1988	.02
<u>FAMILY STABILITY</u>	STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS)	92.0	75.2	.06	0	79.6
	CHANGE IN STABLE FAMILIES 1960-1970	1.4	1.4	.06	0	.05

TABLE NO. 104. INDICATORS OF PHYSICAL QUALITY

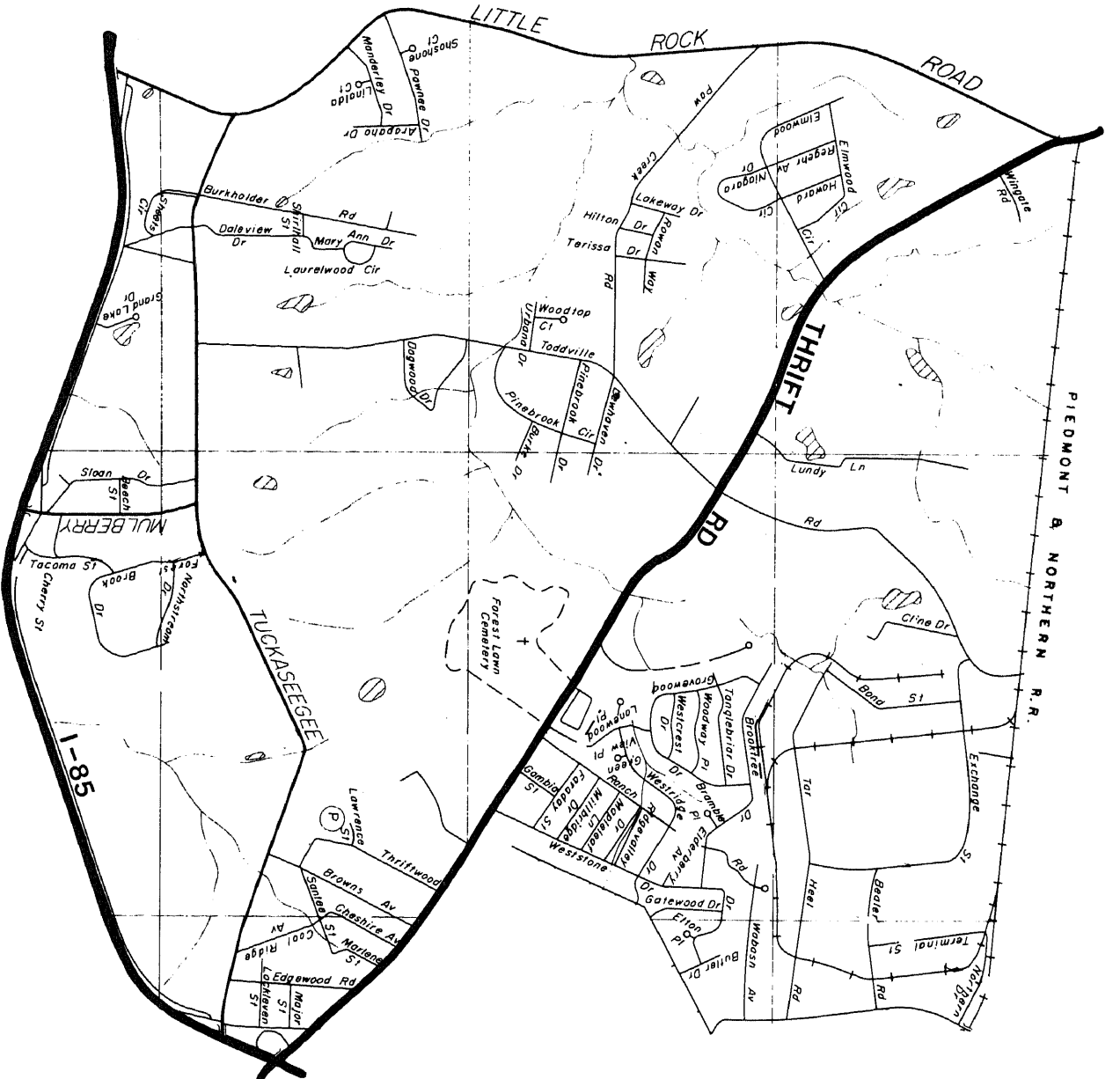
NEIGHBORHOOD NAME: Woodale/Winchester
CENSUS TRACT NO.: 43.01

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
HOUSING QUALITY						
VALUE \$25,000	129	11.0	7908	20.6	15148	25.5
RENT \$200	0	0	1546	4.2	1846	4.4
MEDIAN VALUE	17300		16300		17400	
MEDIAN RENT	106		107		107	
ZONING EFFECT						
PERCENT OF TRACT ZONED RESIDENTIAL	3051*	95.1	81991*	90.6	286910*	89.6
PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	1780	98.6	99613	90.2	116206	89.9
PERCENT OF TRACT ZONED BUSINESS	16*	.5	2391*	2.6	9224*	2.9
PERCENT OF DWELLING UNITS ZONED BUSINESS	9	.5	1789	1.6	2416	1.9
INDUSTRIAL ORIENTATION						
PERCENT OF LAND USE INDUSTRIAL	132*	4.1	4150*	4.6	9219*	2.9
PERCENT OF TRACT ZONED INDUSTRIAL	141*	4.4	3719*	4.1	13647*	4.3
PERCENT OF DWELLING UNITS ZONED INDUSTRIAL	13	.7	1374	1.2	2300	1.8
DETERIORATION POTENTIAL						
VALUE \$10,000	91	7.7	5573	14.5	8742	14.7
RENT \$80	5	2.9	7085	19.4	8275	19.5
MEAN AGE OF DWELLING UNITS	13.8					
DWELLING UNITS 60 YEARS IN AGE	5	.3	3673	3.3	4712	3.6
CROWDING INDEX						
PERCENT OF LAND USE VACANT/GOVERNMENTAL	2095*	65.3	49855*	55.1	254318*	79.4
PERCENT OF LAND USE RESIDENTIAL	911*	28.4	30188*	33.4	46819*	14.6
POPULATION DENSITY	978		1700/sq.mi.		708/sq.mi.	
	*acres		*acres		*acres	



WOODALE/WINCHESTER

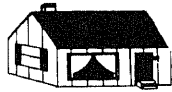
43.01



PIEDMONT & NORTHERN R.R.

1-85

Thomasboro



census
tract
43.02

The Thomasboro neighborhood is an old community incorporated into the city limits of Charlotte by annexation. It lies above Interstate 85 and is connected with the downtown area of Charlotte by Freedom Drive and Rozzelles Ferry Road. It is roughly defined by Interstate 85, Freedom Drive, Interurban Drive/Hovis Road and the Piedmont and Northern Railroad.

No blacks resided in Thomasboro in 1970. The population remained very stable between 1960 and 1970 with no appreciable change.

The median family income was \$9080 which was about \$500 below the Charlotte average. Eight and eight-tenths percent of the families (11.6% of the individuals) were below the poverty level. Three and two-tenths percent of all the families were receiving some form of public assistance income.

The median number of school years completed was 10.3, or roughly the completion of the sophomore year of high school (the city average is 12.1 years). High school graduates include 32.4 percent of the population with an additional 8.1 percent achieving at least one year of college training. Those who have not had any high school education over the age of 25 encompass 36.6 percent of the residents. The trend toward completion of high school was increasing as exhibited in the 16-21 age group. Of these residents, 26.6 percent are not enrolled in high school and have not had any high school experience. Even though the statistic is an improvement, it still represents a substantial portion of people lacking the necessary requirements to obtain the ability to earn a decent living.

Thomasboro falls short of the Charlotte average for the percentage of people

employed in the generally high paying professional and managerial positions. Of the total labor force, 15.2 percent are employed in these type of positions. Of the female labor force, 12.0 percent are employed as professionals or managers. (The Charlotte average is 24.7% and 19.2% respectively.) Thomasboro was also below the average for those employed in the generally low paying personal services employment. The neighborhood average is 9.6 percent compared to 18.2 percent for Charlotte.

A significant portion of homes in Thomasboro are considered overcrowded by using the standard of 1.01 or more persons per room. Nine and one-tenth percent of the dwelling units fall into this category. The serious overcrowding conditions as measured by more than 1.51 persons per room exist on a very small scale with only 10 units (.9%) in this condition.

Family stability did decrease by a notable amount (8.3%). However, the index did remain above the Charlotte average of 75.2 percent. The decline of family stability was a hallmark of the older, well-established neighborhoods. The decline has been greater in neighborhoods that have ranked lower in the socio-economic and physical quality.

Thomasboro's socio-economic ranking is medium low. The education and occupation indexes played an important role in lowering its ranking. The physical quality ranking is medium, with its main strength lying in its zoning effect and industrial orientation.

The median value of owner-occupied dwelling units in the Thomasboro neighborhood was \$11100 with seven units valued in excess of \$25000. The median rent for leased units was \$104 a month. No units rented for more than \$200 a month.

Thomasboro is 96.9 percent zoned for residential use, which is one of the highest percentages of residential zoning in the city. Of the dwelling units,

94.2 percent are zoned for residential use. Business zoning includes 2.5 percent of the tract and industrial zoning adds another .3 percent. Dwelling units zoned for business uses include 5.1 percent and those units zoned for industrial uses include only .2 percent.

The mean age of all dwelling units was 23.9 years in 1970 with 1.6 percent (22 dwellings) over the age of 60 years. A large portion of the units in the neighborhood are of low value. Of the owner-occupied housing units, 35.8 percent are valued below \$10000. Of the rental units, 12.2 percent leased for less than \$80 a month.

Thomasboro is over half developed for residential use (59.4%). Twenty-eight and one-tenth percent of the land is vacant with very little governmental usage. The population density of Thomasboro is 389 per square mile.

TABLE NO. 105. INDICATORS OF SOCIAL QUALITY

NEIGHBORHOOD NAME: Thomashoro
CENSUS TRACT NO.: 43.02

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
POPULATION	TOTAL POPULATION	3655	241178	30.03	354656	23.8
	BLACK	0	72972	19.7	84254	31.1
	WHITE	3646	167287	.08	269129	.03
CHANGE IN POPULATION 1960-1970						
% BLACK						
WHITE						
SOCIAL AND ECONOMIC RESOURCES						
INCOME	MEDIAN FAMILY INCOME (\$)	9080	9564	14.8	10136	12.3
	PEOPLE BELOW POVERTY LEVEL	430	35603	11.2	43487	9.4
	FAMILIES BELOW POVERTY LEVEL	88	6866	47.4	8522	50.5
	RATIO OF FAMILY INCOME TO POVERTY LEVEL	32		4.5		3.6
	FAMILIES RECEIVING PUBLIC ASSISTANCE					
EDUCATION	MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	10.3	12.1	53.5	12.1	53.6
	HIGH SCHOOL GRADUATES	636		22.8		22.2
	NO HIGH SCHOOL EDUCATION	719		17.2		16.0
	NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	91		29.2		28.4
	ONE OR MORE YEARS IN COLLEGE	159				
OCCUPATION	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	252		24.7		24.6
	EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	159		.07		.06
	FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	82		19.2		18.9
LIVING CONDITIONS	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	101	6231	.08	8385	.07
	SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	10	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. 106. INDICATORS OF PHYSICAL QUALITY

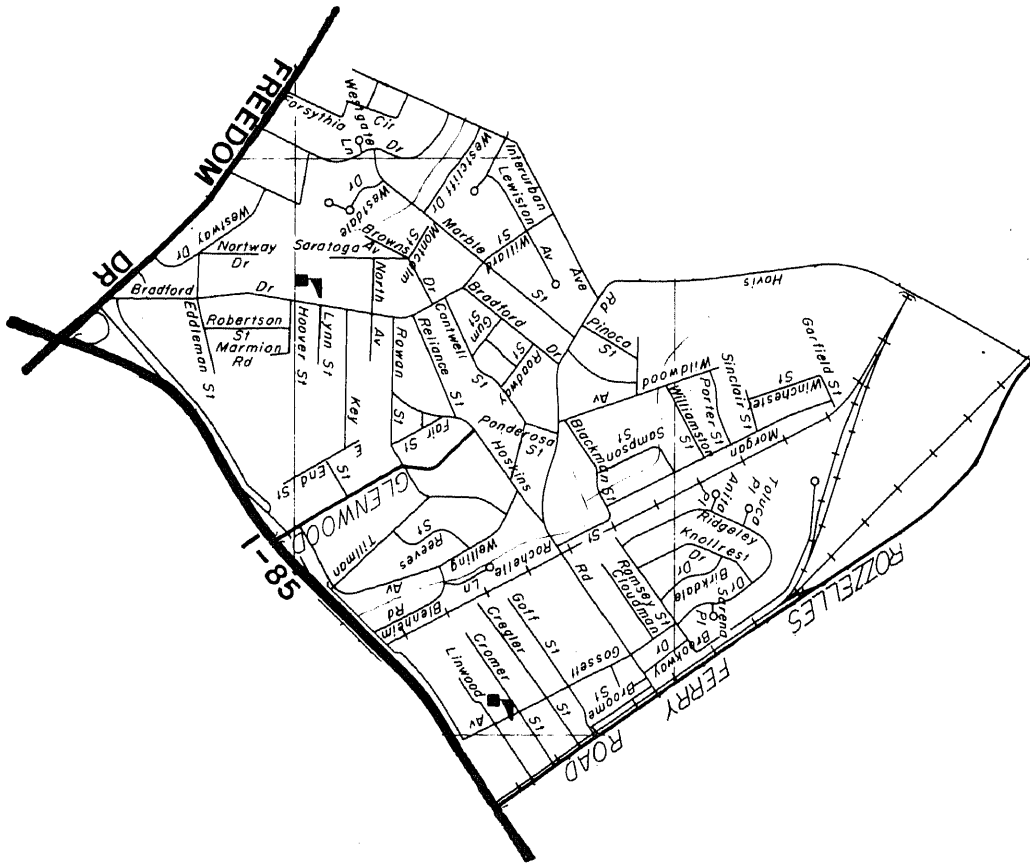
NEIGHBORHOOD NAME: Thomasboro
CENSUS TRACT NO.: 43.02

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
HOUSING QUALITY	VALUE \$25,000	7	7908	20.6	15148	25.5
	RENT \$200	0	1546	4.2	1846	4.4
	MEDIAN VALUE MEDIAN RENT	11100 104	16300 107		17400 107	
ZONING EFFECT	PERCENT OF TRACT ZONED RESIDENTIAL	500*	81991*	90.6	286910*	89.6
	PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	1433	99613	90.2	116206	89.9
	PERCENT OF TRACT ZONED BUSINESS	13*	2391*	2.6	9224*	2.9
	PERCENT OF DWELLING UNITS ZONED BUSINESS	72	1789	1.6	2416	1.9
INDUSTRIAL ORIENTATION	PERCENT OF LAND USE INDUSTRIAL	41*	4150*	4.6	9219*	2.9
	PERCENT OF TRACT ZONED INDUSTRIAL	2*	3719*	4.1	13647*	4.3
	PERCENT OF DWELLING UNITS ZONED INDUSTRIAL	3	1374	1.2	2300	1.8
DETERIORATION POTENTIAL	VALUE \$10,000	245	5573	14.5	8742	14.7
	RENT \$80	44	7085	19.4	8275	19.5
	MEAN AGE OF DWELLING UNITS	23.9				
	DWELLING UNITS 60 YEARS IN AGE	22	3673	3.3	4712	3.6
CROWDING INDEX	PERCENT OF LAND USE VACANT/GOVERNMENTAL	145*	49855*	55.1	254318*	79.4
	PERCENT OF LAND USE RESIDENTIAL	307*	30188*	33.4	46819*	14.6
	POPULATION DENSITY	388	1700/sq.mi.		708/sq.mi.	
		*acres	*acres		*acres	



THOMASBORO

43.02



Hoskins



census
tract
44

The Hoskins neighborhood lies to the northwest of the Central Business District and is, for the most part, undeveloped land. The boundaries are Oakdale/ Peachtree on the north, the Piedmont and Northern Railroad, Interstate 85 and the Capps Hill Mine Road/Irwin Creek connector. The Hoskins residential area is confined to the south side of the census tract. A large and expanding industrial park has been developed in the central and eastern portions of the census tract. Hoskins is an older section of Charlotte-Mecklenburg, with not too much new residential development. The Charlotte-Mecklenburg Utilities Department and Waterworks Plant are located in this neighborhood.

Hoskins is a predominantly white neighborhood (93.5%) that experienced a 69.5 percent increase in the white population between 1960 and 1970 and a decrease in the black population by 65.5 percent. Overall, the population of the neighborhood increased by 46.8 percent.

Median family income was \$9000 which is \$500 below the median for Charlotte. Families earning below the poverty level included 9.6 percent of the populace with 8.7 percent of the individuals earning a substandard income. Two and eight-tenths percent of the families were receiving some form of public assistance income.

An educational deficiency exists in Hoskins with the median number of school years completed for a Hoskins resident at 9.6. Twenty-nine and one-half percent are high school graduates, but only 4.9 percent have completed at least one year of college. Forty-four and seven-tenths percent of the residents over 25 years of age have had no high school education. Of the youth between the ages of 16

and 21, 32.4 percent are not presently enrolled in high school and have not received a high school education.

Hoskins is a blue collar neighborhood. Eight and six-tenths percent (one-third of the Charlotte average) of the labor force are employed in the generally high paying professional and managerial positions (3.3% of the female labor force are employed in these positions). Eleven and two-tenths percent of the labor force are employed in the generally low paying personal services occupations.

Nine and four-tenths percent of the housing stock is considered overcrowded which includes more than 1.01 persons per room. One and six-tenths percent of the dwelling units are considered to have severe overcrowded conditions with more than 1.51 persons per room.

Family stability is above the 75.2 percent average for Charlotte. Hoskins experienced a decline of 7.8 percent between 1960 and 1970.

Hoskins ranks medium low in both socio-economic and physical quality. Weaknesses in the socio-economic quality appear in the education and occupation indexes. Physical quality weakness show in housing value and industrial orientation.

The median value of owner-occupied dwelling units in Hoskins was \$12500 in 1970. The median rent for leased units was \$93 a month. Fourteen owner-occupied units were valued in excess of \$25000, with no units renting in excess of \$200 a month.

Hoskins is zoned predominantly for residential use with 90.7 percent of the land zoned residential. Two and one-half percent of the dwelling units are zoned for business and 6.5 percent are zoned for industrial.

The deterioration potential is great in Hoskins. One-third of the owner-occupied dwelling units are valued below \$10000. Twenty-two and nine-tenths percent of the leased units rent below \$80 a month. The mean age of all dwelling

units is 28.5 years, but a significant portion (13.0%) of the units are in excess of 60 years in age.

As was stated earlier, a large portion of the census tract is yet to be developed. Sixty-six and eight-tenths percent of the land is either vacant or used for public purposes. Public land includes the aforementioned Charlotte-Mecklenburg Utilities Department and the Oakdale Golf Course. Fifteen and seven-tenths percent of the land use is residential and almost 15.1 percent is industrial. The population density is 757 persons per square mile.

TABLE NO. 107. INDICATORS OF SOCIAL QUALITY

NEIGHBORHOOD NAME: Hoskins
CENSUS TRACT NO.: 44

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
POPULATION	TOTAL POPULATION	2598	241178	30.03	354656	23.8
	BLACK	168	72972	19.7	84254	31.1
	WHITE	2420	167287	.08	269129	.03
CHANGE IN POPULATION 1960-1970	% BLACK	-	-	.03	-	.01
	% WHITE	69.5				
SOCIAL AND ECONOMIC RESOURCES						
INCOME	MEDIAN FAMILY INCOME (\$)	9000	9564	14.8	10136	12.3
	PEOPLE BELOW POVERTY LEVEL	231	35603	11.2	43487	9.4
	FAMILIES BELOW POVERTY LEVEL	64	6866	47.4	8522	50.5
	RATIO OF FAMILY INCOME TO POVERTY LEVEL	19		4.5		3.6
	FAMILIES RECEIVING PUBLIC ASSISTANCE					
EDUCATION	MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	9.6	12.1	53.5	12.1	53.6
	HIGH SCHOOL GRADUATES	401		22.8		22.2
	NO HIGH SCHOOL EDUCATION	607		17.2		16.0
	NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	78		29.2		28.4
	ONE OR MORE YEARS IN COLLEGE	67				
OCCUPATION	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	94		24.7		24.6
	EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	123		.07		.06
	FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	15		19.2		18.9
	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	75	6231	.08	8385	.07
	SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	13	1517	.02	1988	.02
LIVING CONDITIONS	STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS)	-		75.2		79.6
	CHANGE IN STABLE FAMILIES 1960-1970	80.3		.06		.05

TABLE NO. 108. INDICATORS OF PHYSICAL QUALITY

NEIGHBORHOOD NAME: Hoskins
CENSUS TRACT NO.: 44

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
HOUSING QUALITY						
VALUE \$25,000	14	2.6	7908	20.6	15148	25.5
RENT \$200	0	0	1546	4.2	1846	4.4
MEDIAN VALUE	12500		16300		17400	
MEDIAN RENT	93		107		107	
ZONING EFFECT						
PERCENT OF TRACT ZONED RESIDENTIAL	1820*	90.7	81991*	90.6	286910*	89.6
PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	871	90.6	99613	90.2	116206	89.9
PERCENT OF TRACT ZONED BUSINESS	32*	1.6	2391*	2.6	9224*	2.9
PERCENT OF DWELLING UNITS ZONED BUSINESS	24	2.5	1789	1.6	2416	1.9
INDUSTRIAL ORIENTATION						
PERCENT OF LAND USE INDUSTRIAL	302*	15.1	4150*	4.6	9219*	2.9
PERCENT OF TRACT ZONED INDUSTRIAL	147*	7.3	3719*	4.1	13647*	4.3
PERCENT OF DWELLING UNITS ZONED INDUSTRIAL	62	6.5	1374	1.2	2300	1.8
DETERIORATION POTENTIAL						
VALUE \$10,000	182	33.9	5573	14.5	8742	14.7
RENT \$80	60	22.9	7085	19.4	8275	19.5
MEAN AGE OF DWELLING UNITS	28.5		3673	3.3	4712	3.6
DWELLING UNITS 60 YEARS IN AGE	125	13.0				
CROWDING INDEX						
PERCENT OF LAND USE VACANT/GOVERNMENTAL	1341*	66.8	49855*	55.1	254318*	79.4
PERCENT OF LAND USE RESIDENTIAL	315*	15.7	30188*	33.4	46819*	14.6
POPULATION DENSITY	757		1700/sq.mi.		708/sq.mi.	
	*acres		*acres		*acres	



HOSKINS

44



Biddleville



census
tract
45

Biddleville neighborhood lies between the Hoskins neighborhood and the Five Points area, northwest of the Central Business District. The neighborhood is defined by Interstate 85, Irwin Creek, Trade Street, State Street and the Piedmont and Northern Railroad. Rozzelles Ferry Road traverses the census tract. The Northwest Freeway cuts through the northeastern edge.

Biddleville is a mixture of uses with quite heavy commercial stripping along Rozzelles Ferry Road. Industrial uses are sprinkled throughout with a heavy concentration of old and new uses between Trade and the Northwest Freeway. Belvedere Homes public housing units are located in the neighborhood between Rozzelles Ferry and Trade Street. Rozzelles Ferry Road is one of the five streets making up the Five Points area by Johnson C. Smith University. Biddleville's population was 75 percent black in 1970. Overall population increased by 25.4 percent from 1960 to 1970, but white population decreased by 64.8 percent during the same period.

Median family income was \$5280 or \$4300 less than the median for Charlotte. Thirty percent of the families (34.3% of the individuals) were earning at a level below the poverty level. Nine and seven-tenths percent of the families were receiving some form of public assistance income in 1970.

The median number of school years completed in Biddleville was 9.9, which explains the low level of family income. Thirty and one-tenth percent of all residents are high school graduates and 7.7 percent have completed at least one year of college. However, 41.5 percent have not had a high school education. Of the youth between 16 and 21, 32.2 percent are not presently enrolled in a high

school program, or have not completed high school.

A disproportionately small percentage of Biddleville residents are employed in the generally high paying professional and managerial positions (6.7% of the total labor force and 6.9% of the female labor force). On the other hand, a very large percentage (31.1%) of the residents are employed in the low paying personal services occupations.

Biddleville has a significant problem with overcrowded housing. Units which average more than 1.01 persons per room include 18.3 percent of the total housing stock. Severe overcrowding conditions (more than 1.51 persons per room) exist in 6.2 percent of the units.

Family stability tumbled 24.1 percent between 1960 and 1970 to a level of 55.3 percent. The Charlotte family stability index was 75.2 percent in 1970.

Biddleville ranks low in socio-economic quality because of the low median income, educational deficiency and occupational positions held by the residents. Living conditions and family stability also helped to lower the neighborhood's ranking. The physical quality ranking is medium low for Biddleville, principally caused by the low value of the dwelling units and the industrial orientation within the neighborhood.

The median value of owner-occupied units in Biddleville is \$8900 with three units valued in excess of \$25000. Ninety-six dollars a month is the median rent asked for leased units. Six rental units rent in excess of \$200 a month.

The Biddleville neighborhood is zoned largely for residential use (88.2%) and 91.8 percent of all residential units in the neighborhood are zoned for residential use. The non-residential zoning of dwelling units includes 4.3 percent zoned for business and 3.8 percent zoned for industrial.

The deterioration potential should be of grave concern to the neighborhood.

While the age of dwelling units does not present a problem (mean age of all dwelling units is 23.5 years with only seven units in excess of 60 years), the value of the existing units does. Of the owner-occupied units, 62.8 percent are valued below \$10000. Of the rental units, 30.2 percent rent below \$80 a month. These values are attractive to the low income, but unless there is adequate zoning protection, these values would be attractive to large scale developers, who could deplete the housing stock for low and moderate income people.

Forty-four percent of the land use is either public or vacant. Vacant land exists due to poor accessibility and adverse topography. Thirty-six and four-tenths percent of the land is devoted to residential use. The population density is 4227 persons per square mile, or about 60 percent greater than the Charlotte density.

TABLE NO. 109. INDICATORS OF SOCIAL QUALITY

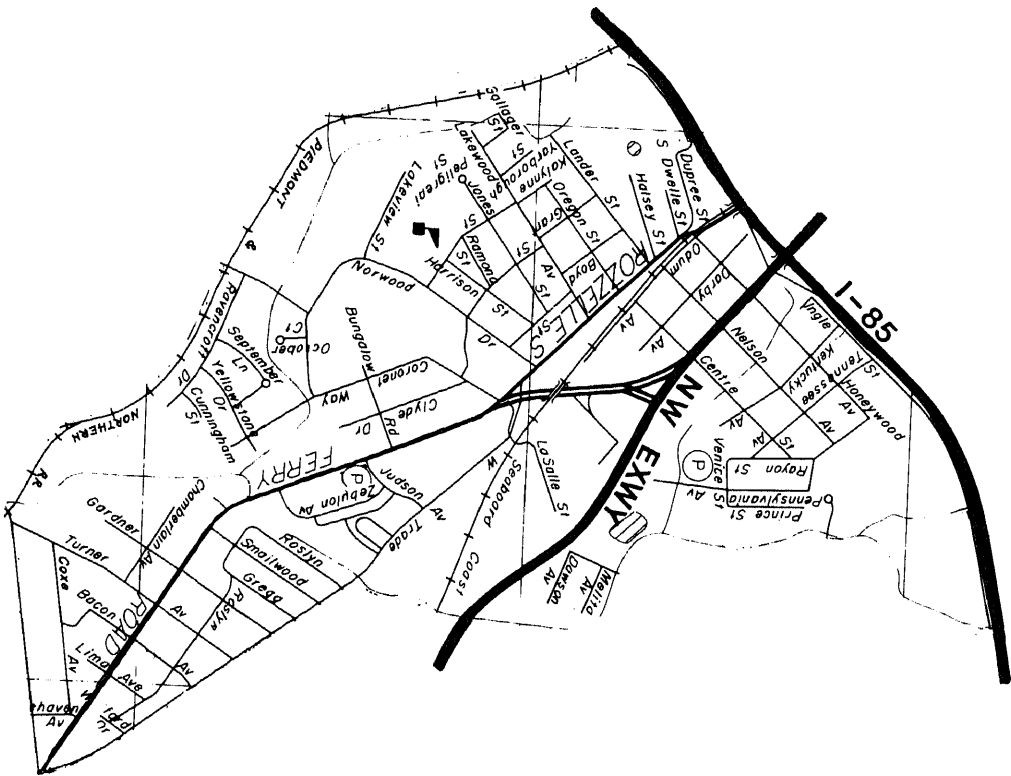
NEIGHBORHOOD NAME: Biddleville
CENSUS TRACT NO.: 45

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
POPULATION	TOTAL POPULATION	5707	241178		354656	
	BLACK	4266	72972	30.03	84254	23.8
	WHITE	1441	167287	19.7	269129	31.1
CHANGE IN POPULATION 1960-1970	% BLACK	-	-	.08	-	.03
	% WHITE	-	-	.03	-	.01
SOCIAL AND ECONOMIC RESOURCES						
INCOME	MEDIAN FAMILY INCOME (\$)	5280	9564	14.8	10136	12.3
	PEOPLE BELOW POVERTY LEVEL	1929	35603	11.2	43487	9.4
	FAMILIES BELOW POVERTY LEVEL	418	6866	47.4	8522	50.5
	RATIO OF FAMILY INCOME TO POVERTY LEVEL	136	9.7	4.5		3.6
	FAMILIES RECEIVING PUBLIC ASSISTANCE					
EDUCATION	MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	9.9	12.1	53.5	12.1	53.6
	HIGH SCHOOL GRADUATES	721	30.1	22.8		22.2
	NO HIGH SCHOOL EDUCATION	995	41.5	17.2		16.0
	NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	227	32.2	29.2		28.4
	ONE OR MORE YEARS IN COLLEGE	185	7.7			
OCCUPATION	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	149	6.7	24.7		24.6
	EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	695	31.1	.07		.06
	FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	71	6.9	19.2		18.9
LIVING CONDITIONS	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	298	18.3	.08	8385	.07
	SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	83	6.2	.02	1988	.02
FAMILY STABILITY	STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS)	-	55.3	75.2	-	79.6
	CHANGE IN STABLE FAMILIES 1960-1970	-	24.1	.06	-	.05

TABLE NO. 110. INDICATORS OF PHYSICAL QUALITY

NEIGHBORHOOD NAME: Biddleville
 CENSUS TRACT NO.: 45

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
HOUSING QUALITY	VALUE \$25,000	3	7908	20.6	15148	25.5
	RENT \$200	6	1546	4.2	1846	4.4
	MEDIAN VALUE MEDIAN RENT	8900 96	16300 107		17400 107	
ZONING EFFECT	PERCENT OF TRACT ZONED RESIDENTIAL	807*	81991*	90.6	286910*	89.6
	PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	1602	99613	90.2	116206	89.9
	PERCENT OF TRACT ZONED BUSINESS	38*	2391*	2.6	9224*	2.9
	PERCENT OF DWELLING UNITS ZONED BUSINESS	75	1789	1.6	2416	1.9
INDUSTRIAL ORIENTATION	PERCENT OF LAND USE INDUSTRIAL	92*	4150*	4.6	9219*	2.9
	PERCENT OF TRACT ZONED INDUSTRIAL	69*	3719*	4.1	13647*	4.3
	PERCENT OF DWELLING UNITS ZONED INDUSTRIAL	66	1374	1.2	2300	1.8
DETERIORATION POTENTIAL	VALUE \$10,000	310	5573	14.5	8742	14.7
	RENT \$80	319	7085	19.4	8275	19.5
	MEAN AGE OF DWELLING UNITS	23.5	3673	3.3	4712	3.6
	DWELLING UNITS 60 YEARS IN AGE	7				
CROWDING INDEX	PERCENT OF LAND USE VACANT/GOVERNMENTAL	403*	49855*	55.1	254318*	79.4
	PERCENT OF LAND USE RESIDENTIAL	333*	30188*	33.4	46819*	14.6
	POPULATION DENSITY	4227	1700/sq.mi.		708/sq.mi.	
		*acres	*acres		*acres	



BIDDLEVILLE

University Park

census
tract
46



University Park is located to the east of Biddleville and shares the common Irwin Creek boundary with Biddleville. Interstate 85, Beatties Ford Road and the Northwest Freeway define the other three boundaries of University Park. The neighborhood is primarily single family homes. Although the entire census tract is called University Park, the University Park subdivision was developed in the upper half of the tract. The lower half is referred to as Westside and is a mixture of single and multi-family housing units. Some public housing exists in this area and a large portion of the single family units are older than the University Park subdivision.

The University Park neighborhood experienced an 84.4 percent increase in population between 1960 and 1970. The neighborhood is 99.7 percent black.

Median family income was \$7036 in 1970, which was about \$2500 below the Charlotte median. Seventeen and three-tenths percent of the families were below the federal poverty level (21.5% of the individuals). Seven and one-tenth percent of the families were receiving some form of public assistance income in 1970.

The median number of school years completed by the average University Park resident was 11.5 years. Of the residents, 46 percent have completed high school and 23 percent have furthered their education with the completion of at least one year of college. Twenty-nine and six-tenths percent of the residents have had no high school education. Of the youth between the ages of 16 and 21, 17.2 percent have had no high school education and are not presently enrolled in a high school program. The dropout rate is high in University Park.

Employment in the neighborhood is disproportionately divided between the staff's two indices of high and low paying positions. Both are also disproportionately correlated to the Charlotte medians. In the professional and managerial positions, 14.7 percent of the residents are included (24.7% in Charlotte as a whole. Females in the professional and managerial positions measure 14.8%). The personal services occupations employ 24.4 percent of the University Park residents.

University Park has a problem with overcrowded living conditions, which mainly prevail in the lower part of the neighborhood. Eighteen and one-half percent of the units are occupied by families where there are more than 1.01 persons per room. Serious overcrowding exists in 3.8 percent of the units where there are more than 1.51 persons per room.

Family stability decreased by 18.5 percent from 1960 to 1970. The index considers 63.1 percent of the families stable (children 18 and under living with both parents) as compared to a Charlotte average of 75.2 percent.

The socio-economic ranking is medium low for University Park due to its problems in occupational, living conditions, and family stability indexes. The physical quality ranking is medium. Actually, the University Park subdivision is much higher in physical and socio-economic quality, but because of the lower portion of the tract, the whole neighborhood is lower statistically.

The median value of the owner-occupied housing in the neighborhood is \$12000 with five units valued in excess of \$25000. The median rent of the leased units is \$105 a month with no units renting in excess of \$200 a month.

University Park is a neighborhood that is 97.5 percent zoned for residential usage with 97.1 percent of the residential dwelling units zoned residential. The non-residential zoning that does exist is confined principally to Beatties Ford

Road. No industrial uses or zoning were found in University Park in 1970.

The deterioration potential presents the biggest problem for the neighborhood - especially the lower end. Twenty-six and nine-tenths percent of the owner-occupied units were valued below \$10000. This represents a large portion of the housing stock. Of the rental units, 11 percent rent for less than \$80 a month.

Thirty-nine and nine-tenths percent of the land area in University Park is either vacant or devoted to public use. Three large schools are located along Beatties Ford Road. A significant amount of the land is vacant due to poor drainage conditions and extreme topography. Much of this vacant land acts as a hindrance to good neighborhood circulation and in some instances, has made it difficult for public emergency vehicles to access problem areas. The population density of University Park is 6305 persons per square mile, as compared to Charlotte's 2600 persons per square mile.

TABLE NO. 111. INDICATORS OF SOCIAL QUALITY

NEIGHBORHOOD NAME: University Park
 CENSUS TRACT NO.: 46

	Census Tract		City		City & County		
	Quantity	Percent	Quantity	Percent	Quantity	Percent	
<u>POPULATION</u>	TOTAL POPULATION	4855	241178		354656		
	BLACK	4842	72972	30.03	84254	23.8	
	WHITE	12	167287	19.7	269129	31.1	
	CHANGE IN POPULATION 1960-1970						
% BLACK	-		-	.08	-	.03	
% WHITE	300.0			.03		.01	
<u>SOCIAL AND ECONOMIC RESOURCES</u>							
<u>INCOME</u>	MEDIAN FAMILY INCOME (\$)	7036	9564		10136		
	PEOPLE BELOW POVERTY LEVEL	39	35603	14.8	43487	12.3	
	FAMILIES BELOW POVERTY LEVEL	206	6866	11.2	8522	9.4	
	RATIO OF FAMILY INCOME TO POVERTY LEVEL		23.4	47.4		50.5	
	FAMILIES RECEIVING PUBLIC ASSISTANCE	85	7.1	4.5		3.6	
<u>EDUCATION</u>	MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	11.5	12.1		12.1		
	HIGH SCHOOL GRADUATES	1075		53.5		53.6	
	NO HIGH SCHOOL EDUCATION	692		22.8		22.2	
	NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	101		17.2		16.0	
	ONE OR MORE YEARS IN COLLEGE	537		23.0	29.2	28.4	
<u>OCCUPATION</u>	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	297		24.7		24.6	
	EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	492		.07		.06	
	FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	141		14.8	19.2	18.9	
	% All DU's in N'Hood						
	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	236	18.5	6231	.08	8385	.07
<u>LIVING CONDITIONS</u>	SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	49	3.8	1517	.02	1988	.02
<u>FAMILY STABILITY</u>	STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS)		63.1		75.2		79.6
	CHANGE IN STABLE FAMILIES 1960-1970		18.5		.06		.05

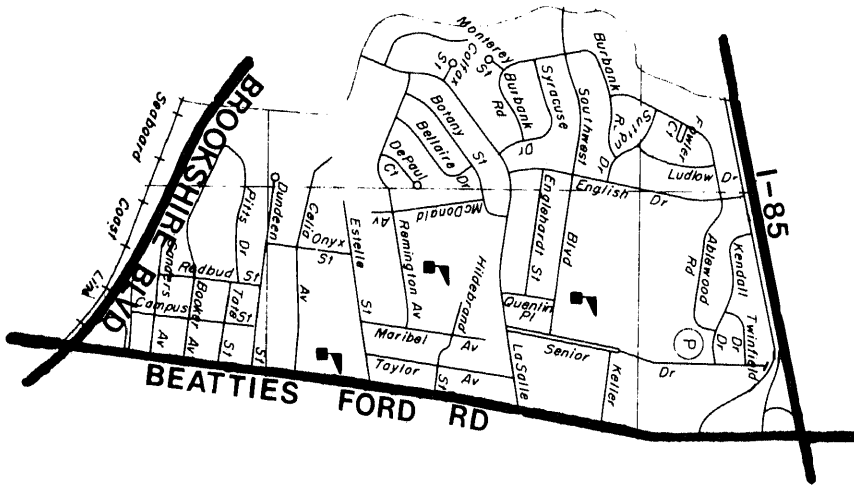
TABLE NO. 112. INDICATORS OF PHYSICAL QUALITY

NEIGHBORHOOD NAME: University Park
 CENSUS TRACT NO.: 76

	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	12000	16300		17400	
	MEDIAN RENT	105	107		107	
ZONING EFFECT	PERCENT OF TRACT ZONED RESIDENTIAL	437*	81991*	90.6	286910*	89.6
	PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	1215	99613	90.2	116206	89.9
	PERCENT OF TRACT ZONED BUSINESS	4*	2391*	2.6	9224*	2.9
	PERCENT OF DWELLING UNITS ZONED BUSINESS	1	1789	1.6	2416	1.9
INDUSTRIAL ORIENTATION	PERCENT OF LAND USE INDUSTRIAL	0	4150*	4.6	9219*	2.9
	PERCENT OF TRACT ZONED INDUSTRIAL	0	3719*	4.1	13647*	4.3
	PERCENT OF DWELLING UNITS ZONED INDUSTRIAL	0	1374	1.2	2300	1.8
	DETERIORATION POTENTIAL					
CROWDING INDEX	VALUE \$10,000	204	5573	14.5	8742	14.7
	RENT \$80	54	7085	19.4	8275	19.5
	MEAN AGE OF DWELLING UNITS	15.8	3673	3.3	4712	3.6
	DWELLING UNITS 60 YEARS IN AGE	4				
PERCENT OF LAND USE VACANT/GOVERNMENTAL		179*	49855*	55.1	254318*	79.4
		255*	30188*	33.4	46819*	14.6
	POPULATION DENSITY	6305	1700/sq.mi.		708/sq.mi.	
	*acres		*acres		*acres	



UNIVERSITY PARK



Five Points

census
tract
47



The Five Points neighborhood stretches from Interstate 77 in a northeasterly direction to Irwin Creek. The northern boundary is the Northwest Freeway and the southern boundary is West Trade Street. Johnson C. Smith University is the single largest user of land in the neighborhood. Beatties Ford Road is the major road that runs through Five Points. Trade Street borders the neighborhood and provides access to the downtown area. One of the major problems in the neighborhood is that only Trade and Beatties Ford Road provide direct access out of the neighborhood, which causes severe congestion when activities at the University and the churches coincide.

The total population in Five Points decreased by 16 percent between 1960 and 1970, with the white population decreasing by 97.8 percent, while the black population increased by 22.3 percent. Five Points, in 1970, was 99.4 percent black.

The median family income in the neighborhood was \$5422 a year. Of the total number of families, 26.3 percent are below the national level of poverty. When this is translated to individuals, the percentage below the poverty level increases to 29.1 percent. Fifteen and seven-tenths percent of the families in the neighborhood receive some form of public assistance income.

Income is low in the Five Points neighborhood because of the educational deficiency that also exists there. The median number of school years completed was 8.1 in 1970. Twenty-three and one-half percent of the residents have completed their high school education, and 10.5 percent of the total have furthered their education by completing at least one year of college. An extremely large

percentage (54.8%) have had no high school education. However, a very interesting trend has occurred within the age group that should be presently enrolled in school. Eight percent of the youth between the ages of 16 and 21 are not presently enrolled in a high school program. This represents a tremendous decline from the 54.8 percent experienced by those over 25 and the 8 percent figure is half the average for Charlotte. Five Points in 1970 had a very low dropout rate. For these residents it means, of course, hope for the future.

Employment opportunities have also suffered due to the low educational attainment level. Participation by the residents in the generally high paying professional and managerial positions include only 7.6 percent. However, in the female labor force, 13.3 percent are employed as managers or professionals. Personal services employment measured 34.7 percent of the labor force. These positions are generally low paying.

Housing conditions in Five Points do present a problem when measured by overcrowded living conditions. Overcrowding exists in 16.8 percent of the homes (measured by more than 1.01 persons per room). Serious overcrowding, where more than 1.51 persons reside in a room, exists in 6.4 percent of the dwelling units.

Family stability declined by 10.6 percent between 1960 and 1970. Family stability is measured by the number of children 18 and under that reside with both parents. Fifty-five and seven-tenths percent of the families in Five Points were considered stable in 1970.

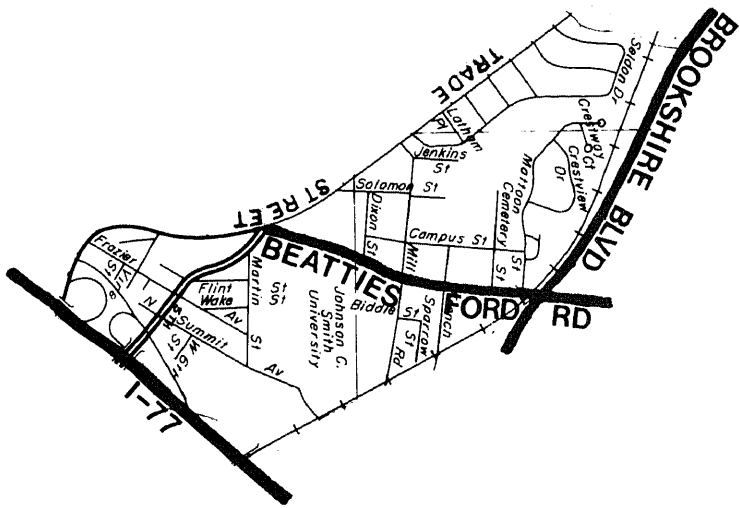
Both the socio-economic and the physical quality ranks low in Five Points when compared to Charlotte-Mecklenburg's neighborhoods. Weakness in the educational level which in turn brought down the income and occupation indexes caused the low socio-economic ranking. However, all indexes were below average. In the physical quality, the deterioration potential was the principal factor for the low physical quality ranking.

The median value of the owner-occupied housing in 1970 was \$9500 with five units valued in excess of \$25000. The median rent for a leased unit was \$85 with no units renting in excess of \$200 a month.

Five Points is 91.8 percent zoned for residential use with a like percentage of the dwelling units zoned for residential usage. Eight and two-tenths percent of the tract is zoned for commercial with an additional one acre zoned for industrial. Five Points has good protection against adverse non-residential zoning. However, a large portion of the tract is zoned for multi-family uses which can be detrimental to a neighborhood because of the method of conversion from single family to multi-family.

Because of the weakness in the indices that make up the deterioration potential, it should be the first problem addressed in the neighborhood. The character of the housing (frame construction built closely together) coupled with the unit age (discussed below) could work against any attempts to rehabilitate the neighborhood on a meaningful basis. Rehabilitation would have to include spot clearance to correct the building density problem. Fifty-seven and four-tenths percent of the owner-occupied housing units are valued below \$10000. Of the leasable units, 39.6 percent are rented for less than \$80 a month. In other words, a significant portion of the housing stock has deteriorated to the point that it can no longer attain the value that it once had. This in turn means that the housing could soon be replaced by a more profitable use, whether or not it is residential. The mean age of the dwelling units at 39.3 years in 1970 also works against the preservation of the housing. At that age, an additional investment to make major repairs could not gain a return on that investment before the house would again require major repairs in another area. Thirteen and eight-tenths percent of all the units are in excess of 60 years in age.

Forty-two and four-tenths percent of the total land area is either vacant or in public use. As stated before, Johnson C. Smith University consumes a great amount of the 42.4 percent mentioned above. Forty-seven and eight-tenths percent of the tract is used for residential purposes. The population density is 9821 persons per square mile, or about three and one-half times that of the entire city.



FIVE POINTS



TABLE NO. 113. INDICATORS OF SOCIAL QUALITY

NEIGHBORHOOD NAME: Five Points
CENSUS TRACT NO.: 47

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
<u>POPULATION</u>	TOTAL POPULATION	3241	241178	30.03	354656	23.8
	BLACK	3222	72972	19.7	84254	31.1
	WHITE	16	167287	.08	269129	.03
CHANGE IN POPULATION 1960-1970						
% BLACK	-	16.0	-	.03	-	.01
% WHITE	-	97.8	-	.03	-	.01
<u>SOCIAL AND ECONOMIC RESOURCES</u>						
<u>INCOME</u>	MEDIAN FAMILY INCOME (\$)	5422	9564	14.8	10136	12.3
	PEOPLE BELOW POVERTY LEVEL	729	35603	11.2	43487	9.4
	FAMILIES BELOW POVERTY LEVEL	146	6866	47.4	8522	50.5
	RATIO OF FAMILY INCOME TO POVERTY LEVEL	87	14.1	4.5		3.6
	FAMILIES RECEIVING PUBLIC ASSISTANCE		15.7			
<u>EDUCATION</u>	MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	8.1	12.1	53.5	12.1	53.6
	HIGH SCHOOL GRADUATES	305		22.8		22.2
	NO HIGH SCHOOL EDUCATION	710		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	136				
<u>OCCUPATION</u>	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	97		24.7		24.6
	EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	445		.07		.06
	FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	82		19.2		18.9
			13.3			
<u>LIVING CONDITIONS</u>	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	127	6231	.08	8385	.07
	SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	48	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. 114. INDICATORS OF PHYSICAL QUALITY

NEIGHBORHOOD NAME: Five Points
CENSUS TRACT NO.: 47

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
HOUSING QUALITY						
VALUE \$25,000	5	2.1	7908	20.6	15148	25.5
RENT \$200	0	0	1546	4.2	1846	4.4
MEDIAN VALUE	9500		16300		17400	
MEDIAN RENT	85		107		107	
ZONING EFFECT						
PERCENT OF TRACT ZONED RESIDENTIAL	208*	91.8	81991*	90.6	286910*	89.6
PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	679	91.8	99613	90.2	116206	89.9
PERCENT OF TRACT ZONED BUSINESS	19*	8.2	2391*	2.6	9224*	2.9
PERCENT OF DWELLING UNITS ZONED BUSINESS	61	8.2	1789	1.6	2416	1.9
INDUSTRIAL ORIENTATION						
PERCENT OF LAND USE INDUSTRIAL	1*	.2	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	135	57.4	5573	14.5	8742	14.7
RENT \$80	190	39.6	7085	19.4	8275	19.5
MEAN AGE OF DWELLING UNITS	39.3		3673	3.3	4712	3.6
DWELLING UNITS 60 YEARS IN AGE	102	13.8				
CROWDING INDEX						
PERCENT OF LAND USE VACANT/GOVERNMENTAL	96*	42.4	49855*	55.1	254318*	79.4
PERCENT OF LAND USE RESIDENTIAL	108*	47.8	30188*	33.4	46819*	14.6
POPULATION DENSITY	9821		1700/sq.mi.		708/sq.mi.	
	*acres		*acres		*acres	

Oaklawn•McCrorey Heights

census
tract
48



The Oaklawn/McCrorey Heights neighborhood covers a large area to the north of the Central Business District. The tract comes to a point at the intersection of the Northwest Freeway and Irwin Creek and then extends to the north between Beatties Ford Road and the creek until it reaches Interstate 85, which is the northern boundary of the neighborhood. Interstate 77 runs along the creek for the entire length of the tract. Oaklawn Cemetery and the Irwin Creek Water Treatment Plant occupy a large portion of land within the tract; the cemetery located in the east-central portion and the treatment plant located on Beatties Ford Road near the Northwest Freeway.

Oaklawn/McCrorey Heights experienced a 42.1 percent increase in population between 1960 and 1970, with the black population increasing by 42.7 percent and the white population decreasing by 59.6 percent. The neighborhood was 99.4 percent black in 1970.

The socio-economic quality ranking for Oaklawn/McCrorey Heights was medium low. All indicators of socio-economic quality were below the median for Charlotte. Several, such as income, living conditions and family stability were substantially below that of Charlotte.

The median family income for the neighborhood was \$6824, or roughly \$3000 below that of Charlotte. Of the families, 19.3 percent were below the poverty level, while on an individual basis, 22.4 percent earned at a level below the federal poverty cutoff. Nine and eight-tenths percent of the families were receiving some form of public assistance income.

Educational attainment was slightly below the average with the median number of school years completed at 11.6. High school graduates include 47.1 percent of the population over 25 years old and 24.3 percent of the total have completed at least one year of college. However, a significant portion of the population has had no high school education (31.1%). This trend has been reduced in the 16 to 21 year old age group. In this grouping, 16.7 percent of the youth have had no high school education and are not presently enrolled in a high school program.

In spite of the near average educational attainment in the Oaklawn/McCrorey Heights neighborhood, a large percentage of the labor force is still engaged in the generally low paying personal services industries (30.3%). But, on the other hand, a significant portion of the labor force is employed in the generally high paying professional and managerial positions (20.4%) which gives this neighborhood a wide diversity of people from the very poor to the relatively comfortable. A windshield survey of the neighborhood quickly points out the diversity. Of the female labor force, 25.7 percent are employed in the professional or managerial fields. It is interesting to note that the 25.7 percent figure is 6.5 percentage points above the female participation in these fields throughout Charlotte.

The neighborhood suffers from an overcrowding problem. Minor overcrowding, where unit occupancy exceeds 1.01 persons per room, includes 15.3 percent of the housing stock. Severe overcrowding (more than 1.51 persons per room) includes 3.9 percent of the housing stock.

Family stability, like in the majority of the neighborhoods in the north and west, plunges between 1960 and 1970. In Oaklawn/McCrorey Heights, the index dropped 22.6 percentage points to a new level of 61.1 percent.

From a physical quality standpoint, the Oaklawn/McCrorey Heights neighborhood measured better than in the socio-economic quality ranking. The physical quality ranking for the neighborhood was medium (1970).

The median value of the owner-occupied housing units in the neighborhood in 1970 was \$13500 with 66 units (6.7%) valued in excess of \$25000. The median rent asked was \$97 with 5 units renting in excess of \$200 a month.

The neighborhood has above average zoning protection for its residences. While 91.2 percent of the tract is zoned for residential use, 95.1 percent of the housing units are zoned residential. Six and seven-tenths percent of the tract is zoned for business which includes 2.1 percent of the housing inventory. A very small portion of the tract (.4%) is zoned for industrial usage. Seven dwelling units are zoned for industrial use.

The deterioration potential could become an increasing problem, especially among owner-occupied units. Nineteen and nine-tenths percent of the owner-occupied units are valued below \$10000. Of the rental units, 13.1 percent are rented for less than \$80 a month. The mean age of all dwelling units was 17.1 years in 1970. Twenty-one (1.2%) of the units were over 60 years old when the census was taken.

Sixty-six percent of the land use in the Oaklawn/McCrorey Heights neighborhood is residential in nature. Thirty-one and four-tenths percent is either vacant or devoted to public use. As mentioned previously, the largest non-residential use of land is the Oaklawn Cemetery with the Irwin Creek Treatment Plant the second largest user. The population density of the neighborhood was 5356 persons per square mile or just about twice as dense as Charlotte.

TABLE NO. 115. INDICATORS OF SOCIAL QUALITY

NEIGHBORHOOD NAME: Oakland/McCreory Heights
CENSUS TRACT NO.: 48

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
<u>POPULATION</u>	TOTAL POPULATION	6267	241178	30.03	354656	23.8
	BLACK	6228	72972	19.7	84254	31.1
	WHITE	19	167287	.08	269129	.03
	CHANGE IN POPULATION 1960-1970			-.03		.01
<u>SOCIAL AND ECONOMIC RESOURCES</u>	MEDIAN FAMILY INCOME (\$)	6824	9564	14.8	10136	12.3
	PEOPLE BELOW POVERTY LEVEL	1399	35603	11.2	43487	9.4
	FAMILIES BELOW POVERTY LEVEL	305	6866	47.4	8522	50.5
	RATIO OF FAMILY INCOME TO POVERTY LEVEL	155		4.5		3.6
<u>EDUCATION</u>	MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	11.6	12.1	53.5	12.1	53.6
	HIGH SCHOOL GRADUATES	1553		22.8		22.2
	NO HIGH SCHOOL EDUCATION	1027		17.2		16.0
	NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	122		29.2		28.4
	ONE OR MORE YEARS IN COLLEGE	801				
<u>OCCUPATION</u>	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	568		24.7		24.6
	EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	847		.07		.06
	FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	568		19.2		18.9
<u>LIVING CONDITIONS</u>	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	288	6231	.08	8385	.07
	SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	74	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

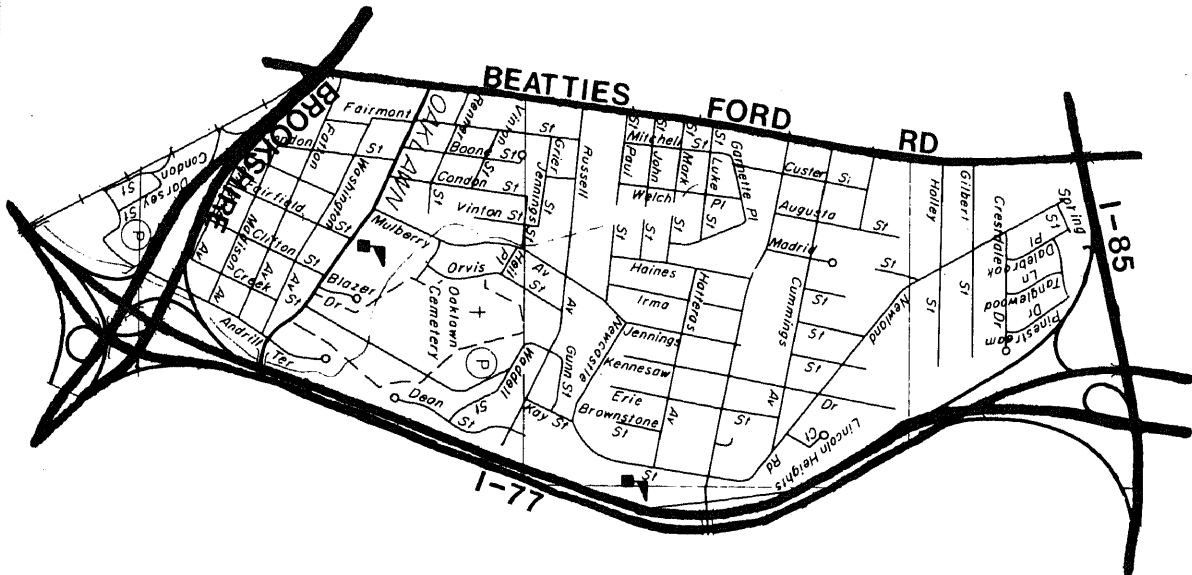
TABLE NO. 116. INDICATORS OF PHYSICAL QUALITY

NEIGHBORHOOD NAME: Oaklawn/McCreory Heights
 CENSUS TRACT NO.: 48

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
HOUSING QUALITY						
VALUE \$25,000	66	6.7	7908	20.6	15148	25.5
RENT \$200	5	.6	1546	4.2	1846	4.4
MEDIAN VALUE	13500		16300		17400	
MEDIAN RENT	97		107		107	
ZONING EFFECT						
PERCENT OF TRACT ZONED RESIDENTIAL	632*	91.2	81991*	90.6	286910*	89.6
PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	1683	95.1	99613	90.2	116206	89.9
PERCENT OF TRACT ZONED BUSINESS	46*	6.7	2391*	2.6	9224*	2.9
PERCENT OF DWELLING UNITS ZONED BUSINESS	37	2.1	1789	1.6	2416	1.9
INDUSTRIAL ORIENTATION						
PERCENT OF LAND USE INDUSTRIAL	3*	.4	4150*	4.6	9219*	2.9
PERCENT OF TRACT ZONED INDUSTRIAL	1*	.2	3719*	4.1	13647*	4.3
PERCENT OF DWELLING UNITS ZONED INDUSTRIAL	7	.4	1374	1.2	2300	1.8
DETERIORATION POTENTIAL						
VALUE \$10,000	197	19.9	5573	14.5	8742	14.7
RENT \$80	109	13.1	7085	19.4	8275	19.5
MEAN AGE OF DWELLING UNITS	17.1		3673	3.3	4712	3.6
DWELLING UNITS 60 YEARS IN AGE	21	1.2				
CROWDING INDEX						
PERCENT OF LAND USE VACANT/GOVERNMENTAL	218*	31.4	49855*	55.1	254318*	79.4
PERCENT OF LAND USE RESIDENTIAL	458*	66.0	30188*	33.4	46819*	14.6
POPULATION DENSITY	5356		1700/sq. mi.		708/sq. mi.	
	*acres		*acres		*acres	



OAKLAWN/MCCROREY HEIGHTS



Upper Greenville•Double Oaks

census
tract
50



The Upper Greenville/Double Oaks neighborhood is a wedge-shaped tract with the flat end coinciding to Oaklawn Avenue with Statesville Road and Irwin Creek defining the other two edges. The neighborhood lies directly north of the central business district. Two large low-income housing projects, Fairview Homes and Double Oaks, are the predominant residential areas in the neighborhood. Some private housing does exist in the southeast portion of the tract. Interstate 77 isolates the neighborhood from any of those to the west. Oaklawn Avenue and LaSalle Street provide the only direct vehicular link between Statesville Avenue and Irwin Creek.

The neighborhood suffered a 15.7 percent loss in population between 1960 and 1970. Although the white population decreased by 90.6 percent (only 5 white residents remained in 1970), the black population increased by a slight .6 percent. The neighborhood was 99.7 percent black in 1970.

The median family income was \$4374 per year which is one of the lowest median incomes of any neighborhood in Charlotte-Mecklenburg. Of the families in the neighborhood, 39.4 percent were below the poverty level, but on an individual basis, the percentage rises to 42.6 percent. Seventeen and one-tenth percent of the families were receiving some form of public assistance income.

The median number of school years completed was 9.6 or, on the average, completion of the first semester of the sophomore year of high school. Twenty-eight and two-tenths percent of the residents had graduated from high school with 5.5 percent having completed at least one year of college. On the other hand, 44.5

percent of the adults over 21 have had no high school education whatsoever. This rate has improved somewhat. Of the youth between the ages of 16 and 21, 29.4 percent have had no high school education and are not presently enrolled in a high school program.

As can be expected from the income and education indices of achievement, an occupational deficiency also exists in the neighborhood. The generally low paying personal services industries employ 34.9 percent of the labor force in Upper Greenville and Double Oaks, while the generally high paying professional and managerial positions employ only 4.3 percent of the labor force. In the female labor force, 6.4 percent are employed as managers or professionals.

Overcrowded living conditions present a problem for a significant portion of the neighborhood's residents. The units that are inhabited by more than 1.01 persons per room include 21.3 percent of the dwellings, while the ones that are inhabited by more than 1.51 persons per room include 5.0 percent of the total.

Family stability was nearly halved between 1960 and 1970. In 1960, 81.1 percent of the families were measured as being stable, but by 1970, only 44.6 percent were considered stable.

The socio-economic quality ranking is low for the Upper Greenville/Double Oaks neighborhood. Substantial weaknesses were measured in each of the indices reviewed. The physical quality ranking for the neighborhood was medium low, with the main weakness in the deterioration potential.

The median value of the owner-occupied housing in the neighborhood was \$9500 in 1970 with 3.4 percent of the total valued in excess of \$25000. The median rent paid on all other housing units was \$79 with none renting in excess of \$200 a month.

The tract on the whole is zoned 94.1 percent for residential use, with 97 percent of all the dwelling units in the tract zoned residential. The residences

have good zoning protection. Five and six-tenths percent of the tract is zoned for business which includes 2.7 percent of the housing stock. The remainder of the tract (.3%) is zoned for industrial use which includes .3 percent of the total number of dwelling units.

As mentioned earlier, the deterioration potential poses the greatest problem for the neighborhood. Fifty-five and nine-tenths percent of the owner-occupied housing units are valued below \$10000. Of the rental units, 52.7 percent of the units rent for less than \$80 a month. The mean age of all units in the neighborhood is 21.5 years. Six units are over 60 years in age.

Less than half (46.2%) of the land use in Upper Greenville/Double Oaks neighborhood is residential. Thirty-four and nine-tenths percent is either vacant or in public use. The largest users of public land are the Double Oaks Park in the northwest portion of the tract, the Double Oaks Elementary School in the eastern portion and the community center in the southeastern area of the tract. The population density of the neighborhood is 13020 persons per square mile as compared to the 2600 persons per square mile in Charlotte.

TABLE NO. 117. INDICATORS OF SOCIAL QUALITY

NEIGHBORHOOD NAME: Upper Greenville/Double Oaks
 CENSUS TRACT NO.: 50

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
POPULATION						
TOTAL POPULATION	5208	99.7	241178	30.03	354656	23.8
BLACK	5194	-	72972	19.7	84254	31.1
WHITE	5	-	167287	.08	269129	.03
CHANGE IN POPULATION 1960-1970						
% BLACK		- 90.6		-		-
% WHITE				.03		.01
SOCIAL AND ECONOMIC RESOURCES						
MEDIAN FAMILY INCOME (\$)	4374	42.6	9564	14.8	10136	12.3
PEOPLE BELOW POVERTY LEVEL	2333	39.4	35603	11.2	43487	9.4
FAMILIES BELOW POVERTY LEVEL	504	8.3	6866	47.4	8522	50.5
RATIO OF FAMILY INCOME TO POVERTY LEVEL	219	17.1		4.5		3.6
FAMILIES RECEIVING PUBLIC ASSISTANCE						
EDUCATION						
MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	9.6		12.1		12.1	
HIGH SCHOOL GRADUATES	601	28.2		53.5		53.6
NO HIGH SCHOOL EDUCATION	948	44.5		22.8		22.2
NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	194	29.4		17.2		16.0
ONE OR MORE YEARS IN COLLEGE	117	5.5		29.2		28.4
OCCUPATION						
EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	85	4.3		24.7		24.6
EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	687	34.9		.07		.06
FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	65	6.4		19.2		18.9
LIVING CONDITIONS						
OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	340	21.3	6231	.08	8385	.07
SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	80	5.0	1517	.02	1988	.02
FAMILY STABILITY						
STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS)		44.6		75.2		79.6
CHANGE IN STABLE FAMILIES 1960-1970		36.5		.06		.05

TABLE NO. 118. INDICATORS OF PHYSICAL QUALITY

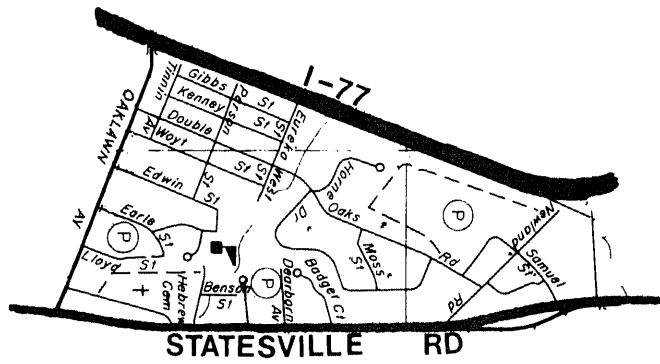
NEIGHBORHOOD NAME: Upper Greenville/Double Oaks
CENSUS TRACT NO.: 50

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
HOUSING QUALITY	VALUE \$25,000	12	7908	20.6	15148	25.5
	RENT \$200	0	1546	4.2	1846	4.4
	MEDIAN VALUE MEDIAN RENT	9500 79	16300 107		17400 107	
ZONING EFFECT	PERCENT OF TRACT ZONED RESIDENTIAL	279*	81991*	90.6	286910*	89.6
	PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	1464	99613	90.2	116206	89.9
	PERCENT OF TRACT ZONED BUSINESS	17*	2391*	2.6	9224*	2.9
	PERCENT OF DWELLING UNITS ZONED BUSINESS	41	1789	1.6	2416	1.9
INDUSTRIAL ORIENTATION	PERCENT OF LAND USE INDUSTRIAL	13*	4150*	4.6	9219*	2.9
	PERCENT OF TRACT ZONED INDUSTRIAL	1*	3719*	4.1	13647*	4.3
	PERCENT OF DWELLING UNITS ZONED INDUSTRIAL	5	1374	1.2	2300	1.8
DETERIORATION POTENTIAL	VALUE \$10,000	33	5573	14.5	8742	14.7
	RENT \$80	819	7085	19.4	8275	19.5
	MEAN AGE OF DWELLING UNITS	21.5				
	DWELLING UNITS 60 YEARS IN AGE	6	3673	3.3	4712	3.6
CROWDING INDEX	PERCENT OF LAND USE VACANT/GOVERNMENTAL	103*	49855*	55.1	254318*	79.4
	PERCENT OF LAND USE RESIDENTIAL	137*	30188*	33.4	46819*	14.6
	POPULATION DENSITY	1488	1700/sq.mi.		708/sq.mi.	
		*acres	*acres		*acres	



UPPER GREENVILLE/DOUBLE OAKS

50



Druid Hills

census
tract
51



Census Tract 51 defines the Druid Hills neighborhood, an area bounded by Interstate 85, Statesville Road and Graham Street. The larger neighborhood is made up of several smaller neighborhoods including Druid Hills, Statesville Terrace, Upper Greenville and Lincoln Heights.

From a social quality standpoint, the area appears somewhat less attractive. White flight, which began in the 50's was virtually complete by 1970, with only 95 whites in the neighborhood at that time. What remained were families with a medium to low income, with a large segment of uneducated among them, living in quarters that generally were inadequate for the number of people living there.

The median income of the families in the census tract was \$6403 in 1970 dollars, over \$3000 below the average for the city. Over 19 percent of the families were below the federal poverty level and nearly half of these families received some form of public assistance.

The overall educational level of the citizens was 10.3 years with only 33 percent receiving a high school diploma. Ten percent have had one or more years of college. As a result of the lack of education, very few (9%) residents have generally high paying professional and managerial positions and a high percentage (31.8%) are employed in personal services.

Another area that reflects low social quality is the large amount of dwelling units that are considered overcrowded. Twenty-three and one half percent of all the units in the neighborhood are occupied by more than one person per room per unit, while nearly 25 percent of those units are considered seriously overcrowded

with at least one and a half people per room per unit. Overcrowding of this nature can cause serious family problems as measured by the family stability indicator. Only 58.8 percent of the families were considered to be stable, which is a decrease of 20 percent from the 1960 census figures.

The Druid Hills neighborhood ranks low in overall social quality as compared to every other neighborhood in Charlotte-Mecklenburg.

From a physical quality aspect, the neighborhood largely consists of potentially sound middle class brick homes which are a very valuable and much needed part of the total county housing stock. The median value of the houses is \$9800 and the median rent is \$95.

The neighborhood has recently incurred several positive changes that should help to improve its physical quality. The Druid Hills section last year petitioned and received a massive rezoning - changing a large portion of the single family homes from multi-family zoning to single family zoning. The impact of this will be felt for years to come because the rezoning prevents the development of apartment complexes within the single family neighborhood. Another program that has a more immediate impact on Druid Hills is the recent completion of a sidewalk on Norris Boulevard.

The area is surrounded by quite old established industrial uses which can tend to have a negative impact on the physical quality of the area. However, most of the residential properties are zoned for residential use (89.3%). Even so, 8.6 percent of the dwellings are zoned industrial and 1.1 percent are zoned for business.

The deterioration potential for the neighborhood remains high with just over 50 percent of the houses having a value of less than \$10000, with 10 percent of the rentals going for less than \$80. It must be remembered, however, that these

figures represent 1970 data. The deterioration potential does have some positive aspects which can work toward helping to preserve the neighborhood. The mean age of all dwelling units is only 19.2 years and only 12 are over the age of 60. Many of the dwellings in the area are also brick veneer, which gives stability to a house.

While only a small percentage of the land in the Druid Hills neighborhood is devoted to residential uses (23%), the amount of residential land is quite densely populated with an average of 1992 people per square mile as compared to the City average of 1700 people per square mile. This characteristic is one to watch in that overcrowding can many times lead to deterioration by the mere fact that more people are using the physical facilities than the designed capacity.

Because of the above factors, the Druid Hills neighborhood ranks medium low in overall physical quality when compared with Charlotte-Mecklenburg's neighborhoods. However, with continued firm improvements on the part of the city and the various neighborhood groups, the Druid Hills area can become a better and more stable place to live.

TABLE NO. 119. INDICATORS OF SOCIAL QUALITY

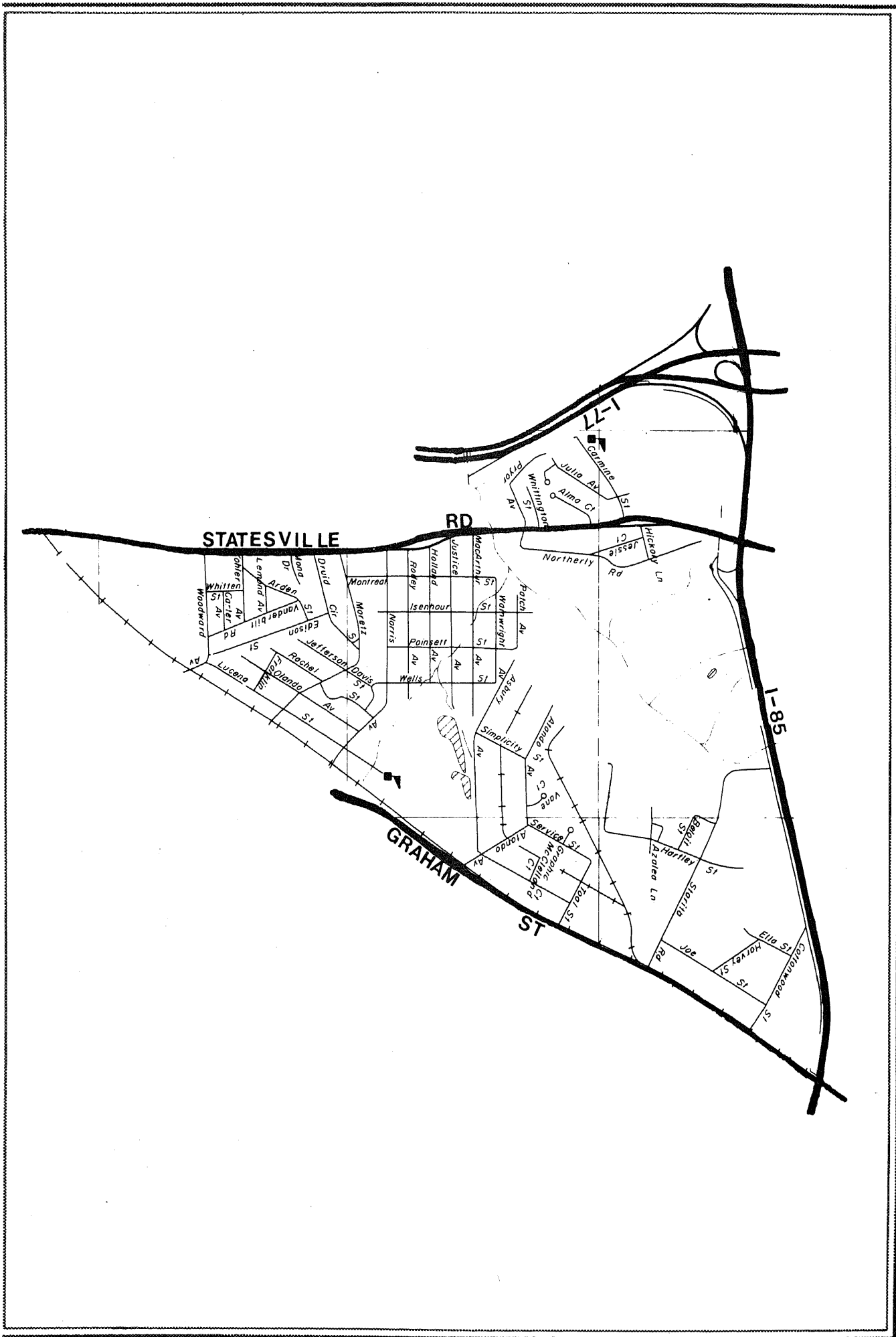
NEIGHBORHOOD NAME: Druid Hills
CENSUS TRACT: 51

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
POPULATION	TOTAL POPULATION	3965	241178	30.03	354656	23.8
	BLACK	3861	72972	19.7	84254	31.1
	WHITE	95	167287	.08	269129	.03
CHANGE IN POPULATION 1960-1970	% BLACK	-	-	.03	-	.01
	% BLACK	-	-	.03	-	.01
	WHITE	-	-	.03	-	.01
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	6403	9564	14.8	10136	12.3
		900	35603	11.2	43487	9.4
		182	6866	47.4	8522	50.5
		86		4.5		3.6
		10.3	12.1	53.5	12.1	53.6
		611		22.8		22.2
		697		17.2		16.0
		152		29.2		28.4
		198				
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	33.0				
		37.6				
		32.2				
		10.7				
OCCUPATION	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING) EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING) FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	148		24.7		24.6
		529		.07		.06
		96		19.2		18.9
LIVING CONDITIONS	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM) SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	214	6231	.08	8385	.07
		71	1517	.02	1988	.02
FAMILY STABILITY	STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LYING WITH BOTH PARENTS) CHANGE IN STABLE FAMILIES 1960-1970	58.8		75.2		79.6
		20.6		.06		.05

TABLE NO. 120. INDICATORS OF PHYSICAL QUALITY

NEIGHBORHOOD NAME: Druid Hills
CENSUS TRACT NO.: 51

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
HOUSING QUALITY	VALUE \$25,000	6	7908	20.6	15148	25.5
	RENT \$200	0	1546	4.2	1846	4.4
	MEDIAN VALUE MEDIAN RENT	9800 95	16300 107	17400 107		
ZONING EFFECT	PERCENT OF TRACT ZONED RESIDENTIAL	986*	81991*	90.6	286910*	89.6
	PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	1108 22*	99613 2391*	90.2 2.6	116206 9224*	89.9 2.9
	PERCENT OF TRACT ZONED BUSINESS	14	1789	1.6	2416	1.9
	PERCENT OF DWELLING UNITS ZONED BUSINESS					
INDUSTRIAL ORIENTATION	PERCENT OF LAND USE INDUSTRIAL	421*	4150*	4.6	9219*	2.9
	PERCENT OF TRACT ZONED INDUSTRIAL	224*	3719*	4.1	13647*	4.3
	PERCENT OF DWELLING UNITS ZONED INDUSTRIAL	107	1374	1.2	2300	1.8
DETERIORATION POTENTIAL	VALUE \$10,000	240	5573	14.5	8742	14.7
	RENT \$80	61	7085	19.4	8275	19.5
	MEAN AGE OF DWELLING UNITS	19.2	3673	3.3	4712	3.6
	DWELLING UNITS 60 YEARS IN AGE	12				
CROWDING INDEX	PERCENT OF LAND USE VACANT/GOVERNMENTAL	458*	49855*	55.1	254318*	79.4
	PERCENT OF LAND USE RESIDENTIAL	286*	30188*	33.4	46819*	14.6
	POPULATION DENSITY	1992	1700/sq.mi.		708/sq.mi.	
		*acres	*acres		*acres	



Tryon Hills



census
tract
52

The Tryon Hills neighborhood lies between Druid Hills and Optimist Park to the northeast of the Central Business District. It is defined by the Seaboard Airline Railroad, the Southern Railroad by Graham Street, the Southern Railroad by Davidson Street and by the Southern Railroad near Atando Street. Tryon and Graham Streets are the major radial arterials in the neighborhood providing access to the downtown area and to Interstate 85. Extensive industrialization has occurred along the Graham and Tryon Street corridors.

Tryon Hills lost 13.1 percent of its population between 1960 and 1970. A trend toward racial change from white to black continued during the decade with a 217.8 percent increase in the black population and 78.6 percent decrease in the white population. Tryon Hills in 1970 was 81.1 percent black.

The median family income in the neighborhood was \$4953 annually which was \$3600 below the median for the City of Charlotte. Roughly one-third of the individual residents earned at a level below the poverty level, while, when aggregated to the family, the percentage was 25.6 percent. Five and seven-tenths percent of all the families were receiving some form of public assistance income.

Educational attainment is low in Tryon Hills with the median number of school years completed at 9.7. Twenty-seven and six-tenths percent of the residents have completed their high school education and one-quarter of the high school graduates have gone on to complete at least one year of college. However, of the adults over the age of 25, 43.4 percent have had no high school education at all. The trend has been cut in half within the younger generation. In measuring the num-

ber of dropouts in the 16-21 age group, the percentage declined to 21.2 percent.

The disparity between the norm for Charlotte and the actual data for Tryon Hills concerning employment achievement is great. The professional and managerial positions (generally high paying) employ 6.6 percent of the labor force in Tryon Hills while the percentage for Charlotte is 24.7. The generally low paying personal service positions employ 35.7 percent of the Tryon Hills labor force, while in Charlotte the employment is 18.2 percent of the labor force. Of the female labor force, only 2.4 percent are employed in the managerial and professional positions, while in Charlotte 19.2 percent are employed in these positions.

Overcrowded living conditions are a problem in a significant portion of the housing stock. Housing units which are occupied by more than 1.01 persons per room include 16.6 percent of the total number of units. Severe overcrowding (more than 1.51 persons per room) exists in 4.7 percent of the units.

Family stability declined by 23.5 percent between 1960 and 1970 to a level of 58.6 percent. A comprehensive program which addresses this social problem is needed in nearly every neighborhood in the north and west quadrants of the city.

The socio-economic quality ranking for Tryon Hills is low with all indicators showing a need for marked improvement. The physical quality ranking for the neighborhood is also low, largely because of the massive industrial development and the high deterioration potential.

The median value of owner-occupied dwelling units for Tryon Hills is \$10600 with four units valued in excess of \$25000. The median rent for neighborhood units was \$95 with no units renting in excess of \$200 a month.

Tryon Hills does not have an overabundance of residential zoning as do most of Charlotte's neighborhoods. Residential zoning includes 69.4 percent of the tract, but only 55.4 percent of the dwelling units are zoned for residential use.

No business zoning exists in the neighborhood.

As was stated earlier, industrial zoning is the predominant non-residential zoning in the neighborhood. While 20.5 percent of the tract is zoned industrial, 30.2 percent of the dwelling units are zoned for industrial use. Needless to say, if all of those units zoned for industrial use were either converted or razed, the impact on the neighborhood would be great.

The deterioration potential for the neighborhood is great, especially among the single family owner-occupied units. Forty and seven-tenths percent of the total number of owner-occupied units are valued below \$10000. If the correlation between the units valued below \$10000 and the units zoned industrial is high, conversion from residential to industrial could be rapid, thus subjecting the neighborhood to dramatic changes. If the correlation is low, the changes might not be as rapid, but a wider area could be affected by pressures to change the zoning from a residential status. Nineteen and seven-tenths percent of the leasable units rent for less than \$80 a month. The mean age of the dwelling units is 29.7 years with 9 percent over the age of 60.

Twenty-seven and four-tenths percent of the tract is devoted to residential use, while 29.3 percent is devoted to industrial use. An additional 26 percent is either vacant or used for public purposes. No major public uses occupy portions of land in Tryon Hills. The population density is 2725 persons per square mile which is equivalent to that of Charlotte.

TABLE NO. 121. INDICATORS OF SOCIAL QUALITY

NEIGHBORHOOD NAME: Tryon Hills
CENSUS TRACT NO.: 52

	Census Tract		City		City & County		
	Quantity	Percent	Quantity	Percent	Quantity	Percent	
POPULATION	TOTAL POPULATION	3542	241178	30.03	354656	23.8	
	BLACK	2874	72972	.08	84254	.03	
	WHITE	651	167287	19.7	269129	31.1	
CHANGE IN POPULATION 1960-1970	% BLACK	-	-	.03	-	.01	
	% BLACK	-	-	.03	-	.01	
	WHITE	-	-	.03	-	.01	
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	5953	9564	14.8	10136	12.3	
		1182	35603	11.2	43487	9.4	
		212	6866	47.4	8522	50.5	
		47		4.5		3.6	
			% Adults 25 Yrs +				
		9.7	12.1	53.5	12.1	53.6	
		467		22.8		22.2	
		736		17.2		16.0	
		92		29.2		28.4	
		93					
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						
		94		24.7		24.6	
		511		.07		.06	
		16		19.2		18.9	
			% All DU's in N'Hood				
		182	6231	.08	8385	.07	
		51	1517	.02	1988	.02	
			% Families in N'Hood				
LIVING CONDITIONS	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM) SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)						
FAMILY STABILITY	STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS) CHANGE IN STABLE FAMILIES 1960-1970						

TABLE NO. 122. INDICATORS OF PHYSICAL QUALITY

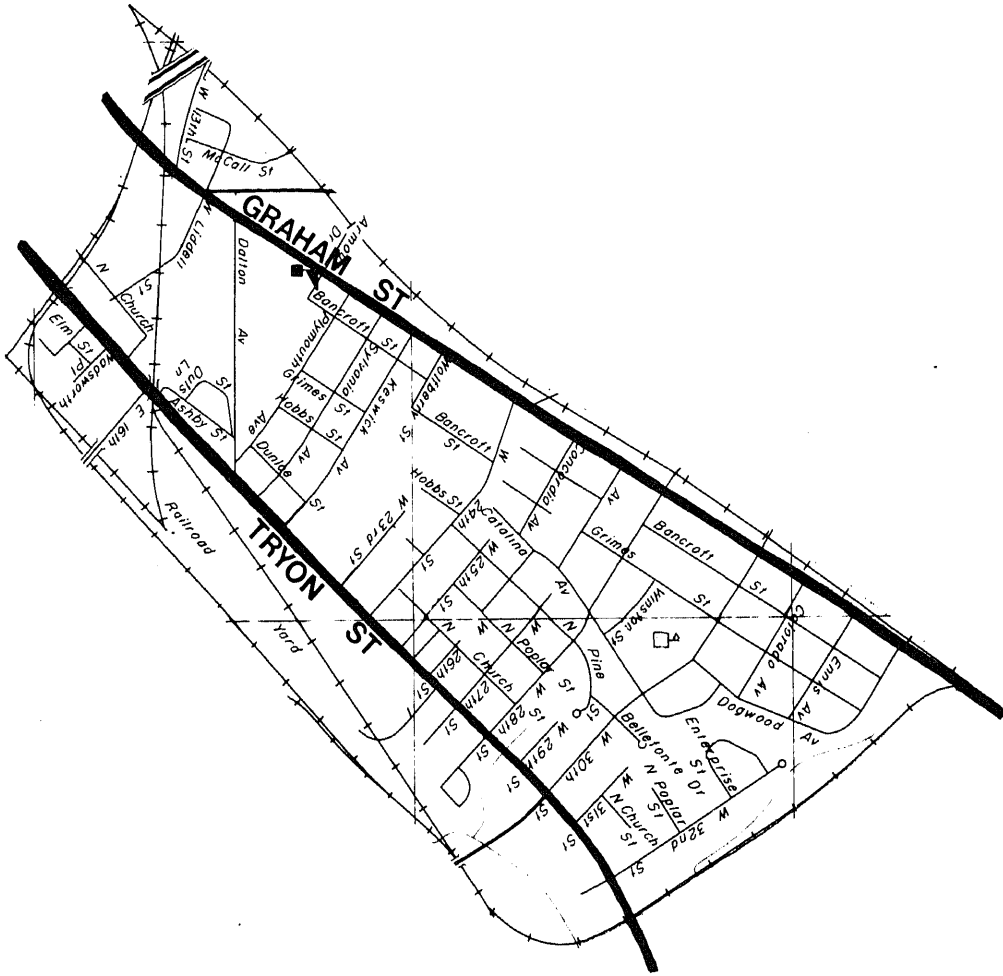
NEIGHBORHOOD NAME: Tryon Hills
 CENSUS TRACT NO.: 52

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
HOUSING QUALITY						
VALUE \$25,000	4	1.0	7908	20.6	15148	25.5
RENT \$200	0	0	1546	4.2	1846	4.4
MEDIAN VALUE	10600		16300		17400	
MEDIAN RENT	95		107		107	
ZONING EFFECT						
PERCENT OF TRACT ZONED RESIDENTIAL	550*	69.4	81991*	90.6	286910*	89.6
PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	690	55.4	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	233*	29.3	4150*	4.6	9219*	2.9
PERCENT OF TRACT ZONED INDUSTRIAL	163*	20.5	3719*	4.1	13647*	4.3
PERCENT OF DWELLING UNITS ZONED INDUSTRIAL	376	30.2	1374	1.2	2300	1.8
DETERIORATION POTENTIAL						
VALUE \$10,000	162	40.7	5573	14.5	8742	14.7
RENT \$80	131	19.7	7085	19.4	8275	19.5
MEAN AGE OF DWELLING UNITS	29.7					
DWELLING UNITS 60 YEARS IN AGE	112	9.0	3673	3.3	4712	3.6
CROWDING INDEX						
PERCENT OF LAND USE VACANT/GOVERNMENTAL	206*	26.0	49855*	55.1	254318*	79.4
PERCENT OF LAND USE RESIDENTIAL	217*	27.4	30188*	33.4	46819*	14.6
POPULATION DENSITY	2725		1700/sq. mi.		708/sq. mi.	
	*acres		*acres		*acres	



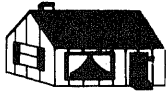
TRYON HILLS

52



Craighead•Hidden Valley

census
tract
53



The Craighead/Hidden Valley neighborhood is located to the northeast of Tryon Hills and is bounded by the Southern Railroad by Atando Street, Graham Street, Interstate 85, North Tryon, and the Southern Railroad by Davidson Street. Three major arterials provide traffic movement within the neighborhood. Sugar Creek Road bisects the neighborhood, separating the Hidden Valley Subdivision from the remainder of the neighborhood. Tryon Street and Eastway Drive service the southern part of the neighborhood.

Hidden Valley, built in the early 1960's is the largest platted subdivision of the tract. Since the latter part of the 1960's, middle class black families seeking better housing have begun to move into the subdivision, causing concern among the white residents. However, since then, the situation has begun to stabilize. Figures represented in Table No. 123 for population composition are inaccurate because of the racial change.

The median family income for the neighborhood is \$10637 which is \$1000 above the median for Charlotte. Four and one-half percent of the families (5.5% of the individuals) are below the poverty level. One and two-tenths percent are receiving some form of public assistance income.

The median number of school years completed in the Craighead/Hidden Valley neighborhood is 12.2 or slightly above the 12.1 years measured for Charlotte. Fifty-five and one-half percent of the residents have graduated from high school, and 23.9 percent have completed at least one year of college. Eighteen percent of the residents have had no high school education, a trend that has increased

somewhat in the 16-21 year old age bracket. In this age group, 18.8 percent of the youth have not had any high school education and are not presently enrolled in a high school program.

The employment picture in the neighborhood is largely a carbon copy of Charlotte's employment distribution. Twenty-four and one-half percent (24.7% in Charlotte) of the labor force are employed in the generally high paying professional and managerial positions. Five and eight-tenths percent are employed in the generally low paying personal services positions. Of the female labor force, 16.9 percent are employed in the professions or as managers.

A minor problem exists in the neighborhood with overcrowded housing units. Four and seven-tenths percent of the units are occupied by families where the ratio of persons to rooms is greater than 1.01. Six-tenths of one percent of the units have a person/room ratio of greater than 1.51.

Family stability is high in Craighead/Hidden Valley, with 89.3 percent of the families considered stable. This represents a drop of 8.1 percent between 1960 and 1970, but the figure is still 14 percent above the Charlotte stability percentage.

The socio-economic quality ranking for the Craighead/Hidden Valley neighborhood is medium. Nearly all of the indicators in the socio-economic quality are near the medians for the entire city. Those that deviate excessively to one side are offset by an equally intense deviation to the other side by a different indicator, e.g., the large percentage of overcrowded units has a negative effect, but it is offset by a high family stability percentage which has a positive effect.

The physical quality ranking is also medium with most of the indicators closely corresponding to Charlotte's. Some weakness is exhibited by the industrial orientation indicator, but it is offset by the relatively low deterioration potential.

The median value of owner-occupied units in the neighborhood was \$16000 in 1970 with 5.5 percent of the units valued in excess of \$25000. The median rent asked for rental units was \$132 a month, which is \$25 a month more than the median for Charlotte. Six percent of the units rent in excess of \$200 a month.

The neighborhood has a below average percentage of residential zoning, with the major portion of non-residential zoning concentrated in the Graham Street area. Eighty-two and nine-tenths percent of the tract is zoned residential. Ninety and four-tenths percent of the dwelling units are protected by residential zoning.

Non-residential zoning is principally industrial with 10.8 percent of the tract zoned for industrial use. Another 3.8 percent is zoned for business use. A total of 9.1 percent of the dwelling units are zoned for either business or industrial use with industrial zoning including 5.4 percent and business zoning 3.7 percent.

The deterioration potential is half that of the city as a whole, with 8.6 percent of the owner-occupied units valued below \$10000 and 8.2 percent of the rental units leased below \$80 a month. Most of these units have been there long before the city began to develop in the area. The mean age of all units in 1970 was 10.6 years with 24 units in excess of 60 years.

Census Tract 53 has a population of 2062 persons per square mile, which is about 600 persons per square mile less than that of Charlotte. However, since 1970, more intense development has occurred which has most likely raised the overall population density. Forty-three and one-half percent of the land is either vacant or in public use, and except for Hidden Valley Elementary School, no other public use of land exists. Thirty-seven and four-tenths percent of the land is residential in the neighborhood.

TABLE NO. 123. INDICATORS OF SOCIAL QUALITY

NEIGHBORHOOD NAME: Craighead/Hidden Valley
CENSUS TRACT NO.: 53

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
POPULATION	TOTAL POPULATION	10414	241178		354656	23.8
	BLACK	76	72972	30.03	84254	31.1
	WHITE	10298	167287	19.7	269129	.03
CHANGE IN POPULATION 1960-1970						
% BLACK		235.1		.08		.01
% WHITE		-73.8		.03		
		241.8				
SOCIAL AND ECONOMIC RESOURCES						
INCOME	MEDIAN FAMILY INCOME (\$)	10637	9564		10136	12.3
	PEOPLE BELOW POVERTY LEVEL	570	35603	14.8	43487	9.4
	FAMILIES BELOW POVERTY LEVEL	125	6866	11.2	8522	50.5
	RATIO OF FAMILY INCOME TO POVERTY LEVEL			47.4		3.6
	FAMILIES RECEIVING PUBLIC ASSISTANCE	34		4.5		
	% Adults 25 Yrs +		12.1		12.1	
	MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	12.2				53.6
	HIGH SCHOOL GRADUATES	2970				22.2
	NO HIGH SCHOOL EDUCATION	962				16.0
NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	141				28.4	
ONE OR MORE YEARS IN COLLEGE	1281					
OCCUPATION						
EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	1178	24.5		24.7		24.6
EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	278	5.8		.07		.06
FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	326	16.9		19.2		18.9
LIVING CONDITIONS						
OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	155	4.7	6231	.08	8385	.07
SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	19	.6	1517	.02	1988	.02
FAMILY STABILITY						
STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS)		89.3		75.2		79.6
CHANGE IN STABLE FAMILIES 1960-1970		8.1		.06		.05

TABLE NO. 124. INDICATORS OF PHYSICAL QUALITY

NEIGHBORHOOD NAME: Craighead/Hidden Valley
 CENSUS TRACT NO.: 53

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
HOUSING QUALITY						
VALUE \$25,000	107	5.5	7908	20.6	15148	25.5
RENT \$200	61	6.0	1546	4.2	1846	4.4
MEDIAN VALUE	16000		16300		17400	
MEDIAN RENT	132		107		107	
ZONING EFFECT						
PERCENT OF TRACT ZONED RESIDENTIAL	2632*	82.9	81991*	90.6	286910*	89.6
PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	4411	90.4	99613	90.2	116206	89.9
PERCENT OF TRACT ZONED BUSINESS	121*	3.8	2391*	2.6	9224*	2.9
PERCENT OF DWELLING UNITS ZONED BUSINESS	181	3.7	1789	1.6	2416	1.9
INDUSTRIAL ORIENTATION						
PERCENT OF LAND USE INDUSTRIAL	365*	11.5	4150*	4.6	9219*	2.9
PERCENT OF TRACT ZONED INDUSTRIAL	343*	10.8	3719*	4.1	13647*	4.3
PERCENT OF DWELLING UNITS ZONED INDUSTRIAL	263	5.4	1374	1.2	2300	1.8
DETERIORATION POTENTIAL						
VALUE \$10,000	168	8.6	5573	14.5	8742	14.7
RENT \$80	84	8.2	7085	19.4	8275	19.5
MEAN AGE OF DWELLING UNITS	10.6	.5	3673	3.3	4712	3.6
DWELLING UNITS 60 YEARS IN AGE	24					
CROWDING INDEX						
PERCENT OF LAND USE VACANT/GOVERNMENTAL	1381*	43.5	49855*	55.1	254318*	79.4
PERCENT OF LAND USE RESIDENTIAL	1187*	37.4	30188*	33.4	46819*	14.6
POPULATION DENSITY	2062		1700/sq.mi.		708/sq.mi.	
	*acres		*acres		*acres	



CRAIGHEAD/HIDDEN VALLEY



Northwood•Derita

census
tract
54



The Northwood/Derita neighborhood area is located due north of the Central Business District and is delineated by the boundaries of Census Tract 54. It is generally between Sunset Road to the north, Interstate 85 to the south, the Southern Railway line to the east and a combination of Capps Hill Mine Road and Stewart Creek to the west.

In 1970, the Northwood/Derita area exhibited socio-economic characteristics that were above average for Charlotte-Mecklenburg. The median family income was \$10428, which was slightly above average, with an apparent but small percentage of the population experiencing poverty conditions. Of the total people and families in the tract, there were 7.9 percent and 6.1 percent, respectively, below the poverty level. It is interesting to note, however, that only 0.6 percent of all families were receiving public assistance. Education characteristics were very close to the city-county average starting with a median number of school years completed of 12.2 years. The percentage of the adult population 25 years of age and older who were high school graduates was 55.4 percent and the percentage of the adult population who attended college for one or more years was slightly below average at 27.2 percent. Educational deficiency was apparent, but below the Charlotte-Mecklenburg average, as 19.1 percent of the adult population had no high school education and 11.6 percent of the population between 16 and 21 years of age had no high school education and were not attending school. Twenty-one and seven-tenths percent of the employed population were employed in professional and managerial occupations. It is interesting to observe from Table 125 that the

percentage of women in these types of occupations is 6 percentage points above the the average at 25.4 percent. Nine percent of the employed population was also employed in personal service positions. Seven and three-tenths percent of all dwelling units (167 units) had 1.01 or more persons per room and 1.1 percent (25 units) had 1.51 persons per room. This area also exhibited a high percentage of children 18 years and younger that lived with both parents (87.5%) which could be taken as an indication of family stability. The Northwood/Derita area ranked medium high on the overall index of socio-economic status but may actually belong in a medium classification as the data indicates that the area must have been borderline on the index. Periodic monitoring is recommended for this area especially due to the fact that it is surrounded by substantially lower ranking areas and that the area is transversed by several important thoroughfares. Both of these items could have profound effects upon the socio-economic status of this area and it is important to ascertain changes as they occur so that appropriate countermeasures can be taken.

Physical characteristics of Northwood/Derita reflect the relatively medium physical quality of the area as well as the almost rural character of most of the land. Housing values were not very high in 1970 as only 8.3 percent of all owner-occupied dwelling units were valued at or above \$25000 and the median value was \$16300. It can be ascertained from Table 126 that 80.1 percent of all owner-occupied dwelling units were valued between \$10000 and \$25000. The zoning effect in the neighborhood was quite conducive to residential activities as an overwhelming majority of the tract was zoned residential (91.0%). However, 6.2 percent of the tract was zoned business which allows for the business activities along Interstate 85 and elsewhere in the tract. One and six-tenths percent of the tract was zoned industrial and 3.7 percent of the tract was actually used for

industrial purposes. The deterioration potential of the residential structures was not severe in that 11.6 percent of all owner-occupied dwelling units were valued at or below \$10000 and 10.2 percent of the renter-occupied units rented for \$80 per month or less. Housing age did not lend much to deterioration potential as the mean age of all dwelling units was only 14.2 years and only 0.8 percent of all dwelling units were 60 years in age or more. The crowding index indicates that Northwood/Derita was somewhat rural in 1970 as 61.6 percent of the land was vacant and the population density was only 866 people per square mile. The area has much room for residential expansion as only 22.9 percent of the land is used for residential purposes. Northwood/Derita ranked medium on the community-wide index of physical quality.

TABLE NO. 125. INDICATORS OF SOCIAL QUALITY

NEIGHBORHOOD NAME: Northwood/Derita
 CENSUS TRACT NO.: 54

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
POPULATION	TOTAL POPULATION	7615	241178		354656	
	BLACK	2339	72972	30.03	84254	23.8
	WHITE	5247	167287	19.7	269129	31.1
CHANGE IN POPULATION 1960-1970	% BLACK	525.3		.08		.03
	% BLACK	29.0		.03		.01
	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	10428	9564		10136	
		573	35603	14.8	43487	12.3
		119	6866	11.2	8522	9.4
		11		47.4		50.5
				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	12.2	12.1		12.1	
		2169		53.5		53.6
		746		22.8		22.2
		89		17.2		16.0
OCCUPATION	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING) EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING) FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	741		24.7		24.6
		307		.07		.06
		357		19.2		18.9
LIVING CONDITIONS	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM) SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	167	6231	.08	8385	.07
		25	1517	.02	1988	.02
FAMILY STABILITY	STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS) CHANGE IN STABLE FAMILIES 1960-1970	-		75.2		79.6
		5.6		.06		.05

TABLE NO. 126. INDICATORS OF PHYSICAL QUALITY

NEIGHBORHOOD NAME: Northwood/Devita
 CENSUS TRACT NO.: 54

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
HOUSING QUALITY	VALUE \$25,000	129	7908	20.6	15148	25.5
	RENT \$200	0	1546	4.2	1846	4.4
	MEDIAN VALUE MEDIAN RENT	16300 116	16300 107		17400 107	
ZONING EFFECT	PERCENT OF TRACT ZONED RESIDENTIAL	5121*	81991*	90.6	286910*	89.6
	PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	2485	99613	90.2	116206	89.9
	PERCENT OF TRACT ZONED BUSINESS	349*	2391*	2.6	9224*	2.9
	PERCENT OF DWELLING UNITS ZONED BUSINESS	95	1789	1.6	2416	1.9
INDUSTRIAL ORIENTATION	PERCENT OF LAND USE INDUSTRIAL	207*	4150*	4.6	9219*	2.9
	PERCENT OF TRACT ZONED INDUSTRIAL	90*	3719*	4.1	13647*	4.3
	PERCENT OF DWELLING UNITS ZONED INDUSTRIAL	21	1374	1.2	2300	1.8
DETERIORATION POTENTIAL	VALUE \$10,000	181	5573	14.5	8742	14.7
	RENT \$80	57	7085	19.4	8275	19.5
	MEAN AGE OF DWELLING UNITS	14.2				
	DWELLING UNITS 60 YEARS IN AGE	21	3673	3.3	4712	3.6
CROWDING INDEX	PERCENT OF LAND USE VACANT/GOVERNMENTAL	3466*	49855*	55.1	254318*	79.4
	PERCENT OF LAND USE RESIDENTIAL	1283*	30188*	33.4	46819*	14.6
	POPULATION DENSITY	866	1700/sq.mi.		708/sq.mi.	

*acres

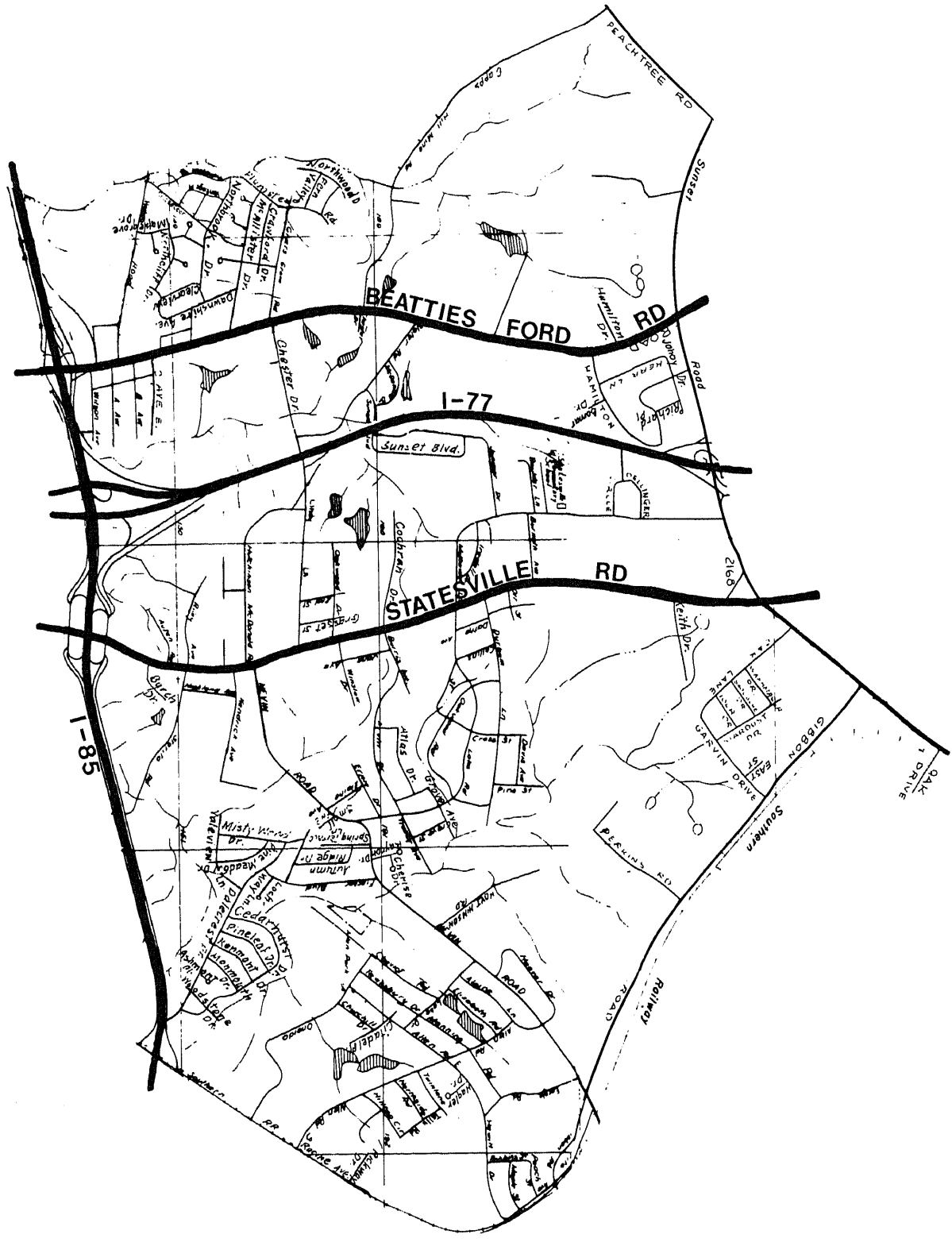
*acres

*acres



NORTHWOOD/DERITA

54



Mallard Creek

census
tract
55



Mallard Creek is an extremely large county census tract located on the north-east city limit line and extending to the county line. In more specific terms, the boundaries are Interstate 85, the Southern Railroad near Gibbon Road, U. S. 21/Statesville Road, U. S. 29/Tryon Road extended, Alexanderana Road and Fairfield Road to the county line. (It might be noted that from here to the completion of this study that the census tracts are mostly rural in nature with no large scale development. Any figures stated can only be the aggregation of many lifestyles ranging from the affluent who live in ranch estates to the very poorest of farmers. As far as identifying any one of these "neighborhoods" as having a certain type of characteristic throughout is impossible.)

Mallard Creek is not now completely developed and therefore has not felt the pressures of urbanization. However, as sewer and water lines are installed throughout the census tract, these pressures will be felt. Already, the creation of the University Research-Institutional Park is focusing interest in that portion of the tract. Coupled with the University, ample employment opportunities are created to warrant urban development. Part of Derita also lies in this census tract. Even though the Derita area has not developed must to the east, it could soon become attractive for such development.

The statistics on Mallard Creek are shown in Tables 127 and 128. The socio-economic ranking is medium low and the physical ranking is medium. Mallard Creek is probably one of the areas that will soon be developed. When this occurs, a more thorough analysis can be undertaken.

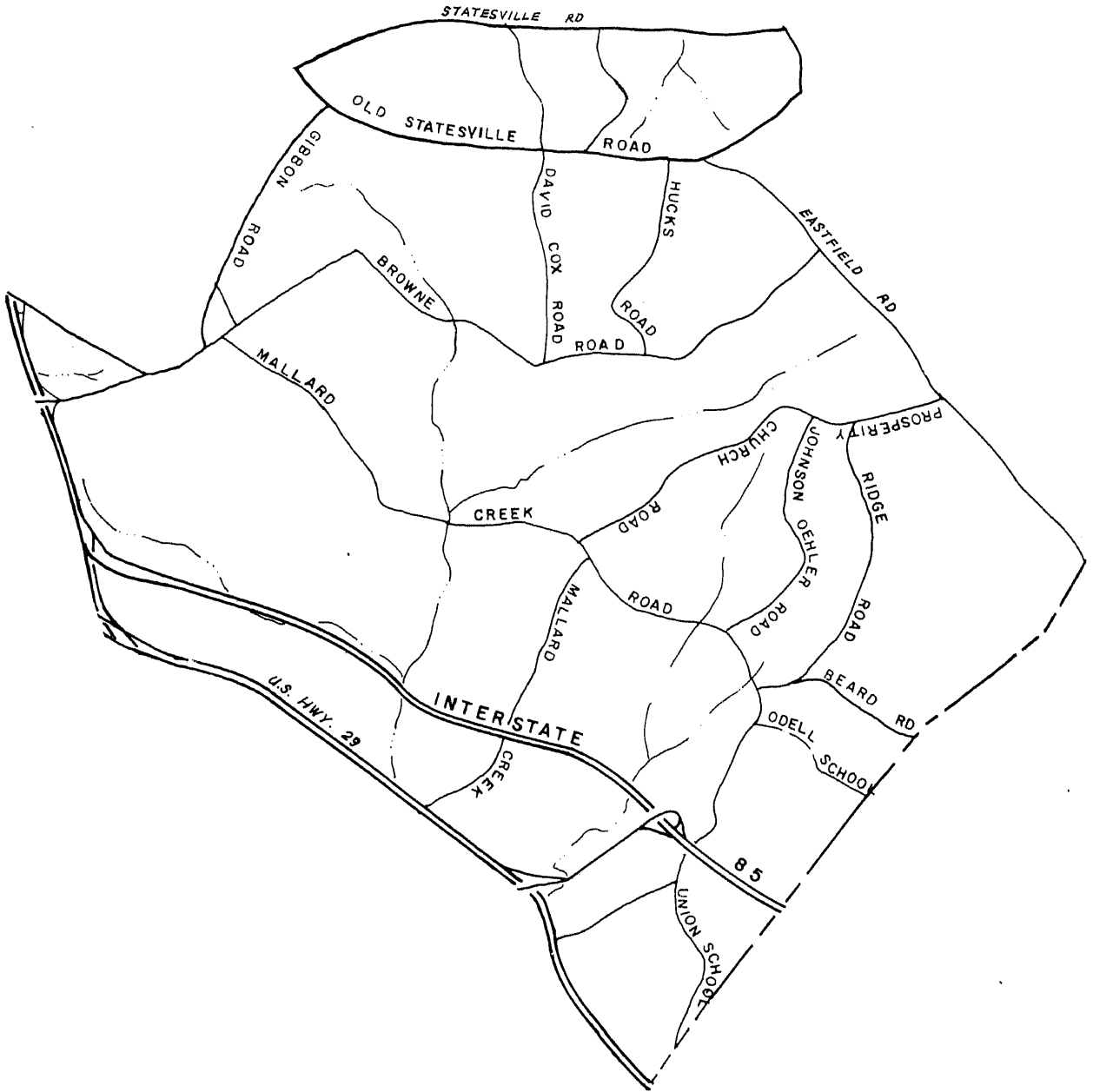
TABLE NO. 128. INDICATORS OF PHYSICAL QUALITY

NEIGHBORHOOD NAME: Mallard Creek
CENSUS TRACT NO.: 55

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
HOUSING QUALITY						
VALUE \$25,000	118	11.7	7908	20.6	15148	25.5
RENT \$200	0	0	1546	4.2	1846	4.4
MEDIAN VALUE	14900		16300		17400	
MEDIAN RENT	106		107		107	
ZONING EFFECT						
PERCENT OF TRACT ZONED RESIDENTIAL	22223*	92.0	81991*	90.6	286910*	89.6
PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	1558	91.6	99613	90.2	116206	89.9
PERCENT OF TRACT ZONED BUSINESS	628*	2.6	2391*	2.6	9224*	2.9
PERCENT OF DWELLING UNITS ZONED BUSINESS	58	3.4	1789	1.6	2416	1.9
INDUSTRIAL ORIENTATION						
PERCENT OF LAND USE INDUSTRIAL	626*	2.6	4150*	4.6	9219*	2.9
PERCENT OF TRACT ZONED INDUSTRIAL	1111*	4.6	3719*	4.1	13647*	4.3
PERCENT OF DWELLING UNITS ZONED INDUSTRIAL	63	3.7	1374	1.2	2300	1.8
DETERIORATION POTENTIAL						
VALUE \$10,000	299	29.6	5573	14.5	8742	14.7
RENT \$80	93	22.3	7085	19.4	8275	19.5
MEAN AGE OF DWELLING UNITS	20.0		3673		4712	
DWELLING UNITS 60 YEARS IN AGE	53	3.1		3.3		3.6
CROWDING INDEX						
PERCENT OF LAND USE VACANT/GOVERNMENTAL	20652*	85.5	49855*	55.1	254318*	79.4
PERCENT OF LAND USE RESIDENTIAL	2271*	9.4	30188*	33.4	46819*	14.6
POPULATION DENSITY	180		1700/sq.mi.		708/sq.mi.	
	*acres		*acres		*acres	

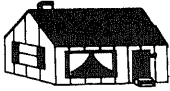


MALLARD CREEK



Crab Orchard • UNC-C

census
tract
56



The Crab Orchard/UNC-C neighborhood area is completely within Mecklenburg County and corresponds to Census Tract 56. The area covers a quite large expanse of land and is located in the eastern part of the county. The neighborhoods of Hampshire Hills/Newell, Shannon Park/Grove Park, and Hickory Grove/Idlewild form the western boundary of Crab Orchard/UNC-C and the Mecklenburg County boundary line forms the eastern boundary. The north and south limits of the neighborhood area are N.C. 49 to the north and Albemarle Road (N.C. 27) to the south. The area is really too large to discuss as a homogeneous neighborhood as the county tracts are much larger than the urban and suburban ones. This must be remembered as socio-economic and physical conditions are discussed.

Socio-economic characteristics indicate that Crab Orchard/UNC-C was average to above average on the majority of the socio-economic dimensions (Table 129). The median family income of this area in 1970 was \$10899 which was very close to the overall city-county average. Poverty conditions were existent but not rampant as 7.9 percent of the resident population and 4.7 percent of the resident families were below the poverty level. It is also interesting to note that only sixteen (16) of the sixty-two (62) families below the poverty level were receiving public assistance. Education characteristics were somewhat poor as the median number of school years was 11.4 which indicates that a majority of the population were not high school graduates. College attendance was quite low. In fact, only 44.4 percent of the adult population 25 years in age and older were high school graduates and only 18.2 percent had gone to college for one or more years. Educational

deficiency was quite noticeable in the Crab Orchard/UNC-C area as 28.7 percent of the adult population had no high school education and 11.8 percent of the population between 16 and 21 years of age had no high school education and were not attending school. Occupation characteristics reflect the rather poor education characteristics as only 20.6 percent of the employed population were employed in professional and managerial occupations while the percentage employed in personal service occupations was 13.4 percent (compare with the city-county average in Table 129). The percentage of women in professional and managerial occupations was also below average at 15.8 percent. There was a rather noticeable percentage of overcrowded dwelling units in this neighborhood area as 8.3 percent of all dwelling units had 1.01 or more persons per room and 1.8 percent had 1.51 or more persons per room. Living arrangements of children 18 years and younger show that 85.2 percent lived with both parents which is an indication of high family stability. On the overall, relative index of socio-economic status, Crab Orchard/UNC-C ranked medium. The University of North Carolina-Charlotte, which is located in the northern part of the tract, will most definitely have a pronounced effect on the area in the future. The effect is already being felt now in areas immediately surrounding the university, as actual field surveys indicate.

Indicators of physical conditions show that Crab Orchard/UNC-C was very close to the city-county average on all of the primary dimensions of physical quality (Table 130). Housing values were slightly above average as 30.5 percent of all owner-occupied dwelling units were valued at or above \$25000 with a median value of \$20700. The statistics indicate that there were no dwelling units that rented above \$200 per month but this can be expected to change as apartment development around the university continues. Eighty-three and six-tenths percent of the tract was zoned for residential purposes, with the university occupying another 5 to 6 percent of the land area. Business zoning was about average in 1970, as 2.1 per-

cent of the tract was zoned business but industrial orientation was above average as 6.8 percent was zoned industrial. Furthermore, and even more detrimental to residential quality, 10.1 percent of all dwelling units were zoned industrial. Deterioration potential was somewhat high also in terms of housing value and age. Of all owner-occupied dwelling units, 20.7 percent were valued at or below \$10000 and of all rental units, 16.0 percent rented for or less than \$80 per month. Housing age also contributed to deterioration potential as the mean age was 17.4 years and 3.3 percent of all dwelling units were 60 or more years in age. The crowding index reflects the areas rural character. An overwhelming 90.4 percent of the land was vacant or in public use and the population density was only 163 people per square mile. Crab Orchard/UNC-C also ranked medium on the overall index of physical quality.

TABLE NO. 129. INDICATORS OF SOCIAL QUALITY

NEIGHBORHOOD NAME: Grab Orchard/UNC-C
CENSUS TRACT NO.: 56

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
POPULATION	TOTAL POPULATION	5695	241178	30.03	354656	23.8
	BLACK	783	72972	19.7	84254	31.1
	WHITE	4880	167287	.08	269129	.03
CHANGE IN POPULATION 1960-1970						
% BLACK						
% WHITE						
SOCIAL AND ECONOMIC RESOURCES						
INCOME	MEDIAN FAMILY INCOME (\$)	10899	9564	14.8	10136	12.3
	PEOPLE BELOW POVERTY LEVEL	381	35603	11.2	43487	9.4
	FAMILIES BELOW POVERTY LEVEL	59	6866	47.4	8522	50.5
	RATIO OF FAMILY INCOME TO POVERTY LEVEL	15		4.5		3.6
	FAMILIES RECEIVING PUBLIC ASSISTANCE					
EDUCATION	MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	11.4	12.1	53.5	12.1	53.6
	HIGH SCHOOL GRADUATES	1172		22.8		22.2
	NO HIGH SCHOOL EDUCATION	757		17.2		16.0
	NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	124		29.2		28.4
	ONE OR MORE YEARS IN COLLEGE	480				
OCCUPATION	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	306		24.7		24.6
	EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	322		.07		.06
	FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	150		19.2		18.9
LIVING CONDITIONS	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	119	6231	.08	8385	.07
	SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	26	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

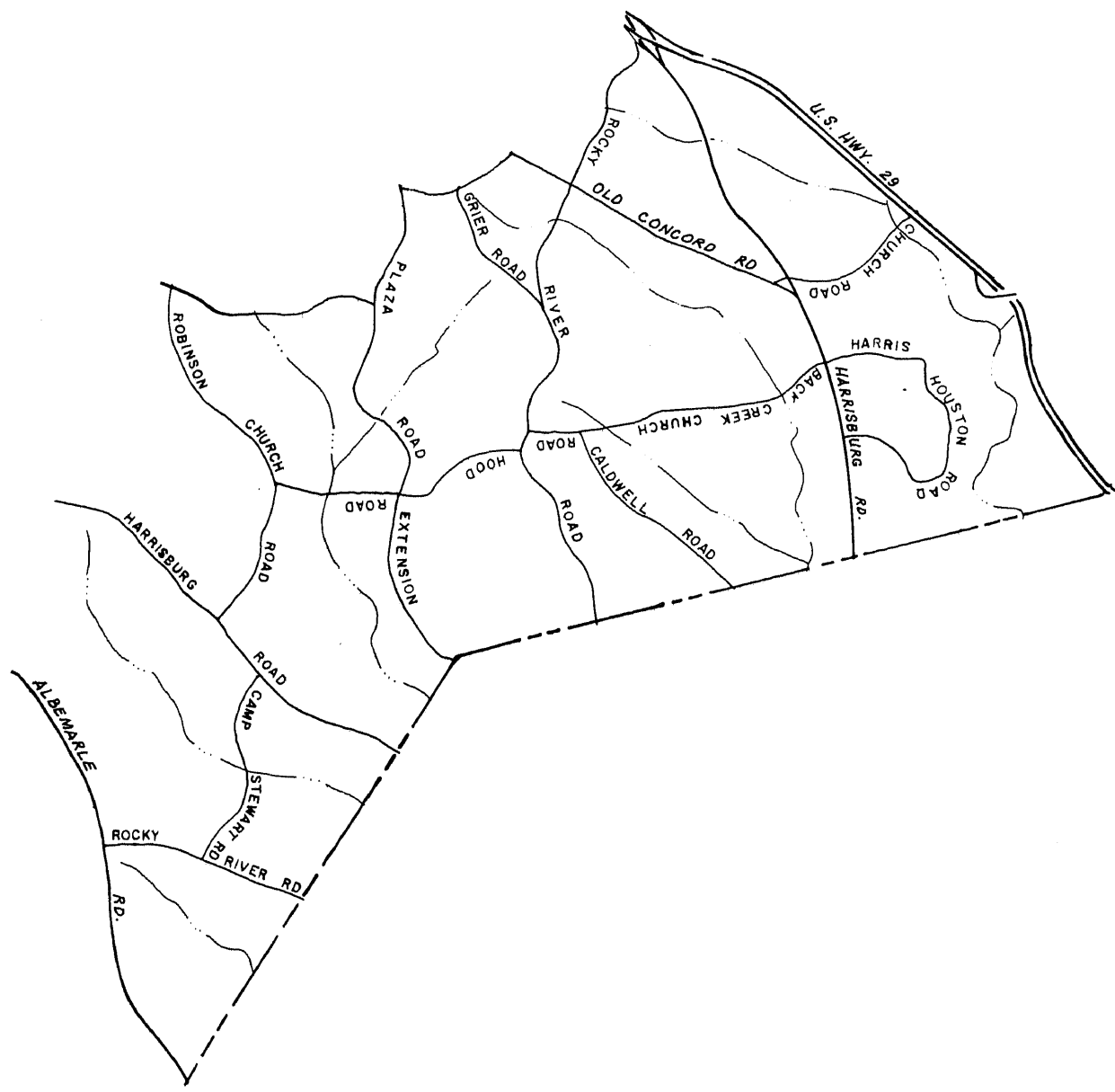
TABLE NO. 130. INDICATORS OF PHYSICAL QUALITY

NEIGHBORHOOD NAME: Crab Orchard/UNC-C
CENSUS TRACT NO.: 56

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
HOUSING QUALITY						
VALUE \$25,000	229	30.5	7908	20.6	15148	25.5
RENT \$200	0	0	1546	4.2	1846	4.4
MEDIAN VALUE	20700		16300		17400	
MEDIAN RENT	103		107		107	
ZONING EFFECT						
PERCENT OF TRACT ZONED RESIDENTIAL	18053*	83.6	81991*	90.6	286910*	89.6
PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	963	82.2	99613	90.2	116206	89.9
PERCENT OF TRACT ZONED BUSINESS	453*	2.1	2391*	2.6	9224*	2.9
PERCENT OF DWELLING UNITS ZONED BUSINESS	22	1.9	1789	1.6	2416	1.9
INDUSTRIAL ORIENTATION						
PERCENT OF LAND USE INDUSTRIAL	78*	.4	4150*	4.6	9219*	2.9
PERCENT OF TRACT ZONED INDUSTRIAL	1468*	6.8	3719*	4.1	13647*	4.3
PERCENT OF DWELLING UNITS ZONED INDUSTRIAL	118	10.1	1374	1.2	2300	1.8
DETERIORATION POTENTIAL						
VALUE \$10,000	156	20.7	5573	14.5	8742	14.7
RENT \$80	38	16.0	7085	19.4	8275	19.5
MEAN AGE OF DWELLING UNITS	17.4					
DWELLING UNITS 60 YEARS IN AGE	39	3.3	3673	3.3	4712	3.6
CROWDING INDEX						
PERCENT OF LAND USE VACANT/GOVERNMENTAL	19522*	90.4	49855*	55.1	254318*	79.4
PERCENT OF LAND USE RESIDENTIAL	1404*	6.5	30188*	33.4	46819*	14.6
POPULATION DENSITY	163		1700/sq. mi.		708/sq. mi.	
	*acres		*acres		*acres	



CRAAB ORCHARD/UNCC



Mint Hill • Clear Creek



census
tract
57.01

The Mint Hill/Clear Creek neighborhood area is the easternmost one in Mecklenburg County corresponding to the area within Census Tract 57.01. It is located to the east and south of the Crab Orchard/UNC-C area and is roughly that area between Albemarle Road to the north, Lawyers Road to the south, the Mecklenburg County boundary line to the east, and Wilson Grove Road to the west. The area covers a substantial amount of land, therefore it must be remembered that the characteristics discussed in regards to the neighborhood are general and do not allow for intra-tract differences.

Socio-economic characteristics in 1970 of the Mint Hill/Clear Creek area were somewhat below average as can be seen from Table 131. Income characteristics however, were above average as the median family income was \$10635. Poverty conditions were not widespread but were apparent as 5.0 percent of the resident population and 4.8 percent of the resident families were below the poverty level. Education characteristics were noticeably below the city-county average as only 40.9 percent of the adult population 25 years of age and older were high school graduates and only 12.7 percent had gone to college for one or more years. Educational deficiency was quite evident as 24.9 percent of the adult population had no high school education at all and 13.6 percent of the population between the ages of 16 and 21 had no high school education and were not attending school. The deficiency in college attendance was reflected in the occupational characteristics of the area. Only 18.4 percent of the employed population were employed in professional and managerial positions with 13.1 percent of the employed women employed

in these type positions. Furthermore, 6.7 percent of the employed population were employed in personal service occupations which are generally low paying. Overcrowded dwelling units were somewhat of a problem as 6.1 percent of all dwelling units had 1.01 or more persons per room (63 units) and 0.8 percent (8 units) had 1.51 or more persons per room. A good indication of high family stability was given by the fact that 92.2 percent of all children equal to or less than 18 years of age lived with both parents. The Mint Hill/Clear Creek area ranked medium low on the community-wide, relative index of socio-economic status.

Physical conditions in the Mint Hill/Clear Creek area in 1970 ranked medium high on the overall index of physical quality. Housing values were not extremely high as 16.4 percent of all owner-occupied dwelling units were valued at or above \$25000 and the median value was \$18300. The zoning configuration measured 91.5 percent of the tract zoned residential and 90.2 percent of all dwelling units zoned residential. There was a significant percentage of business zoning (6.3 percent) due to the business zoning in the community of Mint Hill. Industrial orientation was slight as only 0.3 percent of actual land use was for industrial purposes. Deterioration potential in this area was about average in terms of both housing value and age. Of all owner-occupied dwelling units, 16.4 percent were valued at or below \$10000 and of the rental units, 29.6 percent rented for or below \$80 per month. In terms of age, the mean age of all dwelling units was 18.1 years and 3.3 percent of all dwelling units were 60 years or over in age. The crowding index indicates the rural nature of this area as 90.7 percent of the land was vacant and the population density was quite low at 154 people per square mile. Only 8.5 percent of the land was used for residential purposes further indicating the rural nature of the tract.



MINT HILL / CLEAR CREEK

57.01

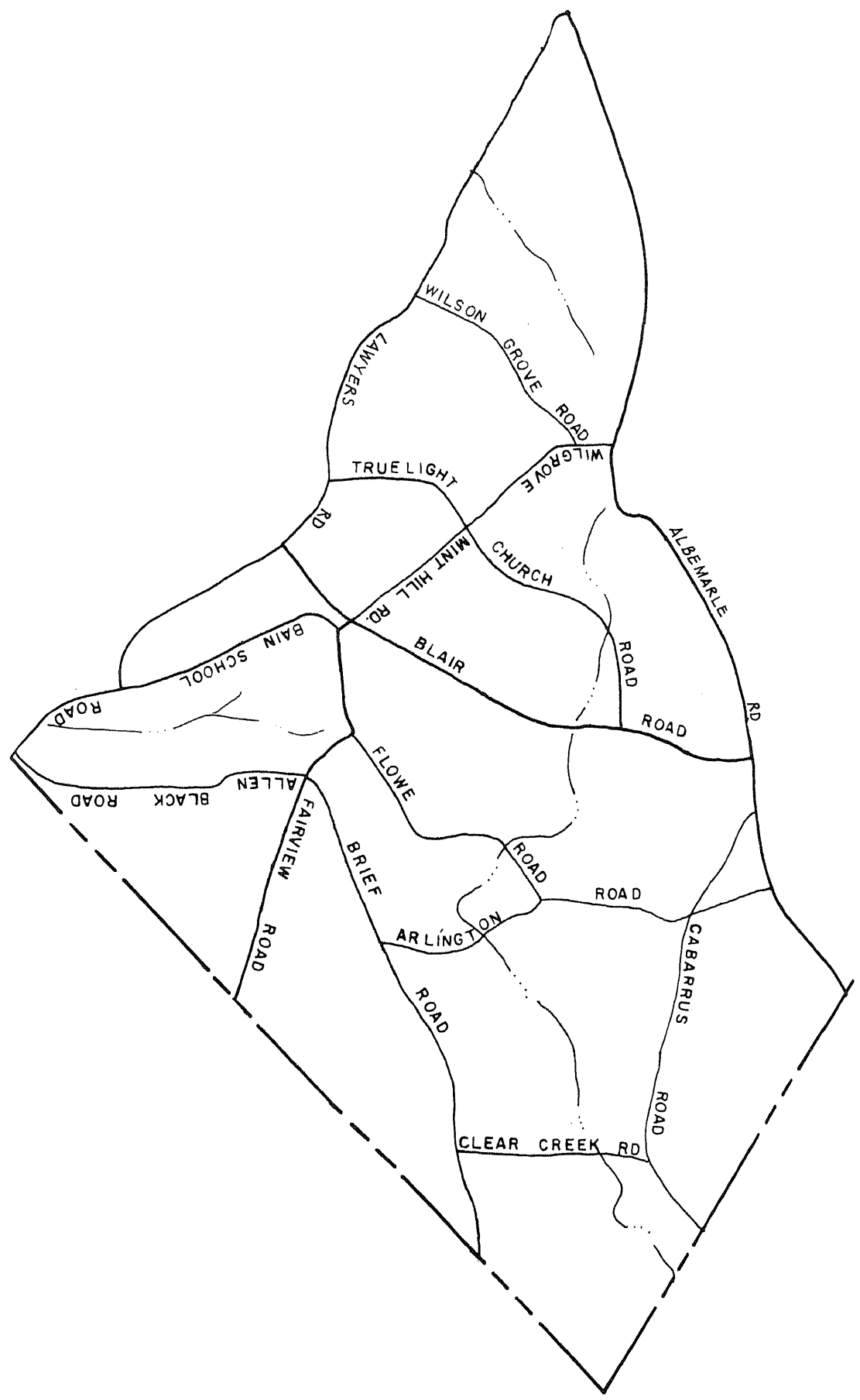


TABLE NO. 131. INDICATORS OF SOCIAL QUALITY

NEIGHBORHOOD NAME: Mint Hill/Clear Creek
CENSUS TRACT NO.: 57.01

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
POPULATION	TOTAL POPULATION	3526	241178	30.03	354656	23.8
	BLACK	83	72972	19.7	84254	31.1
	WHITE	3443	167287	.08	269129	.03
CHANGE IN POPULATION 1960-1970	% BLACK	-	-	.03	-	.01
	% BLACK	0				
	WHITE	0				
SOCIAL AND ECONOMIC RESOURCES						
INCOME	MEDIAN FAMILY INCOME (\$)	10635	9564	10136	12.1	53.6
	PEOPLE BELOW POVERTY LEVEL	171	35603	43487	22.2	22.2
	FAMILIES BELOW POVERTY LEVEL	44	6866	8522	16.0	16.0
	RATIO OF FAMILY INCOME TO POVERTY LEVEL	21			28.4	28.4
	FAMILIES RECEIVING PUBLIC ASSISTANCE					
EDUCATION	MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	11.2	12.1	12.1	12.1	53.6
	HIGH SCHOOL GRADUATES	773				22.2
	NO HIGH SCHOOL EDUCATION	470				16.0
	NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	39				16.0
	ONE OR MORE YEARS IN COLLEGE	239				28.4
OCCUPATION	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	267				24.6
	EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	98				.06
	FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	72				18.9
LIVING CONDITIONS	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	63	6231	.08	8385	.07
	SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	8	1517	.02	1988	.02
FAMILY STABILITY	STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS)	-	92.2	75.2	-	79.6
	CHANGE IN STABLE FAMILIES 1960-1970	-	1.5	.06	-	.05

TABLE NO. 132. INDICATORS OF PHYSICAL QUALITY

NEIGHBORHOOD NAME: Mint Hill/Clear Creek
CENSUS TRACT NO.: 57.01

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
HOUSING QUALITY	VALUE \$25,000	104	7908	20.6	15148	25.5
	RENT \$200	6	1546	4.2	1846	4.4
	MEDIAN VALUE MEDIAN RENT	18300 83	16300 107		17400 107	
ZONING EFFECT	PERCENT OF TRACT ZONED RESIDENTIAL	13739*	81991*	90.6	286910*	89.6
	PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	953	99613	90.2	116206	89.9
	PERCENT OF TRACT ZONED BUSINESS	946*	2391*	2.6	9224*	2.9
	PERCENT OF DWELLING UNITS ZONED BUSINESS	82	1789	1.6	2416	1.9
	INDUSTRIAL ORIENTATION					
PERCENT OF LAND USE INDUSTRIAL	PERCENT OF TRACT ZONED INDUSTRIAL	40*	4150*	4.6	9219*	2.9
	PERCENT OF DWELLING UNITS ZONED INDUSTRIAL	0	3719*	4.1	13647*	4.3
		0	1374	1.2	2300	1.8
DETERIORATION POTENTIAL	VALUE \$10,000	104	5573	14.5	8742	14.7
	RENT \$80	42	7085	19.4	8275	19.5
	MEAN AGE OF DWELLING UNITS	18.1				
	DWELLING UNITS 60 YEARS IN AGE	33	3673	3.3	4712	3.6
CROWDING INDEX						
	PERCENT OF LAND USE VACANT/GOVERNMENTAL	13620*	49855*	55.1	254318*	79.4
	PERCENT OF LAND USE RESIDENTIAL	1276*	30188*	33.4	46819*	14.6
	POPULATION DENSITY	154	1700/sq.mi.		708/sq.mi.	

*acres

*acres

*acres

Morning Star



census
tract
57.02

The Morning Star neighborhood area is located in southeastern Mecklenburg County and is delineated by the boundaries of Census Tract 57.02. The area is located in Mecklenburg County and is roughly that area between Lawyers Road to the northeast and Independence Boulevard to the southwest; between McAlpine Creek to the northwest and the Mecklenburg County boundary line to the southeast.

Socio-economic characteristics of Morning Star are stable but not extremely high on all of the predominant indicators of socio-economic status. The median family income was about average at \$10640 and poverty conditions were experienced by a significant percentage of the population. Of the resident population and families, 7.9 percent and 7.2 percent, respectively, were below the poverty level. Education characteristics were somewhat below average as 50.4 percent of the adult population 25 years of age and older were high school graduates and only 15.3 percent had gone to college for one or more years. These two statistics, along with the number of those that did not attend high school, resulted in a median number of school years completed of 12.0 years. Educational deficiency was about average as 23.0 percent of the adult population had no high school education and 10.3 percent of the population between the ages of 16 and 21 had no high school education and were not attending school. Occupational characteristics indicate that 21.6 percent of the employed population in 1970 were employed in professional and managerial positions and that 9.4 percent were employed in personal service occupations. Overcrowded dwelling units existed on a small scale as 5.7 percent of all dwelling units had 1.01 or more persons per room (58 units) and 0.7 percent

(7 units) had 1.51 or more persons per room. Of all children 18 years of age and younger, 88.5 percent lived with both parents indicating a relatively high degree of family stability. Morning Star ranked medium of the overall, relative index of socio-economic status.

Physical conditions were relatively high in Morning Star in 1970 as the data in Table 134 indicates. Housing values were above average as 21.8 percent of all owner-occupied dwelling units were valued at or above \$25000 with a median value of \$19700. The zoning configuration in Morning Star was quite conducive to residential activities as 97.6 percent of the tract was zoned residential and 97.4 percent of the dwelling units were zoned residential. Only 0.6 percent of the tract was zoned business and only 11 dwelling units were under business zoning. Industrial orientation was very low as no land was zoned industrial and only 0.2 percent of the land (22 acres) was engaged in industrial activities. The potential for deterioration of the residential structures was about average in terms of housing values and age. Of all owner-occupied dwelling units, 9.7 percent were valued at or below \$10000 and of the rental units, 28.0 percent rented for or less than \$80 per month. The mean age of all dwelling units was 15.0 years and 3.1 percent (38 units) were greater than or equal to 60 years in age. The crowding index indicates that Morning Star was very much like the rest of the county tracts on this dimension. An overwhelming 85.1 percent of the land was vacant in 1970 and the population density was only 192 people per square mile. Morning Star ranked high on the overall index of physical quality.



MORNING STAR

57.02

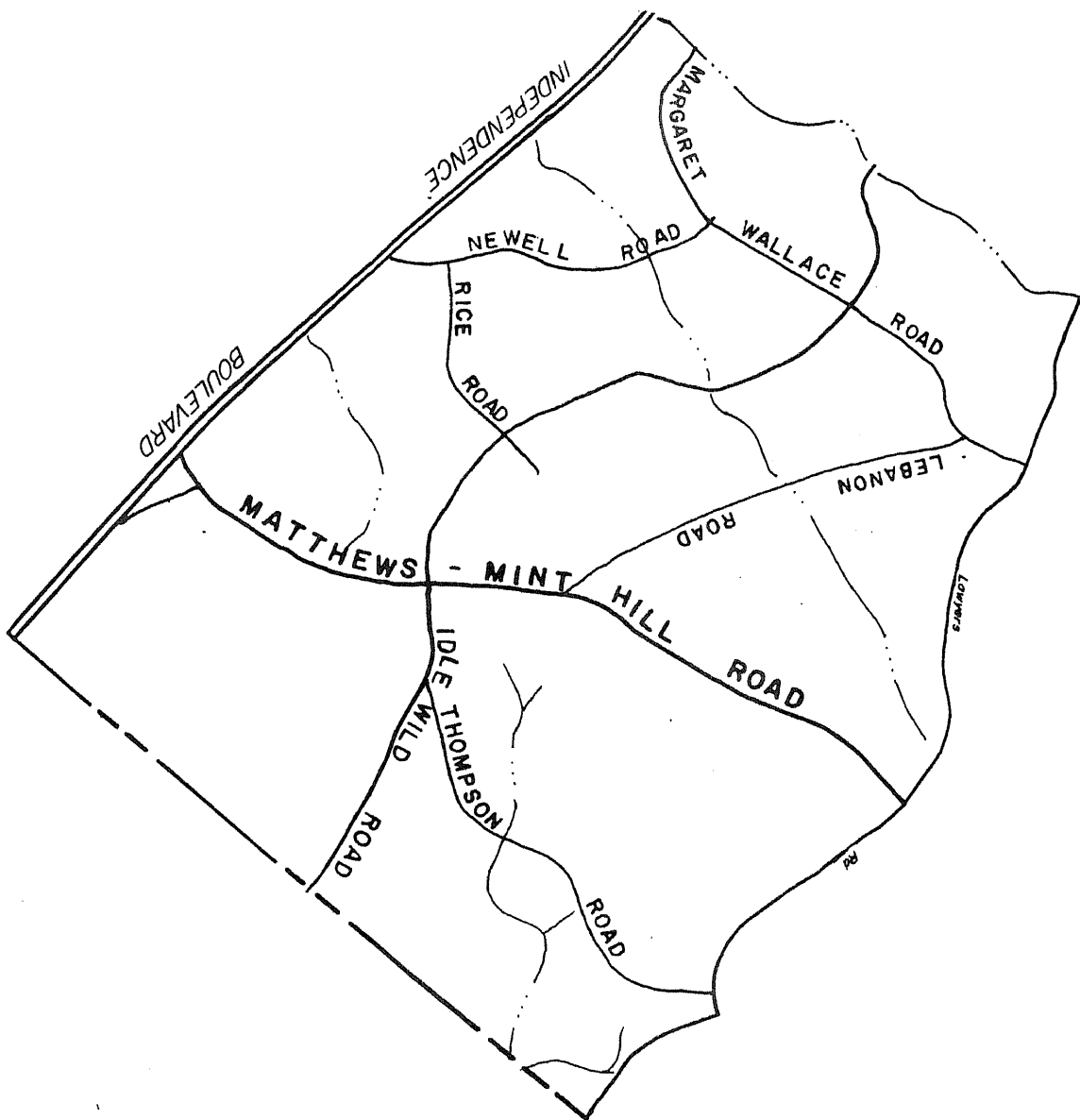


TABLE NO. 133. INDICATORS OF SOCIAL QUALITY

NEIGHBORHOOD NAME: Morning Star
CENSUS TRACT NO.: 57.02

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
POPULATION	TOTAL POPULATION	3606	241178	30.03	354656	23.8
	BLACK	126	72972	19.7	84254	31.1
	WHITE	3453	167287	.08	269129	.03
CHANGE IN POPULATION 1960-1970						
% BLACK	-	61.4	-	.03	-	.01
% WHITE	0	0				
SOCIAL AND ECONOMIC RESOURCES						
INCOME	MEDIAN FAMILY INCOME (\$)	10640	9564	14.8	10136	12.3
	PEOPLE BELOW POVERTY LEVEL	293	35603	11.2	43487	9.4
	FAMILIES BELOW POVERTY LEVEL	72	6866	47.4	8522	50.5
	RATIO OF FAMILY INCOME TO POVERTY LEVEL FAMILIES RECEIVING PUBLIC ASSISTANCE	4	.4	4.5		3.6
EDUCATION	MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	12.0	12.1	53.5	12.1	53.6
	HIGH SCHOOL GRADUATES	987		22.8		22.2
	NO HIGH SCHOOL EDUCATION	451		17.2		16.0
	NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	32		29.2		28.4
	ONE OR MORE YEARS IN COLLEGE	299				
OCCUPATION	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	355		24.7		24.6
	EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	155		.07		.06
	FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	100		19.2		18.9
LIVING CONDITIONS	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	58	6231	.08	8385	.07
	SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	7	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. 134. INDICATORS OF PHYSICAL QUALITY

NEIGHBORHOOD NAME: Morning Star
CENSUS TRACT NO.: 57.02

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
HOUSING QUALITY	VALUE \$25,000	137	7908	20.6	15148	25.5
	RENT \$200	0	1546	4.2	1846	4.4
	MEDIAN VALUE	19600	16300		17400	
MEDIAN RENT	97	107		107		
ZONING EFFECT						
PERCENT OF TRACT ZONED RESIDENTIAL	11084*	97.6	81991*	90.6	286910*	89.6
PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	1189	97.4	99613	90.2	116206	89.9
PERCENT OF TRACT ZONED BUSINESS	68*	.6	2391*	2.6	9224*	2.9
PERCENT OF DWELLING UNITS ZONED BUSINESS	11	.9	1789	1.6	2416	1.9
INDUSTRIAL ORIENTATION						
PERCENT OF LAND USE INDUSTRIAL	22*	.2	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	61	9.7	5573	14.5	8742	14.7
RENT \$80	33	28.0	7085	19.4	8275	19.5
MEAN AGE OF DWELLING UNITS	15.0					
DWELLING UNITS 60 YEARS IN AGE	38	3.1	3673	3.3	4712	3.6
CROWDING INDEX						
PERCENT OF LAND USE VACANT/GOVERNMENTAL	9665*	85.1	49855*	55.1	254318*	79.4
PERCENT OF LAND USE RESIDENTIAL	1204*	10.6	30188*	33.4	46819*	14.6
POPULATION DENSITY	192		1700/sq.mi.		708/sq.mi.	
	*acres		*acres		*acres	

Matthews



census
tract
58.01

The Matthews neighborhood area is located in southeastern Mecklenburg County and is delineated by the boundaries of Census Tract 58.01 for the purposes of this study. It is predominantly in the county and lies roughly between Independence Boulevard to the northeast and Providence Road to the southwest; McAlpine Creek to the northwest and the Mecklenburg County line to the southeast. The Town of Matthews is in this area and has experienced somewhat of a growth spurt in recent years. The area is beginning to feel the pressures of urban residential sprawl from Charlotte to the northwest.

Socio-economic conditions in the Matthews area were stable but not very high in 1970. The median family income was \$10056 which was very close to the county average of \$10136 (Table 135). Poverty conditions were evident in a small segment of the population as 8.0 percent of the resident population and 6.5 percent of the resident families were below the poverty level. Furthermore, 2.6 percent of all families were receiving public assistance in 1970 (22 families). Education characteristics were slightly below average when compared to Charlotte-Mecklenburg. The median number of school years completed was 12.0 years. Forty-nine and eight-tenths percent of the adult population 25 years in age and over were high school graduates and 26.5 percent had attended college for one or more years. Educational deficiency was higher than average in 1970 as 28.0 percent of the adult population had no high school education and 24.7 percent of the population between the ages of 16 and 21 had no high school and were not attending school. Occupational characteristics were higher in the Matthews area probably

due to the existence of the Town of Matthews itself. There was an above average percentage of the employed population in generally high paying jobs as 26.4 percent were employed in professional and managerial positions. The percentage of the employed population in generally low paying jobs was below average as 10.2 percent were employed in personal service positions. Overcrowded dwelling units were quite noticeable in this area as 7.4 percent of all dwelling units had 1.01 or more persons per room and 2.2 percent had 1.51 or more persons per room. Of all children 18 years in age and younger, 83.8 percent lived with both parents (as an indication of family stability) which was an increase of 13.7 percent from 1960. Matthews ranked medium on the overall, relative index of socio-economic status.

Physical conditions in the Matthews area were quite sound in 1970 on the majority of the primary dimensions of physical quality. Housing values were above average as 36.2 percent of all owner-occupied dwelling units were valued at or above \$25000 with a median value of \$19300. The data on zoning in Table 58.01 does not include the Town of Matthews who administers its own zoning. Residential zoning was quite low as only 79.0 percent of the tract was zoned for residential activities. Industrial orientation in the Matthews area consisted of 2.2 percent of the tract zoned industrial and only 1.2 percent actually used for industrial activities. The deterioration potential of the residential structures in the area was quite high in terms of both housing value and age. In terms of value, 18.5 percent of all owner-occupied dwelling units were valued at or below \$10000 and 29.2 percent of all renter-occupied units rented for or less than \$80 per month. In terms of housing age, the mean age was 22.6 years with 7.7 percent of all dwelling units (87 units) 60 years or over in age. The crowding index reflects the rural character of the Matthews area as 89.7 percent of the land was

vacant and the population density was only 155 people per square mile in 1970. The Matthews area ranked medium high on the overall relative index of physical quality.

TABLE NO. 135. INDICATORS OF SOCIAL QUALITY

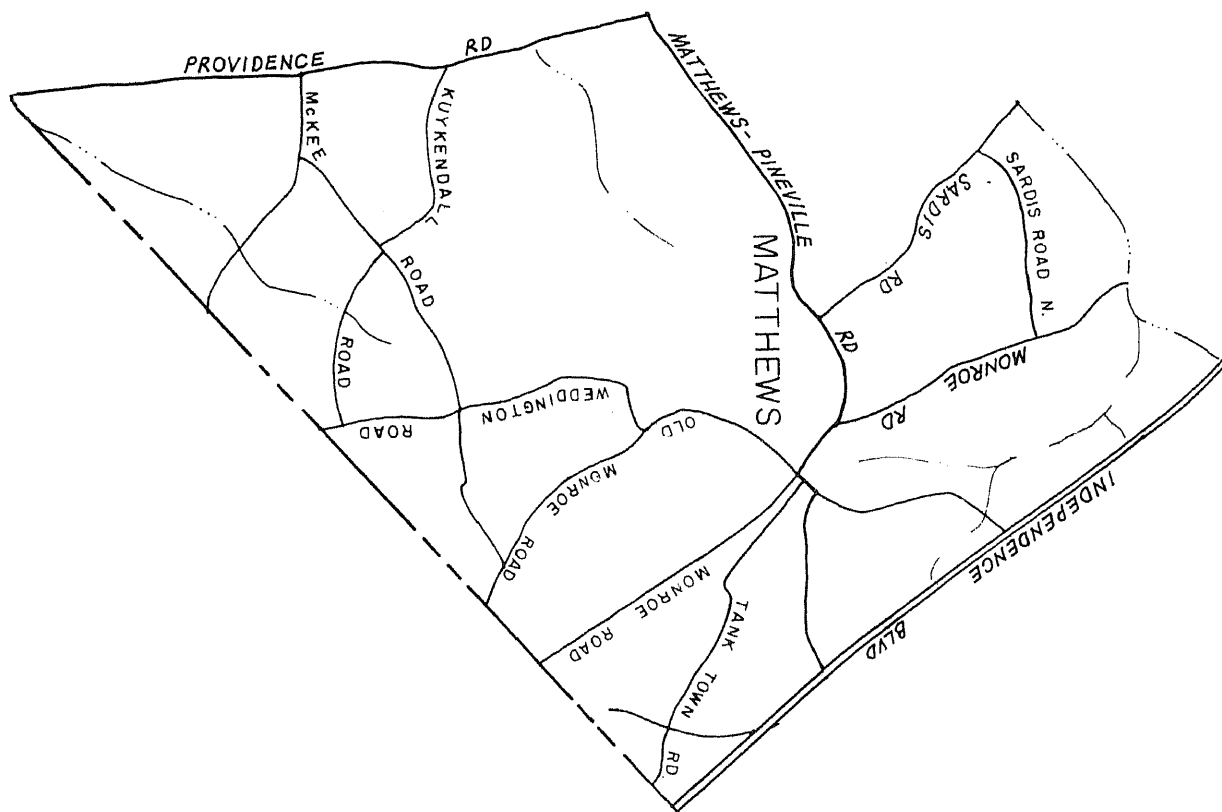
NEIGHBORHOOD NAME: Matthews
CENSUS TRACT NO.: 58.01

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
POPULATION	TOTAL POPULATION	3167	241178		354656	23.8
	BLACK	322	72972	30.03	84254	31.1
	WHITE	2822	167287	19.7	269129	.03
CHANGE IN POPULATION 1960-1970						
% BLACK		- 67.1		-		-
% WHITE		0		.08		.01
SOCIAL AND ECONOMIC RESOURCES						
INCOME	MEDIAN FAMILY INCOME (\$)	10056	9564	10136	12.1	53.6
	PEOPLE BELOW POVERTY LEVEL	243	35603	14.8	43487	22.2
	FAMILIES BELOW POVERTY LEVEL	52	6866	11.2	8522	16.0
	RATIO OF FAMILY INCOME TO POVERTY LEVEL	21		47.4		50.5
	FAMILIES RECEIVING PUBLIC ASSISTANCE			4.5		3.6
			% Adults 25 Yrs +			
EDUCATION	MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	12.0	12.1		12.1	53.6
	HIGH SCHOOL GRADUATES	843		53.5		22.2
	NO HIGH SCHOOL EDUCATION	474		22.8		16.0
	NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	77		17.2		28.4
	ONE OR MORE YEARS IN COLLEGE	448		29.2		
OCCUPATION	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	355		24.7		24.6
	EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	137		.07		.06
	FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	120		19.2		18.9
			% All DU's in N'Hood			
LIVING CONDITIONS	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	72	6231	.08	8385	.07
	SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	21	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. 136. INDICATORS OF PHYSICAL QUALITY

NEIGHBORHOOD NAME: Matthews
 CENSUS TRACT NO.: 58.01

	Census Tract		City		City & County		
	Quantity	Percent	Quantity	Percent	Quantity	Percent	
HOUSING QUALITY	VALUE \$25,000	199	36.2	7908	20.6	15148	25.5
	RENT \$200	9	5.1	1546	4.2	1846	4.4
	MEDIAN VALUE MEDIAN RENT	19300 92		16300 107		17400 107	
ZONING EFFECT	PERCENT OF TRACT ZONED RESIDENTIAL	9943*	79.0	81991*	90.6	286910*	89.6
	PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	882	78.3	99613	90.2	116206	89.9
	PERCENT OF TRACT ZONED BUSINESS	126*	1.0	2391*	2.6	9224*	2.9
	PERCENT OF DWELLING UNITS ZONED BUSINESS	28	2.5	1789	1.6	2416	1.9
INDUSTRIAL ORIENTATION	PERCENT OF LAND USE INDUSTRIAL	156*	1.2	4150*	4.6	9219*	2.9
	PERCENT OF TRACT ZONED INDUSTRIAL	277*	2.2	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	102	18.5	5573	14.5	8742	14.7
	RENT \$80	52	29.2	7085	19.4	8275	19.5
	MEAN AGE OF DWELLING UNITS	22.6		3673	3.3	4712	3.6
	DWELLING UNITS 60 YEARS IN AGE	87	7.7				
CROWDING INDEX	PERCENT OF LAND USE VACANT/GOVERNMENTAL	11290*	89.7	49855*	55.1	254318*	79.4
	PERCENT OF LAND USE RESIDENTIAL	944*	7.5	30188*	33.4	46819*	14.6
	POPULATION DENSITY	155		1700/sq.mi.		708/sq.mi.	
		*acres		*acres		*acres	



MATTHEWS

58.01

Pineville•Providence



census
tract
58.02

The Pineville/Providence neighborhood is at the southernmost tip of the county, extending south from the Matthews-Pineville Road (Highway 51). In 1970, the census tract had very little development at all. Both the physical and socio-economic quality were calibrated to be medium low. Since then, however, construction has begun on two large planned unit developments. The first, Raintree, is a development of homes from \$30,000 (original price). The second, Walden, has homes from \$35,000. Walden also will include a large shopping center and office space. All of this has happened on the north end of the census tract, but has been of sufficient magnitude to alter the physical and socio-economic quality upwards at least two increments (estimate).

The Town of Pineville has also reaped the repercussions of speculation. Recently, plans were announced for a large shopping complex in the town that will increase the pressures for urbanization in that part of the tract.

Urbanization has not gone unnoticed by the native residents. A growing support for more controlled growth has been simmering for quite some time, coming to a head when another developer announces plans for the area. The Comprehensive Plan has called for a termination of development just below the present boundaries of the Raintree and Walden PUD's. When this tract is more fully developed, a more stable and comprehensive neighborhood analysis can be done.

TABLE NO. 137. INDICATORS OF SOCIAL QUALITY
 NEIGHBORHOOD NAME: Pineville/Providence
 CENSUS TRACT NO.: 58.02

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
POPULATION	TOTAL POPULATION	4061	241178	30.03	354656	23.8
	BLACK	1093	72972	19.7	84254	31.1
	WHITE	2965	167287	.08	269129	.03
CHANGE IN POPULATION 1960-1970	% BLACK	-	-	.03	-	.01
	% BLACK	0				
	WHITE	0				
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	8230	9564	10136	12.3	
		568	35603	43487	9.4	
		113	6866	8522	50.5	
		27			3.6	
			% Adults 25 Yrs +			
		10.1	12.1	12.1	53.6	
		613	28.5	53.5	22.2	
		820	38.1	22.8	16.0	
		82	20.2	17.2	28.4	
		270	12.6	29.2		
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		% All Emp in N'Hood			
		248	15.2	24.7	24.6	
		329	20.1	.07	.06	
		84	13.0	19.2	18.9	
OCCUPATION	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING) EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING) FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS		% All DU's in N'Hood			
		155	13.8	.08	.07	
		55	4.9	.02	.02	
LIVING CONDITIONS	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM) SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)		% Families in N'Hood			
		75.3	75.2	.06	79.6	
FAMILY STABILITY	STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS) CHANGE IN STABLE FAMILIES 1960-1970					
		2.2			.05	

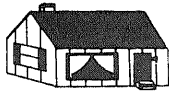
TABLE NO. 138. INDICATORS OF PHYSICAL QUALITY

NEIGHBORHOOD NAME: Pineville/Providence
 CENSUS TRACT NO.: 58.02

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
HOUSING QUALITY	VALUE \$25,000	49	7908	20.6	15148	25.5
	RENT \$200	0	1546	4.2	1846	4.4
	MEDIAN VALUE	11500	16300		17400	
MEDIAN RENT	87	107		107		
ZONING EFFECT	PERCENT OF TRACT ZONED RESIDENTIAL	20596*	81991*	90.6	286910*	89.6
	PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	1103	99613	90.2	116206	89.9
	PERCENT OF TRACT ZONED BUSINESS	745*	2391*	2.6	9224*	2.9
	PERCENT OF DWELLING UNITS ZONED BUSINESS	90	1789	1.6	2416	1.9
INDUSTRIAL ORIENTATION	PERCENT OF LAND USE INDUSTRIAL	407*	4150*	4.6	9219*	2.9
	PERCENT OF TRACT ZONED INDUSTRIAL	1764*	3719*	4.1	13647*	4.3
	PERCENT OF DWELLING UNITS ZONED INDUSTRIAL	167	1374	1.2	2300	1.8
DETERIORATION POTENTIAL	VALUE \$10,000	198	5573	14.5	8742	14.7
	RENT \$80	168	7085	19.4	8275	19.5
	MEAN AGE OF DWELLING UNITS	26.6	3673	3.3	4712	3.6
	DWELLING UNITS 60 YEARS IN AGE	94				
CROWDING INDEX	PERCENT OF LAND USE VACANT/GOVERNMENTAL	23105*	49855*	55.1	254318*	79.4
	PERCENT OF LAND USE RESIDENTIAL	919*	30188*	33.4	46819*	14.6
	POPULATION DENSITY	111	1700/sq.mi.		708/sq.mi.	
		*acres	*acres		*acres	

Berryhill•Steele Creek

census
tract
59



The Berryhill/Steele Creek neighborhood area is in southwestern Mecklenburg County and is delineated by the boundaries of Census Tract 59. The area is entirely under the jurisdiction of Mecklenburg County and is roughly that area between Interstate 85 to the north, the Mecklenburg County boundary line to the south; between a combination of Little Rock Road, Wallace Neal Road, York Road, Arrowood Road and Nations Ford Road to the east and the Catawba River to the west.

In terms of socio-economic conditions, the Berryhill/Steele Creek area was very close to the average on all of the primary indicators of socio-economic status. The median family income was \$10627 with poverty conditions evident in a small segment of the population. Of the resident population, 9.1 percent were below the poverty level and of the resident families, 6.6 percent were below the poverty level with 0.9 percent receiving public assistance. Education characteristics of the area were slightly below average with 48.8 percent of the adult population 25 years in age and over high school graduates and only 21.0 percent attending college for one or more years. Deficiency in education was higher than the average for Charlotte-Mecklenburg in 1970 with 24.8 percent of the adult population having no high school education and 20.4 percent of the population between the ages of 16 and 21 having no high school education and were not attending school. The lower than average education characteristics were reflected again in the occupation characteristics as 19.1 percent of the employed population were employed in professional and managerial positions with 11.8 percent employed

in personal service occupations. Overcrowded dwelling units were substantially more evident in the area as 7.3 percent of all dwelling units had 1.01 or more persons per room and 2.1 percent had 1.51 or more persons per room. Of all children 18 years old and younger, 88.8 percent lived with both parents which is an indication of high family stability. Berryhill/Steele Creek ranked medium on the community-wide index of socio-economic status.

Physical characteristics of Berryhill/Steele Creek were stable in 1970 and close to the city-county average on the majority of the primary indicators of physical quality. Housing values were slightly above average as 27.3 percent of all owner-occupied dwelling units were valued at or above \$25000 with a median value of \$19700. The zoning configuration was also quite close to the city-county average as 88.0 percent of the dwelling units were zoned residential. The percentage of business zoning was 2.9 percent and the percentage of dwelling units zoned business was also 2.9 percent. Industrial orientation was above average as 8.2 percent of the tract was zoned for industrial purposes and 5.6 percent of the tract was actually used for industrial activities. Deterioration potential of the residential structures was also above average both in terms of housing value and age. In terms of housing value, 18.7 percent of all owner-occupied dwelling units were valued at or below \$10000 and 20.6 percent of all renter-occupied units rented for \$80 per month or less. In terms of housing age, the mean age was 20.7 years with 4.2 percent of all dwelling units (100 units) 60 years in age or older. The crowding index reflects the rural nature of the land as 88.0 percent of the land was vacant in 1970 and the population density was quite low at 107 people per square mile. The Berryhill/Steele Creek area also ranked medium on the overall, relative index of physical quality.

The Berryhill/Steele Creek neighborhood has been subjected to many diversified

types of pressure which have a great amount of influence on the neighborhood's physical and socio-economic quality. To the south of the neighborhood lies the largest concentration of new industrial development in the county. Concern has been expressed over further encroachment to the north of the industrial zoning. In the northeastern sector of the neighborhood are located the main flight paths from the runways of the ever-expanding Douglas Municipal Airport. Airports are always a cause for major concern among adjacent residents. Thirdly, the neighborhood feels threatened by the preponderance of proposed roadways within the community (Steele Creek, the Outer Belt, the Airport Parkway and Highway 74). Measures are being taken by the government to protect the quality of life in the Berryhill/Steele Creek area. Among the measures are a major natural preserve, acquisition of the land affected by the noise cones, and proposed zoning protection. Careful consideration should be given to any further development in the area in order to preserve the quality of life.

TABLE NO. 139. INDICATORS OF SOCIAL QUALITY

NEIGHBORHOOD NAME: Berryhill/Steele Creek
 CENSUS TRACT NO.: 59

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
POPULATION	TOTAL POPULATION	6926	241178	30.03	354656	23.8
	BLACK	681	72972	19.7	84254	31.1
	WHITE	6235	167287	.08	269129	.03
CHANGE IN POPULATION 1960-1970						
% BLACK		48.3		.03		.01
% WHITE		61.6				
SOCIAL AND ECONOMIC RESOURCES						
INCOME	MEDIAN FAMILY INCOME (\$)	10627	9564	14.8	10136	12.3
	PEOPLE BELOW POVERTY LEVEL	644	35603	11.2	43487	9.4
	FAMILIES BELOW POVERTY LEVEL	127	6866	47.4	8522	50.5
	RATIO OF FAMILY INCOME TO POVERTY LEVEL	17		4.5		3.6
	FAMILIES RECEIVING PUBLIC ASSISTANCE					
EDUCATION	MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	11.9	12.1	53.5	12.1	53.6
	HIGH SCHOOL GRADUATES	1869		22.2		22.2
	NO HIGH SCHOOL EDUCATION	950		17.2		16.0
	NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	148		29.2		28.4
	ONE OR MORE YEARS IN COLLEGE	803				
OCCUPATION	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	605		24.7		24.6
	EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	372		.07		.06
	FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	183		19.2		18.9
	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	152	6231	.08	8385	.07
	SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	40	1517	.02	1988	.02
LIVING CONDITIONS	STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS)			75.2		79.6
	CHANGE IN STABLE FAMILIES 1960-1970			.06		.05
FAMILY STABILITY						

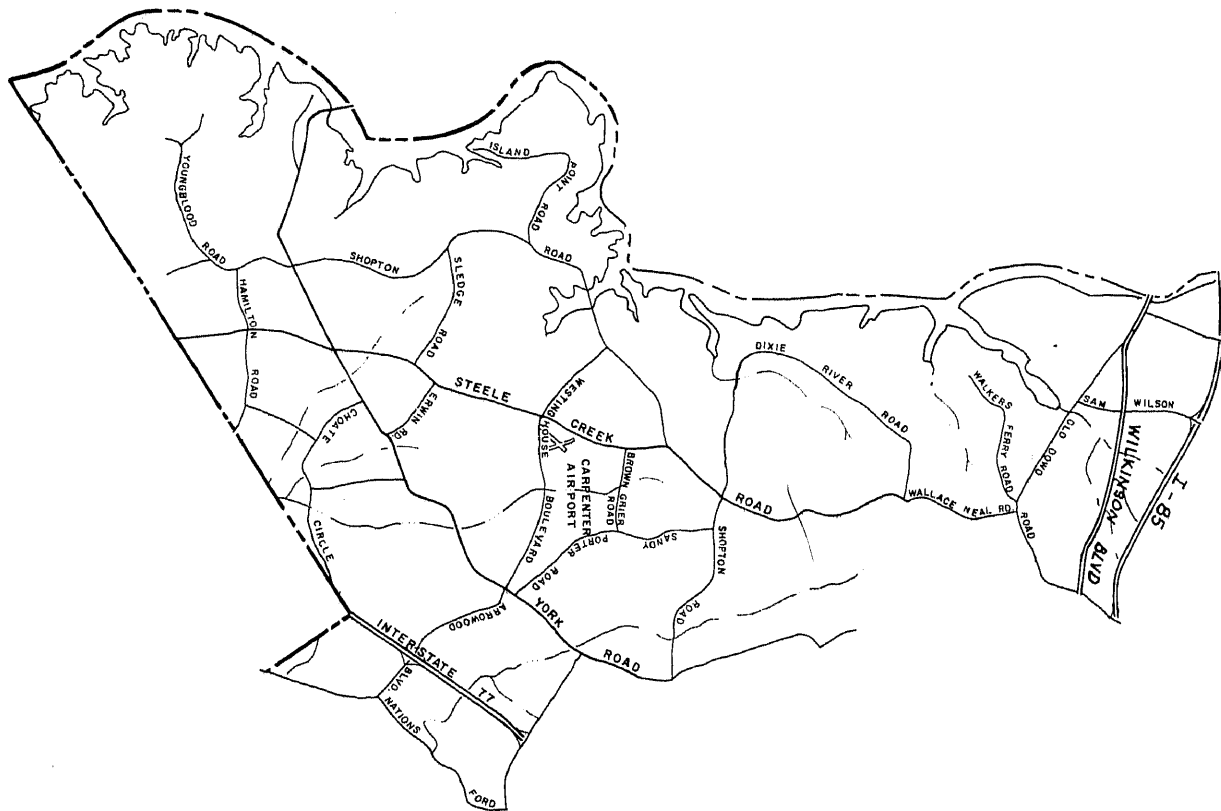
TABLE NO. 140. INDICATORS OF PHYSICAL QUALITY

NEIGHBORHOOD NAME: Berryhill/Steele Creek
 CENSUS TRACT NO.: 59

	Census Tract		City		City & County		
	Quantity	Percent	Quantity	Percent	Quantity	Percent	
HOUSING QUALITY	VALUE \$25,000	305	27.3	7908	20.6	15148	25.5
	RENT \$200	0	0	1546	4.2	1846	4.4
	MEDIAN VALUE	19200		16300		17400	
	MEDIAN RENT	113		107		107	
ZONING EFFECT							
PERCENT OF TRACT ZONED RESIDENTIAL	32856*	88.0	81991*	90.6	286910*	89.6	
PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	2147	90.0	99613	90.2	116206	89.9	
PERCENT OF TRACT ZONED BUSINESS	1083*	2.9	2391*	2.6	9224*	2.9	
PERCENT OF DWELLING UNITS ZONED BUSINESS	69	2.9	1789	1.6	2416	1.9	
INDUSTRIAL ORIENTATION							
PERCENT OF LAND USE INDUSTRIAL	2080*	5.6	4150*	4.6	9219*	2.9	
PERCENT OF TRACT ZONED INDUSTRIAL	3062*	8.2	3719*	4.1	13647*	4.3	
PERCENT OF DWELLING UNITS ZONED INDUSTRIAL	124	5.2	1374	1.2	2300	1.8	
DETERIORATION POTENTIAL							
VALUE \$10,000	209	18.7	5573	14.5	8742	14.7	
RENT \$80	75	20.6	7085	19.4	8275	19.5	
MEAN AGE OF DWELLING UNITS	20.7		3673		4712		
DWELLING UNITS 60 YEARS IN AGE	100	4.2		3.3		3.6	
CROWDING INDEX							
PERCENT OF LAND USE VACANT/GOVERNMENTAL	32856*	88.0	49855*	55.1	254318*	79.4	
PERCENT OF LAND USE RESIDENTIAL	2091*	5.7	30188*	33.4	46819*	14.6	
POPULATION DENSITY	107		1700/sq.mi.		708/sq.mi.		
	*acres		*acres		*acres		

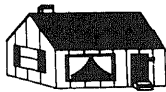


BERRYHILL/STEELE CREEK



Coulwood•Paw Creek

census
tract
60



The Coulwood/Paw Creek neighborhood area is located in western Mecklenburg County and corresponds to the area within Census Tract 60. The area is located entirely outside of the city and is roughly defined by N. C. Highway 16 to the north, Interstate 85 to the south, Little Rock Road to the east and the Catawba River to the west.

Socio-economic characteristics of Coulwood/Paw Creek were not extremely high in 1970 on most of the predominant indicators of S.E.S. The median family income was \$10747 which was just above the city-county average (Table 141). Poverty conditions existed to a degree as 8.7 percent of the resident population and 7.9 percent of the resident families were below the poverty level. Education characteristics were below average with the median number of school years completed being 11.3 years. Only 43.1 percent of the adult population 25 years in age and over, were high school graduates with 17.4 percent attending college for one or more years. Educational deficiency was also a problem as 28.4 percent of the adult population had no high school education and 18.1 percent of the population between the ages of 16 and 21 had no high school education and were not attending school. The below average education characteristics are reflected again in the occupational characteristics as 19.2 percent of the employed population were employed in professional and managerial occupations with the percentage of women in professional and managerial positions being 16.5 percent. Personal services employment measured 10.4 percent of the labor force. Overcrowded dwelling units were somewhat of a problem as 9.6 percent of all dwelling units had 1.01 or more persons per room and

2.4 percent had 1.51 or more persons per room. The Coulwood/Paw Creek area ranked medium on the community-wide index of socio-economic status and will probably maintain this ranking for some time to come.

Physical characteristics of the Coulwood/Paw Creek area generally correspond to the socio-economic characteristics as both were somewhat medium in 1970. Housing values were very close to the city-county average with 23.8 percent of all owner-occupied dwelling units valued at or above \$25000. The median value was \$17700. The zoning configuration was quite conducive to residential activities as 90.3 percent of the tract was zoned residential and 89.3 percent of all dwelling units were zoned residential. The percentage of business zoning was about average also as 2.4 percent of the tract was zoned business and 2.4 percent of all dwelling units were zoned business. Industrial orientation was noticeably above the average as 6.4 percent of the tract was zoned for industrial activities and 8.0 percent was engaged in actual industrial activities. Deterioration potential was somewhat high especially in terms of housing value. Of all owner-occupied dwelling units, 25.9 percent were valued at or below \$25000 and of all renter-occupied dwelling units, 36.5 percent rented for or below \$80 per month. Housing age was not extremely high as the mean age was 18.0 years with 1.7 percent of all dwelling units 60 years or older in age. The crowding index indicated the rural nature of the land as 74.8 percent of the tract was vacant and the population density was only 425 people per acre. The Coulwood/Paw Creek area ranked medium on the overall, relative index of physical quality.



COULWOOD/PAW CREEK

60



TABLE NO. 141. INDICATORS OF SOCIAL QUALITY

NEIGHBORHOOD NAME: Coulwood/Paw Creek
CENSUS TRACT NO.: 60

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
POPULATION	TOTAL POPULATION	9208	241178	30.03	354656	23.8
	BLACK	1007	72972	19.7	84254	31.1
	WHITE	8168	167287	.08	269129	.03
CHANGE IN POPULATION 1960-1970						
% BLACK		- 30.1		-		-
% WHITE		56.9		.03		.01
SOCIAL AND ECONOMIC RESOURCES						
INCOME	MEDIAN FAMILY INCOME (\$)	10747	9564	10136	12.1	53.6
	PEOPLE BELOW POVERTY LEVEL	803	35603	14.8	43487	22.2
	FAMILIES BELOW POVERTY LEVEL	190	6866	11.2	8522	9.4
	RATIO OF FAMILY INCOME TO POVERTY LEVEL	40		47.4		50.5
	FAMILIES RECEIVING PUBLIC ASSISTANCE			4.5		3.6
EDUCATION	MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	11.3	12.1	53.5	12.1	24.6
	HIGH SCHOOL GRADUATES	2091		22.8		22.2
	NO HIGH SCHOOL EDUCATION	1379		17.2		16.0
	NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	199		29.2		28.4
	ONE OR MORE YEARS IN COLLEGE	851				
OCCUPATION	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	772		24.7		24.6
	EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	418		.07		.06
	FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	253		19.2		18.9
LIVING CONDITIONS	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	254	6231	.08	8385	.07
	SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	62	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. 142. INDICATORS OF PHYSICAL QUALITY

NEIGHBORHOOD NAME: Coulwood/Paw Creek
CENSUS TRACT NO.: 60

	Census Tract		City		City & County		
	Quantity	Percent	Quantity	Percent	Quantity	Percent	
HOUSING QUALITY	VALUE \$25,000	442	23.8	7908	20.6	15148	25.5
	RENT \$200	0	0	1546	4.2	1846	4.4
	MEDIAN VALUE	17700		16300		17400	
	MEDIAN RENT	85		107		107	
ZONING EFFECT							
	PERCENT OF TRACT ZONED RESIDENTIAL	12149*	90.3	81991*	90.6	286910*	89.6
	PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	2630	89.4	99613	90.2	116206	89.9
	PERCENT OF TRACT ZONED BUSINESS	323*	2.4	2391*	2.6	9224*	2.9
	PERCENT OF DWELLING UNITS ZONED BUSINESS	70	2.4	1789	1.6	2416	1.9
INDUSTRIAL ORIENTATION							
	PERCENT OF LAND USE INDUSTRIAL	1079*	8.0	4150*	4.6	9219*	2.9
	PERCENT OF TRACT ZONED INDUSTRIAL	861*	6.4	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	481	25.9	5573	14.5	8742	14.7
	RENT \$80	171	36.5	7085	19.4	8275	19.5
	MEAN AGE OF DWELLING UNITS	18.0					
	DWELLING UNITS 60 YEARS IN AGE	50	1.7	3673	3.3	4712	3.6
CROWDING INDEX							
	PERCENT OF LAND USE VACANT/GOVERNMENTAL	10064*	74.8	49855*	55.1	254318*	79.4
	PERCENT OF LAND USE RESIDENTIAL	1897*	14.1	30188*	33.4	46819*	14.6
	POPULATION DENSITY	425		1700/sq.mi.		708/sq.mi.	
		*acres		*acres		*acres	

Long Creek • Oakdale

census
tract
61



The Long Creek/Oakdale neighborhood area is located in western Mecklenburg County and is delineated by the boundaries of Census Tract 61. It is entirely within the county jurisdiction and is roughly that area between Statesville Road to the east and the Catawba River to the west; Alexanderana Road to the north and a combination of Peachtree Road and Sunset Road to the south.

In terms of socio-economic status, Long Creek/Oakdale was very similar to the Coulwood/Paw Creek area in 1970. The median family income was \$10254 which was extremely close to the city-county average. Poverty conditions were below average but 7.5 percent of the resident population and 5.3 percent of the resident families were below the poverty level. Educational characteristics were about average in 1970 with a median number of school years completed of 12.1. Of the adult population 25 years and over in age, 53.7 percent were high school graduates and 15.5 percent had been to college for one or more years. Educational deficiency was not severe as 17.7 percent of the adult population had no high school education and 10.1 percent of the population between the ages of 16 and 21 had no high school and were not attending school. Occupational characteristics were slightly below average as 19.9 percent of the employed population were employed in professional and managerial positions and a somewhat higher percentage were employed in personal service positions (9.0%). Overcrowded dwelling units were noticeably high as 7.2 percent of all dwelling units had 1.01 or more persons per room and 1.7 percent had 1.51 or more persons per room. The percentage of children younger than or equal to 18 years in age living with both parents was

high at 90.1 percent. The percentage changed only -3.6 percent from 1960 to 1970. The Long Creek/Oakdale neighborhood area ranked medium on the overall, relative index of socio-economic status which appeared to be the trend in the county tracts (possibly due to the great diversity of lifestyles found in each of the large county census tracts).

Physical conditions in the Long Creek/Oakdale neighborhood were quite stable in 1970 and measured medium high on the overall index of physical quality. Housing values were not very high as only 14.1 percent of all owner-occupied dwelling units were valued at or above \$25000 with a median value of \$16800 which was above average for Charlotte-Mecklenburg. The zoning effect, however, was very advantageous to residential quality as 96.3 percent of the tract was zoned for residential activities and 91.5 percent of all dwelling units were zoned residential. Business activities were low with 1.4 percent of the tract zoned business and 0.9 percent of all dwelling units zoned business. Industrial orientation was also quite low as can be seen in Table 144. Only 2.3 percent of the tract was zoned for industrial activities with 1.8 percent of the tract actually used for industrial purposes. Deterioration potential of the residential structures in the area was below average both in terms of housing value and age. In terms of housing value, 12.5 percent of all owner-occupied dwelling units were valued at or below \$10000 and 13.3 percent of all renter-occupied units rented for or less than \$80 per month. In terms of housing age, the mean age was 16.5 years and 2.2 percent of all dwelling units were greater than or equal to 60 years in age. The crowding index reflected practically the same information for the Long Creek/Oakdale area as it did in the other county areas. There was a high percentage of vacant land (82.0%) and a quite low population density (304 people per square mile).

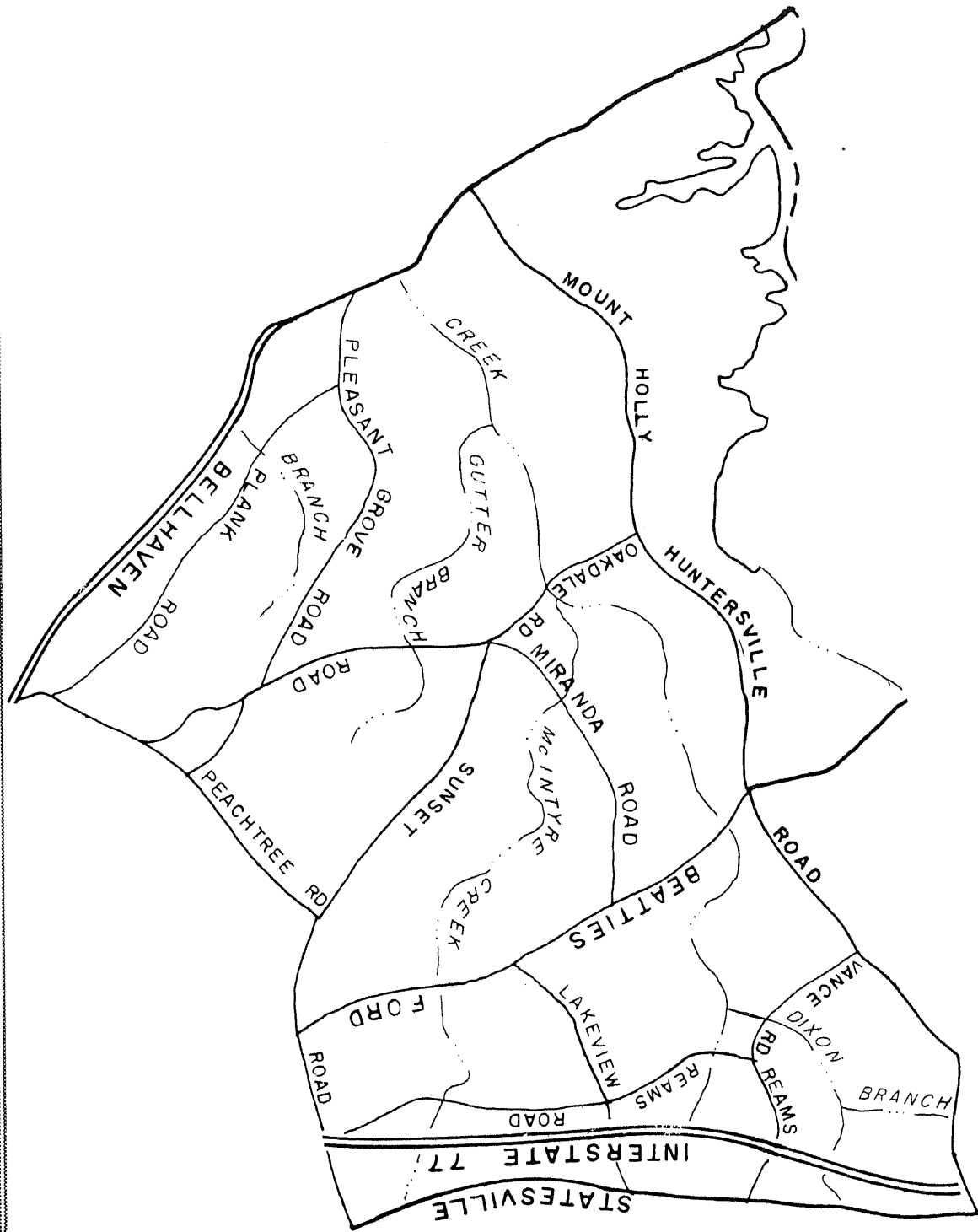


TABLE NO. 143. INDICATORS OF SOCIAL QUALITY

NEIGHBORHOOD NAME: Long Creek/Oakdale
 CENSUS TRACT NO.: 61

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
POPULATION	TOTAL POPULATION	7195	241178		354656	23.8
	BLACK	1720	72972	30.03	84254	31.1
	WHITE	5445	167287	19.7	269129	.03
CHANGE IN POPULATION 1960-1970						
% BLACK		230.6		.08		.01
% WHITE		44.2		.03		
SOCIAL AND ECONOMIC RESOURCES						
INCOME	MEDIAN FAMILY INCOME (\$)	10254	9564	10136	12.1	53.6
	PEOPLE BELOW POVERTY LEVEL	523	35603	14.8	43487	22.2
	FAMILIES BELOW POVERTY LEVEL	105	6866	11.2	8522	16.0
	RATIO OF FAMILY INCOME TO POVERTY LEVEL	40		47.4		28.4
	FAMILIES RECEIVING PUBLIC ASSISTANCE			4.5		
EDUCATION	MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	12.1	12.1		12.1	53.6
	HIGH SCHOOL GRADUATES	1975		53.5		22.2
	NO HIGH SCHOOL EDUCATION	649		22.8		16.0
	NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	66		17.2		28.4
	ONE OR MORE YEARS IN COLLEGE	643		29.2		
OCCUPATION	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	645		24.7		24.6
	EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	291		.07		.06
	FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	234		19.2		18.9
	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	154	6231	.08	8385	.07
	SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	37	1517	.02	1988	.02
LIVING CONDITIONS	STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS)	90.1		75.2		79.6
	CHANGE IN STABLE FAMILIES 1960-1970	3.6		.06		.05

TABLE NO. 144. INDICATORS OF PHYSICAL QUALITY

NEIGHBORHOOD NAME: Long Creek/Oakdale
CENSUS TRACT NO.: 61

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
HOUSING QUALITY	VALUE \$25,000	186	7908	20.6	15148	25.5
	RENT \$200	0	1546	4.2	1846	4.4
	MEDIAN VALUE MEDIAN RENT	16800 118	16300 107	17400 107		
ZONING EFFECT	PERCENT OF TRACT ZONED RESIDENTIAL	13871*	81991*	90.6	286910*	89.6
	PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	1861	99613	90.2	116206	89.9
	PERCENT OF TRACT ZONED BUSINESS	202*	2391*	2.6	9224*	2.9
	PERCENT OF DWELLING UNITS ZONED BUSINESS	18	1789	1.6	2416	1.9
INDUSTRIAL ORIENTATION	PERCENT OF LAND USE INDUSTRIAL	262*	4150*	4.6	9219*	2.9
	PERCENT OF TRACT ZONED INDUSTRIAL	331*	3719*	4.1	13647*	4.3
	PERCENT OF DWELLING UNITS ZONED INDUSTRIAL	33	1374	1.2	2300	1.8
DETERIORATION POTENTIAL	VALUE \$10,000	164	5573	14.5	8742	14.7
	RENT \$80	43	7085	19.4	8275	19.5
	MEAN AGE OF DWELLING UNITS	16.5				
	DWELLING UNITS 60 YEARS IN AGE	45	3673	3.3	4712	3.6
CROWDING INDEX	PERCENT OF LAND USE VACANT/GOVERNMENTAL	11811*	49855*	55.1	254318*	79.4
	PERCENT OF LAND USE RESIDENTIAL	2017*	30188*	33.4	46819*	14.6
	POPULATION DENSITY	304	1700/sq.mi.		708/sq.mi.	
		*acres	*acres		*acres	

Lake Norman



census
tract
62

The Lake Norman neighborhood area is located in northwestern Mecklenburg County and corresponds to the area included in Census Tract 62. The area is totally within county jurisdiction and is roughly that area between U. S. Highway 21 to the east and the Catawba River (Lake Norman) to the west, the Mecklenburg County boundary line to the north and a combination of Gar Creek and Mount Holly-Huntersville Road to the south.

The physical and socio-economic quality of the tract is medium when compared to the other neighborhoods in Charlotte-Mecklenburg. However, as stated before, the rankings have dubious veracity in a tract with such great diversity.

One problem that is shared by the lakefront census tracts is the continued pressures for development because of the great recreational opportunities the lake affords. The Comprehensive Plan advises that the northern portion of the tract be allowed to develop into low density single family residential uses, with the southern end to remain largely undeveloped. This "undeveloped" state is contingent on the capacity of the soil to adequately accommodate septic tanks and wells, since this area will not be served by city-county utilities, at least not before 1995. A large public preserve is recommended for the tract along the lakefront. Continual monitoring of development will be needed in this tract as well as the three other tracts with lake frontage in order to insure the compatibility of any development with the environment.

TABLE NO. 145. INDICATORS OF SOCIAL QUALITY

NEIGHBORHOOD NAME: Lake Norman
CENSUS TRACT NO.: 62

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
<u>POPULATION</u>	TOTAL POPULATION	3694	241178	30.03	354656	23.8
	BLACK	816	72972	19.7	84254	31.1
	WHITE	2873	167287	.08	269129	.03
CHANGE IN POPULATION 1960-1970						
% BLACK		103.9		.03		.01
% WHITE						
<u>SOCIAL AND ECONOMIC RESOURCES</u>						
<u>INCOME</u>	MEDIAN FAMILY INCOME (\$)	9714	9564	14.8	10136	12.3
	PEOPLE BELOW POVERTY LEVEL	435	35603	11.2	43487	9.4
	FAMILIES BELOW POVERTY LEVEL	78	6866	47.4	8522	50.5
	RATIO OF FAMILY INCOME TO POVERTY LEVEL			4.5		3.6
	FAMILIES RECEIVING PUBLIC ASSISTANCE	33				
<u>EDUCATION</u>	MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	11.1	12.1	53.5	12.1	53.6
	HIGH SCHOOL GRADUATES	837		22.2		22.2
	NO HIGH SCHOOL EDUCATION	566		17.2		16.0
	NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	48		29.2		28.4
	ONE OR MORE YEARS IN COLLEGE	274				
<u>OCCUPATION</u>	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	293		24.7		24.6
	EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	233		.07		.06
	FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	139		19.2		18.9
<u>LIVING CONDITIONS</u>	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	107	6231	.08	8385	.07
	SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	29	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

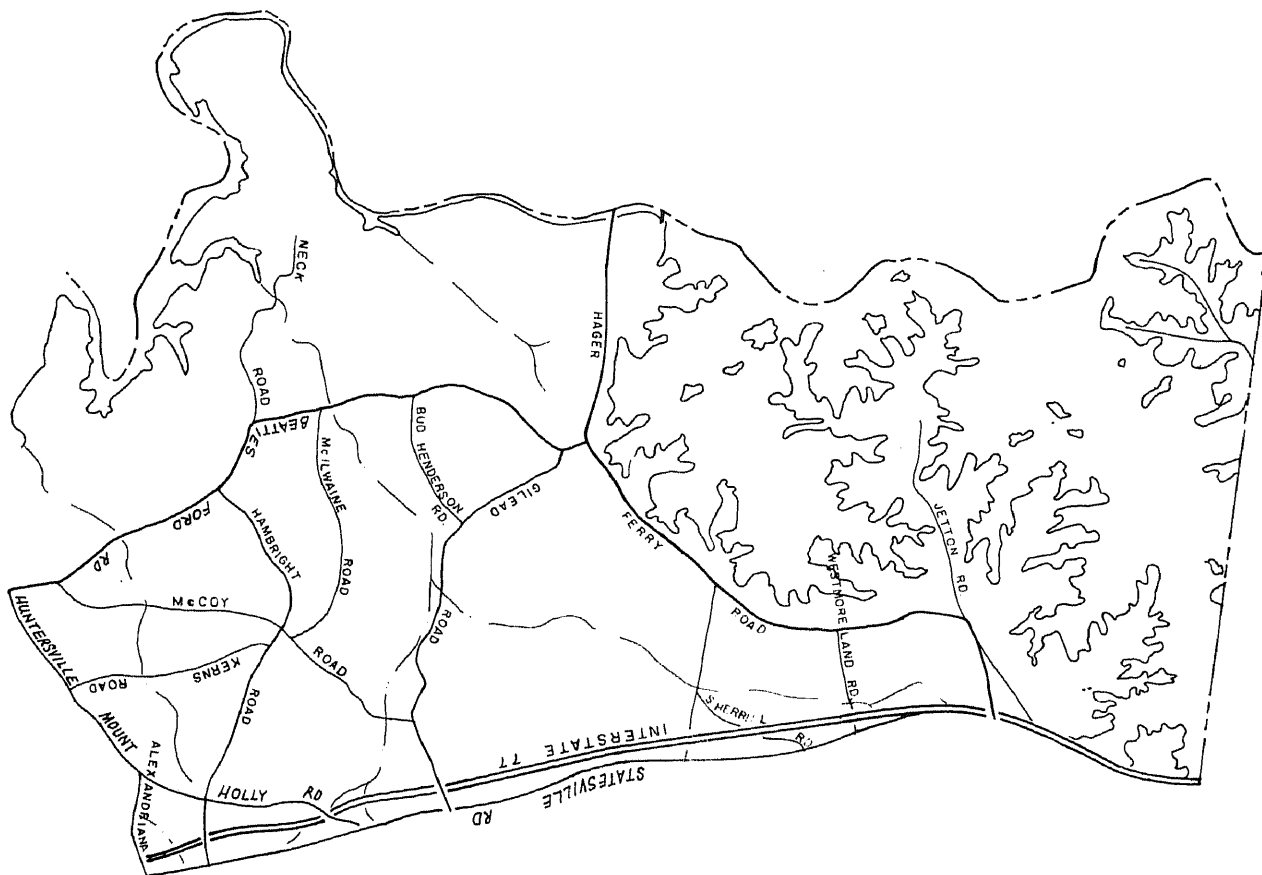
TABLE NO. 146. INDICATORS OF PHYSICAL QUALITY

NEIGHBORHOOD NAME: Lake Norman
CENSUS TRACT NO.: 62

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
HOUSING QUALITY						
VALUE \$25,000	127	25.8	7908	20.6	15148	25.5
RENT \$200	0	0	1546	4.2	1846	4.4
MEDIAN VALUE	17600		16300		17400	
MEDIAN RENT	82		107		107	
ZONING EFFECT						
PERCENT OF TRACT ZONED RESIDENTIAL	25065*	94.1	81991*	90.6	286910*	89.6
PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	1153	94.9	99613	90.2	116206	89.9
PERCENT OF TRACT ZONED BUSINESS	1252*	4.7	2391*	2.6	9224*	2.9
PERCENT OF DWELLING UNITS ZONED BUSINESS	49	4.0	1789	1.6	2416	1.9
INDUSTRIAL ORIENTATION						
PERCENT OF LAND USE INDUSTRIAL	37*	.1	4150*	4.6	9219*	2.9
PERCENT OF TRACT ZONED INDUSTRIAL	186*	.7	3719*	4.1	13647*	4.3
PERCENT OF DWELLING UNITS ZONED INDUSTRIAL	6	.5	1374	1.2	2300	1.8
DETERIORATION POTENTIAL						
VALUE \$10,000	125	25.4	5573	14.5	8742	14.7
RENT \$80	39	36.4	7085	19.4	8275	19.5
MEAN AGE OF DWELLING UNITS	20.5		3673	3.3	4712	3.6
DWELLING UNITS 60 YEARS IN AGE	122	10.0				
CROWDING INDEX						
PERCENT OF LAND USE VACANT/GOVERNMENTAL	25651*	96.3	49855*	55.1	254318*	79.4
PERCENT OF LAND USE RESIDENTIAL	799*	3.0	30188*	33.4	46819*	14.6
POPULATION DENSITY	62		1700/sq.mi.		708/sq.mi.	
	*acres		*acres		*acres	



LAKE NORMAN



Huntersville



census
tract
63

The Huntersville neighborhood is one that includes much more than just the Town of Huntersville. It extends from Statesville Road (U.S. 21) east to the county line, and from Eastfield Road on the south to Caldwell Station Road on the north. Except for the Huntersville area, the tract is very rural in nature. In fact, the 1995 Comprehensive Plan proposes that at least half of the tract will remain rural.

Because of the large diversity of life styles in the rural neighborhoods, the socio-economic and physical indicators will not be discussed in depth. The rankings for both the physical and socio-economic quality was medium low as measured in 1970, but as stated previously, the ranking is not indicative of every segment of the tract.

The Huntersville neighborhood probably will not feel the pressures of urbanization for years to come. It has no natural attractions such as the lake to lure developers. It is now predominantly a farming area that will become more valuable in the future as an agricultural area used primarily to support the dense population of Charlotte.

TABLE NO. 147. INDICATORS OF SOCIAL QUALITY

NEIGHBORHOOD NAME: Huntersville
CENSUS TRACT NO.: 63

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
POPULATION						
TOTAL POPULATION	3527		241178		354656	
BLACK	806	22.9	72972	30.03	84254	23.8
WHITE	2713		167287		269129	
CHANGE IN POPULATION 1960-1970						
% BLACK		12.5		19.7		31.1
WHITE		14.2		.08		.03
		18.1		.03		.01
SOCIAL AND ECONOMIC RESOURCES						
INCOME						
MEDIAN FAMILY INCOME (\$)	9085		9564		10136	
PEOPLE BELOW POVERTY LEVEL	433	12.8	35603	14.8	43487	12.3
FAMILIES BELOW POVERTY LEVEL	95	10.4	6866	11.2	8522	9.4
RATIO OF FAMILY INCOME TO POVERTY LEVEL		41.9		47.4		50.5
FAMILIES RECEIVING PUBLIC ASSISTANCE	61	6.7		4.5		3.6
EDUCATION						
MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	10.1		12.1		12.1	
HIGH SCHOOL GRADUATES	611	31.0		53.5		53.6
NO HIGH SCHOOL EDUCATION	764	38.8		22.8		22.2
NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	35	9.8		17.2		16.0
ONE OR MORE YEARS IN COLLEGE	300	15.2		29.2		28.4
OCCUPATION						
EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	239	16.9		24.7		24.6
EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	257	18.1		.07		.06
FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	90	15.6		19.2		18.9
LIVING CONDITIONS						
OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	111	10.7	6231	.08	8385	.07
SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	18	1.7	1517	.02	1988	.02
FAMILY STABILITY						
STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS)		77.4		75.2		79.6
CHANGE IN STABLE FAMILIES 1960-1970		9.2		.06		.05

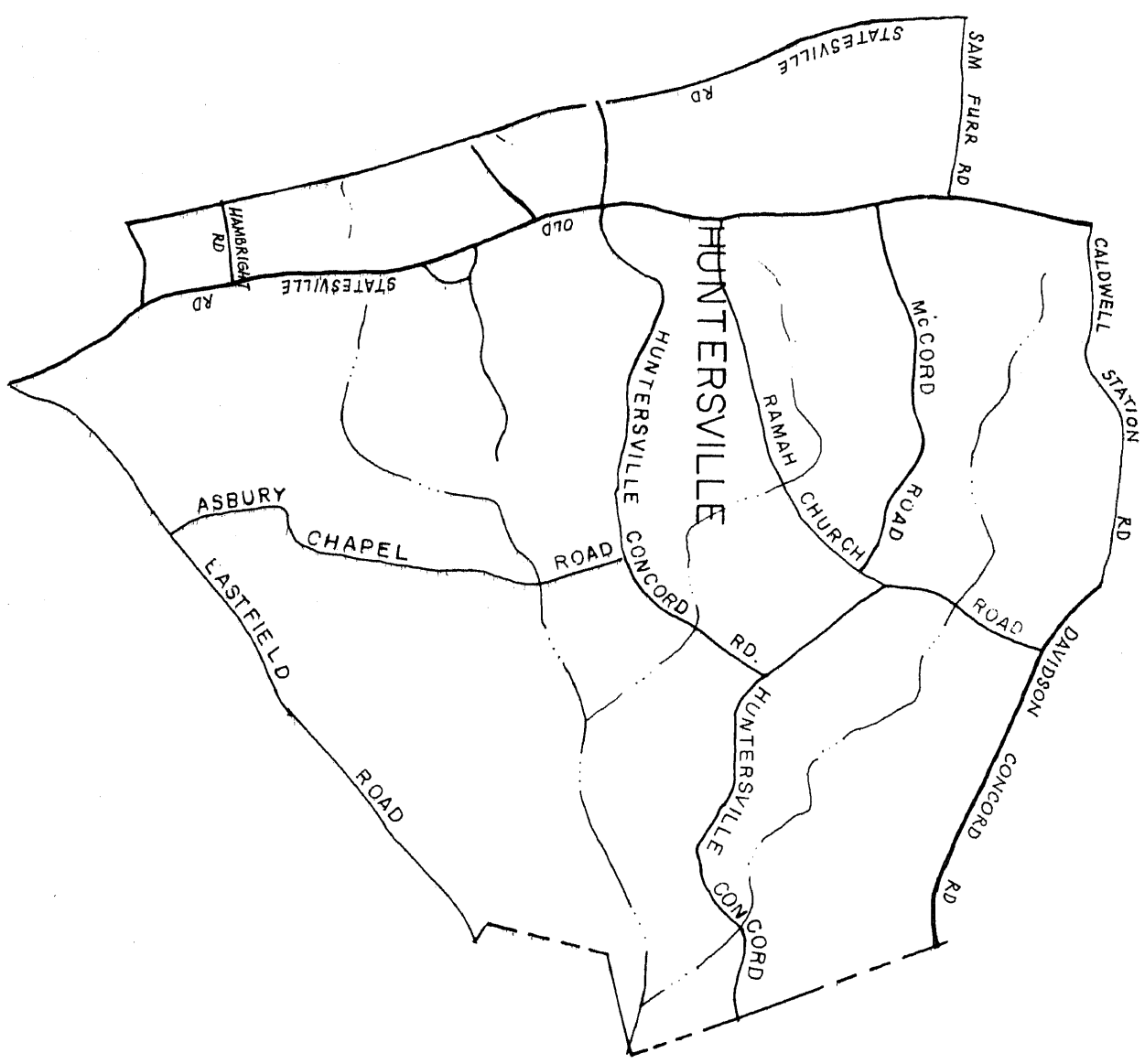
TABLE NO. 148. INDICATORS OF PHYSICAL QUALITY

NEIGHBORHOOD NAME: Huntersville
 CENSUS TRACT NO.: 63

HOUSING QUALITY	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
VALUE \$25,000	51	9.3	7908	20.6	15148	25.5
RENT \$200	0	0	1546	4.2	1846	4.4
MEDIAN VALUE	11300		16300		17400	
MEDIAN RENT	81		107		107	
ZONING EFFECT						
PERCENT OF TRACT ZONED RESIDENTIAL	13764*	87.7	81991*	90.6	286910*	89.6
PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	807	84.0	99613	90.2	116206	89.9
PERCENT OF TRACT ZONED BUSINESS	408*	2.6	2391*	2.6	9224*	2.9
PERCENT OF DWELLING UNITS ZONED BUSINESS	46	4.8	1789	1.6	2416	1.9
INDUSTRIAL ORIENTATION						
PERCENT OF LAND USE INDUSTRIAL	105*	.7	4150*	4.6	9219*	2.9
PERCENT OF TRACT ZONED INDUSTRIAL	1522*	9.7	3719*	4.1	13647*	4.3
PERCENT OF DWELLING UNITS ZONED INDUSTRIAL	107	11.2	1374	1.2	2300	1.8
DETERIORATION POTENTIAL						
VALUE \$10,000	229	41.6	5573	14.5	8742	14.7
RENT \$80	85	36.3	7085	19.4	8275	19.5
MEAN AGE OF DWELLING UNITS	30.0		3673		4712	
DWELLING UNITS 60 YEARS IN AGE	132	13.7		3.3		3.6
CROWDING INDEX						
PERCENT OF LAND USE VACANT/GOVERNMENTAL	14627*	93.4	49855*	55.1	254318*	79.4
PERCENT OF LAND USE RESIDENTIAL	910*	5.8	30188*	33.4	46819*	14.6
POPULATION DENSITY	139		1700/sq.mi.		708/sq.mi.	
	*acres		*acres		*acres	

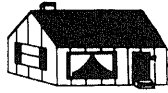


HUNTERSVILLE



Davidson•Cornelius

census
tract
64



The Davidson/Cornelius neighborhood occupies the northeast corner of Mecklenburg County, with Caldwell Station Road the southern boundary and U.S. 21 (Statesville Road), the western boundary. Portions of Davidson and Cornelius are included in the neighborhood.

The physical and socio-economic quality ranking for the tract is medium, which, for statistical purposes is meaningless due to the great diversity of life styles from the rural farmer to the Davidson College professor.

According to the Comprehensive Plan, about half of the land area outside the two small towns is to remain rural in nature through at least 1995. Development has been stymied in the past by the lack of water and sewer facilities.

Davidson and Cornelius has been discussing possible forms of consolidation for several years. Talks now include the Town of Huntersville. The resolution of this situation will have much influence on the growth patterns of the entire northern portion of Mecklenburg County.

TABLE NO. 149. INDICATORS OF SOCIAL QUALITY

NEIGHBORHOOD NAME: Davidson/Cornelius
 CENSUS TRACT NO.: 64

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
POPULATION	TOTAL POPULATION	5405	241178		354656	
	BLACK	1291	72972	30.03	84254	23.8
	WHITE	4105	167287	19.7	269129	31.1
CHANGE IN POPULATION 1960-1970	% BLACK	-	-	.08	-	.03
	% WHITE	-	-	.03	-	.01
SOCIAL AND ECONOMIC RESOURCES						
INCOME	MEDIAN FAMILY INCOME (\$)	9219	9564		10136	
	PEOPLE BELOW POVERTY LEVEL	547	35603	14.8	43487	12.3
	FAMILIES BELOW POVERTY LEVEL	90	6866	11.2	8522	9.4
	RATIO OF FAMILY INCOME TO POVERTY LEVEL	5		47.4		50.5
	FAMILIES RECEIVING PUBLIC ASSISTANCE			4.5		3.6
EDUCATION	MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	11.3	12.1		12.1	
	HIGH SCHOOL GRADUATES	1115		53.5		53.6
	NO HIGH SCHOOL EDUCATION	766		22.8		22.2
	NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	99		17.2		16.0
	ONE OR MORE YEARS IN COLLEGE	693		29.2		28.4
OCCUPATION	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	518		24.7		24.6
	EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	399		.07		.06
	FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	132		19.2		18.9
LIVING CONDITIONS	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	122	6231	.08	8385	.07
	SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	44	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. 150. INDICATORS OF PHYSICAL QUALITY

NEIGHBORHOOD NAME: Davidson/Cornelius
 CENSUS TRACT NO.: 64

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
HOUSING QUALITY						
VALUE \$25,000	130	14.6	7908	20.6	15148	25.5
RENT \$200	0	0	1546	4.2	1846	4.4
MEDIAN VALUE	11100		16300		17400	
MEDIAN RENT	94		107		107	
ZONING EFFECT						
PERCENT OF TRACT ZONED RESIDENTIAL	11576*	91.3	81991*	90.6	286910*	89.6
PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	1357	90.0	99613	90.2	116206	89.9
PERCENT OF TRACT ZONED BUSINESS	609*	4.8	2391*	2.6	9224*	2.9
PERCENT OF DWELLING UNITS ZONED BUSINESS	83	5.5	1789	1.6	2416	1.9
INDUSTRIAL ORIENTATION						
PERCENT OF LAND USE INDUSTRIAL	172*	1.4	4150*	4.6	9219*	2.9
PERCENT OF TRACT ZONED INDUSTRIAL	368*	2.9	3719*	4.1	13647*	4.3
PERCENT OF DWELLING UNITS ZONED INDUSTRIAL	60	4.0	1374	1.2	2300	1.8
DETERIORATION POTENTIAL						
VALUE \$10,000	395	44.4	5573	14.5	8742	14.7
RENT \$80	91	25.6	7085	19.4	8275	19.5
MEAN AGE OF DWELLING UNITS	34.4	16.5	3673	3.3	4712	3.6
DWELLING UNITS 60 YEARS IN AGE	249					
GROWING INDEX						
PERCENT OF LAND USE VACANT/GOVERNMENTAL	11601*	97.5	49855*	55.1	254318*	79.4
PERCENT OF LAND USE RESIDENTIAL	900*	7.1	30188*	33.4	46819*	14.6
POPULATION DENSITY	247		1700/sq.mi.		708/sq.mi.	
	*acres		*acres		*acres	



DAVIDSON/CORNELIUS

64

