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A Portrait of Bristol Place:

A picture of community needs and resources in a Champaign neighborhood.
(1st Draft)

Len

Starting on p. 7 I had
a real need to refer to a
Table of contents to understand
the context & flow of the
analysis.

J

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UP 495 - Capstone Workshop
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12/15/00

Executive Summary

write in 3rd person

Start

In the fall of 2000 we surveyed a neighborhood in North Champaign, Illinois called Bristol Place. ^{is a} This predominantly African-American, low- to ^{moderate} middle-income neighborhood is relatively isolated from the rest of the Champaign-Urbana area due to its location between major arterial roads, interstate highway and railroad tracks. A

common notion about Bristol Place is that it is plagued by under-employment, crime, and a lack of community organization. ^{(In order to test these notions and develop program of}

The survey shows that while

there is under-employment and crime there is a positive feeling about the neighborhood and therefore ^{interest in} is hope for a community organization.

policy recommendations to help the neighborhood

^{viable} In the pages that follow, ~~we~~ ^{we} will describe ^{the} ~~our~~ survey methodology, ~~present our~~

findings, and ~~make~~ ^{make} recommendations based on these findings. These recommendations

^{to} will address residents' needs, such as improving ^{e.g.} city and community relations, ^{and} physical conditions, and ~~recreation~~ as well as reducing ^{the} crime. We assert that Through the

formation of a neighborhood organization, Bristol Place ^{can} will be empowered to fill ^{many of its} their

own needs with some guidance and assistance from the City of Champaign and ^{various service organization (Community)} other interested and involved parties.

Community

Because the 1710 ...
out of date and the 2000
is not yet available, → it was decided that the best way to determine resident
characteristic needs and opinions about Bristol Place was
a face-to-face survey with adult members of households

Methods

Sampling

We selected the survey sample using a stratified random sample. The entire
neighborhood of ^{single family} universe contained 212 lots. From this total, we eliminated lots which were owned by the
City of Champaign or religious institutions or had no owner listed based on tax
assessor's data. These lots were assumed to be vacant or not used for residential
purposes. ^{lots with} Additional vacant lots were removed from the universe by a walk-through
survey of housing quality conducted by other students of the graduate workshop. ^{research team} This eliminated 11 lots.

remaining 201 lots were then divided into two groups: owner-occupied and rental units, as identified
by the tax assessor's data. ^{The owner & renter universe were each} We then divided each stratification (owner and renter) into five other categories based on

housing quality as determined by the survey of housing quality. Ratios of owner housing
quality and renter housing qualities were also determined. Using a random number table
and considering the ratios within the universe, we then selected 60 properties three times, ^{renter units by} were sampled.

This would be the minimum sample size. Then an additional 120 properties
producing a total sample of 180 properties (Appendix A shows the entire 180 property
sample). The last set of 60 properties would act as replacements for selections that would
have to be removed from the sample later.

Field safety

To ensure safety in the field, we and the other survey-takers met with the
Champaign Police Department. The Police Department pointed out 21 individual
properties where recent crimes have or were suspected of occurring. An additional 12
lots were removed when deemed vacant or abandoned by other members of the
workshop, temporarily unoccupied, or unsafe or impossible to approach, (such as
properties with locked gates or unchained vicious guard dogs.) We removed these
properties from the sample and replaced them with lots of the same type (i.e.
owner/renter and housing quality) from the reserve set of randomly selected properties.

Survey Design

The main goal of the survey was to collect ^{instrument} information that would produce a social inventory of the neighborhood, including data on employment and safety. ^{in b. used}

~~In designing the survey, we had to consider that it would be conducted in person, mandating~~ ^{surveys require} a ~~short survey~~ ^{reasonable length} with sensitively-phrased questions. Some questions were based on the

U.S. Census Bureau's American Community Survey. Others were written by members of both the graduate and undergraduate workshops. ^{The research team and edited by planning + mhd services staff of}

~~The City of Champaign provided~~ ^{comments and suggestions.} Appendix B contains the final copy of the survey.

Testing the Survey

Although the survey was not pre-tested on residents of the neighborhood, it was tested on other members of Champaign-Urbana and ~~other~~ ^{the} communities. ^{These tests helped} We revised the survey to clarify and eliminate ^{refine so} questions in part based on these tests. ^{& eliminate 0 Pors.}

Administering the Survey

We ^{the} assembled ⁶ a group of survey-takers that included ourselves, other members of the graduate workshop, junior and senior undergraduate students in a similar workshop, and ² freshman students from an introductory urban planning course, ¹ ~~The total number of~~ ^{for a} survey-takers was ~~twenty~~ ²⁰.

As a training exercise, each survey-taker read and practiced both delivering the questions and recording the answers. ~~The authors were on hand to clarify questions and answers for each survey-taker.~~ ^{lead to final} After the training sessions, we revised the survey to ^{for} ensure clarity to the survey-takers in the field. ^{ions of}

Field Procedures

In the field, groups of two survey-takers approach ^{ed} each door. This grouping ^{to} would add a level of safety to the surveying as well as speed up the process, as one

person could deliver the questions while the other could record the answers. ^{Each}

³ ~~team was given an introductory statement which described the study, promised all response would be anonymous and only group statistics published, and reminded the respondent that they could refuse any questions they chose not to answer.~~ ^{is clear as to take - Annular}

Prior to surveying in the field, we delivered notices to the residents in the sample.

These notices informed the residents that students working with the City of Champaign ^{would} ~~may~~ visit their home to conduct a survey about their neighborhood. The notice also gave the hours surveying may occur and when the surveying period would end. (A sample of this flyer is found in —)

Hours in the field fell between 10 a.m. and 4 p.m. The 4 p.m. end time was suggested by the Champaign Police Department to ensure safety. The beginning time of 10 a.m. was changed to 11 a.m. or 12 p.m. as experience showed few people answering the door earlier. ^{also} Surveys were conducted on week days to reach working household not available between 10 and 4 on week days!

Surveying began on October 21 and ended on November 5, 2000. During that period, ~~we completed~~ ^{were completed} 73 surveys, out of a possible sample of 120, producing a response rate of 60.8% of the sample and 43.5% of the available Bristol Place universe (excluding properties eliminated by safety hazards and vacancies). Only a handful of residents (13%) directly refused to respond to the survey.

Although the sample reflected the entire neighborhood in terms of the owner/renter ratio (54% owners to 46% renters), the actual responses did not. More renters than owners were home and willing to complete the survey, producing a surveyed owner/renter ratio lower than that of the universe (47% owners to 53% renters). Despite discrepancies that may exist between demographic proportions gathered by the survey and reported by tax assessor and census data, we believe the results produced by the survey are valid and can be applied to the Bristol Place neighborhood as a whole.

Appendices C and D show ^(for all questions included in) the results of the survey.

Frequency & Cross-tabulations

The next section of this report begins highlights of those questions that are key findings for the ^{and} cross-tabulation

recommendations at the conclusion of this report

Response Results

Demographics and Trends – General Bristol Place Resident Survey Report and Cross Tabulations

General Demographics

start

~~Because the survey of Bristol Place was constructed to sample a stratified random portion of the Bristol Place universe, the proportions of the sample were designed to be representative of the existing demographics in Bristol Place. As the survey was conducted, however, the demographics of the households surveyed began to break away from the existing demographic proportions of the area.~~

Because the Resident Survey was random, the demographics and results illuminated by it provide useful and relevant information about Bristol Place residents. It should be noted, however, that there are some discrepancies existing between the data produced by the Resident Survey and data produced by the 1990 U.S. Census. Presented in the table below are some of the general demographic results produced from the Resident Survey of Bristol Place compared to the demographics provided by the 1990 U.S. Census. It is suggested that any recommendations based on the Resident Survey findings be validated by the forthcoming 2000 US Census data.

should be representative and


differences

comparisons

insert

The differences shown could reflect either changes in the population between the 1990 Census and the 2000 Resident Survey, or biases/missing data from either the 1990 Census or the Resident Survey.

use # *gestimated* in the survey universe ... 210?

<u>Demographic Variable</u>	<u>Surveyed</u>	<u>1990 Census Block Group</u>
Number of households	(73)	214
Average size of household	3.18 People	3.19 People
Household income (Mean)	19,430.77/ Year	27,700/Year
Average Age	 ? not done or can't do?	31.5
Average rent or mortgage	Rent=\$433 Mortgage=\$378*	Rent = \$476 Mortgage = Unavailable
Unemployment rate	12.5%**	14.7%**
*Does not include residents who have paid off their homes	**U.S. Census Data includes 16 year olds and older in their employment totals, the Bristol Place Resident Survey includes 18 year olds and older.	

Geographic Cross-Tabulation

By the police & planners have treated the two sections separately in the past.

Geographic Cross-Tabulation Analysis was conducted on the results of the Bristol Place Resident Survey, using Market Street to divide the neighborhood into two groups (East and West). This division, shown by Appendix E is a natural one as Market Street is

found to look older & less valuable on the east side!
 a heavily traveled arterial that divides the Bristol Place neighborhood, not only visually, but also provides a physical barrier separating the two halves. Homes along Market

Street were included in the Western portion of the sample as they both faced and were more physically similar to the homes in the West. A majority of the houses surveyed

of Market *to* were located in the West side of the neighborhood (56.16% of the respondents live in the west while 43.84% live in the east). This is due to the fact that there are many more

are west of Market 182 to 18 on the East As a result

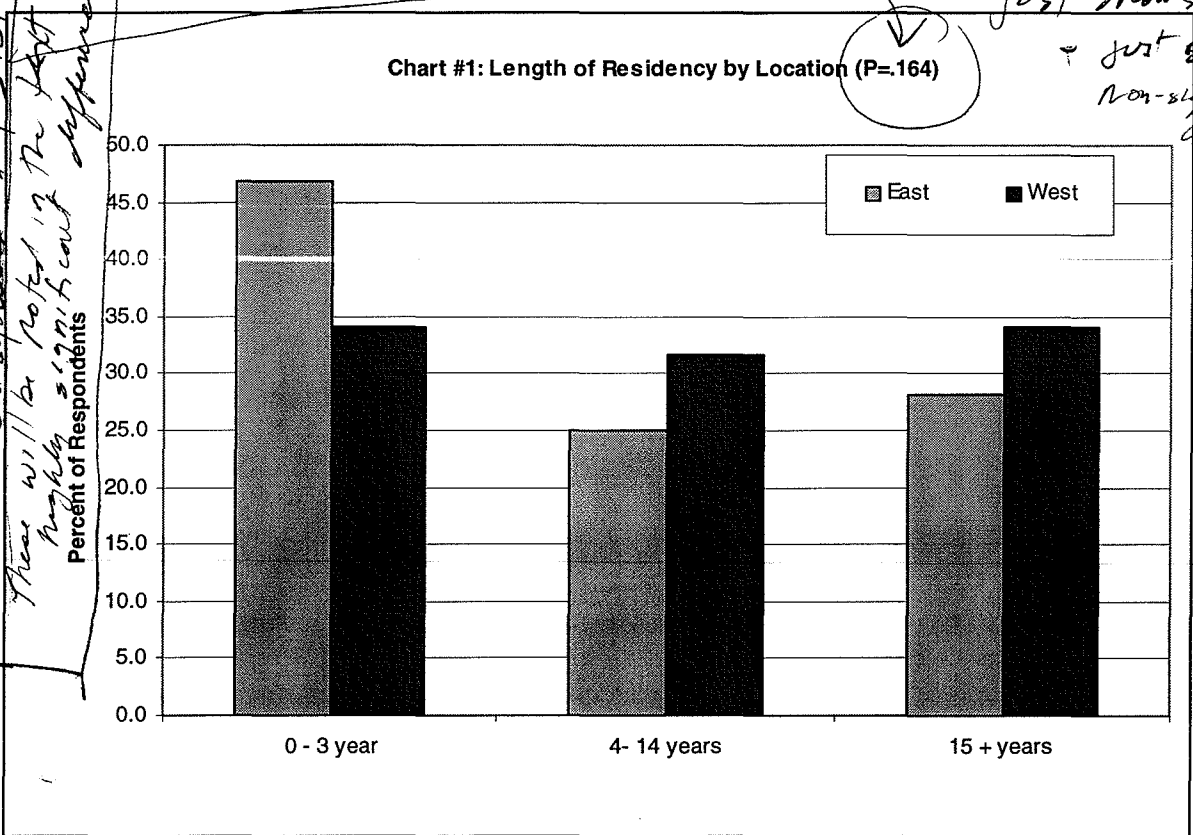
~~potential respondents in the West. There are 182 lots located in the West and 103 lots located in the East.~~

Subtitle

Residency in the East tends to be more transient than residency in the West. As shown in Chart #1, Eastern residents of Bristol Place were more likely to have lived in the neighborhood for less than three years. Westerners, however, are better represented in the longer length of residence categories.

you may need to say up front that
 statistic will be tested in the chart
 using chi squared and t-tests & are displayed
 at the top after each table title when P < .01
 for chi squared & T test for T-tests.
 These will be noted in the chart
 whenever significant differences

Chart #1: Length of Residency by Location (P=.164)



or do you want to just show significance? just say non-significant differences? here?



Subtitle

Residents surveyed in the East also tend to make less money than the residents surveyed from the West. While the mean annual income for the entire surveyed Bristol Place population is \$19,431, Eastern residents make a mean of only \$15,333 annually compared to Westerners who make a mean of \$22,943 annually. Income differences

Seems significant
 Is this statistically significant? why not show this in a chart?

7 ← show p. #s so I can cross reference

Note: If a cross tab of employment / in employment by tenure & length of employment is the key here do it & JUST show that!!

correlate with the length of residence, if the such as these also speak to the transience differences between the two areas of the neighborhood. Just as the Easterners tend to have lived in the neighborhood for shorter periods of time, they also tend to have held jobs for shorter periods of time, thus

guaranteeing less income than that provided by a job held for a longer period of time.

Chart #2 illustrates the employment differences between the two geographic areas of

Bristol Place. As is illustrated by this chart, residents of the East are more likely to have held their jobs for less than two years than are residents of the West. However, as job length increases, Westerners are better represented as holding long time jobholders.



sector reflects newer jobs paying lower incomes. presents

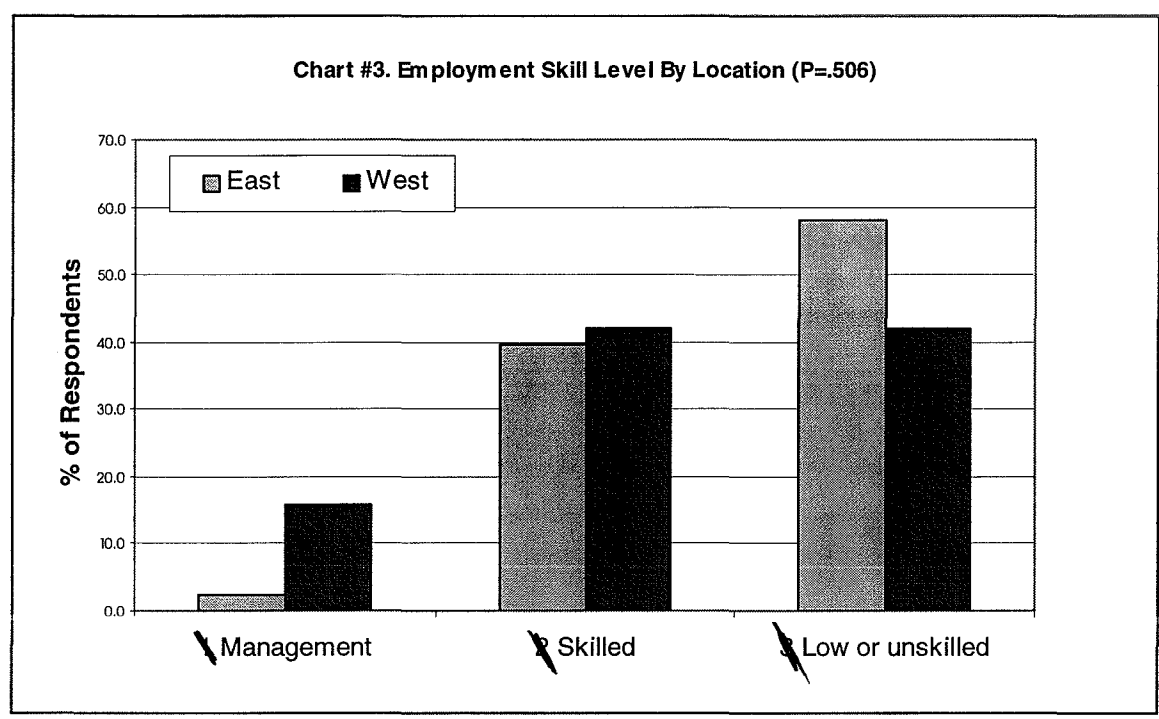
dominate jobs held 1-2 years; west sector residents dominate jobs held 2-25 years. However, jobs held less than 1 year are about equal among respondents from both sectors.

This suggests that there might be 3 types of employees/residents a very short term & perhaps transient type (probably renters - need to see cross tabs here), employees of 1-2 years who dominant on the East side, and longer term employees who dominant on the West side.

A need to bring in employment in here as well

sectors residents

As Chart #3 presents, Westerners are also likely to hold higher skill level jobs -- leading to higher wages and more job stability.



Is this statistically significant?

Western ^{sector} residents are more likely to own their own homes than Eastern Residents. ^{sector}

58.5% of the Western residents surveyed ^{sector} consider themselves homeowners compared to only 31.3% of the residents of the East. These statistics again speak to the transience differences in the two neighborhood sections, as homeowners ^{are} more likely to be loyal, ^{have more invested in a neighborhood} & thus ^{feel to be more committed} steady residents of a neighborhood.

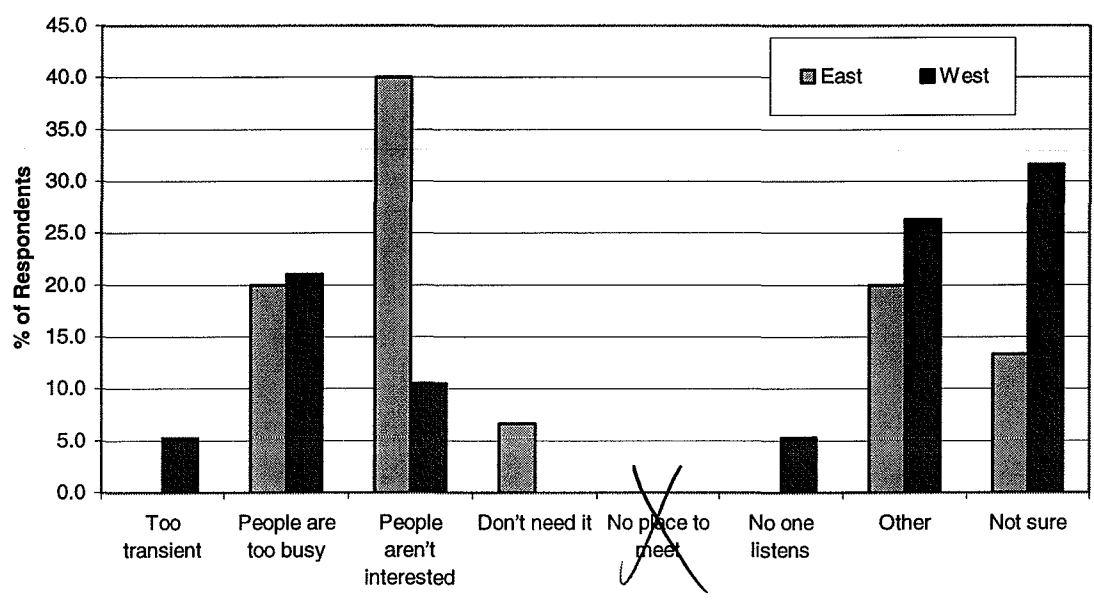
subtle

This discrepancy in ^{variance commitment} the sense of permanency is also reflected in the level of involvement in neighborhood groups. While roughly half of each of the geographic respondent groups are likely to be aware of neighborhood organizations (51.6% of Eastern residents and 50.0% of the Western residents), aware Westerners are more likely to be involved in the neighborhood organizations than aware Easterners. 38.1% of the

significance?

aware Westerners aware of such an organization are involved with that organization while only 26.7% of the aware Easterners are involved. *The reason given for organized involvement are important for future planning and organizing.* Perhaps most revealing aspect of this phenomenon is the reasons given for lack of involvement. As shown by Chart #4, *The feeling* more people in the East are not involved in a neighborhood organization because they are not interested in such an organization. *sector by those involved is that their* This statistic again speaks to the sense of permanency versus transience in the neighborhood. *That suggests more* In the West, where people have lived longer, they have seen more ups and downs throughout the neighborhood thus realizing the need for such a group. *sector* In the more transient East, this is not as true, as residents have been living in Bristol Place for shorter periods of time and are not as *committed* in tune or connected to their neighborhood and thus are *less* not interested. *in a neighborhood organization.*

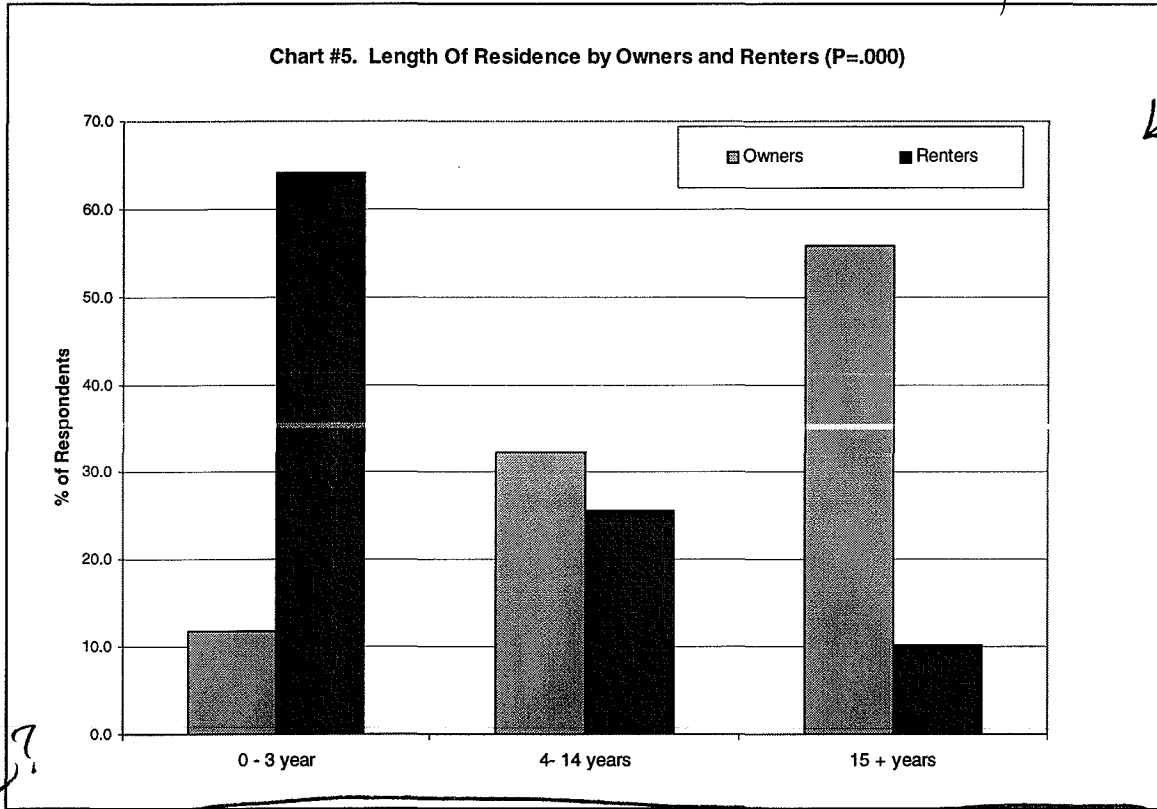
Chart #4. Reasons Given to Why Neighborhood Group is Not Larger or More Vocal by Location (P = .309)



Owner or Renter of Home Cross-Tabulation

Cross-Tabulation ^s ~~analysis~~ ^{were} was also conducted comparing the residents who own their homes in Bristol Place to the residents who rent their homes in the neighborhood.

Not surprisingly, the owners tend to have lived in the area longer. Chart #5 provides a graphic description of this phenomenon *which is very statistically significant*



It seems to me this needs to proceed the analysis of owner/renter to neighborhood origin/education and...

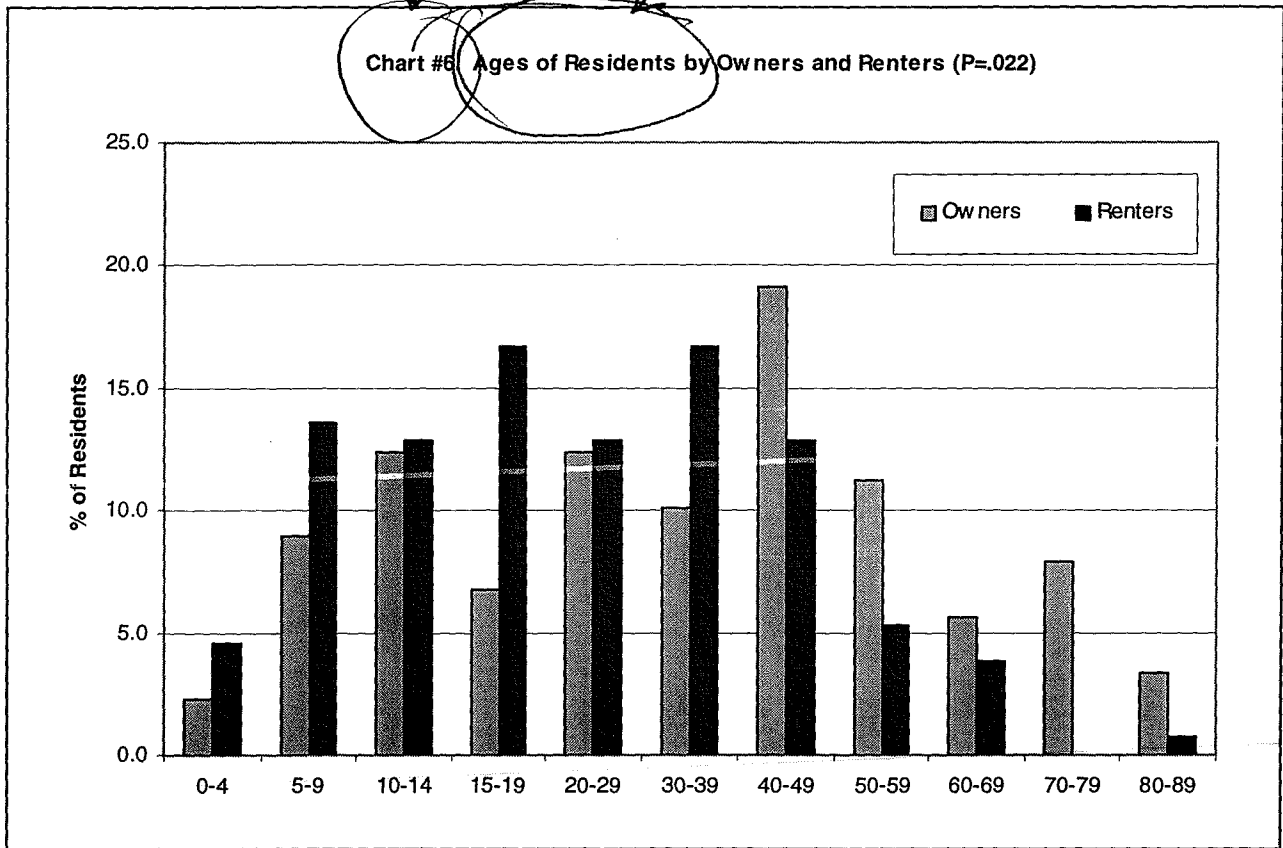
What income differences?

Interestingly, monthly rent and mortgage payments do not reflect these income differences.

Owners who have **not** finished paying their mortgage are paying significantly less per month than renters. The mean reported monthly mortgage payment ~~of the respondents~~ was \$378 while the mean reported monthly rent was \$433. This \$55 monthly discrepancy (may not seem too steep) but when other variables are factored into the mix, the discrepancy is amplified further.

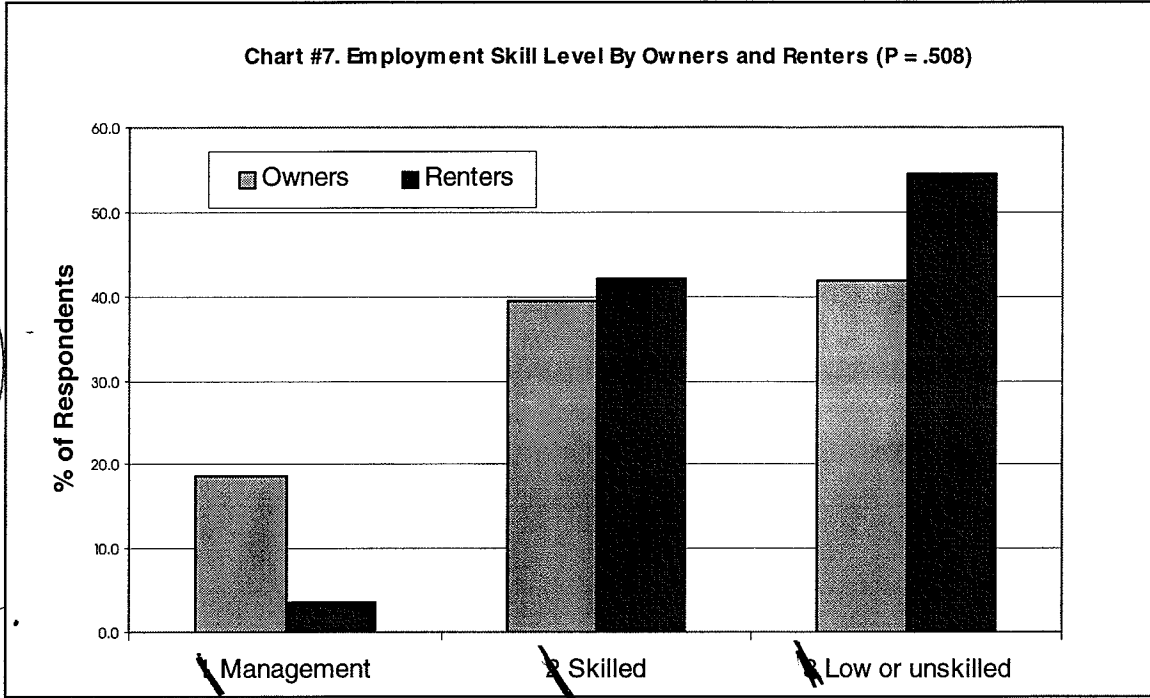
is \$660 year - we don't know what % of income since you haven't introduced it yet. This is mean - see my overall note.

As illustrated in Chart #6, renters in the area tend to have more children in their households. Children, residents who are unable to work, prove to be a drain on income as they require food, clothing and medical purchases as well as other expenses that are not compensated for by a supplemental job.



Additionally, owners and renters show a difference in the quality of the jobs that they hold as well. As Chart #7 shows, renters are more likely to hold jobs requiring lower skills, thus yielding less benefits and salary.

I'm going to quit & just make some major comments.



Not very consistent w/ your argument.

This needs to be in this section.

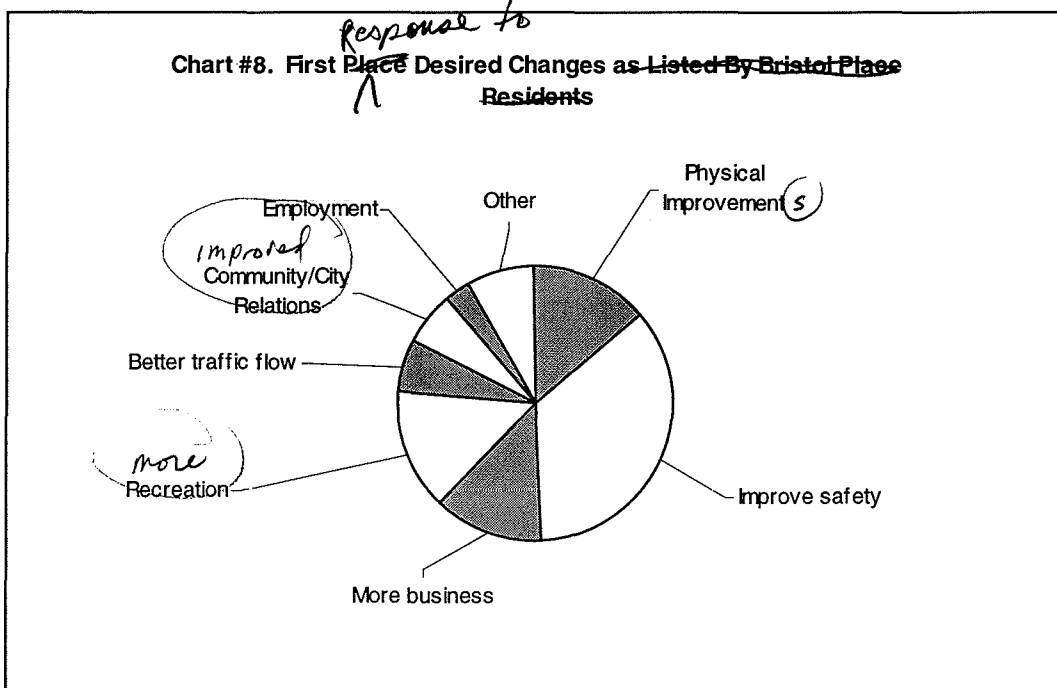
Finally, there is a significant difference between owners and renters in terms of involvement in neighborhood organizations. While both groups are underrepresented in neighborhood organizations, owners are more involved than renters (38.9% of owners are involved compared to 27.8% of renters [P = .559]). This is ironic, as renters seemingly have more need for a neighborhood organization – illustrated by the information provided above as well as the notion of satisfaction with the neighborhood. Only 29.4% of the owners were dissatisfied enough with Bristol Place to want to move while 53.8% of the renters wish to move.

General Desires of Residents

The Bristol Place Resident Survey illuminated a great deal of desires among residents as well. When asked to list their first, second and third most desired changes to

This is a section that reveals improved safety is the primary desire -- make sure the sec to the reveals this shows

their neighborhood, the residents gave a variety of answers that reveal a great deal about the neighborhood. Chart #8 below ^{shows the} illustrates a distribution of the first ^{responses to} choices of needed changes ^{given by} given by the residents. The resident's response ^{show} illuminate ^{some of the most} some of the more pressing issues ^{given by residents -} faced by Bristol Place. While all of the areas of need will be addressed in different sections of the Bristol Place report, the remainder of this section will focus on improving safety (a response given by 34.38% of the respondents as the most needed improvement in the area), improved city and community relations (a response given by 6.25% of the respondents), improved recreation (a response given by 14.06% of the respondents), and improved physical conditions (a response given by 14.06% of the respondents). Other areas of need, such as traffic mitigation (of interest to 6.25% of respondents) and the increase of business and employment opportunities (of interest to 15.63% of all respondents) will be explored in other sections of this report.



Discuss

Specific Survey Findings

Neighborhood Organizing

Of significant importance in the findings produced by the Bristol Place Resident Survey is the need for strong neighborhood organizations within the area. The survey shows a significant distrust of the City of Champaign by the residents of Bristol Place.

Only 30.14% of the residents surveyed have called the City to request services or to make suggestions. The general lack of contact between the residents of Bristol Place and the city is symptomatic of a general feeling of waning confidence in the City. Furthermore, of the residents who had contacted the City, 56.52% were unsatisfied with the experience.

Much of this lack of confidence is due to a lack of communication. While the City of Champaign initially reported that there were no community organizations within the area, the Resident Survey shows differently. 50.07% of the residents surveyed are aware of neighborhood organizations within or close to Bristol Place. Within Bristol Place, Restoration Urban Ministries ^{serve as} has a neighborhood organization that has involved many people in the neighborhood. To the south of Bristol Place there is ^{The} a Beardsley Park neighborhood group that has opened its doors to Bristol Place and thus has involved many of its residents. There is also a neighborhood group that meets at the Stratton School. While there are differences in involvement in these groups across geographic and ownership variables (as illustrated above) these groups are a significant part of the Bristol Place make-up that cannot be ignored.

Additionally, residents within Bristol Place tend to be unfamiliar with each other. Of the residents surveyed, only 45.21% of them report socializing with other people on their block. Because, it shows that there is very little familiarity among neighbors within

How do you know this is high compared to other neighborhoods??

What does this mean show source.

???

This is a point in time survey not a longitudinal study.

This seems like it should focus on

again this might be high for my neighborhood!! (15)

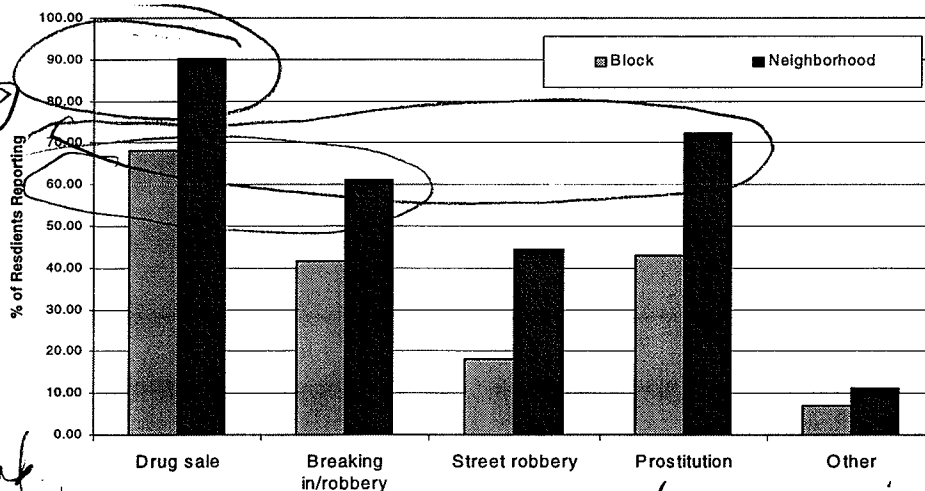
Bristol Place, a figure such as this does not seem to leave open the opportunity for improved community relations. It should be noted, however that surveyed residents reported affinity for their neighborhood. When asked to rank their neighborhood on a scale from 1 to 5 (1 being "Hate It" and 5 being "Love It"), surveyed residents averaged a ranking of 3.39. This ^{suggests} shows that despite the low amount of neighborly interaction within Bristol Place, there is existing [&] potential for neighborhood organization and development in the generally positive opinions of the residents.

can it say this

Public Safety

Public Safety is also of significant concern in Bristol Place. While many of the residents feel safe in their neighborhood (71.24% of the residents surveyed report feeling very or somewhat safe), it is clear that public safety remains an issue in Bristol Place as most residents report awareness of recent criminal activity. Most residents in the area are aware of crimes being committed on their block or in their neighborhood. Chart #9 illustrates this phenomenon.

Chart #9. Awareness of Crimes in Block and Neighborhood



These stats don't give 90% are aware of drug sales in the block 70% of prostitution 60% of break ins + robberies.

This is your lead point not 71% feel very or somewhat safe

Though drug related crime is clearly a significant part of living in Bristol Place, the Police have been very involved in the area, working on cleaning the criminals out. Because of their efforts and presence in Bristol Place, the Police Department has earned a high level of respect and trust from the residents of Bristol Place. 49.32% of the residents surveyed said that they were very or somewhat satisfied with the response they had received from the police due to public safety issues. This is especially respectable when it is considered that only 21.92% claimed to be very or somewhat unsatisfied by the police response (28.77% of the respondents did not comment because they had never called or been involved with police activity). Due to the high level of police involvement and respect for the police within the area, there is certainly an opening for deeper police involvement and public safety improvement in Bristol Place.

Employment

needs to go w/ unemployment data on p. 8 & 9

While there is a high level employment (82.5%) in Bristol Place, there is still the need for improvement in this area. Much of the problems related to employment do not involve finding a job, but rather finding the right kind of job. Of the respondents currently employed, about half (51.1%) report that they would like to find a different job.

This desire to change jobs may be due to the skill level of the jobs held. Almost half (49%) are employed in low or unskilled positions, even fewer (41%) are employed in skilled positions, and only 10% fill management positions. As the data presented in the cross-tabulation analysis above, this discrepancy is even more pronounced when seen across location and owner-renter lines.

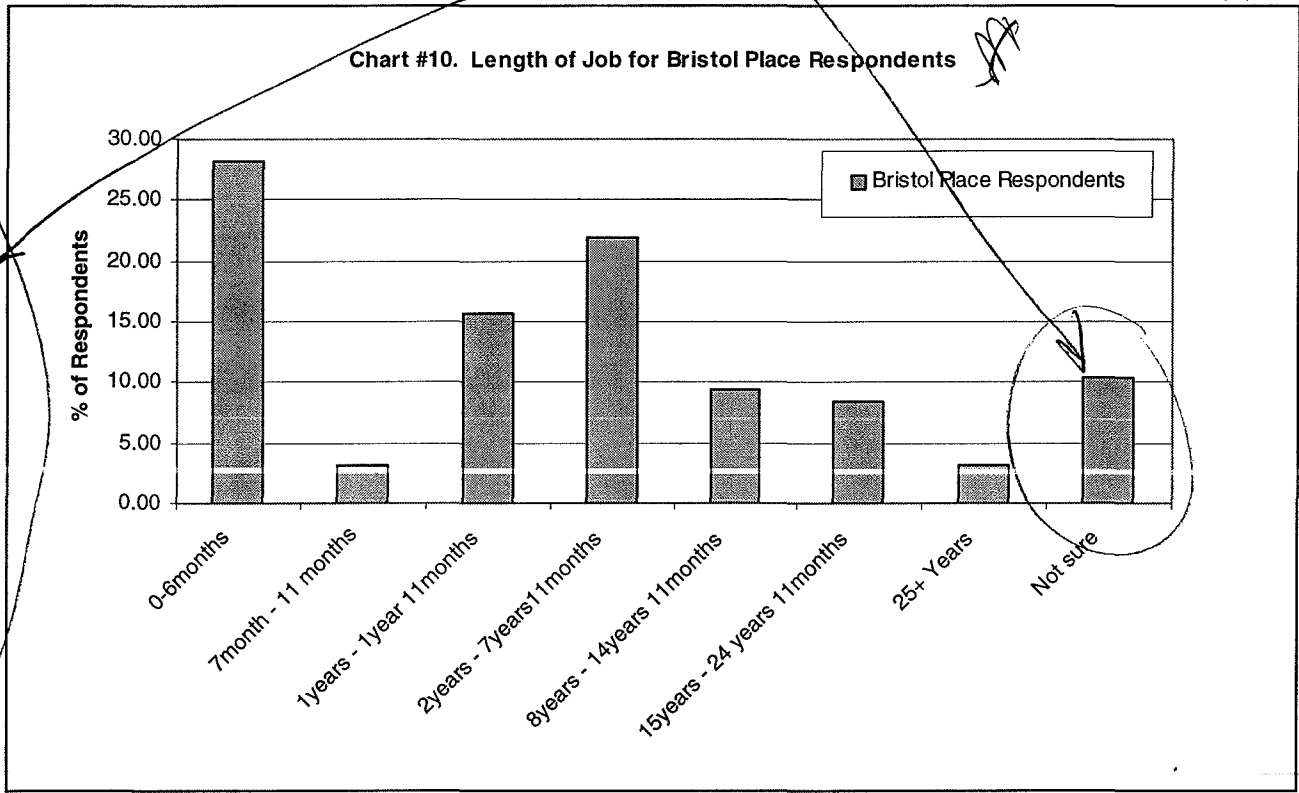
are these that different from rest of C.O.?

it also may be because they want higher pay !!!

come on guys - in employment it is < 4% in C.O. it's > 17% in this area !!!

In addition to holding non-management jobs, the respondents do not hold their jobs for a very long period of time. Chart #10 illustrates the length of time that jobs have been held by respondents. Most respondents (68.75%) have held their current job for less than 8 years.

don't include not sure in this stat!!



Handwritten numbers:
 28
 4
 15
 22
 9
 8
 4
 10

 100

Finally, it is important to note that respondents report short unemployment lengths. Of the residents unemployed and looking for work, almost three-fourths (73.3%) have been unemployed for less than three months. This statistic ^{is the} could be a result of the current economy and general low unemployment within the greater community.

The critical stat is

31% of people who know how long they have been employed in their current jobs have been there less one year. This is an important stat!, 52% lets see it by tenure, income E-W. residency etc.

200 hours 2 years

(18)

Children

The survey shows that pre-school childcare is not a pressing issue in Bristol Place; of the surveyed residents using child care, no respondents wished to change anything about their childcare situation. The provision of safe, organized recreation is a priority, however. Residents desire safe, organized activities for their children to participate in. A majority (71%) of elementary-aged children are supervised by someone within the home.

If the children had an alternative place to go, perhaps additional adults within the home could enter the workforce or attend school. Additionally, when ranking things that the neighborhood needs, recreation averaged a rank of third. Included in the recreation category were items geared toward children, such as playgrounds and recreation centers.

what is the %
of children?