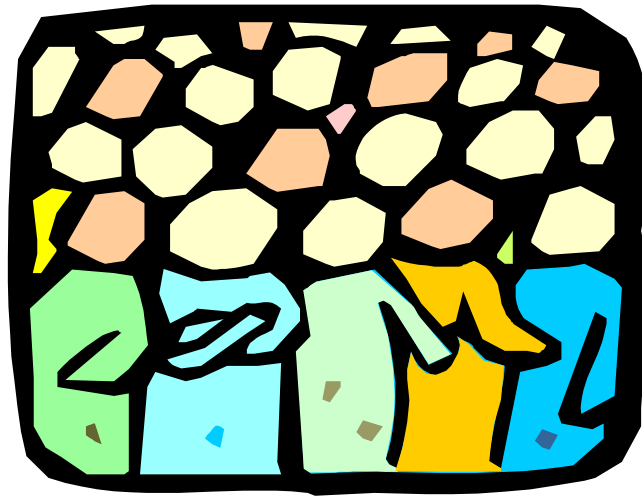


City of Richmond 2000 Census Data Report



1990-2000 Analysis of Population Change Report #4



Prepared by
Department of Community Development
Division of Comprehensive Planning
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INTRODUCTION

This report is the fourth prepared by the City of Richmond's Department of Community Development. The first three reports provide details on population counts within the City and demographic changes occurring since 1990. This report expands upon earlier reports by examining factors that influence population and providing greater insight and analysis into changes in the developed environment that impact population shifts within the City. Examples to corroborate overall population shifts are identified as well.

According to the Census Bureau, the City of Richmond experienced a net loss of over 5,000 residents from 1990 to 2000. As indicated in the table below, this decline, although troubling, is significantly less than that experienced in either of the previous two decades, and suggests a need for clearer understanding of population shifts within the City to determine what is offsetting continued losses in population.

Table 1: Total Population, City of Richmond

Year	Population	Percent Decline
1970	249,621	—
1980	219,214	-12.20%
1990	203,056	-7.40%
2000	197,790	-2.60%

Source: U.S. Census Bureau

This report gives a description of population shifts within the City of Richmond, based on comparisons of 1990 and 2000 Census Bureau figures on total population per block. It will clarify where the most significant shifts in population occurred and why they are occurring to give a comprehensive picture of population changes within Richmond.

OVERVIEW

The continued decline in city population is the result of several factors, the most influential of which is the suburban outmigration of the population to neighboring localities. Within this larger context, other factors influence population losses. A significant factor in population decline is the natural decrease in household and family size in older established suburbs where children have left the home, resulting in net decreases in population. In this case, the number of housing units remains stable while population decreases somewhat. This can be seen throughout Richmond in single-family subdivisions from Huguenot to Northside to the Fan. Another is the result of demolition due to redevelopment in areas such as Blackwell. Closure of multi-family structures due to code violations, some of which occurred in sites throughout the City such as in Bellemeade and in Northside, are also responsible for population losses.

These decreases have been offset by population increases elsewhere in the City. Redevelopment areas in the City from Carver to Randolph to Fulton have resulted in new single-family residential construction, which adds to population. Residential infill development has also increased population within existing neighborhoods such as the Huguenot Farms subdivision.

Adaptive reuse of former offices, manufacturing warehouses, and schools into new residential units have added thousands of new residents to the City, encouraged by both market demand and financial incentives for developers, many of which are targeted toward historic properties. This is seen primarily within Shockoe Slip and Shockoe Bottom, although not confined only to these areas of the City.

While some existing apartment complexes in the City increased the number of units, leading to higher occupancy levels, specific sites within the City witnessed construction of new multi-family structures altogether. Another important reason for population shifts includes changes in group quarters population. Examples here include increases and decreases to university dormitories as well as correctional institutions.

This report presents various factors contributing to population change, as well as examples from throughout the City to confirm such shifts. Where appropriate, Census data corroborating final conclusions are also included. Since much of the data and analysis presented here is tied to earlier Census reports, please refer to Census Report 1 (Population Change by Tract) and Report 3 (Citywide Households and Housing Units) for further clarification and context. In addition, Census Report 5 (Housing Units by Tract) details changes in housing units and tenure by Census tract and serves as a useful reference for this document.

Additional Census population data for all blocks within the City of Richmond are available to the public in the offices of the Division of Comprehensive Planning, Department of Community Development.

INCREASES IN POPULATION

NEW SINGLE FAMILY CONSTRUCTION

Throughout the City, construction of single-family homes has added hundreds of residents to the City's neighborhoods. Several sites where single-family construction occurred were designated redevelopment areas in order to reclaim and strengthen existing inner city neighborhoods. Single-family construction also occurred through infill development in neighborhoods such as Huguenot Farms. As new residents move in, the result is more vibrant and established communities throughout the city. Table 2 below gives some examples in Richmond where single-family construction occurred and how it related to population increase. Note that housing unit figures are for the *entire* tract, not just the individual locations listed.

Table 2: Population Increases due to New Single-Family Construction

Location	Tract(s)	Housing Unit Change for Entire Tract (90-00)	Population Change by Location (90-00)
Randolph - 1600 Block of Lakeview	413	+ 68	+ 91
Carver - 700 Block of Leigh Street	402*	- 201*	+ 60
Jefferson Mews - Church Hill	206	+ 34	+ 54
Fulton Manor	211	+ 66	+ 268
Huguenot Farms Subdivision	701	+ 167	+ 85
Ambercrest, Kragmont, Manchester Lake, Brookhaven Farms (Broad Rock)	707-708	+ 181	+ 618
Westover Hills West Subdivision	711	+ 69	+ 108

* The geographic boundaries of Tract 402 changed from 1990 to 2000 to include sites where housing units decreased as a result of demolition. This accounts for the overall decline in housing units by Census Tract despite block increases in the Carver community.



Historic Church Hill witnessed an increase in residents, some of which is shown above with the Jefferson Mews development.



New single family construction in Randolph brings residents back into the neighborhood.



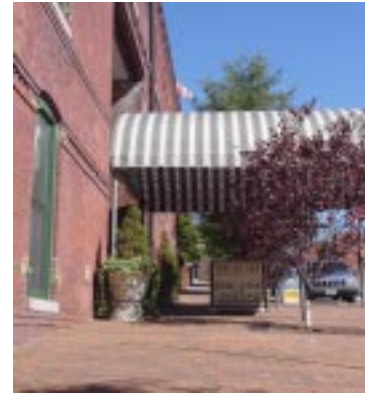
Single - family construction in the Carver neighborhood has contributed to investment in the community.



Infill development in Huguenot Farms increased number of residents.

ADAPTIVE REUSE INTO RESIDENTIAL USES

The development of former industrial, office, or institutional space into residential uses contributes to increased population in areas where few or no residents previously existed. Throughout the City, adaptive reuse has helped spur the revitalization of neighborhoods by bringing a critical mass of residents into a community. Although adaptive reuse occurs throughout the City, certain areas are more conducive to this kind of development, due to significant tax credits on renovation of historic property. Shockoe Slip and Shockoe Bottom in particular have witnessed an increase of over 500 residents in the past ten years as a result of adaptive reuse of older industrial warehouses into apartments units. Table 3 lists a number of adaptive reuse projects in the city and the corresponding block population in 1990 and 2000. It is important to note that several ongoing projects were not complete by April 2000, the time of census enumeration, and are thus not represented in this table.



Tract 205 (Shockoe Bottom) saw its population increase by 28% during the 1990's - much of which is due to adaptive reuse of former tobacco warehouses, such as the River Lofts at Tobacco Row.



Table 3: Population Increases due to Adaptive Reuse Projects

Location/Project	Tract	1990 Block Population	2000 Block Population	Change
Highland Park Plaza Senior Home	108	13	95	+ 82
The River Lofts at Tobacco Row	205	0	293	+ 293
17th and Main	205	0	88	+ 88
Bowler Mason Adult Home	206	22	98	+ 76
15th and Cary	304	0	55	+ 55
The William Byrd	405	67	186	+ 119



Highland Park Plaza, a former school (at left) and the William Byrd, a former hotel, added more than 200 residents to their respective neighborhoods.



MULTI-FAMILY CONSTRUCTION AND OCCUPANCY

Throughout the City, increases in the number and occupancy levels of multi-family uses have contributed to population increases. Many existing apartment complexes and residential towers have increased occupancy levels by adding additional units to their space, while in other areas new apartment complexes were constructed altogether.



The residential towers on West Franklin Street such as Monroe Towers and Trolley Square have increased occupancy levels and added over 200 residents to the area's population.



New construction at the Guardian Place Senior Housing Complex, north of Broad Street near I-195, added over 200 residents to the neighborhood.



Malvern Manor Apts on Malvern Avenue in the West End increased its occupancy levels by almost a hundred.



Midlothian Village Apartments, near Midlothian Turnpike and Belt Boulevard, renovated and expanded the number of existing apartment units, accomodating an additional 80 residents.

DECREASES IN POPULATION

DECREASE IN HOUSEHOLD SIZE

Another source for population declines comes from decreases in household and family sizes. This is seen primarily in older, established single-family subdivisions where children have left the home, and is best exemplified by neighborhoods as diverse as the Fan, Huguenot, and Northside. In these neighborhoods, the number of housing units has remained relatively stable while population has declined. While average household and family sizes are on the decline throughout the City, Table 4 highlights two of the most significant areas where the decrease in average household size has led to loss of population. within a Census Tract.

Table 4: Decrease in Household Size

Location	Tract(s)	Change in Population	Change in Occupied Housing Units	Average Household Size in 1990	Average Household Size in 2000	Family Size in 1990	Family Size in 2000
Cherokee Estates	704	-191	26	2.19	2.07	3.12	2.62
The Fan/ West of the Boulevard	406-411	-764	-41	1.84	1.72	2.81	2.53
Oregon Hill	412	-128	-19	2.21	2.08	2.90	2.75



As subdivisions such as Cherokee Estates in Huguenot age and children move out of the home, household sizes become smaller, resulting in net decreases in residential population.



CLOSURE OF APARTMENT COMPLEXES

Aggressive code enforcement, while protecting the health and safety of apartment residents has had a direct impact on population statistics. The closure of entire apartment complexes in the Highland Park, North Jackson Ward, and Whitcomb Court communities has contributed to substantial population declines in those areas, as indicated below in Table 5.

Table 5: Population Loss Due to Apartment Closure

Location	Tract/ Block	1990 Block Population	2000 Block Population	Change
Hilltop North Apts.	209/ 1011	799	660	-139
Highland Park Apts.	110/ 1006	736	534	-202
Whitcomb Court Apts.	201/ 1000	466	350	-116



The closure of Hilltop North Apartments in Northside (at left) and Whitcomb Court Apartments due to code violations resulted in the loss of over 250 residents.



DEMOLITION

Decreases in population are the result of various factors, the most significant of which, in terms of net loss, is demolition of housing units. Census 2000 figures reveal substantial declines in population in some areas which include the Blackwell/ HOPE VI Redevelopment Area. Several blocks around Bellemeade Road in South Richmond also experienced major declines in population due to demolition. In both cases, there are instances where 100% of housing units within the block have been demolished, leading of course to total population loss. It is important to note that new construction is occurring in some of these areas, primarily Blackwell, which should offset some population loss. Table 6 below reveals the extent of housing unit and population loss within these two sites.

Table 6: Blackwell and Bellemeade: Housing Unit and Population Loss

Location	Housing Unit Loss **	Percent Change	Population Loss **	Percent Change
Blackwell *	-541	-33.6%	-1,339	-78.0%
Bellemeade *	-755	-17.7%	-1,227	-49.0%

* Blackwell is defined as Census Tract 601, Blocks 1059-61, 2017-26, and 2046-49 and Tract 602, Blocks 1007-9, 4000-01, 3003-04. Bellemeade is defined as Census Tract 607, Block 3000 and Tract 608, Blocks 2000 and 2001.

**Housing Unit Loss derives from Tract totals while Population Loss is site specific (Block Totals).



During the enumeration for the 2000 Census, the Blackwell Redevelopment Area was in the initial phases, which resulted in the relocation of over 1000 residents and the demolition of over 500 housing units. New construction, seen here at left, is currently replacing lost structures. Population losses identified in 2000 should be reversed in the coming years.

Aggressive code enforcement resulted in the relocation of over 1000 residents from substandard structures in Bellemeade that were eventually demolished.



GROUP QUARTERS

Changes in group quarters population also affects total population numbers both negatively and positively. Total group quarters population is divided into institutionalized population, such as those persons living within correctional institutions, hospitals and nursing homes, and noninstitutionalized population, which includes university dormitories and military quarters. Decreases and increases in group quarters population occurred in several sites within Richmond, examples of which are shown below in Tables 7 and 8.

Table 7: Group Quarters Population Institutionalized Population in Correctional Institutions

Location	Tract/ Block	1990 Population in Correctional Institutions	2000 Population in Correctional Institutions	Difference
Former State Penitentiary	305/ 1057	676	0	- 676/ 100%
City Jail	204/323	1,139	1,536	+ 397/ 35%

Table 8: Group Quarters Population in College Dormitories

Location	Tract/ Block(s)	1990 Population in College Dormitories	2000 Population in College Dormitories	Difference
University of Richmond	505/ 3005	2,188	2,688	+ 500
VCU	403/ 1005,1008	1,847	1,891	+ 44

Over the past decade, the University of Richmond constructed new units to house 500 additional students. Although not as large a figure, Virginia Commonwealth University increased occupancy levels by adding 44 more students to its existing dorm space.



New student units on the campus of University of Richmond.



Johnson Hall on the campus of Virginia Commonwealth University.

GLOSSARY

Average family size

A measure obtained by dividing the number of members of families by the total number of families.

Average household size

A measure obtained by dividing the number of people in households by the total number of households.

Census block

A subdivision of a census tract (or, prior to 2000, a block numbering area), a block is the smallest geographic unit for which the Census Bureau tabulates 100-percent data. Many blocks correspond to individual city blocks bounded by streets, but blocks — especially in rural areas — may include many square miles and may have some boundaries that are not streets. The Census Bureau established blocks covering the entire nation for the first time in 1990. Previous censuses back to 1940 had blocks established only for part of the nation. Over 8 million blocks are identified for Census 2000.

Census tract

A small, relatively permanent statistical subdivision of a county delineated by a local committee of census data users for the purpose of presenting data. Census tract boundaries normally follow visible features, but may follow governmental unit boundaries and other non-visible features in some instances; they always nest within counties. Designed to be relatively homogeneous units with respect to population characteristics, economic status, and living conditions at the time of establishment, census tracts average about 4,000 inhabitants. They may be split by any sub-county geographic entity.

Group quarters

The Census Bureau classifies all people not living in households as living in group quarters. There are two types of group quarters: institutional (for example, correctional facilities, nursing homes, and mental hospitals) and non-institutional (for example, college dormitories, military barracks, group homes, missions, and shelters).

Institutionalized population

People under formally authorized, supervised care or custody in institutions at the time of enumeration. Generally, restricted to the institution, under the care or supervision of trained staff, and classified as “patients” or “inmates.”

Noninstitutionalized population

Includes all people who live in group quarters other than institutions. Examples: college dormitories, rooming houses, religious group homes, communes, and halfway houses.