

How will the Light Rail extension impact the Graham Heights Neighborhood?

An analysis of case study neighborhoods along the existing Light Rail Line in Charlotte, N.C.

Purpose

- Graham Heights residents are concerned on how the light rail extension will affect their neighborhood.
- Concern is around gentrification potentially displacing residents due to increased property taxes .

Data & Methods

- 14 Neighborhoods along the existing light rail were researched
- 2002-2010 Quality of Life studies were used to document socioeconomic characteristics
- The time period was selected to show how the neighborhoods changed during the planning of the light rail, to the opening of the rail in 2007, and to years after.

Example of NSA Research

| <i>Wilmore</i> | 2002-2004 Trend | | 2004-2006 Trend | | 2006 -2008Trend | | 2008-2010 Trend | |
|---------------------------------------|-----------------|--------|-----------------|-------|-----------------|--------|-----------------|-------|
| | NSA | City | NSA | City | NSA | City | NSA | City |
| Percent Change | | | | | | | | |
| Total Population | -3.28% | 7.9% | 10.4% | 9.5% | -.50% | 5.5% | -6.8% | 5.3% |
| # Households | -1.02% | 6.6% | .82% | 8.3% | 2.1% | 5.07% | 1.3% | 5.7% |
| Median Household Income | -16.5% | -2.3% | 2.9% | -5.9% | -5.6% | 3.4% | 5.4% | 9.4% |
| Average House Value | -16.6% | 2.5% | 61.6% | 15.6% | -3.4% | -33.8% | 15.8% | 1.8% |
| % Homeowners | 1.6% | -.36% | -1.04% | -.36% | 9.2% | 1.7% | 8.0% | -.18% |
| Pedestrian Friendliness Index | Low | Low | Low | Low | Medium | Low | Medium | Low |
| % People Receiving Food Stamps | 4.11% | 46.43% | -13.6% | 6.1% | -25.8% | 2.3% | 40.41% | 47.2% |

Sustainability

- Effort at further strengthening the Graham Heights Neighborhood
- Providing resources and communication on the light rail extension, which could be used for future use.
- Efforts also developed the first annual Easter Egg Hunt that is a fundamental Stepping stone to further strengthening the neighborhood and building social capital.

Sustainability & Neighborhood strengthening



Study NSAs (Neighborhood Statistical Areas)



Graham Heights in relation to future Light Rail stops

