

# 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.

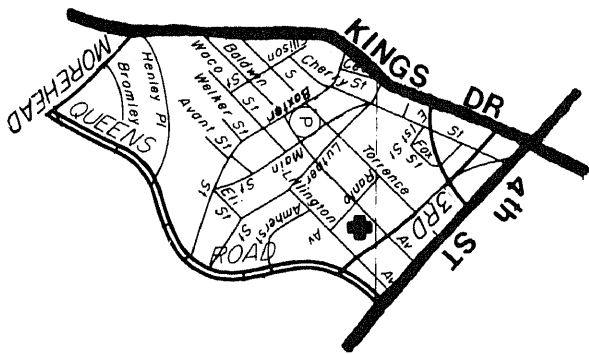
The median value of owner-occupied homes in Cherry was \$9600 with 9 units valued in excess of \$25000. The median rent of units was \$85 a month in 1970 with no units leasing in excess of \$200.

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	53.5	12.1	53.6	
			340	33.4	22.8	22.2	
			484	47.5	17.2	16.0	
			14	7.1	29.2	28.4	
			189	18.5			
<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	74		24.7		24.6	
		342		.07		.06	
		26		19.2		18.9	
<u>LIVING CONDITIONS</u>	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM) SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	94	6231	.08	8385	.07	
		40	1517	.02	1988	.02	
<u>FAMILY STABILITY</u>	STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS) CHANGE IN STABLE FAMILIES 1960-1970			75.2		79.6	
				.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	8.7	7908	20.6	15148	25.5
RENT \$200	0	0	1546	4.2	1846	4.4
MEDIAN VALUE	9600		16300		17400	
MEDIAN RENT	85		107		107	
ZONING EFFECT						
PERCENT OF TRACT ZONED RESIDENTIAL	101*	73.0	81991*	90.6	286910*	89.6
PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	451	74.4	99613	90.2	116206	89.9
PERCENT OF TRACT ZONED BUSINESS	27*	19.3	2391*	2.6	9224*	2.9
PERCENT OF DWELLING UNITS ZONED BUSINESS	134	22.1	1789	1.6	2416	1.9
INDUSTRIAL ORIENTATION						
PERCENT OF LAND USE INDUSTRIAL	4*	2.6	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	55	52.9	5573	14.5	8742	14.7
RENT \$80	221	41.1	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	40.3				
CROWDING INDEX						
PERCENT OF LAND USE VACANT/GOVERNMENTAL	64*	46.3	49855*	55.1	254318*	79.4
PERCENT OF LAND USE RESIDENTIAL	58*	42.2	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	6231	.08	8385	.07
	SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	7	1517	.02	1988	.02
LIVING CONDITIONS						
FAMILY STABILITY						
STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS)		87.6		75.2		79.6
CHANGE IN STABLE FAMILIES 1960-1970		5.2		.06		.05

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
<b>HOUSING QUALITY</b>						
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	27900		16300		17400	
MEDIAN RENT	137		107		107	
<b>ZONING EFFECT</b>						
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
<b>INDUSTRIAL ORIENTATION</b>						
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
<b>DETERIORATION POTENTIAL</b>						
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		3673	3.3	4712	3.6
DWELLING UNITS 60 YEARS IN AGE	48	.7				
<b>CROWDING INDEX</b>						
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

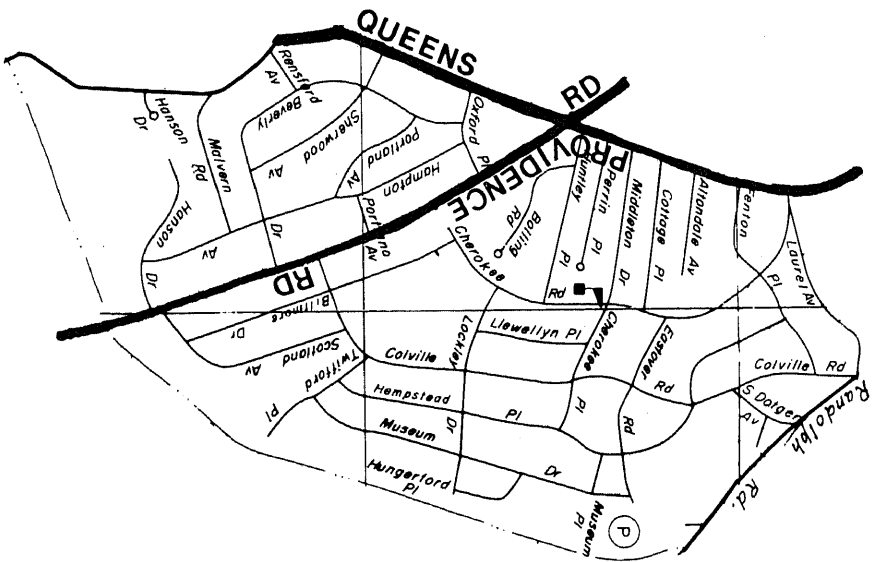
NEIGHBORHOOD NAME: Eastover  
CENSUS TRACT NO.: 28

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
POPULATION	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	-	-			
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	20018	9564		10136	
		182	35603	14.8	43487	12.3
		38	6866	11.2	8522	9.4
		0		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	15.3	12.1		12.1	
		1901		53.5		53.6
		101		22.8		22.2
		0		17.2		16.0
		1522		29.2		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	710		24.7		24.6
		42		.07		.06
		165		19.2		18.9
LIVING CONDITIONS	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM) SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	10	6231	.08	8385	.07
		6	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
		2.0		.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

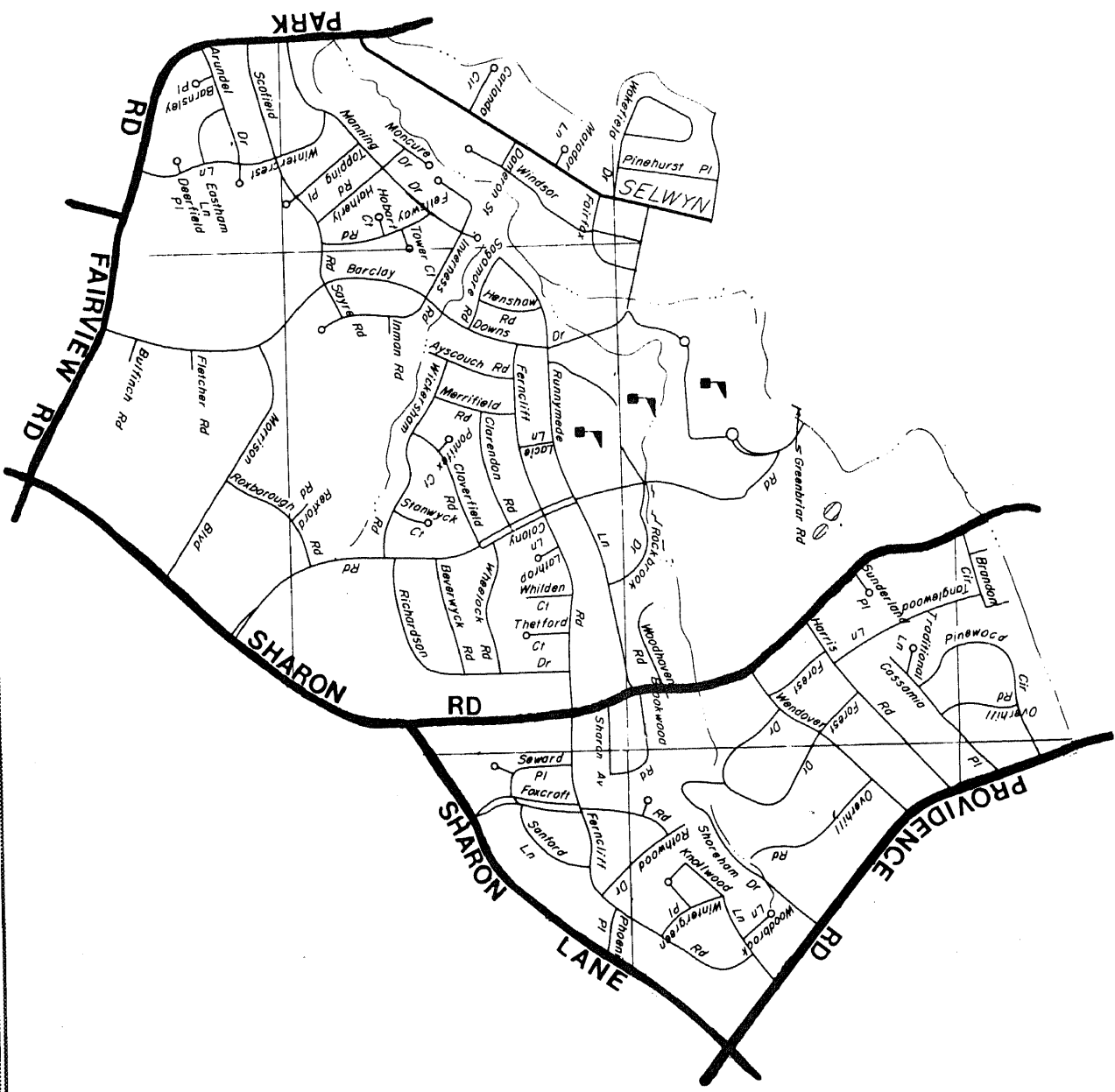
	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
HOUSING QUALITY						
VALUE \$25,000	992	77.1	7908	20.6	15148	25.5
RENT \$200	128	29.9	1546	4.2	1846	4.4
MEDIAN VALUE	34400		16300		17400	
MEDIAN RENT	144		107		107	
ZONING EFFECT						
PERCENT OF TRACT ZONED RESIDENTIAL	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

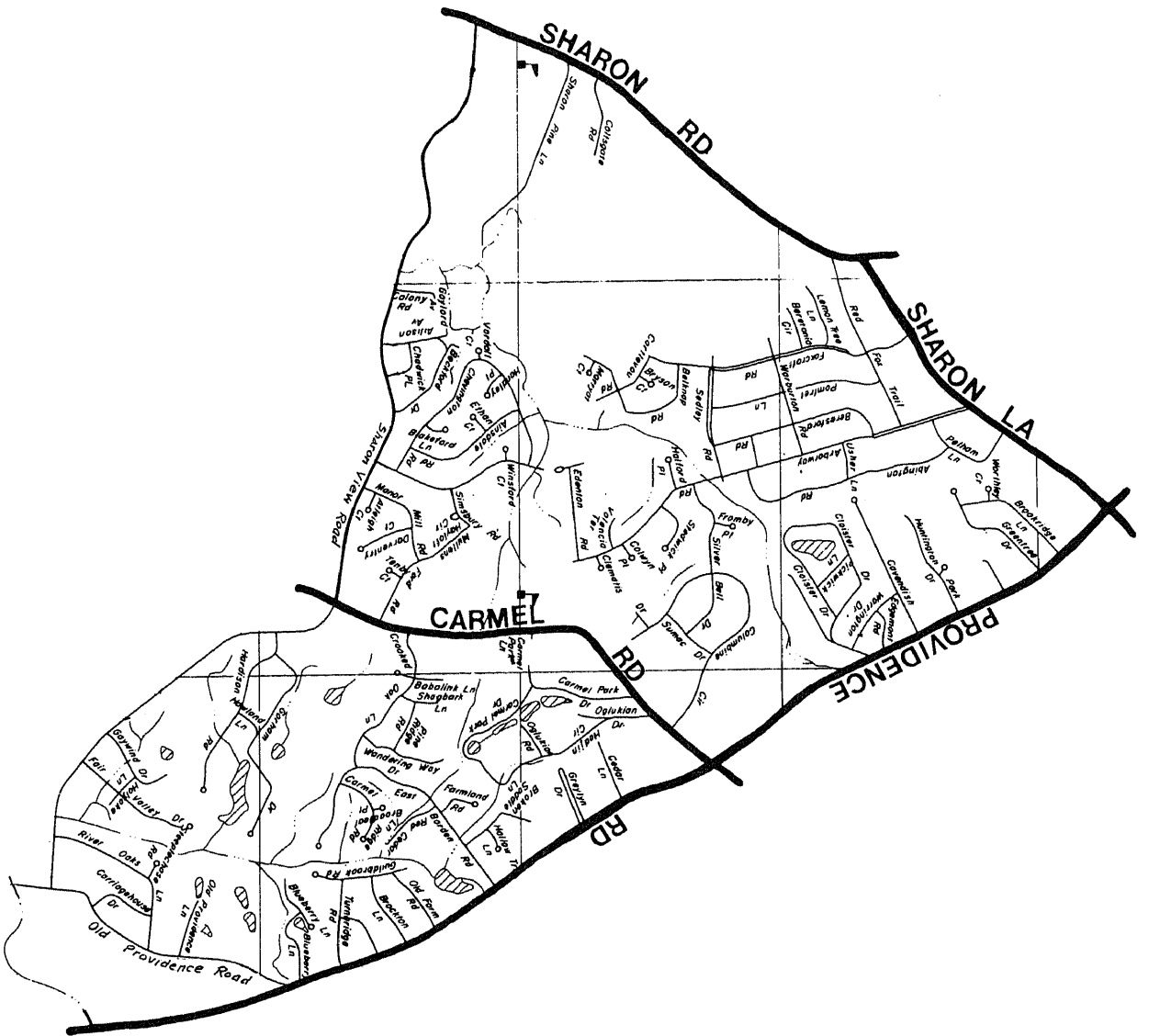


TABLE NO. 67. INDICATORS OF SOCIAL QUALITY

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	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	.03	-	.01
<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	.4	.08	.07	
	SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	1	.1	.02	.02	
<u>FAMILY STABILITY</u>	STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS)		95.5	75.2	79.6	
	CHANGE IN STABLE FAMILIES 1960-1970		10.5	.06	.05	

TABLE NO. 70. INDICATORS OF PHYSICAL QUALITY

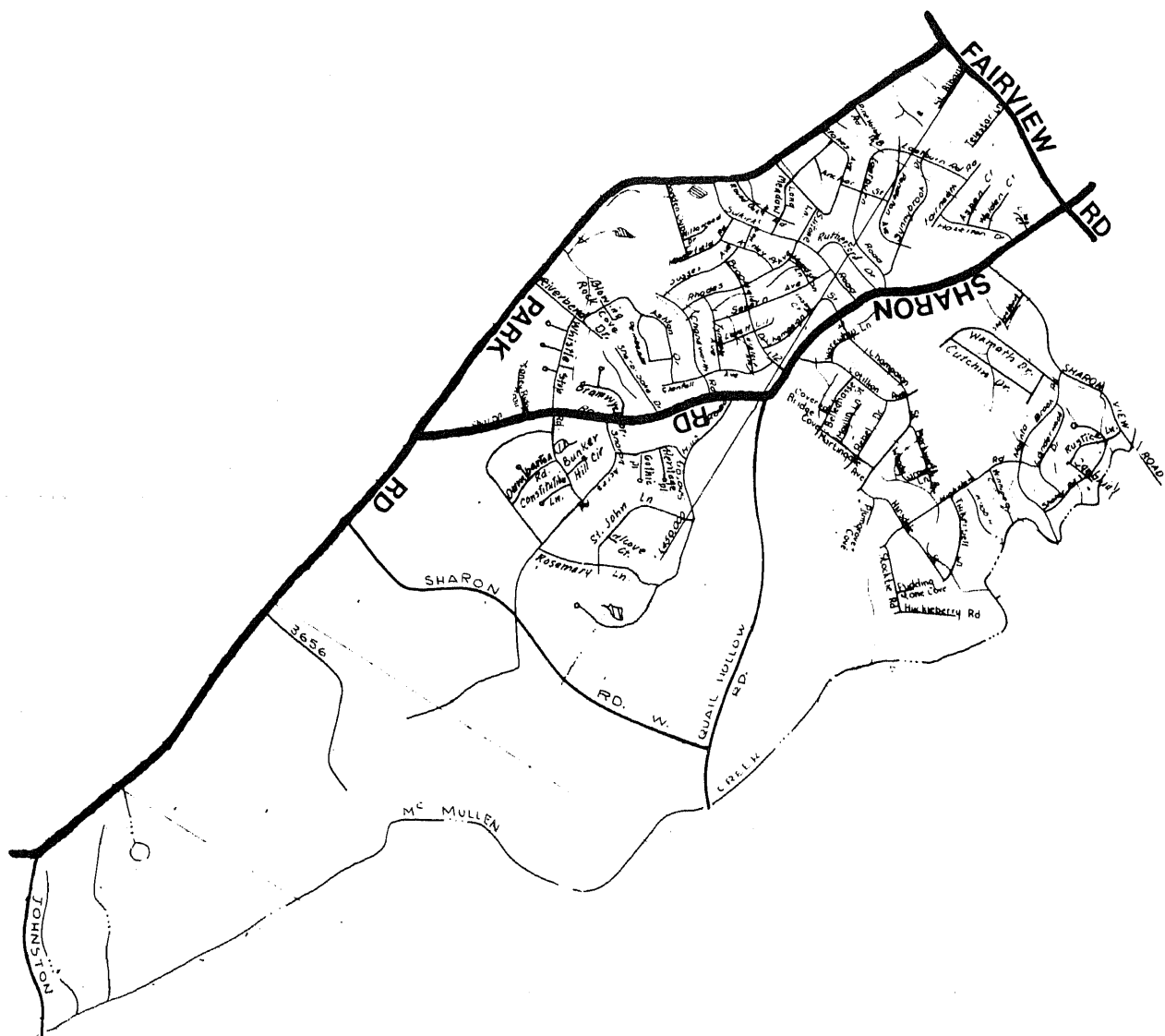
NEIGHBORHOOD NAME: Beverly Woods/Quail Hollow  
 CENSUS TRACT NO.: 30.01

	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

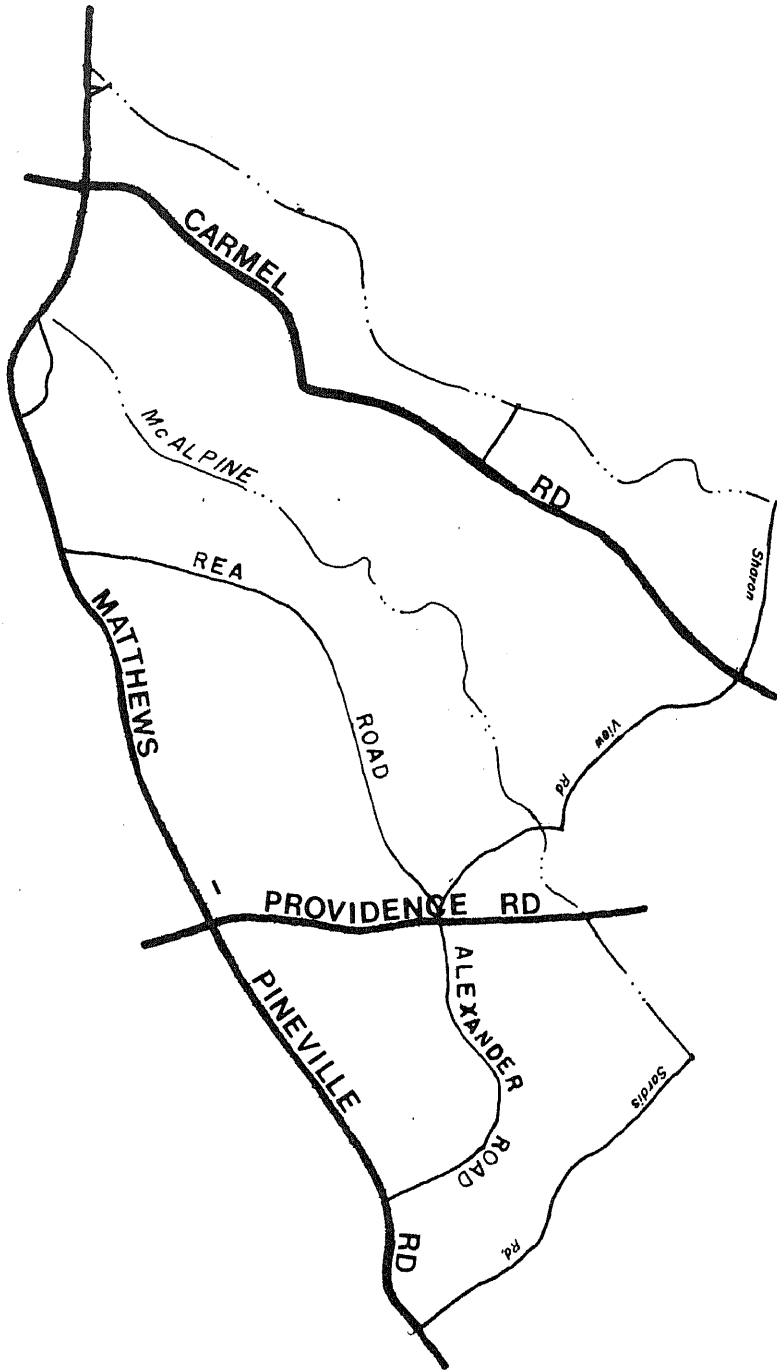


TABLE NO. 71. INDICATORS OF SOCIAL QUALITY

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		-
% WHITE		0				.01
<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		86.5		3.6	
	FAMILIES RECEIVING PUBLIC ASSISTANCE	3	.2			
<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 and 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		37.9		.03		.01
% WHITE		0		-		-
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			3.6	
	FAMILIES RECEIVING PUBLIC ASSISTANCE					
EDUCATION	MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	13.3	12.1	12.1	53.6	
	HIGH SCHOOL GRADUATES	3180			22.2	
	NO HIGH SCHOOL EDUCATION	107			16.0	
	NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	22			28.4	
	ONE OR MORE YEARS IN COLLEGE	1980				
OCCUPATION	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	1392			24.6	
	EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	58			.06	
	FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	347			18.9	
LIVING CONDITIONS	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	53	6231	8385	.07	
	SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	5	1517	1988	.02	
FAMILY STABILITY	STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS)	-			79.6	
	CHANGE IN STABLE FAMILIES 1960-1970				.05	

TABLE NO. 74. INDICATORS OF PHYSICAL QUALITY

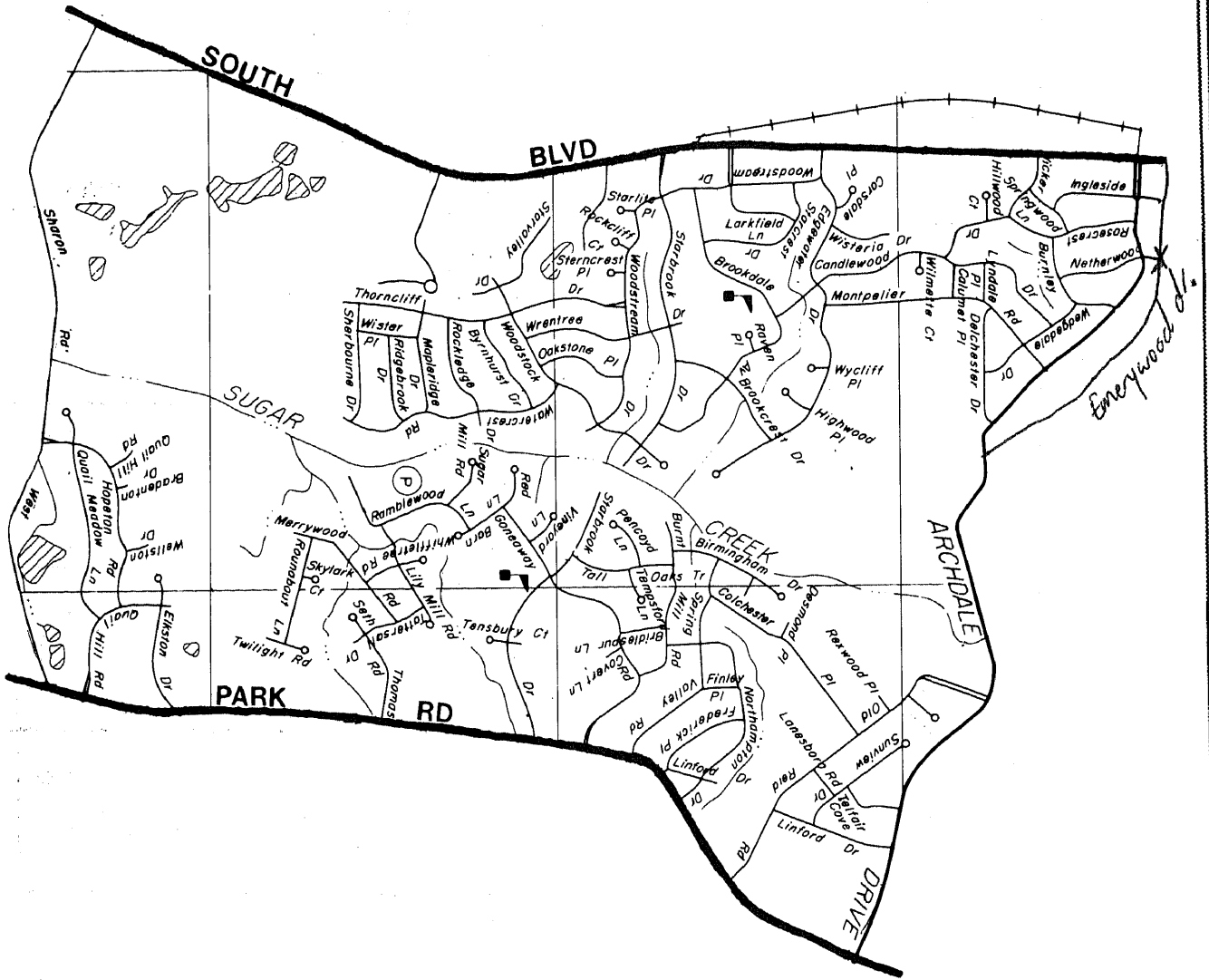
NEIGHBORHOOD NAME: Starmont/Montclair  
 CENSUS TRACT NO.: 31.01

	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

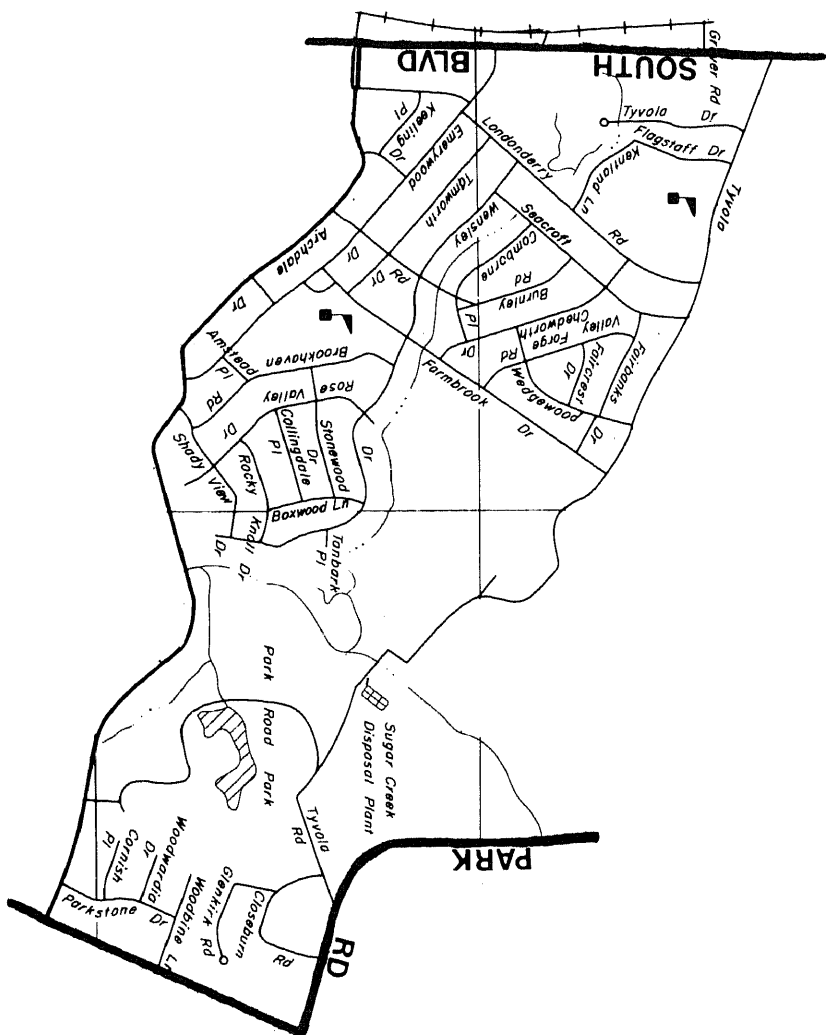
NEIGHBORHOOD NAME: Madison Park  
CENSUS TRACT NO.: 31.02

	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						
INCOME	MEDIAN FAMILY INCOME (\$)	13150	9564	14.8	10136	12.3
	PEOPLE BELOW POVERTY LEVEL	121	35603	11.2	43487	9.4
	FAMILIES BELOW POVERTY LEVEL	19	6866	47.4	8522	50.5
	RATIO OF FAMILY INCOME TO POVERTY LEVEL	0		4.5		3.6
	FAMILIES RECEIVING PUBLIC ASSISTANCE	0				
EDUCATION	MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	13.1	12.1	53.5	12.1	53.6
	HIGH SCHOOL GRADUATES	1814		22.8		22.2
	NO HIGH SCHOOL EDUCATION	87		17.2		16.0
	NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	26		29.2		28.4
	ONE OR MORE YEARS IN COLLEGE	1084				
OCCUPATION	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	859		24.7		24.6
	EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	47		.07		.06
	FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	217		19.2		18.9
	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	32	6231	.08		.07
	SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	3	1517	.02		.02
LIVING CONDITIONS						
FAMILY STABILITY						

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	10.7				
	DWELLING UNITS 60 YEARS IN AGE	1	3673	3.3	4712	3.6
GROWING 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/Montclair.

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

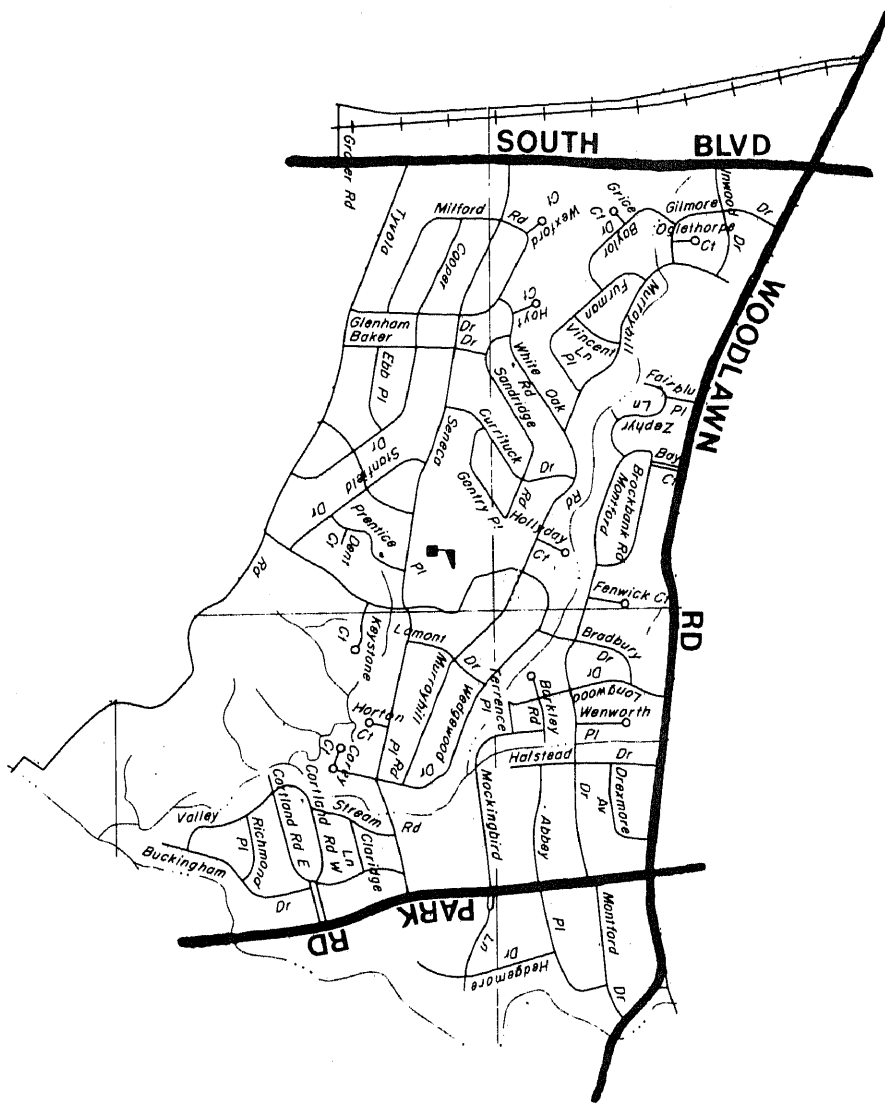




TABLE NO. 77. INDICATORS OF SOCIAL QUALITY

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						
INCOME	MEDIAN FAMILY INCOME (\$)	12495	9564	14.8	10136	12.3
	PEOPLE BELOW POVERTY LEVEL	318	35603	11.2	43487	9.4
	FAMILIES BELOW POVERTY LEVEL	57	6866	47.4	8522	50.5
	RATIO OF FAMILY INCOME TO POVERTY LEVEL	18		4.5		3.6
	FAMILIES RECEIVING PUBLIC ASSISTANCE					
EDUCATION	MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	12.9	12.1	53.5	12.1	53.6
	HIGH SCHOOL GRADUATES	2678		22.8		22.2
	NO HIGH SCHOOL EDUCATION	77		17.2		16.0
	NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	1603		29.2		28.4
	ONE OR MORE YEARS IN COLLEGE					
OCCUPATION	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	1156		24.7		24.6
	EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	112		.07		.06
	FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	1156		19.2		18.9
	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	109	6231	.08	8385	.07
	SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	54	1517	.02	1988	.02
LIVING CONDITIONS	PERCENT OF ALL DU'S IN N'Hood					
	PERCENT OF ALL EMP IN N'Hood					
FAMILY STABILITY	STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS)	88.2		75.2		79.6
	CHANGE IN STABLE FAMILIES 1960-1970	7.8		.06		.05

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.

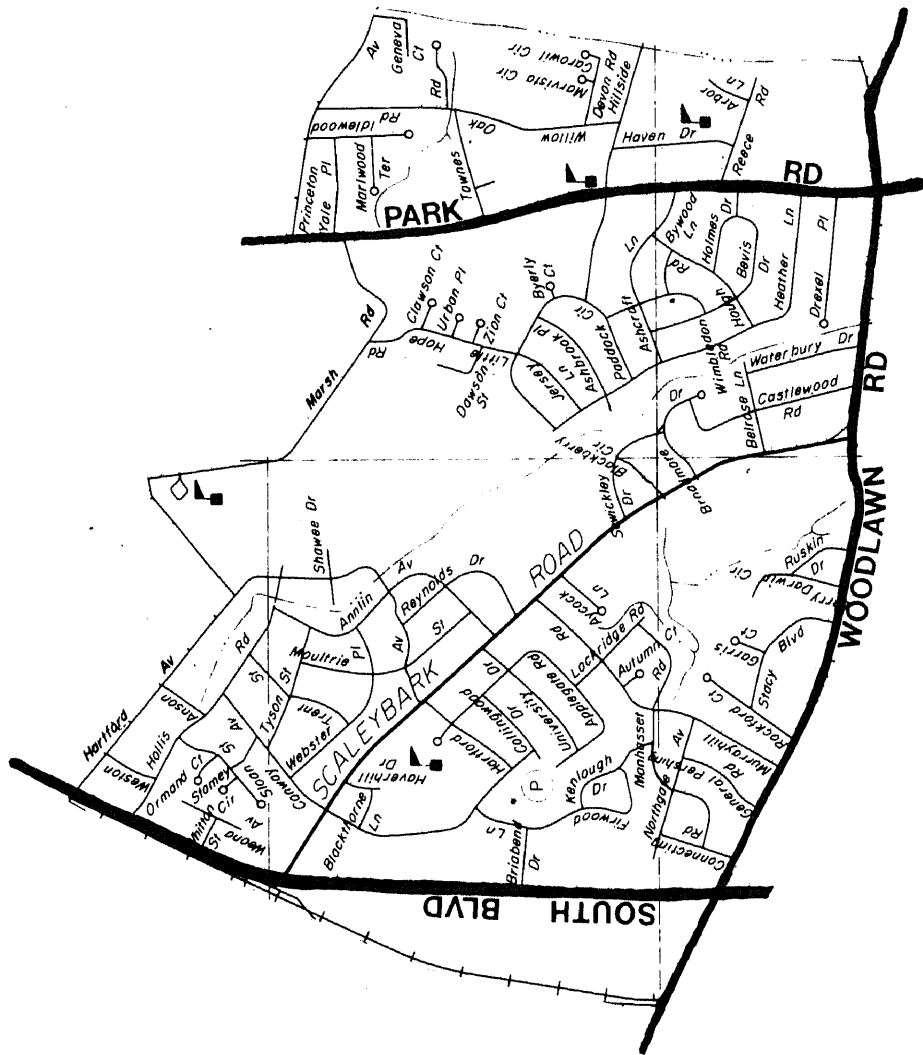


TABLE NO. 79. INDICATORS OF SOCIAL QUALITY

NEIGHBORHOOD NAME: Scaleybark  
CENSUS TRACT NO.: 32

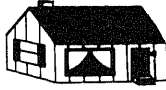
	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
<b>POPULATION</b>						
TOTAL POPULATION	6850	.5	241178	30.03	354656	23.8
BLACK	32		72972		84254	
WHITE	6788		167287		269129	
CHANGE IN POPULATION 1960-1970						
% BLACK		23.0		19.7		31.1
WHITE		48.5		.08		.03
		23.3		.03		.01
<b>SOCIAL AND ECONOMIC RESOURCES</b>						
<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		3673	3.3	4712	3.6
DWELLING UNITS 60 YEARS IN AGE	5	.2				
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

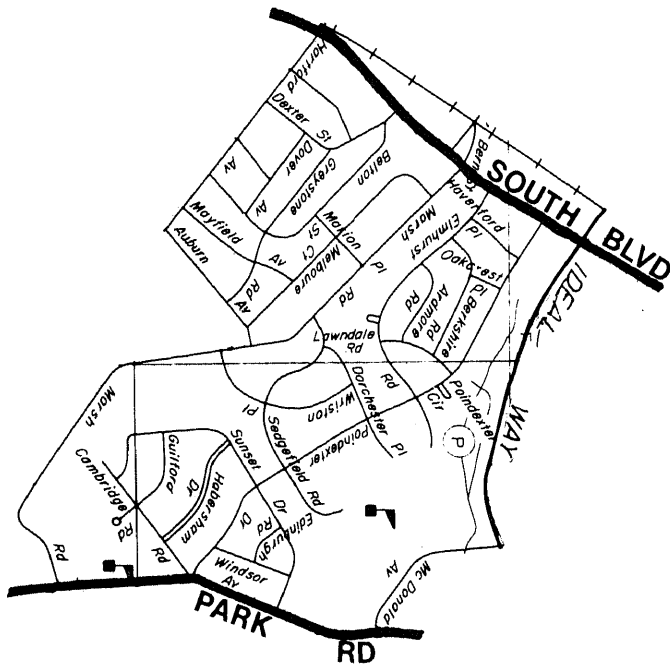
NEIGHBORHOOD NAME: Sedgelyield  
CENSUS TRACT NO.: 33

	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	3.6	3.6	
	FAMILIES RECEIVING PUBLIC ASSISTANCE	18	1.7	3.6	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	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
DETERIORATION POTENTIAL	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	3673	3.3	4712	3.6
	DWELLING UNITS 60 YEARS IN AGE	2				
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	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	233.3	-	.03	-	.01
% WHITE	- 21.9					
<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	
	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	71	4.0	.08	.07	
	SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	9	.5	.02	.02	
<u>FAMILY STABILITY</u>	STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS)	77.3	75.2	.06	79.6	
	CHANGE IN STABLE FAMILIES 1960-1970	- 10.3			.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					.03
SOCIAL AND ECONOMIC RESOURCES	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	7		47.4		50.5
EDUCATION	FAMILIES RECEIVING PUBLIC ASSISTANCE			4.5		3.6
	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
OCCUPATION	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
	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	493		24.7		24.6
	EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	118		.07		.06
LIVING CONDITIONS	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
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

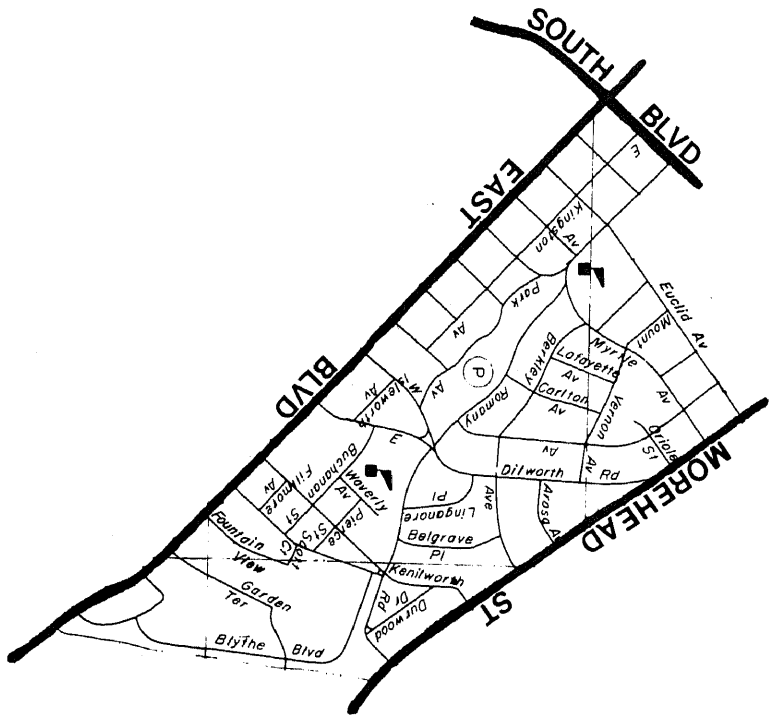
NEIGHBORHOOD NAME: Dilworth  
 CENSUS TRACT NO.: 35

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
<b>HOUSING QUALITY</b>						
VALUE \$25,000	126	28.6	7908	20.6	15148	25.5
RENT \$200	9	1.3	1546	4.2	1846	4.4
MEDIAN VALUE	19500		16300		17400	
MEDIAN RENT	96		107		107	
<b>ZONING EFFECT</b>						
PERCENT OF TRACT ZONED RESIDENTIAL	346*	73.0	81991*	90.6	286910*	89.6
PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	781	64.4	99613	90.2	116206	89.9
PERCENT OF TRACT ZONED BUSINESS	24*	5.1	2391*	2.6	9224*	2.9
PERCENT OF DWELLING UNITS ZONED BUSINESS	124	10.2	1789	1.6	2416	1.9
<b>INDUSTRIAL ORIENTATION</b>						
PERCENT OF LAND USE INDUSTRIAL	6*	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
<b>DETERIORATION POTENTIAL</b>						
VALUE \$10,000	34	7.7	5573	14.5	8742	14.7
RENT \$80	131	19.6	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	10.2				
<b>CROWDING INDEX</b>						
PERCENT OF LAND USE VACANT/GOVERNMENTAL	155*	32.6	49855*	55.1	254318*	79.4
PERCENT OF LAND USE RESIDENTIAL	274*	57.8	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

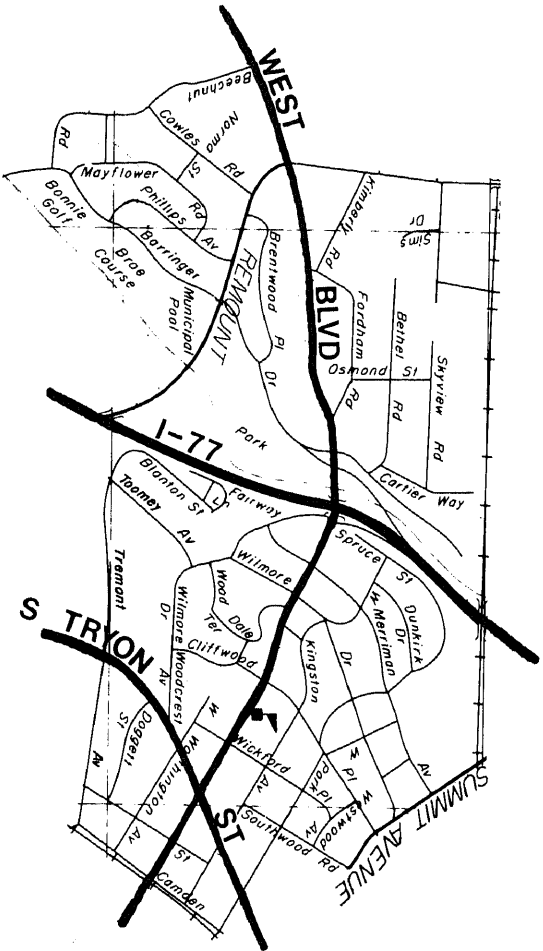
NEIGHBORHOOD NAME: Wilmore  
CENSUS TRACT NO.: 36

	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	
			30.2	53.5		53.6	
			34.9	22.8		22.2	
			25.0	17.2		16.0	
			9.2	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	10.3	12.1		12.1		
		788		53.5		53.6	
		912		22.8		22.2	
		145		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	327		24.7		24.6	
		466		.07		.06	
		114		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)	202	6231	.08	8385	.07	
		49	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	-		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
<b>POPULATION</b>	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		- .03		-
% WHITE		95.2				.01
<b>SOCIAL AND ECONOMIC RESOURCES</b>						
<b>INCOME</b>	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				
<b>EDUCATION</b>	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				
<b>OCCUPATION</b>	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
<b>FAMILY STABILITY</b>	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

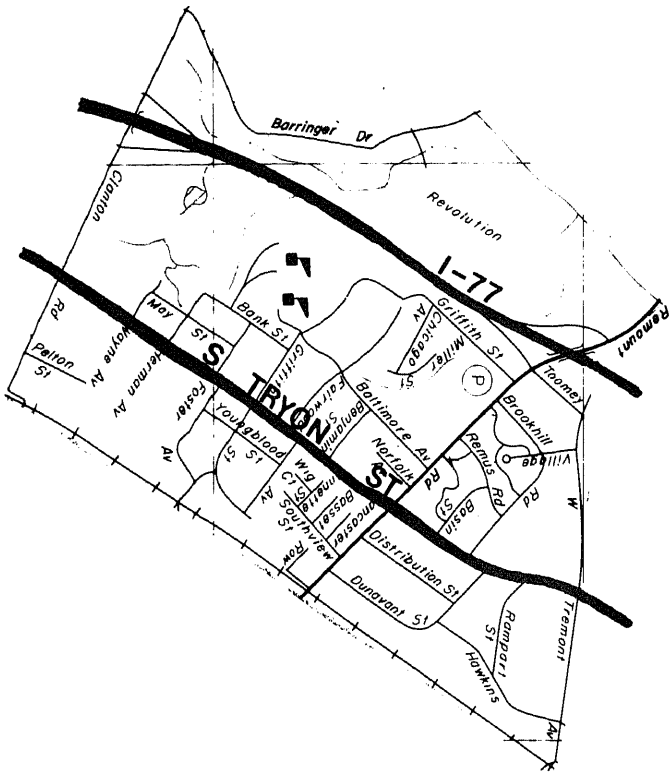
NEIGHBORHOOD NAME: Southside Park  
 CENSUS TRACT NO.: 37

	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	30.03	354656	23.8
	BLACK	35	72972	19.7	84254	31.1
	WHITE	6760	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 (\$)	10844	9564	10136	12.3	
	PEOPLE BELOW POVERTY LEVEL	327	35603	43487	9.4	
	FAMILIES BELOW POVERTY LEVEL	74	6866	8522	50.5	
	RATIO OF FAMILY INCOME TO POVERTY LEVEL	32			3.6	
	FAMILIES RECEIVING PUBLIC ASSISTANCE					
<u>EDUCATION</u>	MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	12.3	12.1	12.1	53.6	
	HIGH SCHOOL GRADUATES	1963			22.2	
	NO HIGH SCHOOL EDUCATION	464			16.0	
	NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	65			28.4	
	ONE OR MORE YEARS IN COLLEGE	803				
<u>OCCUPATION</u>	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	673			24.6	
	EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	125			.06	
	FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	203			18.9	
<u>LIVING CONDITIONS</u>	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	125	6231	8385	.07	
	SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	17	1517	1988	.02	
<u>FAMILY STABILITY</u>	STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS)	90.3	75.2		79.6	
	CHANGE IN STABLE FAMILIES 1960-1970	4.4	.06		.05	

TABLE NO. 92. INDICATORS OF PHYSICAL QUALITY

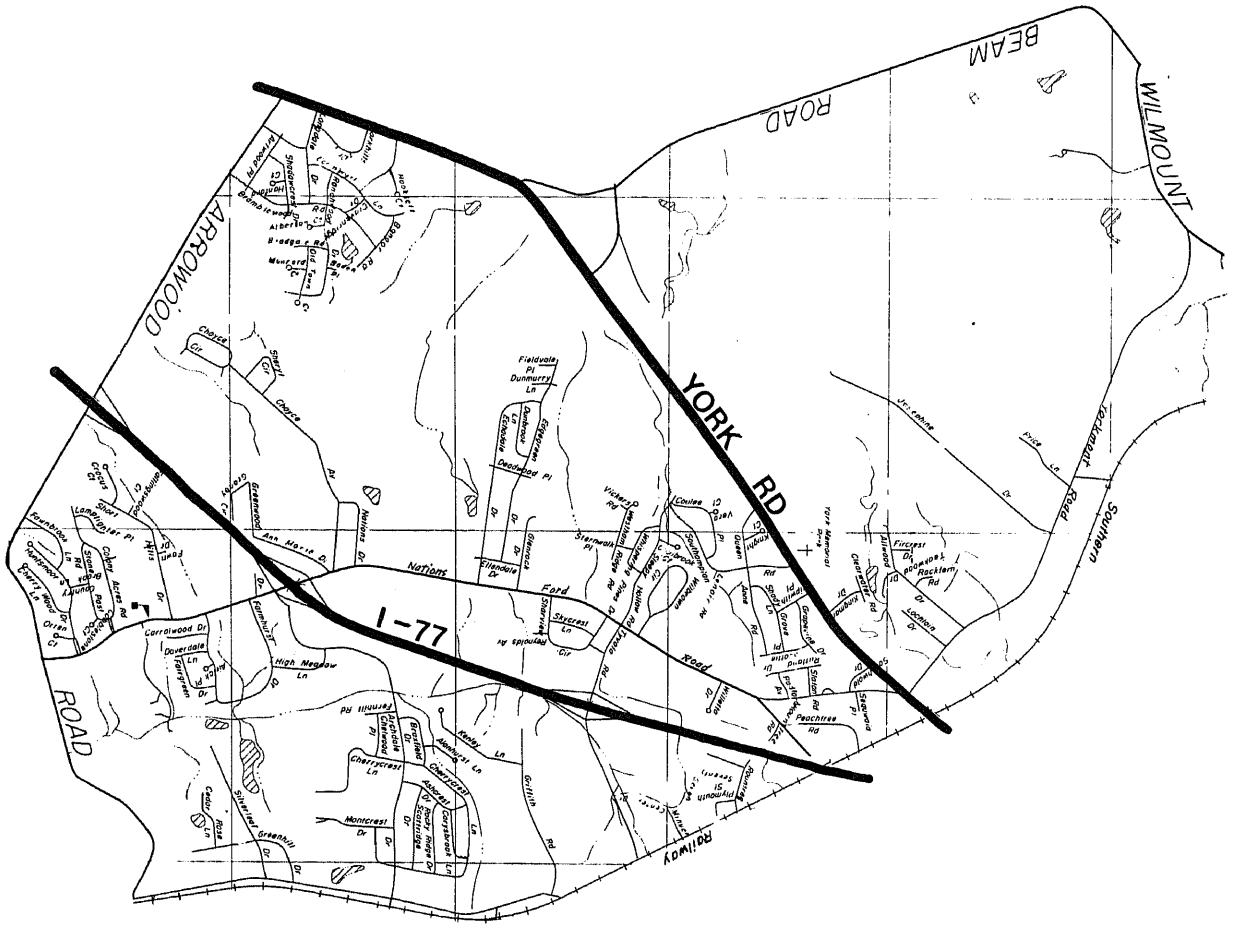
NEIGHBORHOOD NAME: Yorkmont/Nations Ford  
 CENSUS TRACT NO.: 38.01

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
<b>HOUSING QUALITY</b>						
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	
<b>ZONING EFFECT</b>						
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
<b>INDUSTRIAL ORIENTATION</b>						
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
<b>DETERIORATION POTENTIAL</b>						
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					
<b>CROWDING INDEX</b>						
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	% BLACK	39.2	1679.2	.08	-	.01
	% WHITE	69.9		.03		
<u>SOCIAL AND ECONOMIC RESOURCES</u>						
<u>INCOME</u>	MEDIAN FAMILY INCOME (\$)	7571	9564	10136	12.1	53.6
	PEOPLE BELOW POVERTY LEVEL	820	35603	14.8	43487	22.2
	FAMILIES BELOW POVERTY LEVEL	167	6866	11.2	8522	50.5
	RATIO OF FAMILY INCOME TO POVERTY LEVEL	82	7.0	47.4	4.5	3.6
	FAMILIES RECEIVING PUBLIC ASSISTANCE					
<u>EDUCATION</u>	MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	10.7	12.1	12.1	12.1	18.9
	HIGH SCHOOL GRADUATES	822	38.3	53.5		24.6
	NO HIGH SCHOOL EDUCATION	598	27.9	22.8		.06
	NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	163	26.3	17.2		
	ONE OR MORE YEARS IN COLLEGE	230	10.7	29.2		
<u>OCCUPATION</u>	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	262	11.7	24.7		
	EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	665	21.0	.07		
	FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	118	11.7	19.2		
	% All DU's in N'Hood					
<u>LIVING CONDITIONS</u>	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	325	24.5	.08	8385	.07
	SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	85	6.4	.02	1988	.02
	% Families in N'Hood					
<u>FAMILY STABILITY</u>	STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS)	-	76.1	75.2	-	79.6
	CHANGE IN STABLE FAMILIES 1960-1970		19.5	.06		.05

TABLE NO. 94. INDICATORS OF PHYSICAL QUALITY

NEIGHBORHOOD NAME: Clanton Park  
 CENSUS TRACT NO.: 38.02

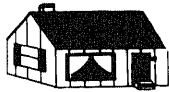
	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
HOUSING QUALITY	VALUE \$25,000	17	7908	20.6	15148	25.5
	RENT \$200	0	1546	4.2	1846	4.4
	MEDIAN VALUE	12900	16300		17400	
	MEDIAN RENT	110	107		107	
ZONING EFFECT						
	PERCENT OF TRACT ZONED RESIDENTIAL	1056*	81991*	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	





# 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

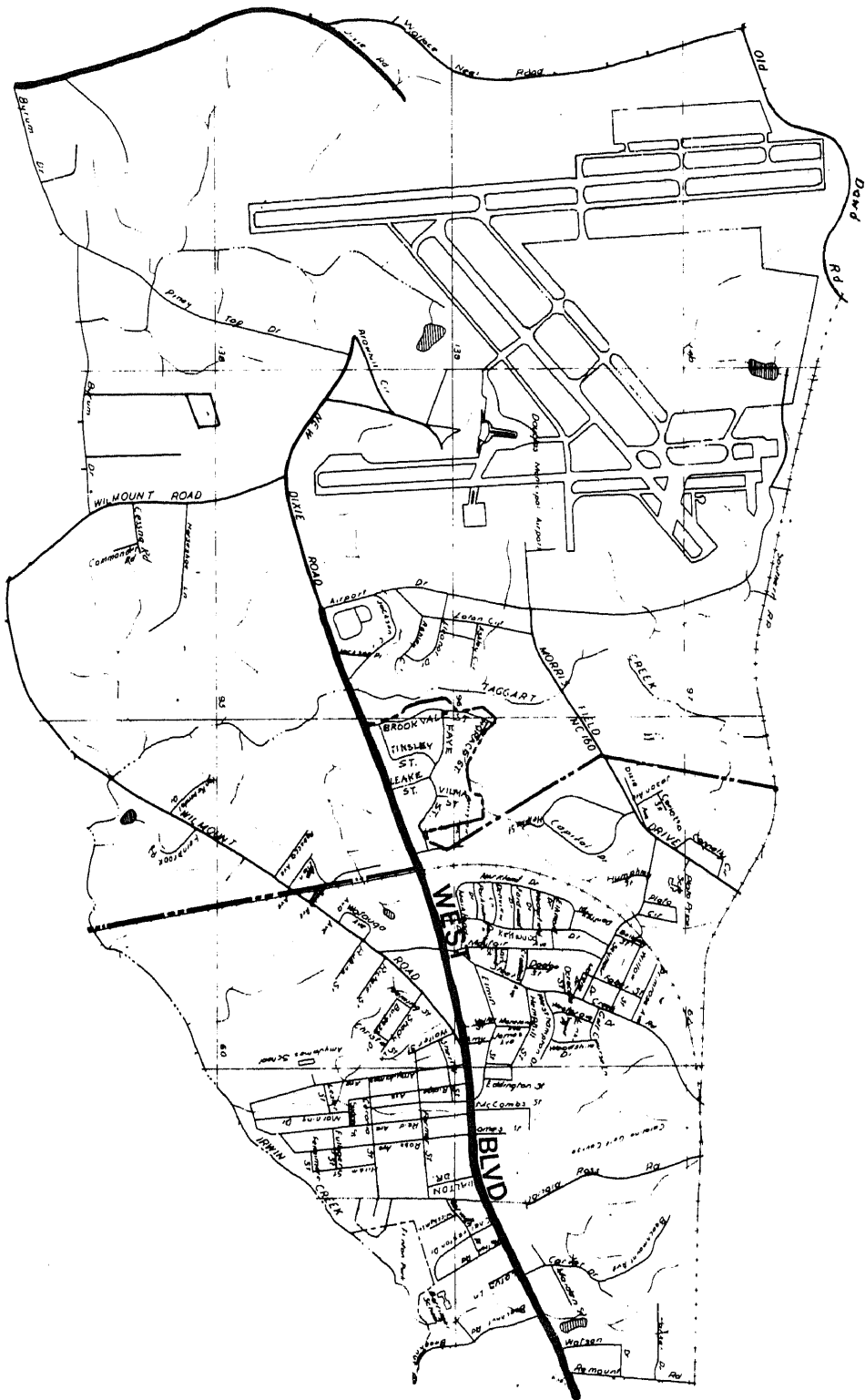


TABLE NO. 95. INDICATORS OF SOCIAL QUALITY

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	-	-	.08	-	.01
	% WHITE			.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)	-	64.6	75.2	-	79.6
	CHANGE IN STABLE FAMILIES 1960-1970	-	17.7	.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	7908	20.6	15148	25.5
	RENT \$200	5	1546	4.2	1846	4.4
	MEDIAN VALUE MEDIAN RENT	12100 105	16300 107	17400 107		
ZONING EFFECT	PERCENT OF TRACT ZONED RESIDENTIAL	4476*	81991*	90.6	286910*	89.6
	PERCENT OF DWELLING UNITS ZONED RESIDENTIAL	2978 74*	99613 2391*	90.2 2.6	116206 9224*	89.9 2.9
	PERCENT OF TRACT ZONED BUSINESS	50	1789	1.6	2416	1.9
	PERCENT OF DWELLING UNITS ZONED BUSINESS					
INDUSTRIAL ORIENTATION	PERCENT OF LAND USE INDUSTRIAL	177*	4150*	4.6	9219*	2.9
	PERCENT OF TRACT ZONED INDUSTRIAL	706*	3719*	4.1	13647*	4.3
	PERCENT OF DWELLING UNITS ZONED INDUSTRIAL	91	1374	1.2	2300	1.8
DETERIORATION POTENTIAL	VALUE \$10,000	280	5573	14.5	8742	14.7
	RENT \$80	236	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				
CROWDING INDEX	PERCENT OF LAND USE VACANT/GOVERNMENTAL	3976*	49855*	55.1	254318*	79.4
	PERCENT OF LAND USE RESIDENTIAL	943*	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	-	-	.08	-	.03
	% BLACK	5.6	19.7	.08	-	.01
	WHITE	3.3		.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	9824	9564	10136	12.3	
		295	35603	43487	9.4	
		61	6866	8522	50.5	
		30			3.6	
		11.7	12.1	12.1	53.6	
		1493			22.2	
		638			16.0	
		155			28.4	
		467				
		610			24.6	
OCCUPATION	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	610			.06	
	EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	215			.06	
	FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	194			18.9	
LIVING CONDITIONS	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	150	6231	8385	.07	
	SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	20	1517	1988	.02	
FAMILY STABILITY	STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS)	81.6			79.6	
	CHANGE IN STABLE FAMILIES 1960-1970	-			.05	

TABLE NO. 98. INDICATORS OF PHYSICAL QUALITY

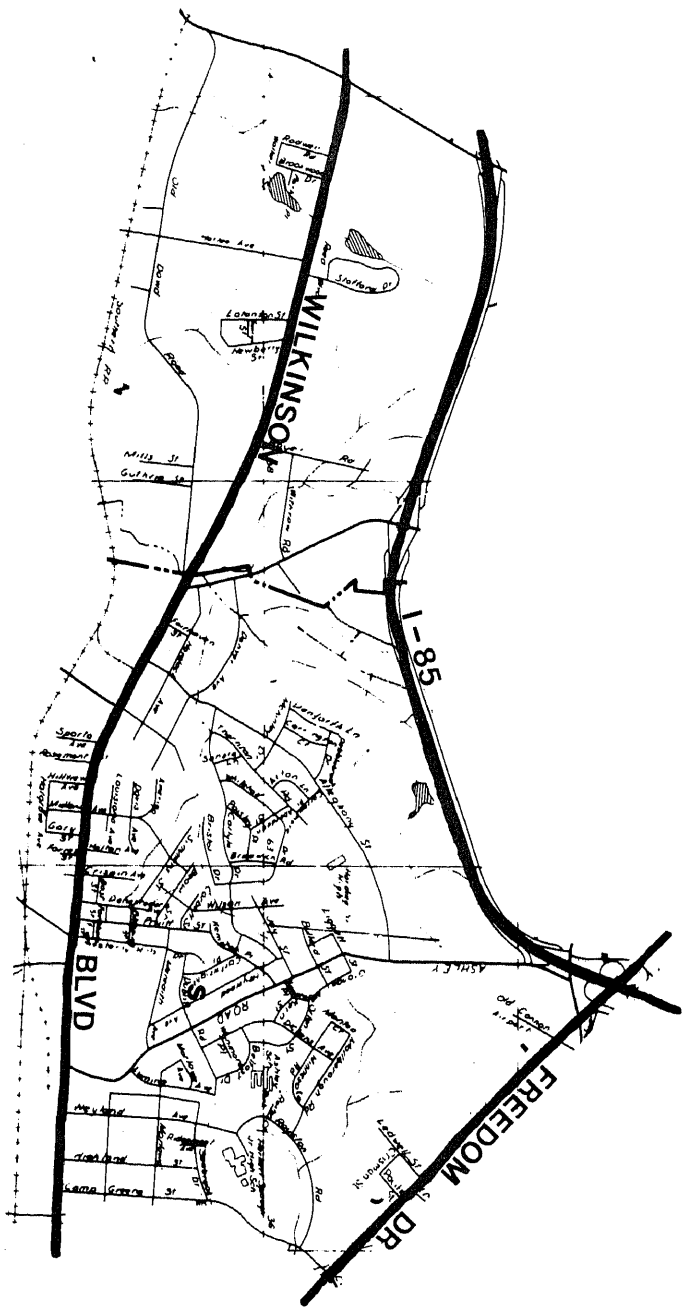
NEIGHBORHOOD NAME: Westerly Hills/Ashley Park  
 CENSUS TRACT NO.: 40

	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.

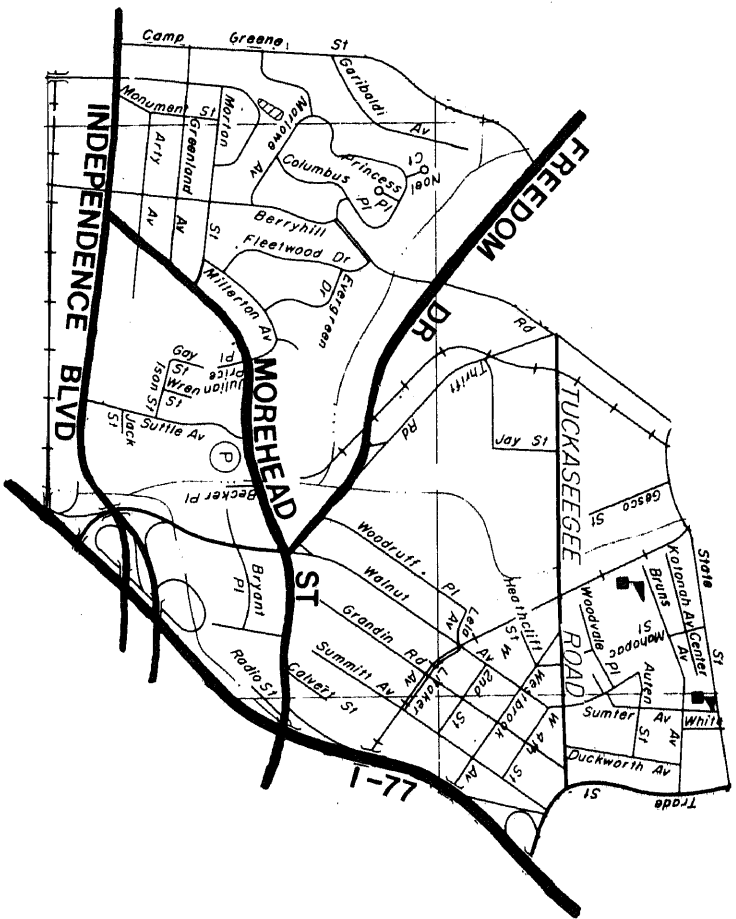
Most of the residential dwelling units in Wesley Heights are protected by residential zoning (90.3%. This figure may not seem high for a neighborhood, but when comparing this figure to the percentage of dwelling units protected in neighborhoods with comparable physical ranking, the Wesley Heights figure 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.



# WESLEY HEIGHTS

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	12.3	
	PEOPLE BELOW POVERTY LEVEL	392	35603	43487	9.4	
	FAMILIES BELOW POVERTY LEVEL	96	6866	8522	50.5	
	RATIO OF FAMILY INCOME TO POVERTY LEVEL	20			3.6	
	FAMILIES RECEIVING PUBLIC ASSISTANCE					
EDUCATION	MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	10.7	12.1	12.1	53.6	
	HIGH SCHOOL GRADUATES	789			22.2	
	NO HIGH SCHOOL EDUCATION	692			16.0	
	NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	128			28.4	
	ONE OR MORE YEARS IN COLLEGE	277				
OCCUPATION	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	258			24.6	
	EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	108			.06	
	FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	90			18.9	
LIVING CONDITIONS	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	75	6231	8385	.07	
	SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	6	1517	1988	.02	
FAMILY STABILITY	STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS)	78.5			79.6	
	CHANGE IN STABLE FAMILIES 1960-1970	- 13.1			.05	

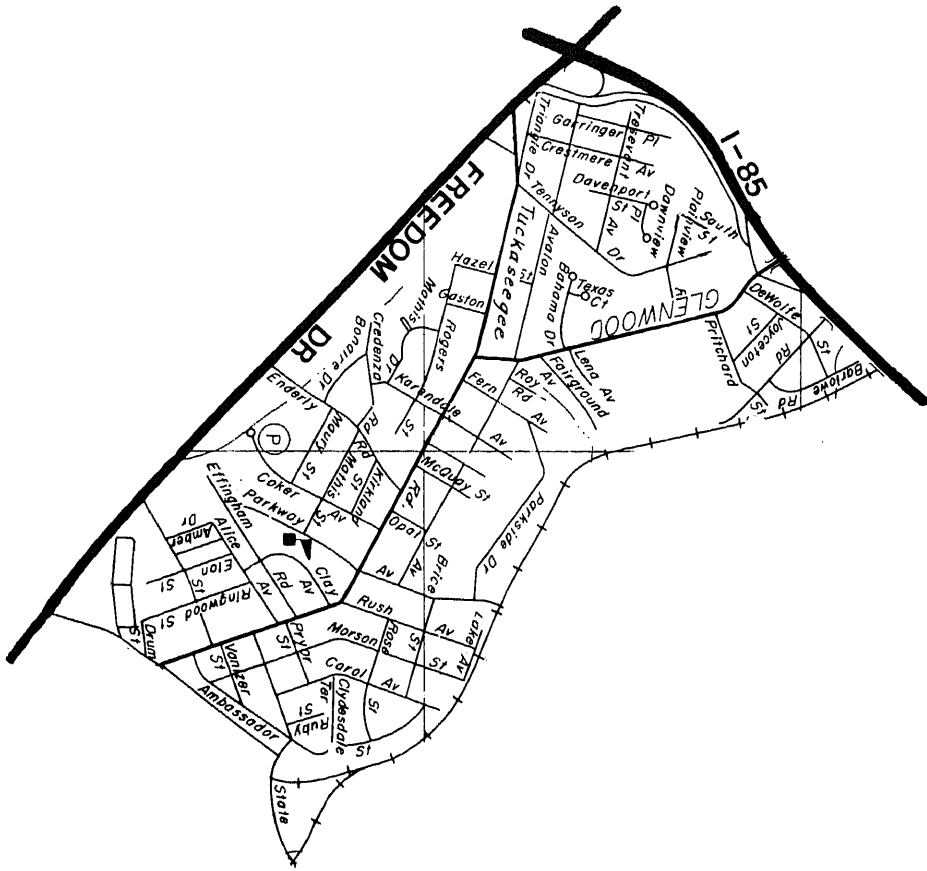
TABLE NO. 102. INDICATORS OF PHYSICAL QUALITY

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	19.7	84254	31.1
	WHITE	4930	167287	.08	269129	.03
CHANGE IN POPULATION 1960-1970		- 61.5	-	.03	-	.01
% BLACK		0				
% WHITE		0				
<u>SOCIAL AND ECONOMIC RESOURCES</u>						
<u>INCOME</u>	MEDIAN FAMILY INCOME (\$)	11936	9564	10136	12.3	
	PEOPLE BELOW POVERTY LEVEL	227	35603	43487	9.4	
	FAMILIES BELOW POVERTY LEVEL	52	6866	8522	50.5	
	RATIO OF FAMILY INCOME TO POVERTY LEVEL	0		4.5	3.6	
	FAMILIES RECEIVING PUBLIC ASSISTANCE					
<u>EDUCATION</u>	MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	12.2	12.1	12.1	53.6	
	HIGH SCHOOL GRADUATES	1572			22.2	
	NO HIGH SCHOOL EDUCATION	440			16.0	
	NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	36			28.4	
	ONE OR MORE YEARS IN COLLEGE	619				
<u>OCCUPATION</u>	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	560	23.9	24.7	24.6	
	EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	143	6.1	.07	.06	
	FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	139	14.9	19.2	18.9	
<u>LIVING CONDITIONS</u>	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	70	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)	92.0	75.2	.06	79.6	
	CHANGE IN STABLE FAMILIES 1960-1970	1.4			.05	

TABLE NO. 104. INDICATORS OF PHYSICAL QUALITY

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

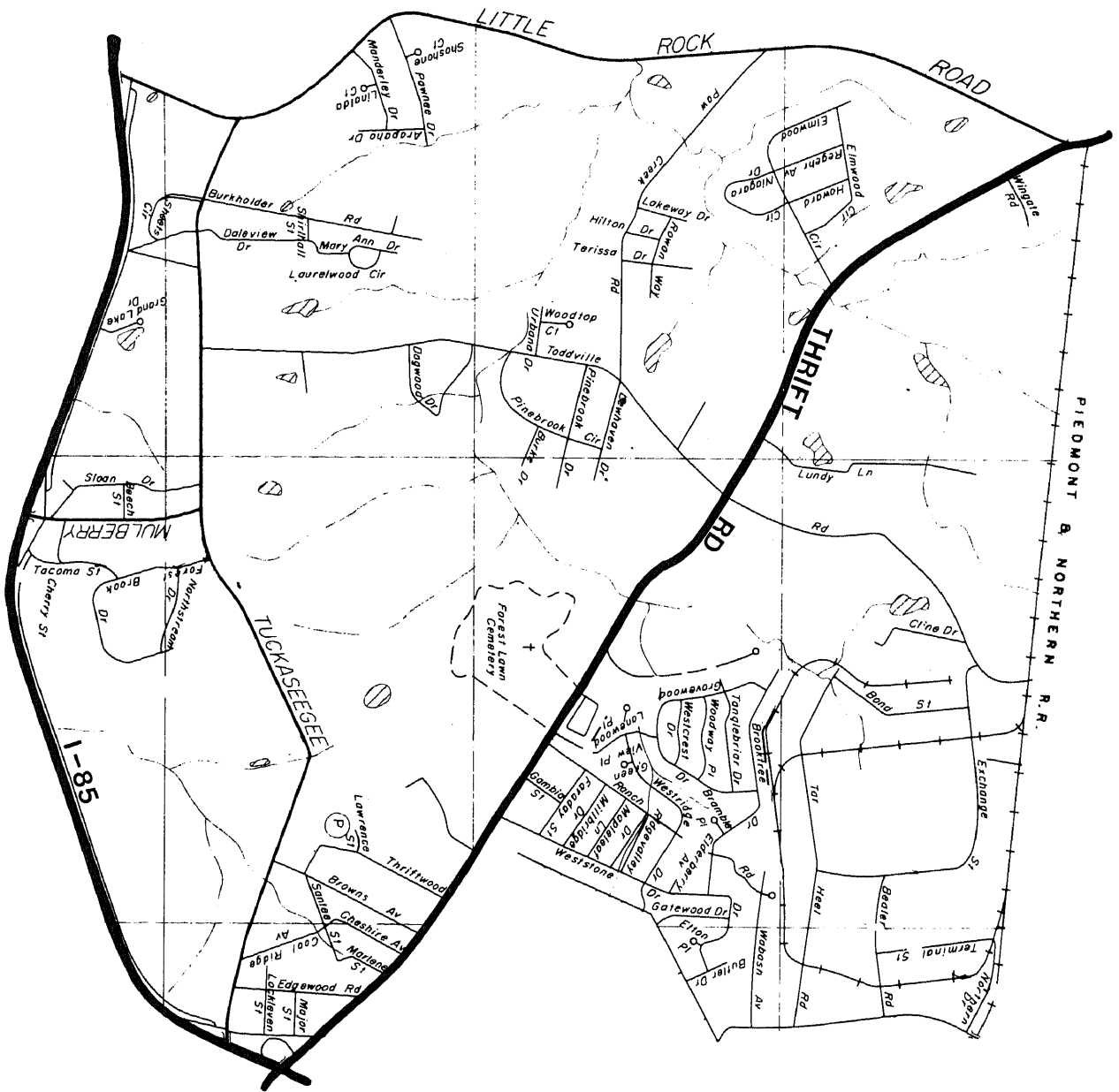
	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
HOUSING QUALITY						
VALUE \$25,000	129	11.0	7908	20.6	15148	25.5
RENT \$200	0	0	1546	4.2	1846	4.4
MEDIAN VALUE	17300		16300		17400	
MEDIAN RENT	106		107		107	
ZONING EFFECT						
PERCENT OF TRACT ZONED RESIDENTIAL	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.

I-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: Thomashboro  
CENSUS TRACT NO.: 43.02

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
<u>POPULATION</u>	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	-	-	.03	-	.01
<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	9080	9564	14.8	10136	12.3
		430	35603	11.2	43487	9.4
		88	6866	47.4	8522	50.5
		32		4.5		3.6
		10.3	12.1	53.5	12.1	53.6
		636		22.8		22.2
		719		17.2		16.0
		91		29.2		28.4
		159				
<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	252	15.2	24.7	24.6	
		159	9.6	.07	.06	
		82	12.0	19.2	18.9	
<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	101	9.1	.08	.07	
		10	.9	.02	.02	
<u>LIVING CONDITIONS</u>	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM) SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	6231	.08	8385	.07	
		1517	.02	1988	.02	
<u>FAMILY STABILITY</u>	STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS) CHANGE IN STABLE FAMILIES 1960-1970	83.2	75.2	79.6		
		8.3	.06	.05		

TABLE NO. 106. INDICATORS OF PHYSICAL QUALITY

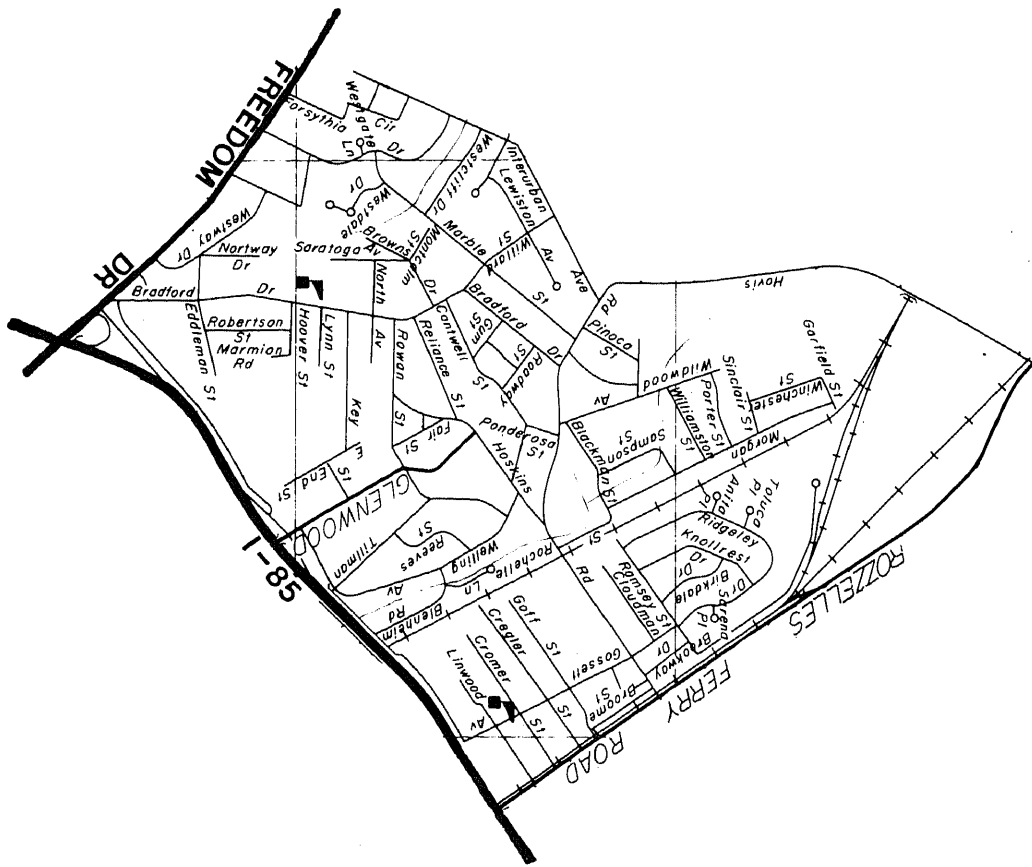
NEIGHBORHOOD NAME: Thomasboro  
CENSUS TRACT NO.: 43.02

	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

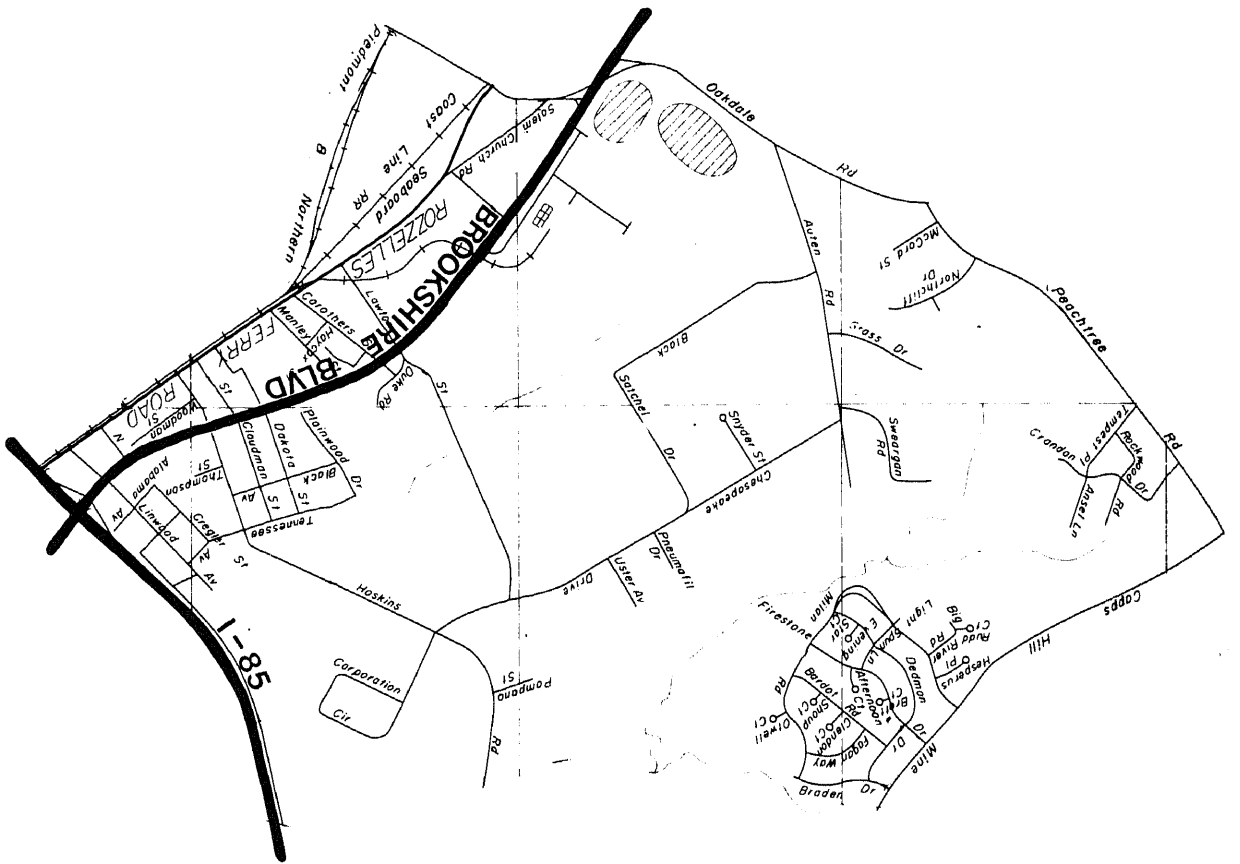
NEIGHBORHOOD NAME: Hoskins  
CENSUS TRACT NO.: 44

	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

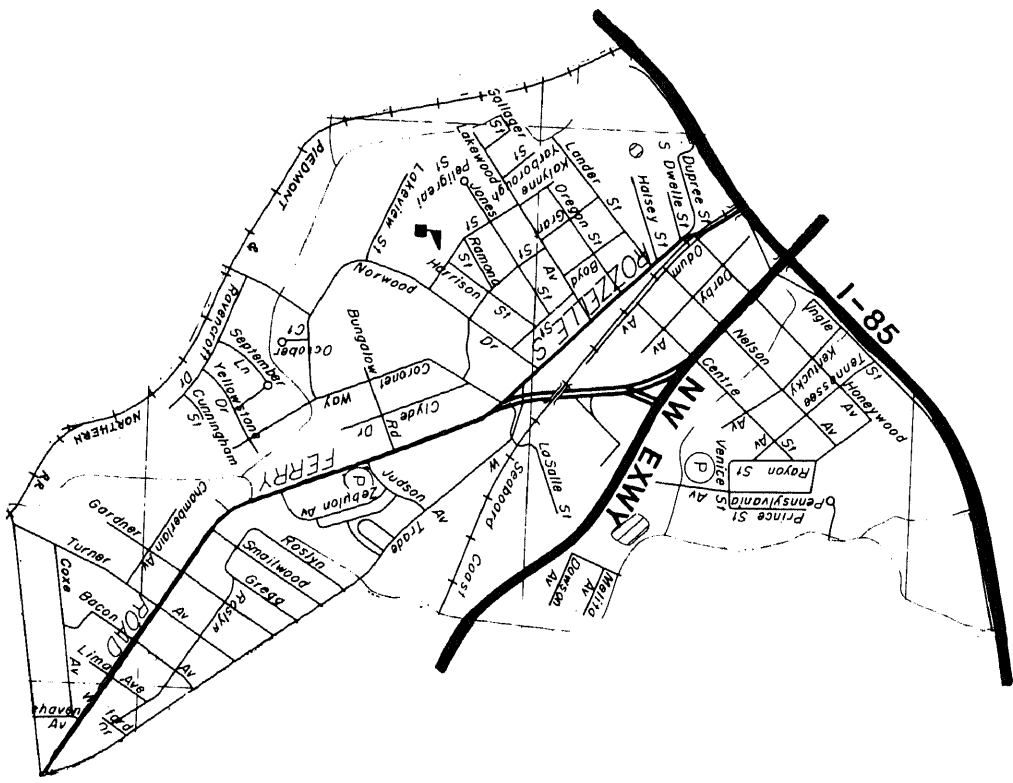
NEIGHBORHOOD NAME: Biddleville  
CENSUS TRACT NO.: 45

	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 FAMILIES RECEIVING PUBLIC ASSISTANCE	85		47.4	4.5	50.5
<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		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		19.2		18.9
<u>LIVING CONDITIONS</u>	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	236	6231	.08	8385	.07
	SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	49	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. 112. INDICATORS OF PHYSICAL QUALITY

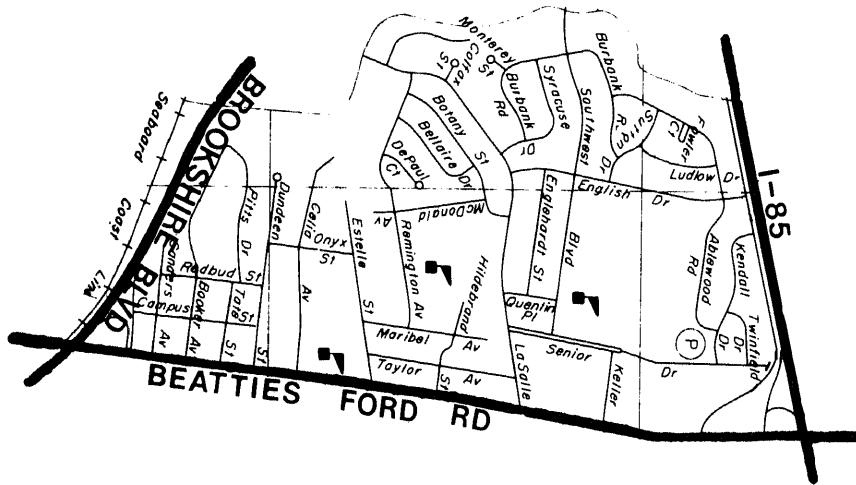
NEIGHBORHOOD NAME: University Park  
 CENSUS TRACT NO.: 76

	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 MEDIAN RENT	12000 105	16300 107	17400 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	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				
CROWDING INDEX	PERCENT OF LAND USE VACANT/GOVERNMENTAL	179*	49855*	55.1	254318*	79.4
	PERCENT OF LAND USE RESIDENTIAL	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.

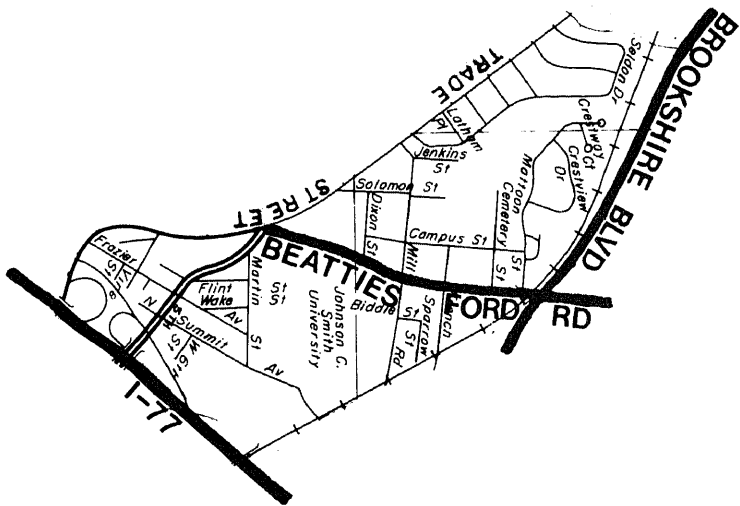
Both the socio-economic and the physical quality ranks low in Five Points when compared to Charlotte-Mecklenburg's neighborhoods. Weakness in the educational level which in turn brought down the income and occupation indexes caused the low socio-economic ranking. However, all indexes were below average.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

47



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
			6.4			
<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/McCrorey 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

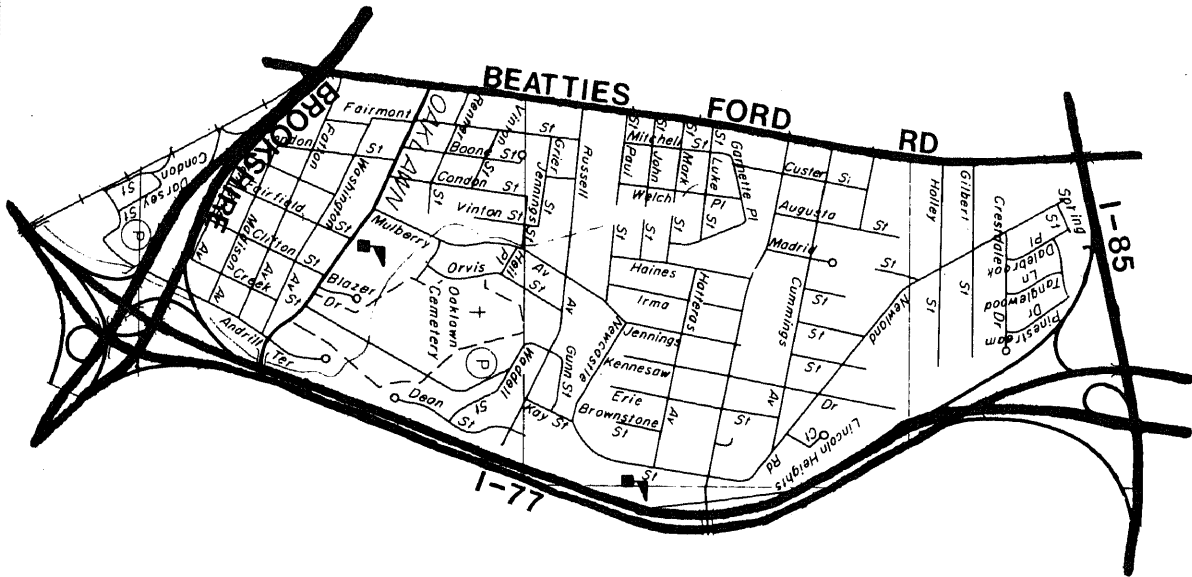
TABLE NO. 116. INDICATORS OF PHYSICAL QUALITY

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

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
<b>HOUSING QUALITY</b>						
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	
<b>ZONING EFFECT</b>						
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
<b>INDUSTRIAL ORIENTATION</b>						
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
<b>DETERIORATION POTENTIAL</b>						
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				
<b>CROWDING INDEX</b>						
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	241178		354656	23.8
	BLACK	5194	72972	30.03	84254	31.1
	WHITE	5	167287	19.7	269129	.03
CHANGE IN POPULATION 1960-1970	% BLACK	-	-	.08	-	.01
	% WHITE	-	-	.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	4374	9564	14.8	10136	12.3
		2333	35603	11.2	43487	9.4
		504	6866	47.4	8522	50.5
		219		4.5		3.6
		9.6	12.1		12.1	
		601	28.2	53.5		53.6
		948	44.5	22.8		22.2
		194	29.4	17.2		16.0
		117	5.5	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	85	4.3	24.7		24.6
		687	34.9	.07		.06
		65	6.4	19.2		18.9
			% All DU's in N'Hood			
OCCUPATION	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING) EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING) FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	340	21.3	.08	8385	.07
		80	5.0	.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)	44.6	75.2	.06		79.6
		36.5				.05
FAMILY STABILITY	STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS) CHANGE IN STABLE FAMILIES 1960-1970					

TABLE NO. 118. INDICATORS OF PHYSICAL QUALITY

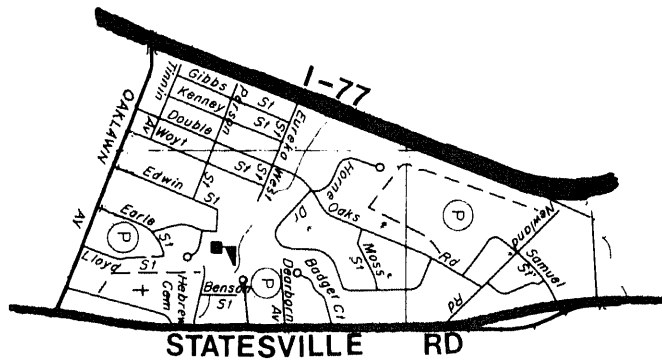
NEIGHBORHOOD NAME: Upper Greenville/Double Oaks  
CENSUS TRACT NO.: 50

	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

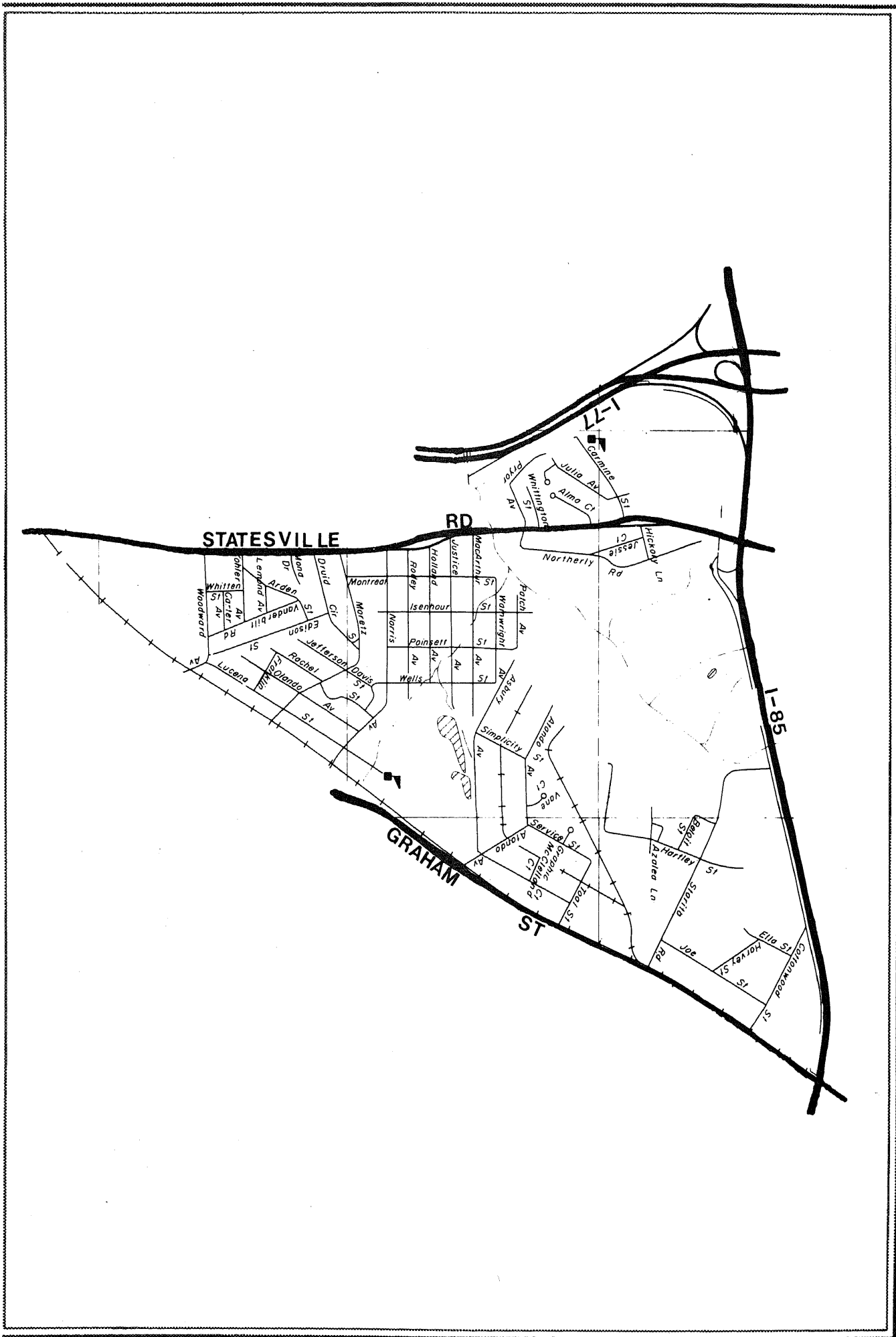
	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
POPULATION	TOTAL POPULATION	3965	241178	30.03	354656	23.8
	BLACK	3861	72972	19.7	84254	31.1
	WHITE	95	167287	.08	269129	.03
CHANGE IN POPULATION 1960-1970	% BLACK	-	-	.03	-	.01
	% BLACK	-	-	.03	-	.01
	WHITE	-	-	.03	-	.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	



**STATESVILLE**

**RD**

**GRAHAM**

**ST**

**I-85**

**I-77**

# 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	
	% WHITE	-	-	.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

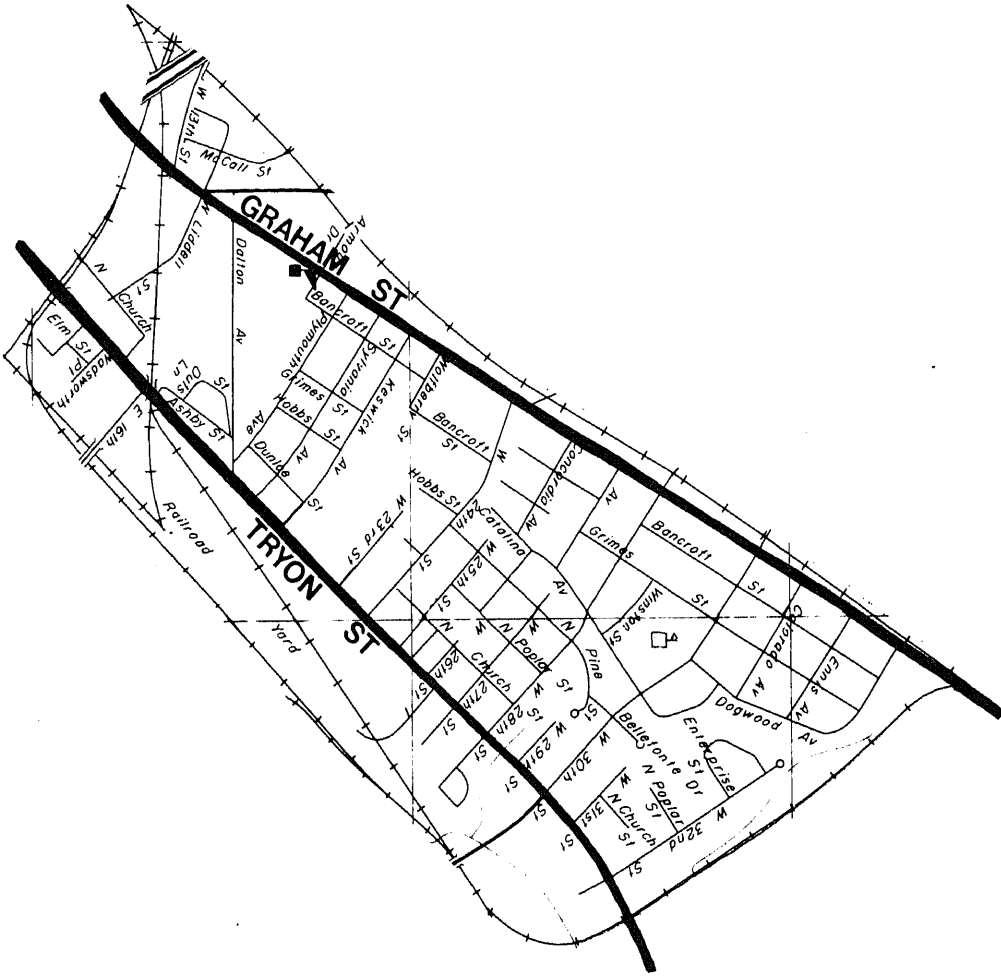
NEIGHBORHOOD NAME: Tryon Hills  
 CENSUS TRACT NO.: 52

	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

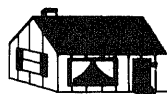
52





# 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
<u>POPULATION</u>	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					.01
% BLACK						
% WHITE						
<u>SOCIAL AND ECONOMIC RESOURCES</u>						
<u>INCOME</u>	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			
<u>EDUCATION</u>	MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	12.2			12.1	53.6
	HIGH SCHOOL GRADUATES	2970		53.5		22.2
	NO HIGH SCHOOL EDUCATION	962		22.8		16.0
	NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	141		17.2		28.4
	ONE OR MORE YEARS IN COLLEGE	1281		29.2		
<u>OCCUPATION</u>	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	1178		24.7		24.6
	EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	278		.07		.06
	FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	326		19.2		18.9
<u>LIVING CONDITIONS</u>	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	155	6231	.08	8385	.07
	SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	19	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. 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
<u>POPULATION</u>	TOTAL POPULATION	7615	241178		354656	23.8
	BLACK	2339	72972	30.03	84254	.03
	WHITE	5247	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	10428	9564	14.8	10136	12.3
		573	35603	11.2	43487	9.4
		119	6866	47.4	8522	50.5
		11		4.5		3.6
<u>EDUCATION</u>	MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	12.2	12.1	53.5	12.1	53.6
	HIGH SCHOOL GRADUATES	2169		22.8		22.2
	NO HIGH SCHOOL EDUCATION	746		17.2		16.0
	NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD ONE OR MORE YEARS IN COLLEGE	89		29.2		28.4
<u>OCCUPATION</u>	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	741		24.7		24.6
	EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	307		.07		.06
	FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	357		19.2		18.9
<u>LIVING CONDITIONS</u>	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	167	6231	.08	8385	.07
	SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	25	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. 126. INDICATORS OF PHYSICAL QUALITY

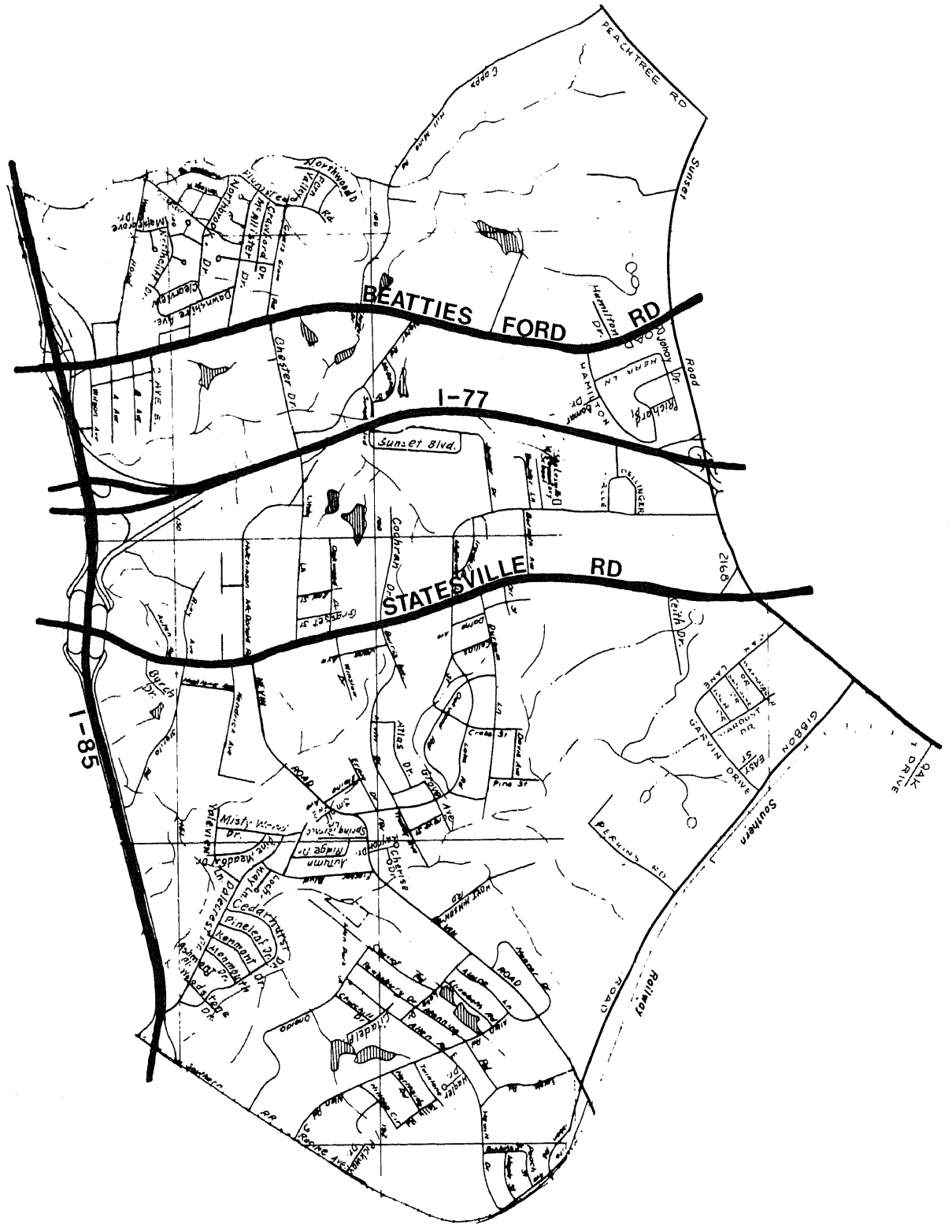
NEIGHBORHOOD NAME: Northwood/Devita  
 CENSUS TRACT NO.: 54

	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. 127. INDICATORS OF SOCIAL QUALITY

NEIGHBORHOOD NAME: Mallard Creek  
CENSUS TRACT NO.: 55

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
POPULATION	TOTAL POPULATION	6790	241178	30.03	354656	23.8
	BLACK	1429	72972	19.7	84254	31.1
	WHITE	5311	167287	.08	269129	.03
CHANGE IN POPULATION 1960-1970	% BLACK	-	-	.03	-	.01
	% BLACK	40.9				
	WHITE					
SOCIAL AND ECONOMIC RESOURCES						
INCOME	MEDIAN FAMILY INCOME (\$)	8828	9564	10136	12.3	
	PEOPLE BELOW POVERTY LEVEL	892	35603	43487	9.4	
	FAMILIES BELOW POVERTY LEVEL	209	6866	8522	50.5	
	RATIO OF FAMILY INCOME TO POVERTY LEVEL	85			3.6	
	FAMILIES RECEIVING PUBLIC ASSISTANCE					
EDUCATION	MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	10.8	12.1	12.1	53.6	
	HIGH SCHOOL GRADUATES	1283			22.2	
	NO HIGH SCHOOL EDUCATION	1036			16.0	
	NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	184			28.4	
	ONE OR MORE YEARS IN COLLEGE	438				
OCCUPATION	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING)	918			24.6	
	EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING)	393			.06	
	FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	144			18.9	
LIVING CONDITIONS	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM)	219	6231	8385	.07	
	SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	44	1517	1988	.02	
FAMILY STABILITY	STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS)	-			79.6	
	CHANGE IN STABLE FAMILIES 1960-1970	83.8			.05	

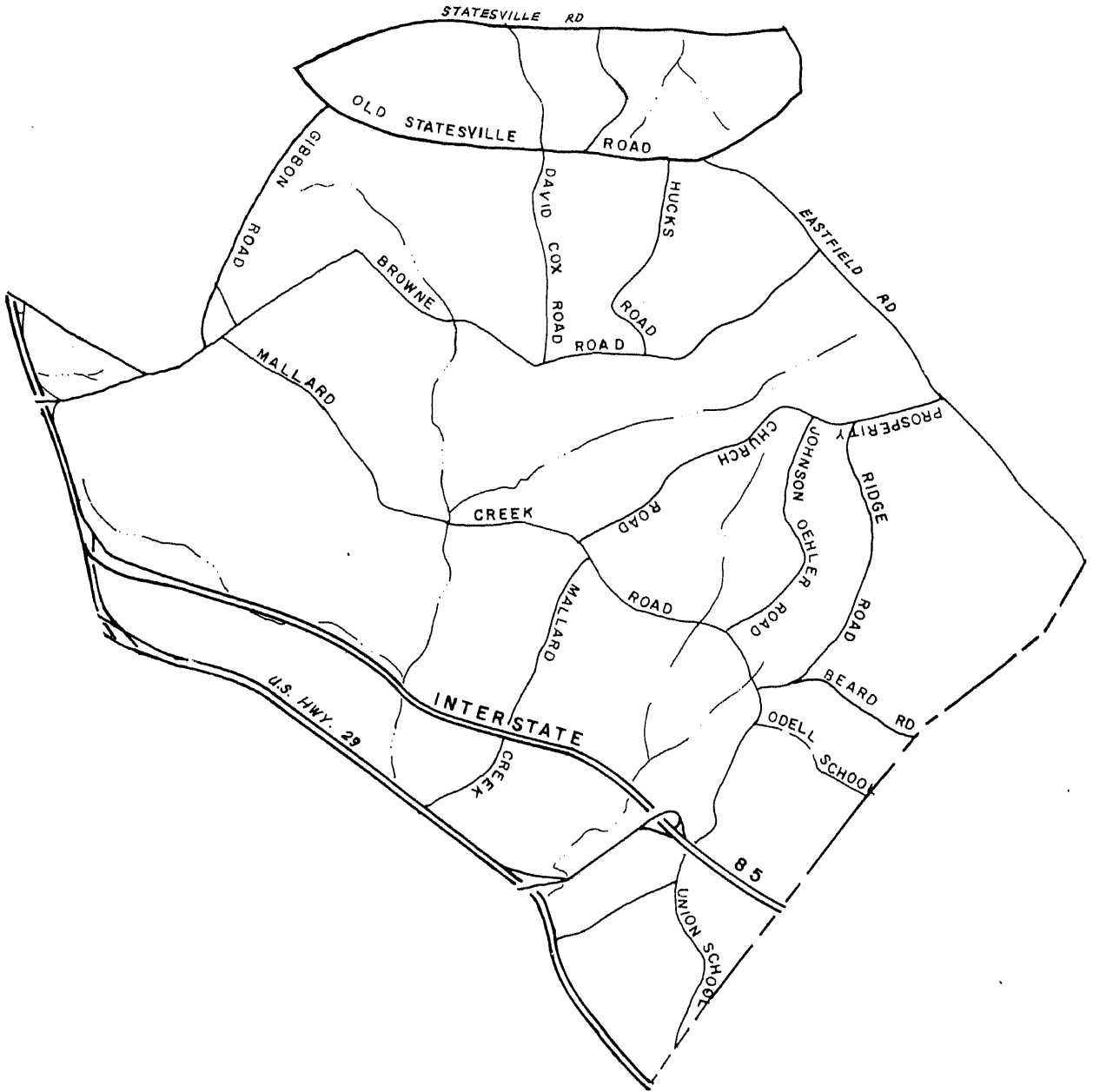
TABLE NO. 128. INDICATORS OF PHYSICAL QUALITY

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	



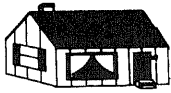
# MALLARD CREEK





# 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

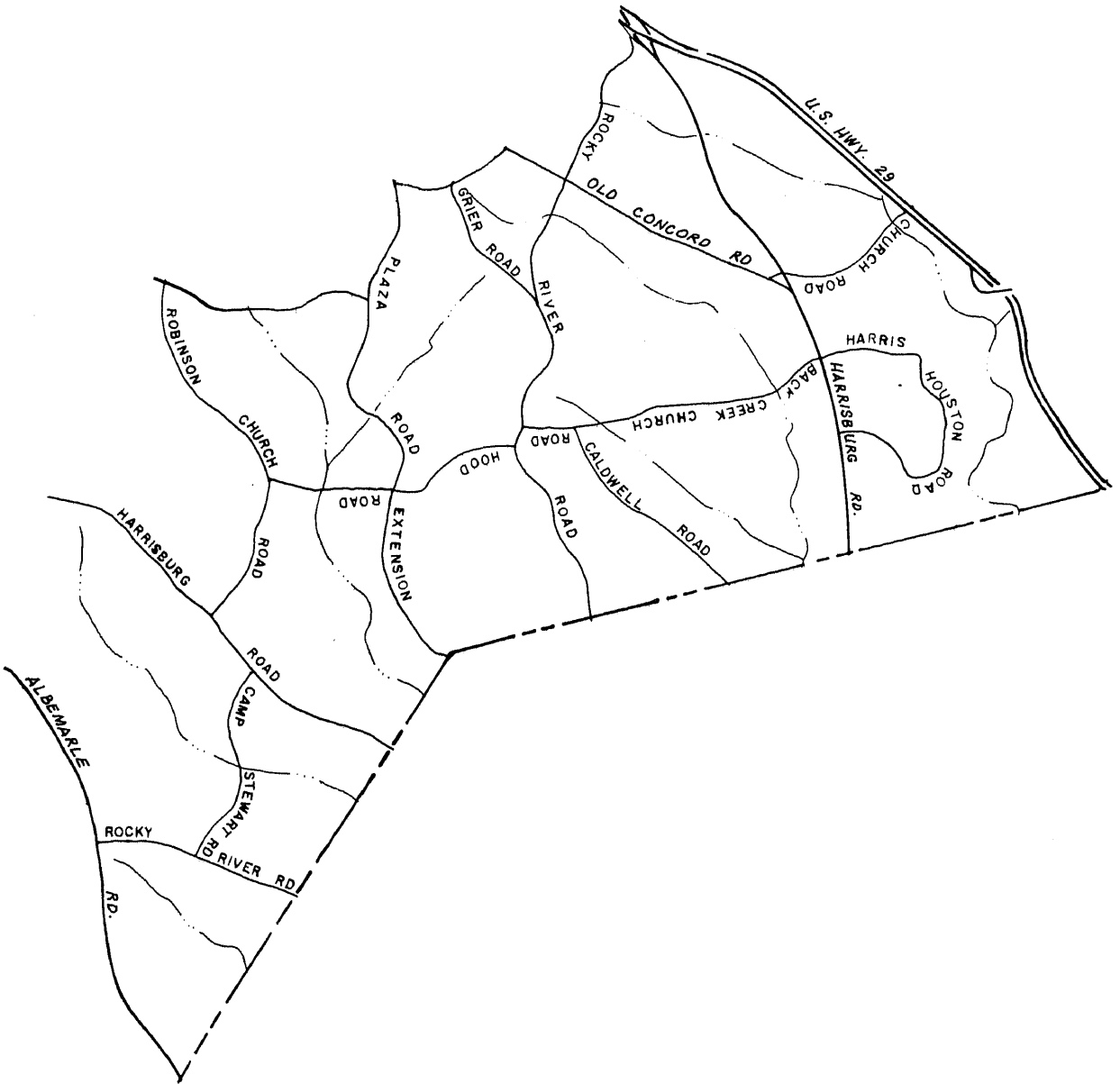
TABLE NO. 130. INDICATORS OF PHYSICAL QUALITY

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

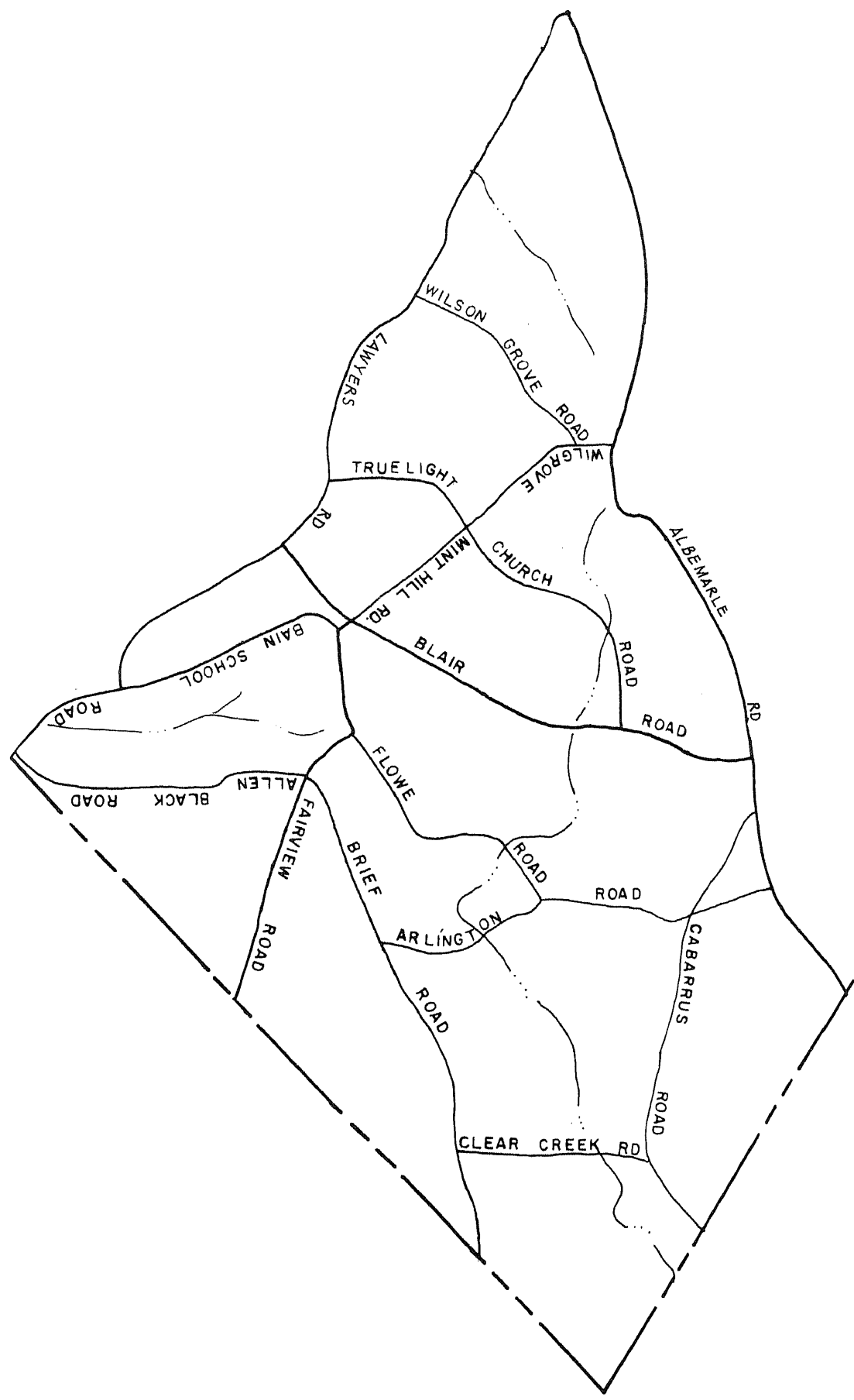


TABLE NO. 131. INDICATORS OF SOCIAL QUALITY

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	40*	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	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

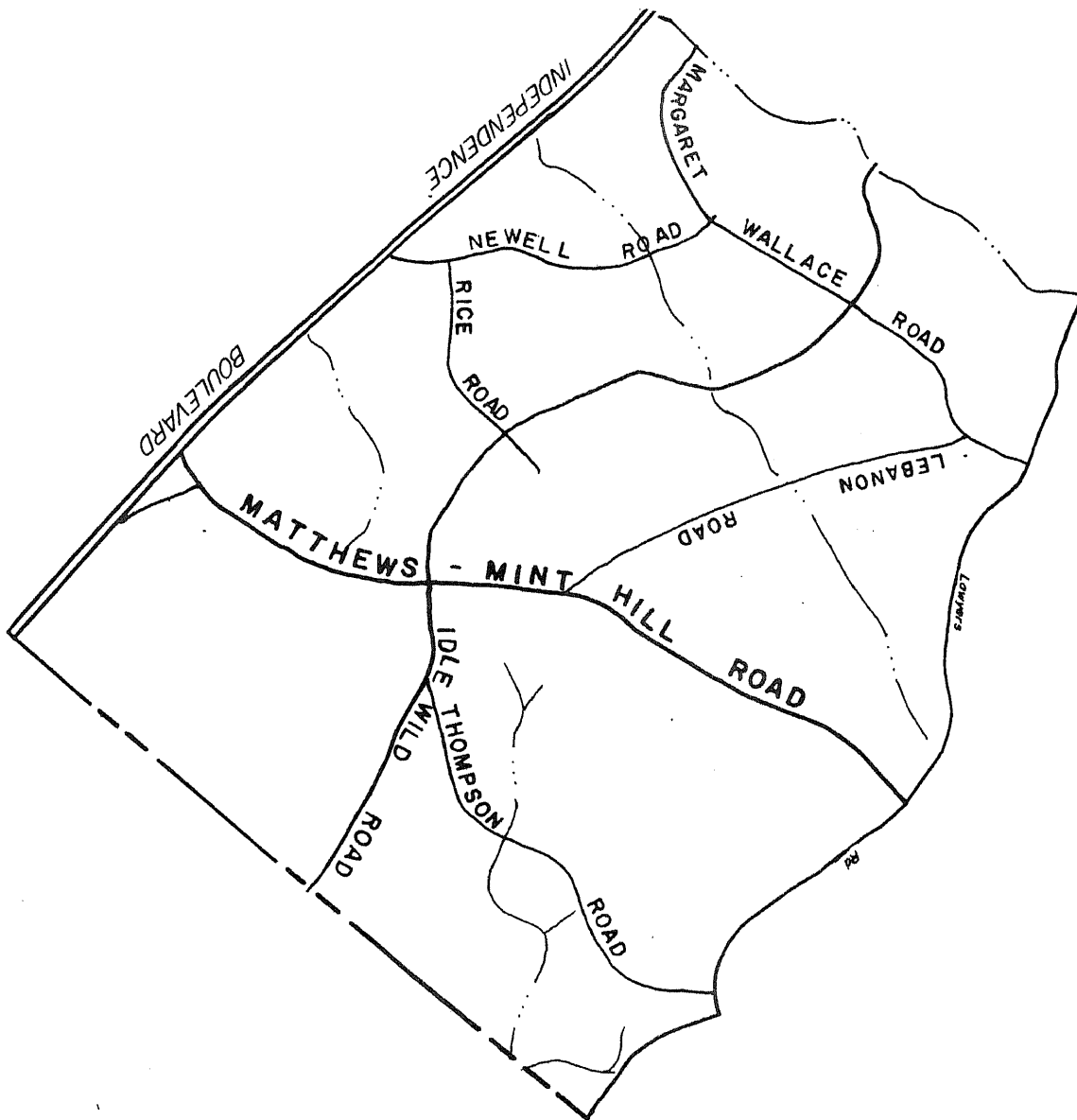


TABLE NO. 133. INDICATORS OF SOCIAL QUALITY

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	.08	84254	.03
	WHITE	3453	167287	19.7	269129	31.1
CHANGE IN POPULATION 1960-1970	% BLACK	-	-	.03	-	.01
	% BLACK	0	0	.03	-	.01
	WHITE	0	0	.03	-	.01
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	4	47.1	4.5		3.6
	FAMILIES RECEIVING PUBLIC ASSISTANCE					
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
	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
LIVING CONDITIONS						
FAMILY STABILITY	STABLE FAMILIES (CHILDREN 18 YEARS OF AGE LIVING WITH BOTH PARENTS)	-	88.5	75.2	-	79.6
	CHANGE IN STABLE FAMILIES 1960-1970	5.4		.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	-	-	.08	-	.01
	% BLACK	67.1		.03		
	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	10056	9564	10136	12.3	
		243	35603	43487	9.4	
		52	6866	8522	50.5	
		21			3.6	
		12.0		12.1	53.6	
		843			22.2	
		474			16.0	
		77			28.4	
		448				
OCCUPATION	EMPLOYED IN PROFESSIONAL AND MANAGERIAL POSITIONS (GENERALLY HIGH PAYING) EMPLOYED IN PERSONAL SERVICES (GENERALLY LOW PAYING) FEMALES IN PROFESSIONAL AND MANAGERIAL POSITIONS	355	26.4	24.7	24.6	
		137	10.2	.07	.06	
		120	23.5	19.2	18.9	
			% All DU's in N'Hood			
			7.4	6231	.08	8385
LIVING CONDITIONS	OVERCROWDED DWELLING UNITS (OVER 1.01 PERSONS PER ROOM) SERIOUS OVERCROWDING (OVER 1.51 PERSONS PER ROOM)	72	2.2	1517	.02	
		21				
			% Families in N'Hood			
FAMILY STABILITY	STABLE FAMILIES (CHILDREN AGE LIVING WITH BOTH PARENTS) CHANGE IN STABLE FAMILIES 1960-1970	83.8	75.2	.06	79.6	
		13.7			.05	

TABLE NO. 136. INDICATORS OF PHYSICAL QUALITY

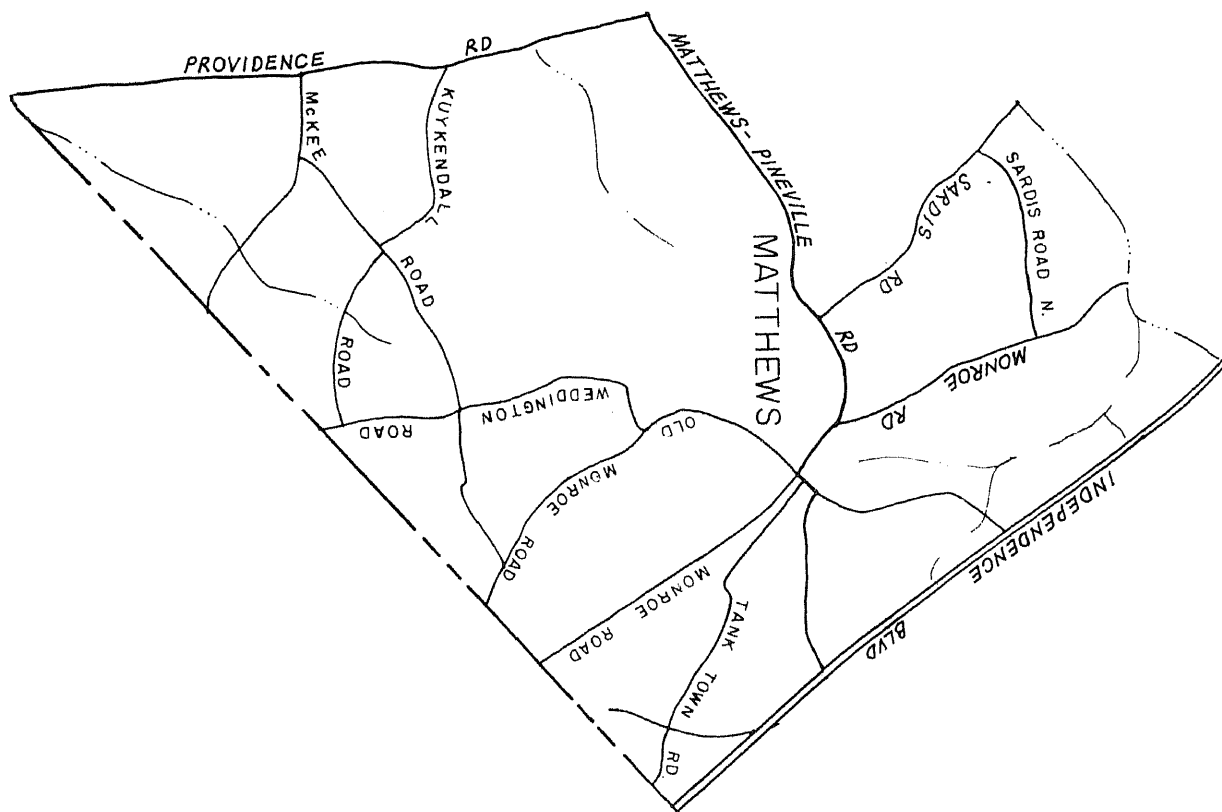
NEIGHBORHOOD NAME: Matthews  
 CENSUS TRACT NO.: 58.01

	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

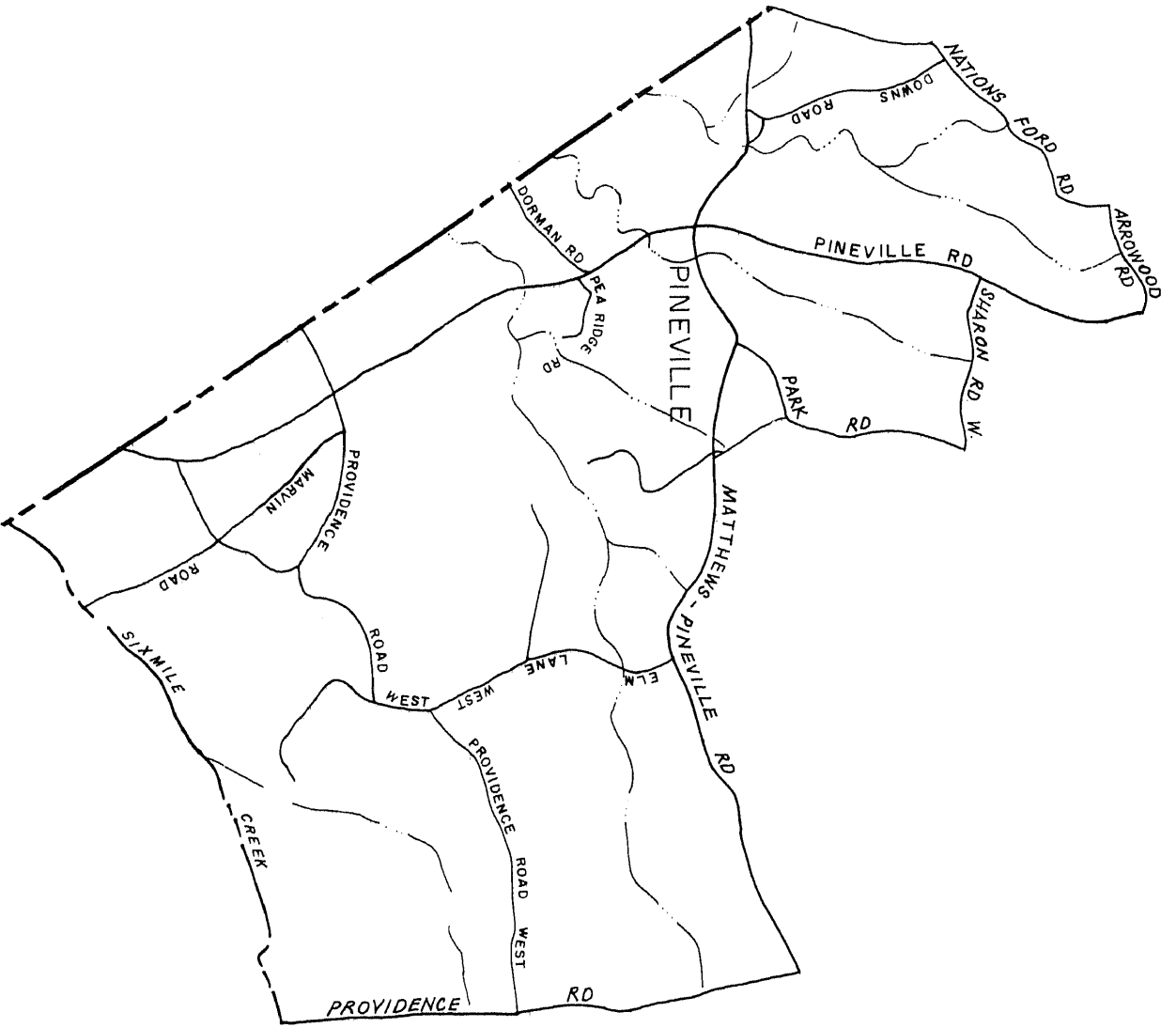
	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
POPULATION	TOTAL POPULATION	4061	241178	30.03	354656	23.8
	BLACK	1093	72972	19.7	84254	31.1
	WHITE	2965	167287	.08	269129	.03
CHANGE IN POPULATION 1960-1970	% BLACK	-	-	.03	-	.01
	% BLACK	0				
	WHITE	0				
SOCIAL 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	

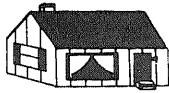


PINEVILLE/PROVIDENCE

58.02

# 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

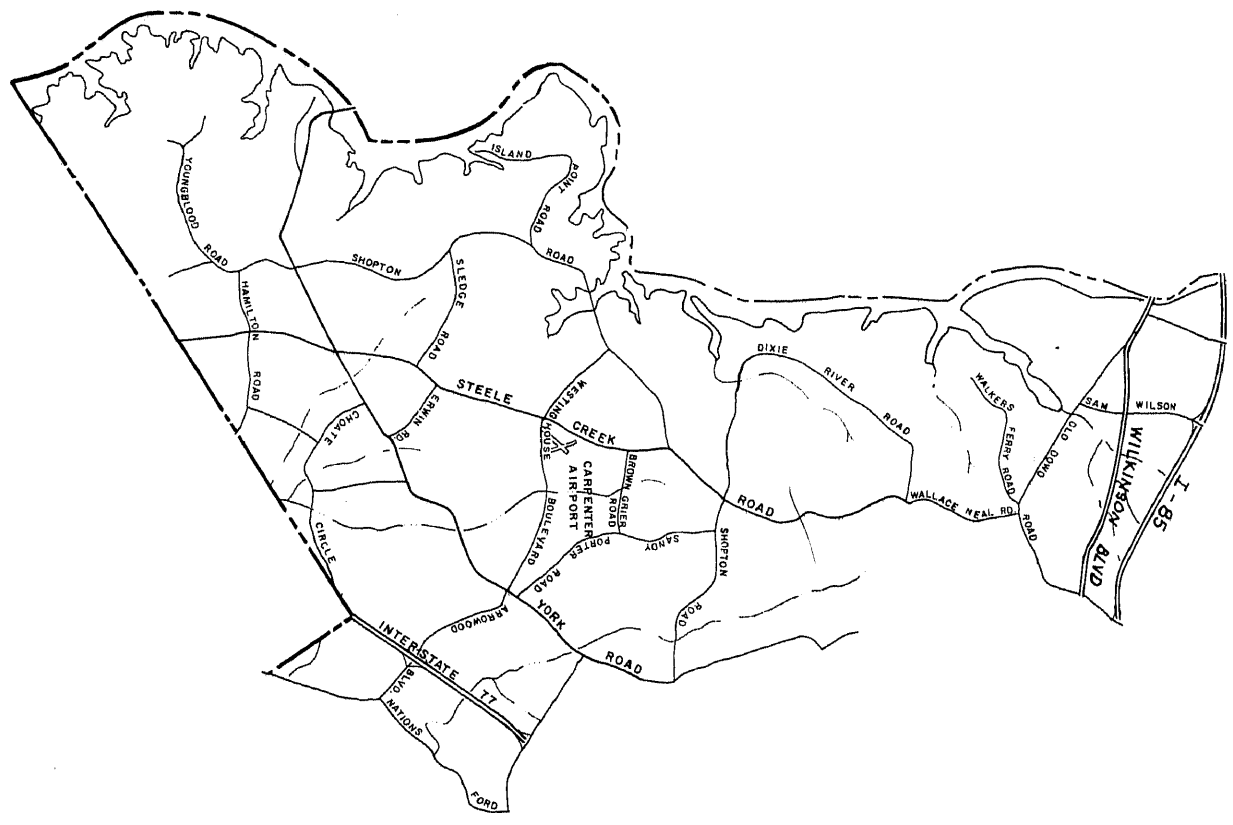
TABLE NO. 140. INDICATORS OF PHYSICAL QUALITY

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	3.3	4712	3.6	
DWELLING UNITS 60 YEARS IN AGE	100	4.2					
GROWING 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		



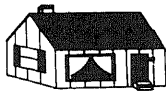
# BERRYHILL/STEELE CREEK





# 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		- .03		- .01
% WHITE		56.9				
SOCIAL AND ECONOMIC RESOURCES						
INCOME	MEDIAN FAMILY INCOME (\$)	10747	9564	14.8	10136	12.3
	PEOPLE BELOW POVERTY LEVEL	803	35603	11.2	43487	9.4
	FAMILIES BELOW POVERTY LEVEL	190	6866	47.4	8522	50.5
	RATIO OF FAMILY INCOME TO POVERTY LEVEL	40		4.5		3.6
	FAMILIES RECEIVING PUBLIC ASSISTANCE					
	% Adults 25 Yrs +					
EDUCATION	MEDIAN NUMBER OF SCHOOL YEARS COMPLETED	11.3	12.1	53.5	12.1	53.6
	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
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).

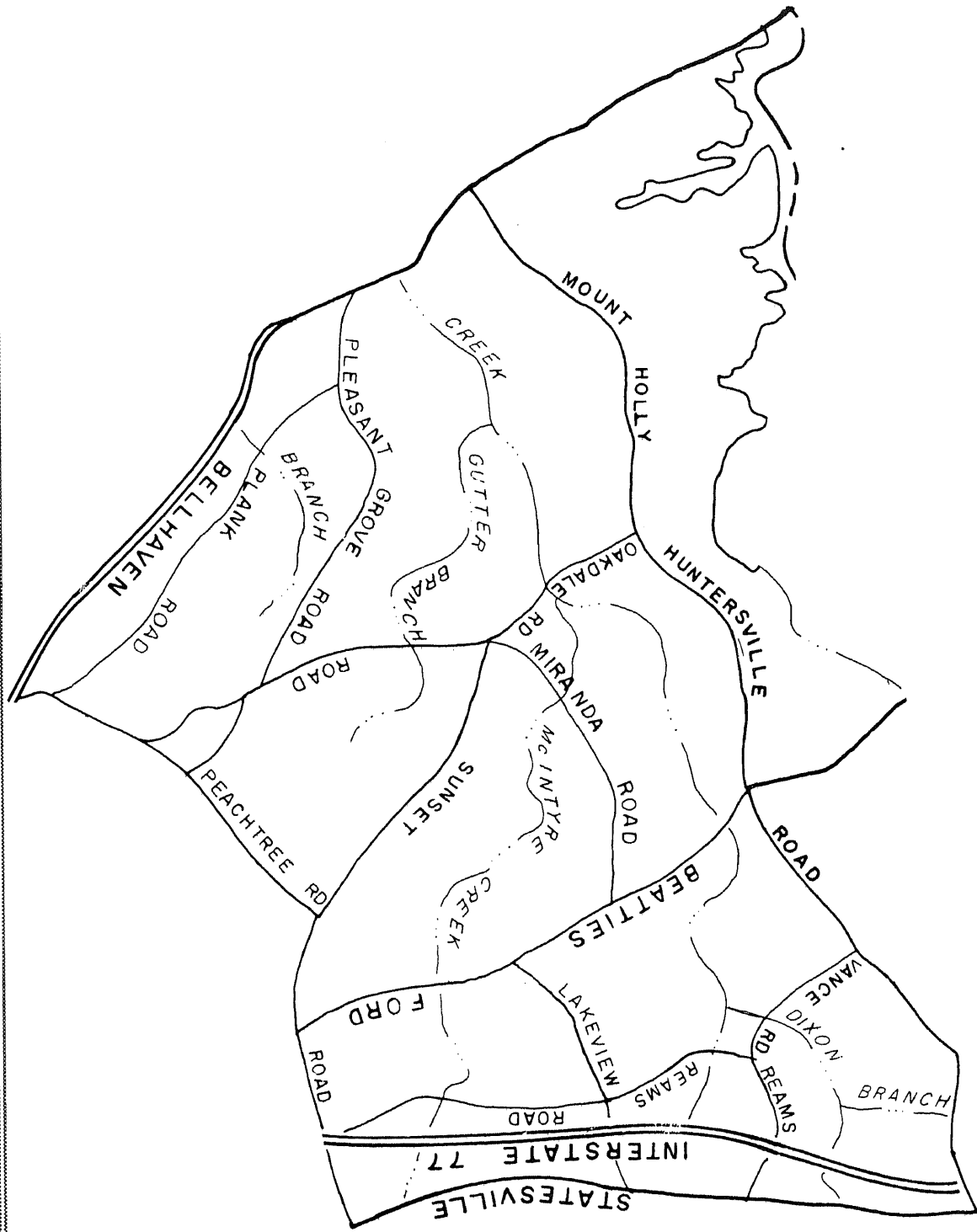




TABLE NO. 143. INDICATORS OF SOCIAL QUALITY

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			-.03		.01
<u>SOCIAL AND ECONOMIC RESOURCES</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	33		4.5		3.6
	FAMILIES RECEIVING PUBLIC ASSISTANCE					
<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

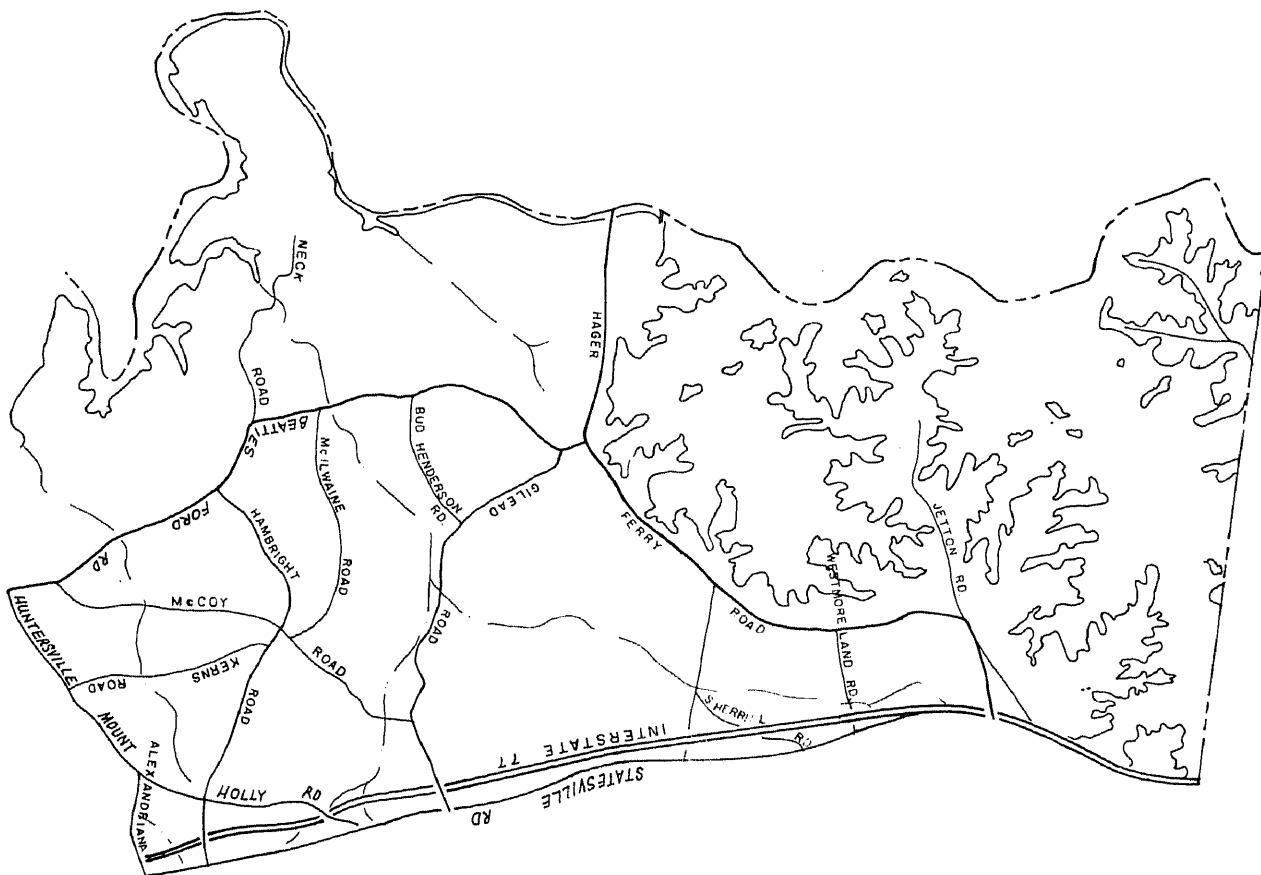
TABLE NO. 146. INDICATORS OF PHYSICAL QUALITY

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
<b>POPULATION</b>						
<b>TOTAL POPULATION</b>	3527		241178		354656	
BLACK	806	22.9	72972	30.03	84254	23.8
WHITE	2713		167287		269129	
<b>CHANGE IN POPULATION 1960-1970</b>						
% BLACK		12.5		19.7		31.1
% WHITE		14.2		.08		.03
		18.1		.03		.01
<b>SOCIAL AND ECONOMIC RESOURCES</b>						
<b>INCOME</b>						
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
<b>EDUCATION</b>						
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
<b>OCCUPATION</b>						
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
<b>LIVING CONDITIONS</b>						
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
<b>FAMILY STABILITY</b>						
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



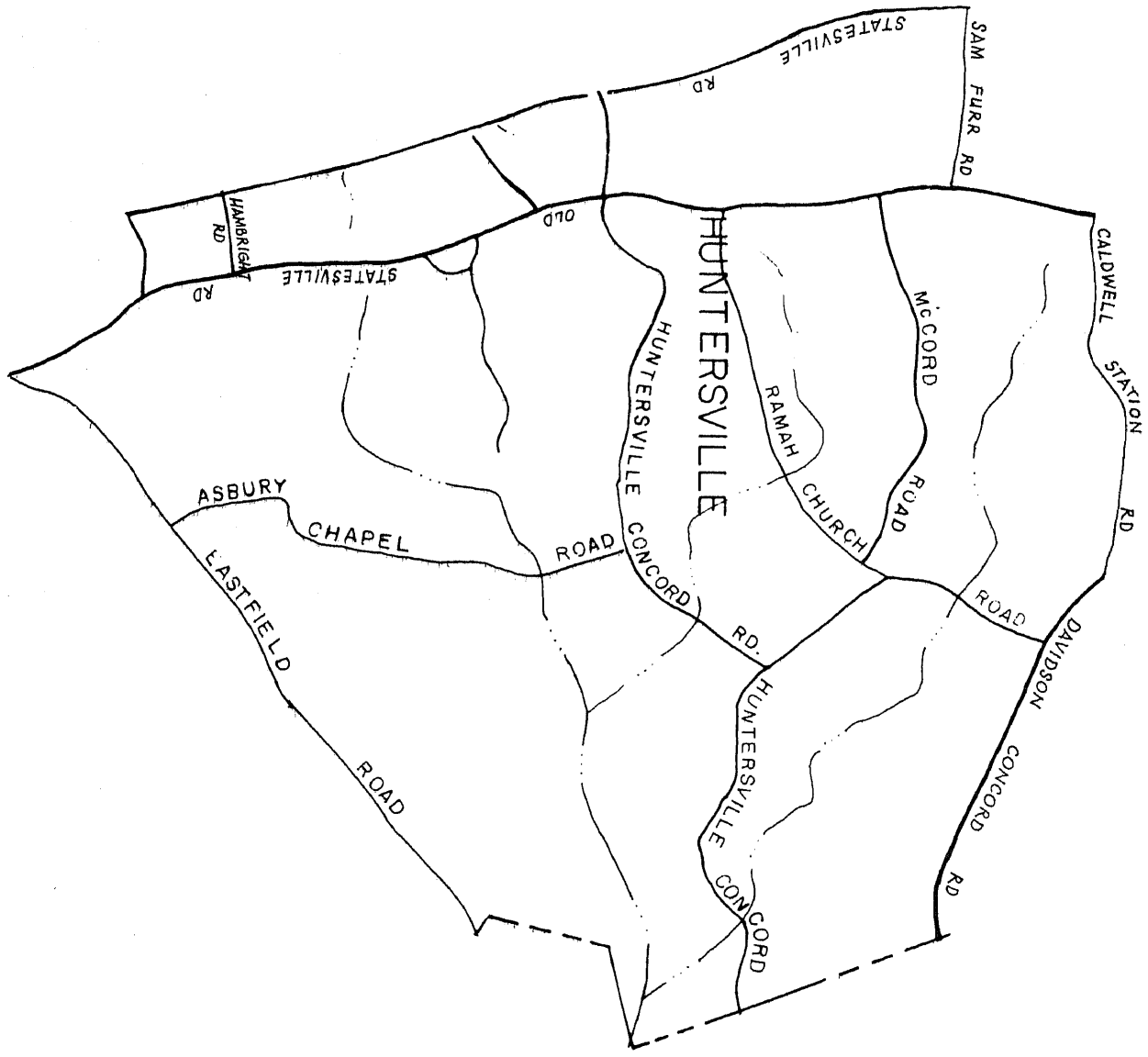
TABLE NO. 148. INDICATORS OF PHYSICAL QUALITY

NEIGHBORHOOD NAME: Huntersville  
 CENSUS TRACT NO.: 63

	Census Tract		City		City & County	
	Quantity	Percent	Quantity	Percent	Quantity	Percent
<b>HOUSING QUALITY</b>						
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	
<b>ZONING EFFECT</b>						
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
<b>INDUSTRIAL ORIENTATION</b>						
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
<b>DETERIORATION POTENTIAL</b>						
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
<b>CROWDING INDEX</b>						
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	

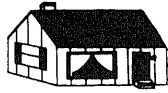


# HUNTERSVILLE



# 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	30.03	354656	23.8
	BLACK	1291	72972	19.7	84254	31.1
	WHITE	4105	167287	.08	269129	.03
CHANGE IN POPULATION 1960-1970						
% BLACK						
% WHITE						
SOCIAL AND ECONOMIC RESOURCES						
INCOME	MEDIAN FAMILY INCOME (\$)	9219	9564	14.8	10136	12.3
	PEOPLE BELOW POVERTY LEVEL	547	35603	11.2	43487	9.4
	FAMILIES BELOW POVERTY LEVEL	90	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	11.3	12.1	53.5	12.1	53.6
	HIGH SCHOOL GRADUATES	1115		22.8		22.2
	NO HIGH SCHOOL EDUCATION	766		17.2		16.0
	NO HIGH SCHOOL AND NOT IN SCHOOL 16-21 YRS OLD	99		29.2		28.4
	ONE OR MORE YEARS IN COLLEGE	693				
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

