

Appendix A
Study Variables Descriptions

Background Data

Area (Acres) - The area of the corridor in acres.

Source: Metropolitan Studies and Extended Academic Programs, 2006.

Population -The total population of the corridor.

Source: Mecklenburg County Property Records and Land Management, 2005; Claritas, 2005; United States Census Bureau, 2000.

Number of Housing Units - The number of residential housing units for each corridor.

Source: Mecklenburg County Property Records and Land Management, 2005.

Average House Value - The 2005 sales value for single-family homes, condominiums, and townhouses average for each corridor.

Source: Mecklenburg County Property Records and Land Management, 2005.

Economic Variables

Projected Infrastructure Improvement Costs – Estimated public construction costs for sidewalk, curb, and minor drainage, not including any funds for the repair or installation of major drainage systems.

The total area of the corridor is calculated in acres. The estimated construction costs were divided by the total area to get the infrastructure cost per acre for each corridor.

Source: Charlotte Engineering and Building Maintenance Department Assessments, 2005.

Tax Base Change Location Quotient – Percent change in tax base for all properties in the corridor.

$$\frac{2003 \text{ assessed value} - 1998 \text{ assessed value}}{1998 \text{ assessed value}} * 100 = \% \text{ Change in Tax Base}$$

The Location Quotient method was used to compare the corridor and city wide rate. The method gives a measure of the share of the City of Charlotte tax based captured by the individual corridor. Thus, a score of 2.00 indicates that the particular corridor has a pTax Base Change that is twice the rate in the city; while a score of 0.5 shows that the corridor tax base change rate is one-half the rate of the entire city.

Source: Mecklenburg County Property Records and Land Management, 2005.

Tax Base Value Location Quotient - The Location Quotient method was used to compare the corridor and city wide tax base value for each acre. The method gives a measure of the share of the City of Charlotte tax base value captured by the individual corridor. Thus, a score of 2.00 indicates that the particular corridor has a Tax Base Value that is twice the rate in the city; while a score of 0.5 shows that the corridor tax base value is one-half the rate of the entire city.

Source: Mecklenburg County Property Records and Land Management, 2005.

Commercial Value Change – Percent change in non-residential property value per year was calculated using the following equation:

$$\frac{2003 \text{ assessed value} - 1998 \text{ assessed value}}{1998 \text{ assessed value}} * 100 = \% \text{ Change in Commercial Value}$$

Source: Mecklenburg County Property Records and Land Management, 2005.

Residential Value Change – Percent change in residential house value was calculated using the following equation:

$$\frac{2003 \text{ assessed value} - 1998 \text{ assessed value}}{1998 \text{ assessed value}} * 100 = \% \text{ Change in House Value}$$

Source: Mecklenburg County Property Records and Land Management, 2005.

Commercial Building Permit Value – The value of commercial building permits from 2003 through 2005 were summarized for each corridor and divided by the number of acres.

Source: Charlotte Economic Development Office, 2006

Historic Investment – The value of historical investment based on Neighborhood Improvement Bonds, Charlotte Department of Transportation, Business Corridor projects and Eastside and Westside Strategy Projects since 1990 summarized for each corridor and divided by the number of acres. This information was not included in the analysis and provided for information purposes.

Source: Charlotte Economic Development Office, 2006

Future Investment – The value of future investment based on Neighborhood Improvement Bonds, Transportation Bonds, and Streetscape Projects summarized for each corridor and divided by the number of acres. This information was not included in the analysis and provided for information purposes.

Source: Charlotte Economic Development Office, 2006

Social Variables

Median Household Income - The median household income using Census Block Group statistics.

Source: Claritas, 2005.

Percent of Persons Receiving Food Stamps - The percent of people in a corridor who were receiving Food Stamps.

The number of people receiving food stamps was divided by the corridor population.

Sources: Mecklenburg County Department of Social Service Office of Planning and Evaluation, 2005.

Percent of Persons with Access to Basic Retail Facilities – The percentage of corridor residents that are within walking distance to a grocery store and/or a pharmacy.

By utilizing the tax parcel database, the total number housing units and the total number of housing units within ¼ mile of a grocery store and/or pharmacy were compiled for each corridor. The retail accessible housing units were divided by the total number of housing units.

Sources: Mecklenburg County Property Records and Land Management, 2005.
BellSouth Yellow Pages, Charlotte, 2005.

Percent of Corridor that Falls in a Challenged NSA – The percentage of the corridor that falls in a Challenged NSA as defined by the 2006 Charlotte Neighborhood Quality of Life Study.

Sources: Neighborhood Development, 2006.

Home Ownership - Percentage of owner-occupied residential units.

By utilizing the tax parcel database, the number of owner-occupied units and total occupied units were compiled for each corridor. The owner-occupied units were divided by the total occupied-units.

Source: Mecklenburg County Property Records and Land Management, 2005.

Property Crime Rate - The property crime rate in each corridor as compared with the property crime rate in the City of Charlotte.

The property crime rate between July 2004 and June 2005 was calculated for each corridor and the City of Charlotte. For the purpose of this study, property crimes include burglaries, larcenies, vehicle thefts, arsons, and vandalisms defined according to UCR (Uniform Crime Report) standards.

The Location Quotient method was used to compare the corridor and city wide rate. The method gives a measure of the share of all property crime in the City of Charlotte captured by the individual corridor. Thus, a score of 2.00 indicates that the particular corridor has a property crime rate that is twice the rate in the city; while a score of 0.5 shows that the corridor property crime rate is one-half the rate of the entire city.

Sources: Charlotte-Mecklenburg Police Department, Research and Planning Department, 2005.

