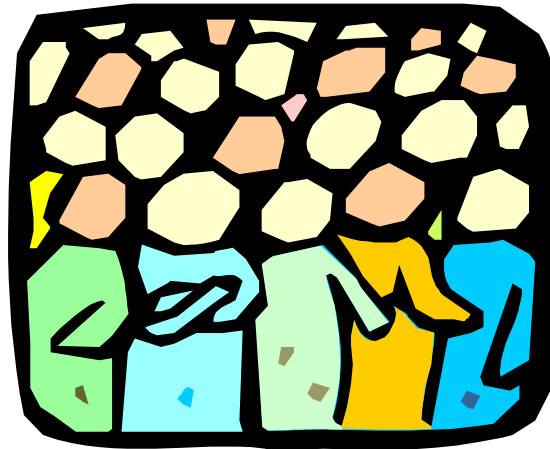


City of Richmond 2000 Census Data Report #5



1990-2000 Housing Unit Change by Census Tract



Prepared by
Department of Community Development
Division of Comprehensive Planning
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The City of Richmond experienced a slight decrease in the total number of housing units within its boundaries from 1990 to 2000. Although the decrease citywide was only 2.0% over the course of the decade, certain areas were more heavily impacted than others. The two tables below briefly highlight areas that experienced considerable change. This section is followed by a map and a set of detailed tables, both showing change in total number of housing units from 1990 to 2000 for all Census Tracts within the City.

INCREASE IN NUMBER OF HOUSING UNITS

- Census Tracts 205 added more units from 1990 to 2000 than any other area within the City. This Census Tract, which includes Shockoe Bottom, gained 429 units. These units represent a 45.4% increase in total number of units from 1990. The majority of units within Census Tract 205 (81.6%) were renter-occupied in 2000. A portion of this increase is attributable to industrial conversions.
- Census Tract 305, which includes the Broad Street Corridor and areas south in Downtown, increased its housing stock by 315 units. This increase was complemented by a 20.4% decrease in the number of vacant housing units.
- The Southampton and Huguenot neighborhoods experienced growth in number of housing units as Census Tract 701 increased its share of the City's housing market by 167 units. In 2000, nearly 85% of occupied housing units within this census tract were held in homeownership.

DECREASE IN NUMBER OF HOUSING UNITS

- Census Tracts 601, 602 and 603, surrounding the neighborhoods of Blackwell and Manchester, experienced significant decreases in total number of housing units. Combined, these three Census Tracts accounted for a reduction of 697 housing units. This decline is reflective of demolition activities associated with a HOPE VI grant. Many of these units will be rebuilt under this program.
- Census Tract 608, which includes Windsor, Davee Gardens and portions of neighborhoods along Jefferson Davis Highway between Bells Road and Bellemeade Road, lost a total of 749 housing units over the ten-year period.
- Census Tract 302, which includes the Jackson Ward neighborhood, lost 18.5% or 180 of its housing units. Adjacent to this neighborhood is Census Tract 402, which includes the neighborhoods of Carver and Newtown West. Census Tract 402 lost over 200 units or 20.6% of its residential housing stock.

2000 Census Tract	1990*					2000					Gain/Loss Percent Change				
	Total H.U.	Occupied H.U.	Vacant H.U.	Owner Occupied	Renter Occupied	Total H.U.	Occupied H.U.	Vacant H.U.	Owner Occupied	Renter Occupied	Total H.U.	Occupied H.U.	Vacant H.U.	Owner Occupied	Renter Occupied
102	2,486	2,325	161	1,001	1,324	2,264	2,122	142	1,015	1,107	-222	-203	-19	+14	-217
											-8.9%	-8.7%	-11.8%	+1.4%	-16.4%
103	730	562	168	259	303	760	697	63	238	459	+30	+135	-105	-21	+156
											+4.1%	+24.0%	-62.5%	-8.1%	+51.5%
104	3,270	3,081	189	1,414	1,667	3,228	3,071	157	1,432	1,639	-42	-10	-32	+18	-28
											-1.3%	-0.3%	-16.9%	+1.3%	-1.7%
105	721	708	13	523	185	716	691	25	505	186	-5	-17	+12	-18	+1
											-0.7%	-2.4%	+92.3%	-3.4%	+0.5%
106	906	837	69	548	289	939	837	102	545	292	+33	0	+33	-3	+3
											+3.6%	0.0%	+47.8%	-0.5%	+1.0%
107	1,234	1,099	135	688	411	1,182	1,042	140	647	395	-52	-57	+5	-41	-16
											-4.2%	-5.2%	+3.7%	-6.0%	-3.9%
108	1,732	1,560	172	1,081	479	1,745	1,575	170	1,022	553	+13	+15	-2	-59	+74
											+0.8%	+1.0%	-1.2%	-5.5%	+15.4%
109	1,325	1,199	126	643	556	1,291	1,079	212	568	511	-34	-120	+86	-75	-45
											-2.6%	-10.0%	+68.3%	-11.7%	-8.1%
110	1,347	1,148	199	453	695	1,243	996	247	407	589	-104	-152	+48	-46	-106
											-7.7%	-13.2%	+24.1%	-10.2%	-15.3%
111	1,349	1,198	151	602	596	1,255	1,086	169	526	560	-94	-112	+18	-76	-36
											-7.0%	-9.3%	+11.9%	-12.6%	-6.0%
201	731	705	26	188	517	676	632	44	168	464	-55	-73	+18	-20	-53
											-7.5%	-10.4%	+69.2%	-10.6%	-10.3%
202	1,576	1,494	82	329	1,165	1,635	1,542	93	307	1,235	+59	+48	+11	-22	+70
											+3.7%	+3.2%	+13.4%	-6.7%	+6.0%
203	1,023	813	210	530	283	912	739	173	471	268	-111	-74	-37	-59	-15
											-10.9%	-9.1%	-17.6%	-11.1%	-5.3%
204	1,676	1,511	165	368	1,143	1,625	1,428	197	289	1,139	-51	-83	+32	-79	-4
											-3.0%	-5.5%	+19.4%	-21.5%	-0.3%
205	945	802	143	193	609	1,374	1,193	181	220	973	+429	+391	+38	+27	+364
											+45.4%	+48.8%	+26.6%	+14.0%	+59.8%
206	859	628	231	264	364	893	721	172	267	454	+34	+93	-59	+3	+90
											+4.0%	+14.8%	-25.5%	+1.1%	+24.7%
207	883	655	228	239	416	729	586	143	208	378	-154	-69	-85	-31	-38
											-17.4%	-10.5%	-37.3%	-13.0%	-9.1%

2000 Census Tract	1990*					2000					Gain/Loss Percent Change				
	Total H.U.	Occupied H.U.	Vacant H.U.	Owner Occupied	Renter Occupied	Total H.U.	Occupied H.U.	Vacant H.U.	Owner Occupied	Renter Occupied	Total H.U.	Occupied H.U.	Vacant H.U.	Owner Occupied	Renter Occupied
208	954	769	185	329	440	954	765	189	328	437	0 0.0%	-4 -0.5%	+4 +2.2%	-1 -0.3%	-3 -0.7%
209	1,574	1,248	326	657	591	1,441	1,162	279	616	546	-133 -8.4%	-86 -6.9%	-47 -14.4%	-41 -6.2%	-45 -7.6%
210	710	663	47	248	415	675	627	48	205	422	-35 -4.9%	-36 -5.4%	+1 +2.1%	-43 -17.3%	+7 +1.7%
211	436	401	35	276	125	502	472	30	325	147	+66 +15.1%	+71 +17.7%	-5 -14.3%	+49 +17.8%	+22 +17.6%
212	670	601	69	393	208	674	621	53	370	251	+4 +0.6%	+20 +3.3%	-16 -23.2%	-23 -5.9%	+43 +20.7%
301	1,303	1,231	72	19	1,212	1,263	1,163	100	15	1,148	-40 -3.1%	-68 -5.5%	+28 +38.9%	-4 -21.1%	-64 -5.3%
302	972	746	226	166	580	792	523	269	158	365	-180 -18.5%	-223 -29.9%	+43 +19.0%	-8 -4.8%	-215 -37.1%
305	1,004	837	167	7	830	1,319	1,186	133	12	1,174	+315 +31.4%	+349 +41.7%	-34 -20.4%	+5 +71.4%	+344 +41.4%
402	974	696	278	279	417	773	578	195	275	303	-201 -20.6%	-118 -17.0%	-83 -29.9%	-4 -1.4%	-114 -27.3%
403	378	344	34	70	274	363	315	48	75	240	-15 -4.0%	-29 -8.4%	+14 +41.2%	+5 +7.1%	-34 -12.4%
404	2,273	2,114	159	383	1,731	2,215	2,080	135	408	1,672	-58 -2.6%	-34 -1.6%	-24 -15.1%	+25 +6.5%	-59 -3.4%
405	2,099	1,912	187	472	1,440	2,116	1,970	146	521	1,449	+17 +0.8%	+58 +3.0%	-41 -21.9%	+49 +10.4%	+9 +0.6%
406	1,075	1,005	70	138	867	1,086	1,019	67	133	886	+11 +1.0%	+14 +1.4%	-3 -4.3%	-5 -3.6%	+19 +2.2%
407	1,497	1,420	77	403	1,017	1,501	1,448	53	420	1,028	+4 +0.3%	+28 +2.0%	-24 -31.2%	+17 +4.2%	+11 +1.1%
408	887	816	71	351	465	867	832	35	334	498	-20 -2.3%	+16 +2.0%	-36 -50.7%	-17 -4.8%	+33 +7.1%
409	1,508	1,416	92	489	927	1,502	1,411	91	455	956	-6 -0.4%	-5 -0.4%	-1 -1.1%	-34 -7.0%	+29 +3.1%
410	1,651	1,535	116	511	1,024	1,601	1,507	94	580	927	-50 -3.0%	-28 -1.8%	-22 -19.0%	+69 +13.5%	-97 -9.5%

2000 Census Tract	1990*					2000					Gain/Loss Percent Change				
	Total H.U.	Occupied H.U.	Vacant H.U.	Owner Occupied	Renter Occupied	Total H.U.	Occupied H.U.	Vacant H.U.	Owner Occupied	Renter Occupied	Total H.U.	Occupied H.U.	Vacant H.U.	Owner Occupied	Renter Occupied
411	1,914	1,655	259	457	1,198	1,916	1,671	245	445	1,226	+2 +0.1%	+16 +1.0%	-14 -5.4%	-12 -2.6%	+28 +2.3%
412	448	397	51	127	270	415	378	37	152	226	-33 -7.4%	-19 -4.8%	-14 -27.5%	+25 +19.7%	-44 -16.3%
413	1,292	1,231	61	633	598	1,360	1,294	66	737	557	+68 +5.3%	+63 +5.1%	+5 +8.2%	+104 +16.4%	-41 -6.9%
414	1,071	1,016	55	621	395	1,077	971	106	563	408	+6 +0.6%	-45 -4.4%	+51 +92.7%	-58 -9.3%	+13 +3.3%
416	661	633	28	553	80	678	654	24	550	104	+17 +2.6%	+21 +3.3%	-4 -14.3%	-3 -0.5%	+24 +30.0%
501	1,409	1,348	61	792	556	1,503	1,430	73	781	649	+94 +6.7%	+82 +6.1%	+12 +19.7%	-11 -1.4%	+93 +16.7%
502	1,636	1,591	45	1,339	252	1,650	1,599	51	1,322	277	+14 +0.9%	+8 +0.5%	+6 +13.3%	-17 -1.3%	+25 +9.9%
503	788	699	89	307	392	789	773	16	313	460	+1 +0.1%	+74 +10.6%	-73 -82.0%	+6 +2.0%	+68 +17.3%
504	1,255	1,218	37	1,072	146	1,252	1,212	40	1,060	152	-3 -0.2%	-6 -0.5%	+3 +8.1%	-12 -1.1%	+6 +4.1%
505	1,381	1,334	47	1,099	235	1,350	1,303	47	1,046	257	-31 -2.2%	-31 -2.3%	0 0.0%	-53 -4.8%	+22 +9.4%
506	937	879	58	840	39	918	887	31	863	24	-19 -2.0%	+8 +0.9%	-27 -46.6%	+23 +2.7%	-15 -38.5%
601	517	430	87	44	386	214	139	75	27	112	-303 -58.6%	-291 -67.7%	-12 -13.8%	-17 -38.6%	-274 -71.0%
602	1,146	960	186	514	446	908	786	122	407	379	-238 -20.8%	-174 -18.1%	-64 -34.4%	-107 -20.8%	-67 -15.0%
603	1,047	829	218	195	634	891	754	137	199	555	-156 -14.9%	-75 -9.0%	-81 -37.2%	+4 +2.1%	-79 -12.5%
604	2,368	2,097	271	1,176	921	2,301	2,058	243	1,067	991	-67 -2.8%	-39 -1.9%	-28 -10.3%	-109 -9.3%	+70 +7.6%
605	3,076	2,788	288	1,283	1,505	3,165	2,933	232	1,328	1,605	+89 +2.9%	+145 +5.2%	-56 -19.4%	+45 +3.5%	+100 +6.6%
606	1,166	1,128	38	971	157	1,169	1,134	35	973	161	+3 +0.3%	+6 +0.5%	-3 -7.9%	+2 +0.2	+4 +2.5%

2000 Census Tract	1990*					2000					Gain/Loss Percent Change				
	Total H.U.	Occupied H.U.	Vacant H.U.	Owner Occupied	Renter Occupied	Total H.U.	Occupied H.U.	Vacant H.U.	Owner Occupied	Renter Occupied	Total H.U.	Occupied H.U.	Vacant H.U.	Owner Occupied	Renter Occupied
607	2,107	1,937	170	827	1,110	2,101	1,871	230	686	1,185	-6 -0.3%	-66 -3.4%	+60 +35.3%	-141 -17.0%	+75 +6.8%
608	2,158	1,908	250	731	1,177	1,409	1,301	108	623	678	-749 -34.7%	-607 -31.8%	-142 -56.8%	-108 -14.8%	-499 -42.4%
609	580	524	56	335	189	593	536	57	293	243	+13 +2.2%	+12 +2.3%	+1 +1.8%	-42 -12.5%	+54 +28.6%
701	1,936	1,829	107	1,503	326	2,103	2,016	87	1,712	304	+167 +8.6%	+187 +10.2%	-20 -18.7%	+209 +13.9%	-22 -6.7%
703	1,430	1,303	127	677	626	1,521	1,470	51	697	773	+91 +6.4%	+167 +12.8%	-76 -59.8%	+20 +3.0%	+147 +23.5%
704	1,902	1,836	66	1,589	247	1,918	1,862	56	1,614	248	+16 +0.8%	+26 +1.4%	-10 -15.2%	+25 +1.6%	+1 +0.4%
706	3,354	2,942	412	1,242	1,700	3,326	3,096	230	1,197	1,899	-28 -0.8%	+154 +5.2%	-182 -44.2%	-45 -3.6%	+199 +11.7%
707	2,047	1,951	96	887	1,064	2,078	1,981	97	938	1,043	+31 +1.5%	+30 +1.5%	+1 +1.0%	+51 +5.7%	-21 -2.0%
708.01	2,661	2,511	150	1,323	1,188	2,828	2,707	121	1,443	1,264	+167 +6.3%	+196 +7.8%	-29 -19.3%	+120 +9.1%	+76 +6.4%
708.02	957	914	43	730	184	940	898	42	739	159	-17 -1.8%	-16 -1.8%	-1 -2.3%	+9 +1.2%	-25 -13.6%
709	2,859	2,640	219	1,305	1,335	2,833	2,629	204	1,214	1,415	-26 -0.9%	-11 -0.4%	-15 -6.8%	-91 -7.0%	+80 +6.0%
710.01	3,020	2,744	276	296	2,448	2,625	2,493	132	299	2,194	-395 -13.1%	-251 -9.1%	-144 -52.2%	+3 +1.0%	-254 -10.4%
710.02	1,597	1,503	94	610	893	1,608	1,448	160	645	803	+11 +0.7%	-55 -3.7%	+66 +70.2%	+35 +5.7%	-90 -10.1%
711	2,663	2,483	180	923	1,560	2,732	2,549	183	1,010	1,539	+69 +2.6%	+66 +2.7%	+3 +1.7%	+87 +9.4%	-21 -1.3%
TOTAL	94,141	85,337	8,804	39,515	45,822	92,282	84,549	7,733	39,008	45,541	-1,859 -2.0%	-788 -0.9%	-1,071 -12.2%	-507 -1.3%	-281 -0.6%

*The US Census Bureau made changes to Census Tract geography between the 1990 and 2000 decennial census, some of which affected population and housing. To insure an accurate comparison for this report, adjustments were made to the 1990 data. Adjustments affecting this report include: mergers of certain 1990 blocks into 2000 tracts (103.104 into 104, 110.407 into 701, 412.101/102/105 into 413, 605.127 into 603, 601.323 into 603 and 606.120 into 605), mergers of entire 1990 tracts into 2000 tracts (303 into 302, 304 into 305, 101.98 and 401 into 402, 415 into 413, 502.98 into 502, 505.98 into 505, 701.98 into 701 and 702 into 703) and splits of 1990 tracts into new 2000 tracts (708 into 708.01 and 708.02 and 710 into 710.01 and 710.02).