

4. Neighborhood Profile

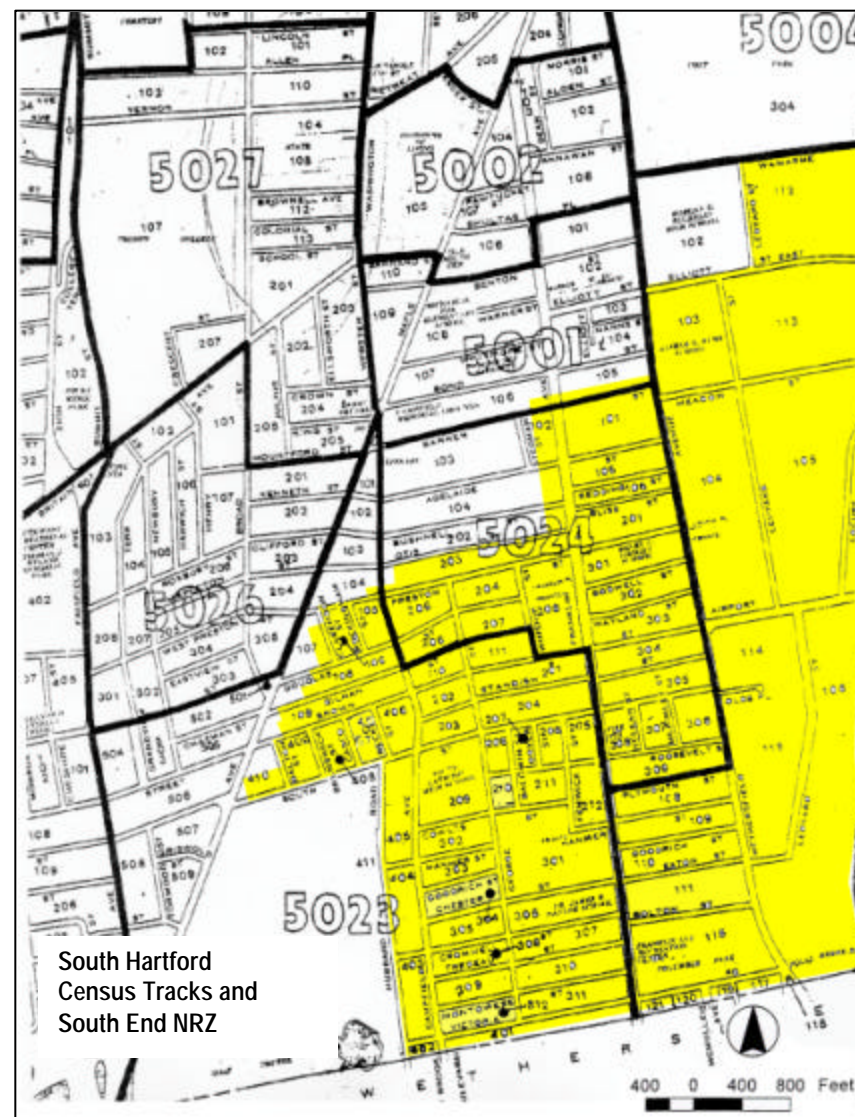
While the neighborhood has witnessed many changes, its vitality remains. The number of people and households has declined in recent years. For example, in the 1980 to 1990 time period, the population declined from 11,480 to 10,618 people, representing a -7.5 percent change. The City as a whole added 2.5 percent to the population in the same time period.

The neighborhood, in 1990, contained 2,730 families with 2.96 persons per family. The median age of the residents was 34 years of age, significantly higher than the City's median age of 28 years, but similar to the State's median age of 34 years.

There is a high proportion of individuals 65 years and older living in the South End. The latest available figures from the 1990 Census show that the population 65 years and older totals 1,998, or 18.8 percent of the South End neighborhood's population. By Comparison, only 9.8 percent of the city-wide population is 65 years and older. In the South End, those 65 years and older living in housing units total 1,223, or 26.9 percent of all occupied housing units. This compares to 18.6 percent of the households city-wide.

The 1990 Census data shows that the majority of households, 62 percent, rent the dwellings they occupy. The neighborhood contains 4,848 housing units, equating to more than 3,000 rental units in the area. Few buildings, relative to other areas of the city, are boarded up.

Population 65 and older in South End, 1990



	Hartford	South End
Total Pop.	139,739	10,618
Pop. 65+ Yrs	13,700 (9.8%)	1,998 (18.8%)
Total Hholds	51,464	4,541
Hholders 65+ yrs	9,576 (18.6%)	1,223 (26.9%)

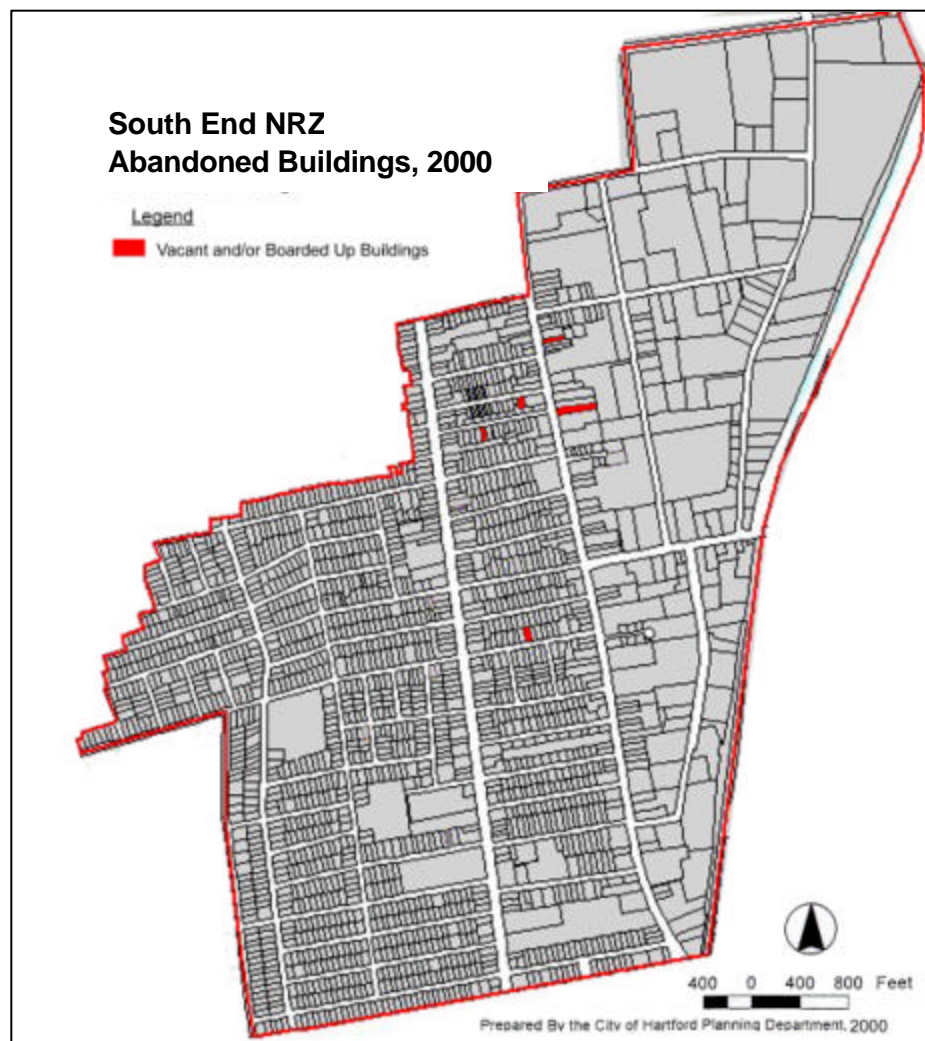
The median household income for the neighborhood in 1990 was \$30,893, above the City's median of \$22,140. The neighborhoods' relatively low unemployment rate of 7.2 percent, compared to the City's 10.7 percent, helps to explain the higher income levels in 1990.

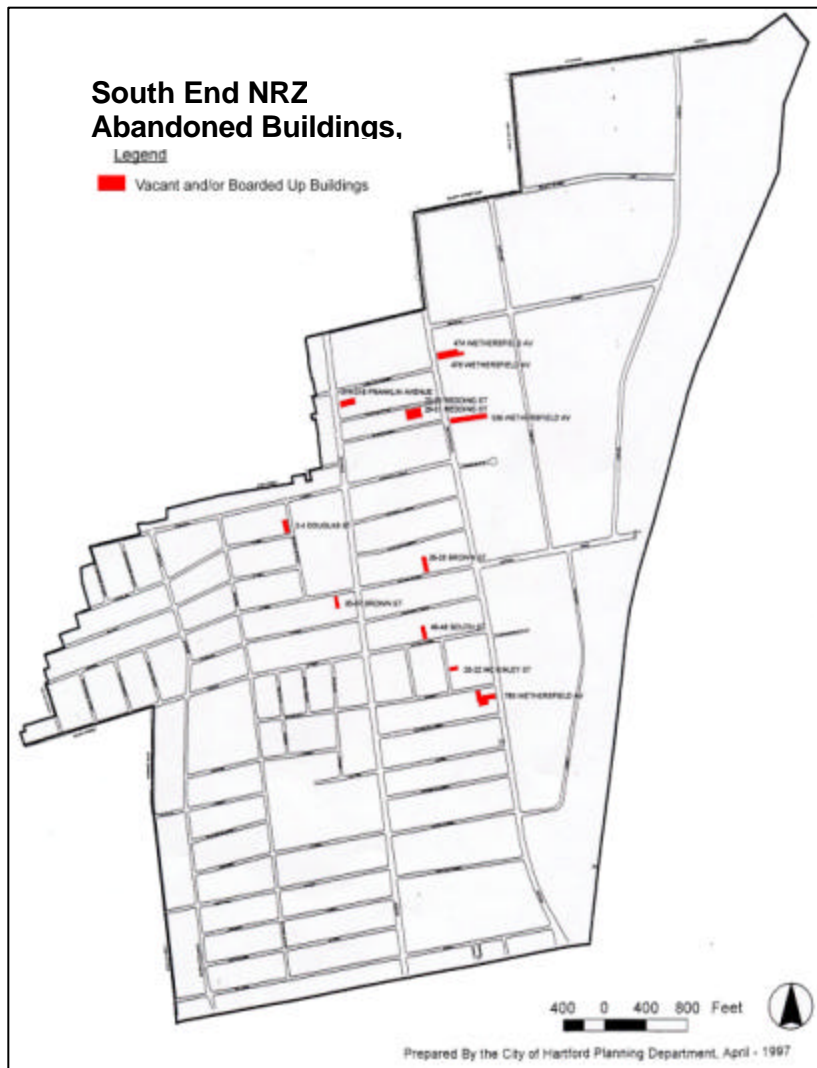
Precise data for the Neighborhood Revitalization Zone cannot be compiled because the NRZ does not correspond to census tracts or neighborhood boundaries.

Population Projections:

Since none of the 2000 Census data had been released before this document was prepared, the plan relied on a review of available data projections for the southeastern area of the City. The projections were compared to the City as a whole, with the following results:

In 1998, population projections were made for the southeast area of the City, based on citywide population estimates available at the time. Those projections indicated that the southeast area would experience a more significant population decline than the rest of the City. Those projections showed that the City would lose approximately 9% of its population from 1990 to 2003, the southeastern area would lose approximately 20%. Household losses were expected to be similar to population losses. It was projected that the City would lose approximately 10% of its households from 1990 to 2003; the southeast area would lose approximately 22% household during the same time period.





2000 Census:

In March 2001, the U.S. Census Bureau released the Redistricting Data for the City of Hartford. This is the first data set that was released by the Census which includes 2000 population totals by census tract. 2000 Census data indicates that the City as a whole lost 18,161 or 12.9% of its population between 1990 and 2000.

In contrast to the citywide population loss, the Census data indicates that the tracts that include the Southend NRZ have experienced significant population gains. The projections made in 1998 for the southeast area were not born out by the actual Census count; but rather the opposite occurred.

Census Tract 5023 and 5024 comprise the overwhelming majority of the residential population found within the Southend NRZ (see map attached). A review of this data indicates that in those two tracts combined, the population has increased by 18.6% from 1990 to 2000. The Census data shows the following population totals for those tracts:

Population Change in Area 2000 Census

Census Tract	1990 Population	2000 Population	Change
5023	4,675	5,349	674 (14.4%)
5024	4,770	5,856	1,086 (228%)
Total	9,445	11,205	1,760 (18.6%)

The Census data indicates a noticeable shift in the racial composition of the area and in the Hispanic population. In 1990, the South End neighborhood was comprised of 78.6% white, not Hispanic; 4.2% black, not Hispanic; .86% other, not Hispanic; and 16% Hispanic population. The 2000 Census data shows

that the white, not Hispanic population has decreased while the Hispanic and the Black, not Hispanic populations have increased significantly. The following table illustrates the racial and Hispanic composition of the area based on the latest Census data.

**Race and Hispanic Population in Area
2000 Census**

Census Tract	White, N.H.	Black, N.H.	Other, N.H.	Two or more races, N.H.	Hispanic of any race	Total
5023	2,323 (43.4%)	631 (11.7%)	96 (1.7%)	192 (3.5%)	2,107 (39.4%)	5,349 (100%)
5024	1,553 (26.5%)	672 (11.4%)	156 (2.6%)	378 (6.4%)	3,097 (52.9%)	5,856 (100%)

In 2000, the neighborhood had fewer abandoned buildings than in 1997, as depicted in the abandoned buildings maps. Only five properties in 2000, versus ten properties in 1997, had derelict buildings. Of the hundreds of buildings within the South End, abandoned buildings represent a very small proportion, and in this respect, the neighborhood compares favorably to other parts of the City. The south and west portions of the neighborhood have been saved from building abandonment. The north-central portion of the neighborhood, in the Wethersfield Avenue and Franklin Avenue corridors, appear to have the majority of the abandoned buildings.

Recent Neighborhood Observations:

Members of the NRZ have observed that in recent years, the South End has experienced an influx of population from other areas of the City. Neighborhood residents have witnessed an increase in the immigrant and refugee population as well as fewer residential vacancies. Residential real estate has also stabilized in recent years. The observed evidence of the strengthening of the neighborhood is the greater elementary school enrollment, said to be approaching overcrowding conditions, a reduction in the number of residential home sales and rental availability compared to four years ago.