Community Analysis 1974

prepared by: Community Analysis Division
Planning & Community Development Dept.
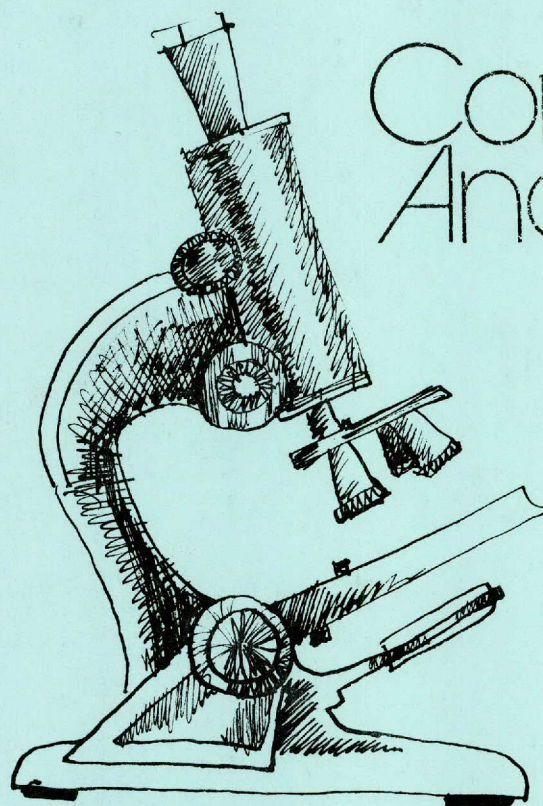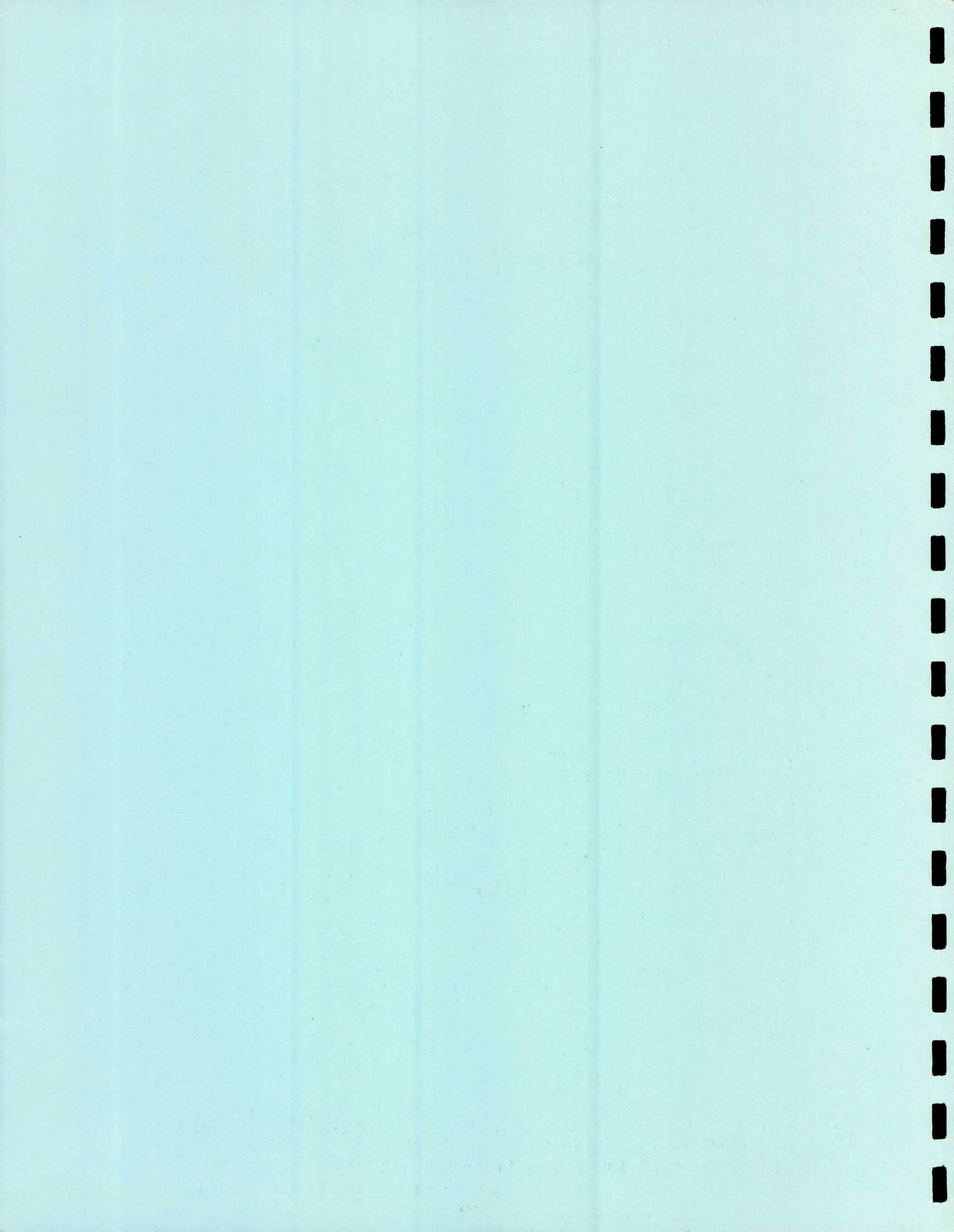**City of San Antonio   October 1974**

COMMUNITY ANALYSIS 1974
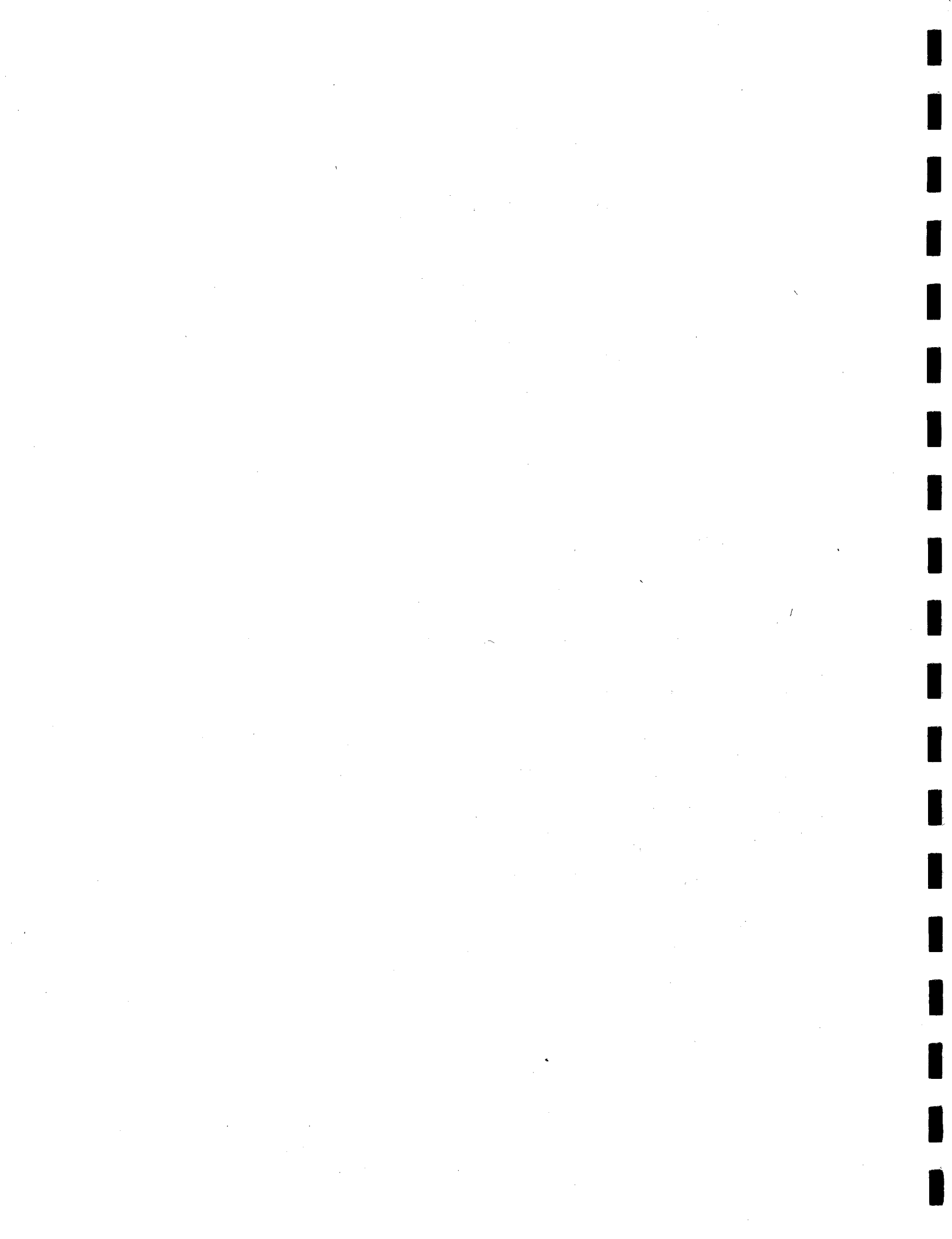

Prepared by: Community Analysis Division
               Planning & Community Development Department
               City of San Antonio

               October 1974

CONTENTS:

COMMUNITY ANALYSIS 1974

INTRODUCTION

This publication is an attempt to update information
presented in the State of the City 72, Section II,
Community Analysis. For both of these projects, the
City of San Antonio was evaluated by census tracts
grouped into the same 4 quadrants of the City (NE, NW
SW and SE). The 1972 and 1974 projects also looked
at each tract according to the same 27 physical, socio-
economic and environmental factors. Thus, the two
studies can be compared to show changes that have
occurred during the 2-year period.

Because some types of data are not or cannot be more
frequently updated by our sources (e.g., the Census,
etc.), information used in the 1972 study was used for
the 1974 study for the following factors:

    Demolitions   Median Income
    Density   Median School Years Completed
    Age of Structure   Median Rent
    Inadequate Plumbing   Median Owner Value
    Lack Water   Overcrowding

Information for all of the other factors, listed below,
was updated to reflect the latest possible conditions:

    Air Pollution   Infant Death Rate
    Dilapidation   Juvenile Delinquency Rate
    Drainage   Noise Zones 3 and 2
    Flood Plains   Odor Zones
    Hepatitis   Parks
    Frequency of Crime   Lack of Plumbing

Definitions of all 27 factors may be found at the end of
this report,

As in the 1972 project, each of the census tracts was given
a rating based on evaluation of the 27 factors. The following
ratings were used:

    Type I.   Very Good Condition, has no significant environ-
                mental deficiencies.
    Type II.   Good condition, has small amounts of adverse
                environmental conditions.
    Type III.   Fair Condition, contains many adverse condi-
                tions, some of which are severe.
    Type IV.   Poor Condition, has the greatest amount of
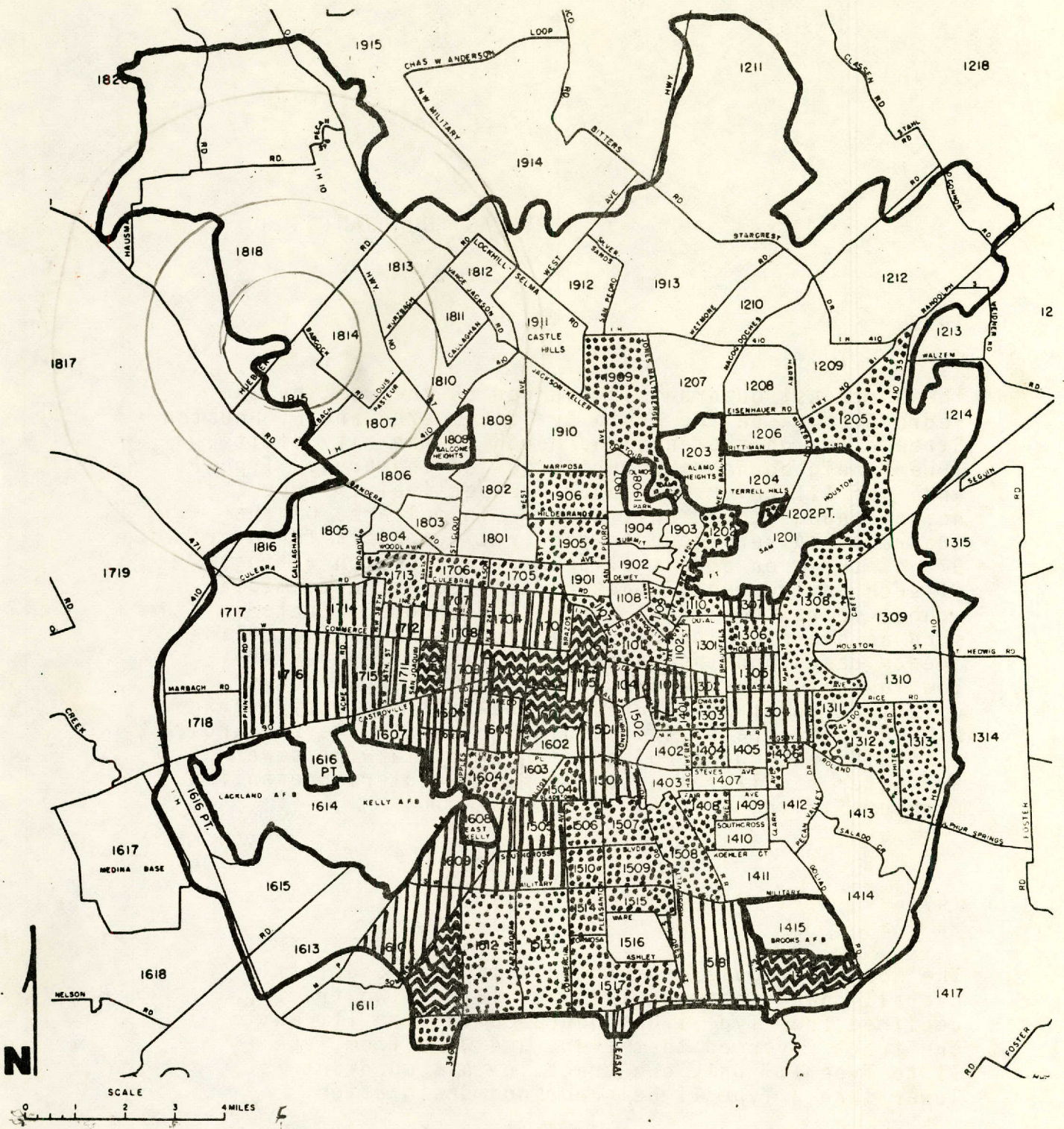   environmental deficiencies.

As could have been be expected, several of the census tracts' ratings changed between 1972 and 1974. None changed by more than one rating, but several tracts did improve by one type and several declined by one type. Census tracts that changed ratings and the direction of change are indicated on the matrices on the following pages. On the matrices, an arrow going up (↑) signifies that the tract improved by one rating between 1972 and 1974. An arrow going down (↓) signifies that the tract declined by one. The absence of an arrow indicates that no change in rating occurred. The matrices show how each tract was evaluated for each factor. Comparisons between these matrices and similar ones published in the State of the City 72 will show exactly what factors changed in each census tract. Summaries of the 1972 and 1974 conditions for each quadrant are presented here, along with the 1974 matrices for the quadrants.

Purpose

The purpose of this project was three-fold. The primary objectives were: 1) To update the previous study to show the current status of the City and spot the beginnings of any trends, 2) To provide a basis for determining priority areas for allocation of funds to be received as a result of the Housing and Community Development Act of 1974, 3) To determine if the data factors and general methodology employed are valid for re-evaluation on a semi-annual basis to continuously provide a report of city conditions and show developing trends.

The first objective was successfully met in that a current status of the City was depicted and possible trend situations were noted. The second objective is now being met as the Housing and Community Development Committee uses Community Analysis 1974 data, in conjunction with other data and citizen requests, to provide the basis for allocating funds. The third objective was also met in that it was determined that the general methodology used seemed to be effective, although some of the data factors may require replacement with factors that are more readily available and subject to more frequent updating. The Community Analysis Division will continue the efforts to refine and perfect the methods used for evaluating the City.

NW   NE   SW   SE

N

SCALE
0   1   2   3   4 MILES

MAP 1

ANALYSIS SECTORS AND CENSUS TRACTS

⦿ ⦿ ⦿ ⦿   Sector Boundaries

Community
Analysis 1974

3

MAP 2

CENSUS TRACT RATINGS

Type I

Type II

Type III

Type IV

Community
Analysis 1974

NORTHEAST QUADRANT

1972

The Northeast Quadrant is bounded on the west by San
Pedro Avenue, on the south by E. Commerce and E. Houston
Streets and on the east and north by the city limits.
Type I neighborhoods comprise 60% of the area. Type II
and Type III cover 36% and 4% respectively. Type IV
neighborhoods cover only a very minimal area of the
quadrant. A very good to good rating exists for over
97% of the area and is evidenced in the high ratings
of such environmental factors as: median rent, median
school years completed, and median income. Factors
such as overcrowding of housing units, juvenile delin-
quency cases and the infant mortality rate are very
low in the quadrant; and the amount of significant
dilapidation of structures is one-half the City average.
A high incidence of crime, high noise zone levels and
a significant number of housing units lacking sewer
and water facilities were the major factors presenting
problems in the area.

1974

The Northeast Quadrant of the City recorded little
overall change between 1972 and 1974. Two tracts
declined from Type I Neighborhood to Type II, while
one tract reversed that trend and went from Type
II to Type I. Only one tract in this Quadrant is
lower than a Type II Neighborhood designation.

CENSUS TRACTS	DRAINAGE	FLOOD PLAINS	NOISE ZONES (3)	NOISE ZONES (2)	ODOR ZONES	VERMIN	AIR POLLUTION	DEMOLITIONS	DILAPIDATIONS	DENSITY	AGE OF STRUCTURE	PLUMBING	VENEREAL DISEASE	TUBERCULOSIS	HEPATITIS	INFANT DEATH RATE	INCIDENCE OF CRIME	JUVENILE DELINQ.	OVERCROWDING	LACK SEWERS	LACK WATER	PARKS	MEDIAN INCOME	UNEMPLOYMENT	MEDIAN SCHOOL YRS.	MEDIAN RENT	MEDIAN OWNER VALUE	NEIGHBORHOOD TYPE
1101	2	3							1	2	2	3	2	1	1	3	3	1	1	1	1	2	3	1	3	3	3	II
1102	4	1							1	2	2	2	1	4	1	2	1	1	1	1	2	3	1	3	4	4		II
1108	1								1	2	2	1	3	1	1	2	2	1	1	1	1	2	3	2	2	2	3	I
1109	2	4							1	1	2	1	1	1	1	3	3	1	1	1	1	2	3	2	3	3	3	II
1110	1	2						4	1	2	2	1	1	1	4	1	1	1	1	1	1	3	3	2	3	3	3	II
1202	4	3							1	2	2	1	3	1	1	3	2	1	1	1	1	1	3	1	2	1	3	II
1205	3	4		3					1	1	1	1	2	1	4	1	1	1	1	1	1	3	3	1	2	1	3	II
1206	1	1	1	2					1	2	1	1	1	1		1	1	1	1	1	1	2	3	1	2	1	3	I
1207	3	1		2					1	2	1	1	1	1	3	2	1	1	1	1	1	2	2	1	2	1	2	I
1208	4	1		4					1	1	1	1	1	1	1	1	1	1	1	1	1	4	1	1	1	1	1	I
1209	1	3		2					1	1	1	1	1	1	1	1	1	1	1	1	1	4	2	1	1	1	2	I
1210	1	3	1	3					1	1	1	1	1	1	1	2	1	1	1	1	1	2	2	1	1	1	2	I
1211		1		1					1	1	1	1	1	1	2	1	1	1	3	1	2	2	1	2	1	2		I
1212		1							1	1	1	1	1	2	1	1	1	1	1	1	3	3	1	2	1	2		I
1213		1							1	1	1	1	1	1	1	1	1	2	4	2	2	3	1	2	2	3		I
1214		1		1					1	1	1	1	1	2	1	1	1	1	1	1	4	2	2	2	1	2		I
1215		1				1			1	1	1	1	1	1	1	1	1	1	4	3	4		1	3	2	2		I
1218		1							1		1	1	1	2	2	1	1				4	3	1	2	2	3		I
1301	1	1							1	1	2	1	4	1	1	2	3	1	1	1	1	3	1	3	3	4		I
1306	4	1				1			1	2	2	2	1	4	1	4	2	1	1	1	1	3	1	3	3	4		II
1307	1	1						4	2	2	2	4	1	2	2	1	1	2	1	1	4	4	4	3	3	4		III
1308	1	3							1	1	1	1	4	1	2	4	1	1	1	1	1	3	3	1	2	3	3	II
1309	2	2				1			1	1	1	1	2	1	2	2	1	1	1	1	1	4	3	1	2	2	3	I
1902	2	3			1				1	2	2	1	3	1	1	1	1	1	1	1	1	2	3	1	2	2	2	I
1903	2	4							1	1	1	1	1	1	1	2	1	1	1	1	1	1	1	1	1	1	1	I
1904		1							1	1	2	1	1	1	2	3	1	1	1	1	1	2	1	1	1	1	1	I
1907	2	3							1	3	2	2	1	3	1	1	1	1	1	1	1	3	1	3	2	2		II
1919	4	3	1	3					1	3	1	1	1	1	2	2	1	1	1	1	1	1	2	1	2	1	1	II
1913	2	4	2	4					1	1	1	1	1	1	1	1	1	1	1	1	1	3	2	1	2	1	1	I

NE Quadrant

1. Very Good
2. Good
3. Fair
4. Poor
   Insignificant

Community Analysis 1974

NORTHWEST QUADRANT

1972

The Northwest Quadrant is bounded on the south by W. Commerce Street, on the east by San Pedro Avenue and on the north and west by the city limits. Type I neighborhoods comprise approximately 64% of the area. Type II and Type III constitute 15% and 12%, respectively. Type IV neighborhoods cover 9% of the area. Almost 80% of the quadrant is considered to be in very good to good condition, with approximately 20% of it in the fair to poor range. High median owner value, low unemployment, low density and few vacant structures slated for demolition are all factors that indicate the high level of condition in the area. The greatest problems in the quadrant exist in the likelihood of flooding, lack of adequate parkland and reported hepatitis cases, the latter being twice the City average

1974

The Northwest Quadrant remained much the same as the 1972 study described it. Only three census tracts changed. Two improved from Type IV Neighborhoods to Type III. One declined from a Type I to a Type II. Thus, it remained predominately (65%) a Type I Quadrant. The poorer tracts remain as those bordering Commerce street on the northern part of the Model Cities area. Type IV tracts (1) and Type II tracts (6) when combined totaled 20% of the quadrant.

CENSUS TRACTS	DRAINAGE	FLOOD PLAINS	NOISE ZONES (3)	NOISE ZONES (2)	ODOR ZONES	VERMIN	AIR POLLUTION	DEMOLITIONS	DILAPIDATION	DENSITY	AGE OF STRUCTURE	PLUMBING	VENEREAL DISEASE	TUBERCULOSIS	HEPATITIS	INFANT DEATH RATE	INCIDENCE OF CRIME	JUVENILE DELINQ.	OVERCROWDING	LACK SEWERS	LACK WATER	PARKS	MEDIAN INCOME	UNEMPLOYMENT	MEDIAN SCHL. YRS.	MEDIAN RENT	MEDIAN OWNER VALUE	NEIGHBORHOOD TYPE
1106	2	2					3		2	3	2	3	3	1	3	2	3	1	2	1	1	2	4	3	4	4	4	IV
1107		4		2		3	1	2	2	1	1	1	2	1	2	1	1	1	1	2	3	2	3	4	3			II
1701	4	4						2	3	1	2	3	2	2	1	2	1	2	1	1	2	3	2	4	4	4		III ↑
1704	1	4						2	3	2	1	4	2	4	1	2	1	2	1	1	1	3	2	3	4	4		III
1705	3	3						1	2	2	1	1	1	1	2	1	1	1	1	1	1	3	1	3	3	3		II
1706	4	1				1		1	2	2	1	1	1	1	1	1	1	1	1	1	2	3	1	2	2	3		II
1707	3	4				3		2	2	1	2	2	1	4	2	2	1	4	1	1	2	3	2	4	3	4		III ↑
1708	4	4				3		2	2	2	2	1	1	3	1	2	1	3	1	1	2	3	1	4	4	4		III
1712	3	4				2		2	2	1	3	1	1	4	1	3	1	4	1	1	1	4	2	4	4	4		III
1713	2	1				4	1	3	1	1	1	1	1	4	1	3	1	2	1	1	4	3	1	3	2	3		II
1714	3	3				4		2	2	1	1	1	1	4	2	2	1	3	1	1	3	3	1	3	3	4		III
1717		3						1	1	1	1	1	1	3	1	1	1	1	1	1	4	3	4	2	1	1		I
1801	4	1	1					1	1	2	1	2	1	1	1	1	1	1	1	1	2	3	1	2	2	2		I
1802	3	1						1	2	1	2	1	1	2	2	1	1	1	1	1	4	3	1	2	1	1		I
1803	2	4						1	1	1	1	1	1	2	1	1	1	1	1	1	4	3	1	2	2	2		I
1804	1	1						1	1	1	1	1	1	2	3	1	1	1	1	1	4	3	1	2	2	2		I
1805	2	3			1			1	2	1	1	2	1	3	1	1	1	1	1	1	4	3	1	2	1	1		I
1806	1	1						1	2	1	1	1	1	1	1	1	1	1	1	1	4	2	1	2	1	1		I
1807		1						1	1	1	1	1	1	2	1	1	1	1	1	1	4	2	1	1	1	1		I
1809	2	1						1	2	1	1	2	1	2	1	1	1	1	1	1	2	3	1	2	1	1		I
1810	1	1						1	1	1	1	1	1	2	2	1	1	1	1	1	4	2	1	2	1	1		I
1811	1	1						1	1	1	1	1	1	1	2	1	1	1	1	1	4	2	1	1	1	1		I
1812		4						1	1	1	1	1	1	1	3	1	1	1	1	1	4	1	1	1	1	1		I
1813		3						1	1	1	1	1	1	1	1	1	1	1	1	1	4	2	1	1	1	1		I
1814		1						1	1	1	1	1	1	3	1	1	1	1	3	2	4	3	1	2	1	1		I
1815		3						1	1	1	1	1	1	1	1	1	1	1	1	1	4	3	1	1	1	1		I
1816		1						1	1	1	1	1	1	1	1	1	1	1	1	1	4	2	1	2	1	1		I
1818		4						1		1	1	1	1	1	1		2	2	4	3	1	2	2	2				I
1819		3						1		1	1	1	4	1	1		2	2	4	3	1	2	3	3				I
1820		1						1		1	1	1	3	1	1			4	2	1	2	2	2					I
1901	2	1		1			1	1	2		2	1	2	1	2	1	1	1	1	2	3	1	3	3	3			I
1905	3	3		1			1	2	2		3	2	3	1	2	1	1	1	1	2	3	1	2	2	2			II ↓
1906	3	3	2				1	2	2		2	1	4	1	1	1	1	1	1	2	3	1	3	2	2			II
1910	2	3	1				1	2	1		2	1	3	2	1	1	1	1	1	1	3	1	2	1	1			I
1912		1					1	2	1		1	1	1	1	2	1	1	1	1	4	2	1	1	1	1			I
1914	4	2	3					1		1	1	1	4	1	1		1	1	4		1	2						I
1915		1		2				1		1	1	1	1	1	1		1	1	4	2	1	2	1	1				I

NW Quadrant

1. Very Good
2. Good
3. Fair
4. Poor

Insignificant

Community Analysis 1974

SOUTHWEST QUADRANT

1972

The Southwest Quadrant is bounded on the north by W.
Commerce Street, on the east by Commercial Street and
Interstate Highway 35 and on the south and west by the
city limits. Type I and Type II neighborhoods cover
19% and 16% of the area, respectively. Type III and
Type IV comprise 42% and 23%, respectively. The area
in general contains fewer very good to good neighbor-
hood types (35%) and more fair to poor neighborhood
types (65%) than any other quadrant of the City. The
area as a whole had very few units without sewer and
water connections and only a very small portion of
the area is in a flood plain. However, the drainage
problem is the greatest of all the quadrants. As
indicated by the large number of Type III and Type IV
neighborhoods, the condition of many environmental
factors presents problems for the area: high density,
significant numbers of venereal disease and tuber-
culosis cases, high juvenile delinquency rate, over-
crowding, high unemployment, considerable dilapida-
tion of structures and very inadequate parkland. The
Southwest Quadrant also has the lowest median income,
median rent, median owner value and median school years
completed of any quadrant in the City.

1974

The Southwest Quadrant of the City recorded only three
changes in neighborhood types between 1972 and 1974.
Two tracts improved by one Type, and one tract declined
by one Type. Type I Neighborhoods made up 27% of the
area, Type II Neighborhoods-14%, Type III Neighborhoods -
41%; and 17% of the tracts fell into the poor category,
Type IV.

CENSUS TRACTS	DRAINAGE	FLOOD PLAINS	NOISE ZONES(3)	NOISE ZONES(2)	ODOR ZONES	VERMIN	AIR POLLUTION	DEMOLITIONS	DILAPIDATIONS	DENSITY	AGE OF STRUCTURE	PLUMBING	VENEREAL DISEASE	TUBERCULOSIS	HEPATITIS	INFANT DEATH RATE	INCIDENCE OF CRIME	JUVENILE DELINQ.	OVERCROWDING	LACK SEWERS	LACK WATER	PARKS	MEDIAN INCOME	UNEMPLOYMENT	MEDIAN SCHOOL YRS.	MEDIAN RENT	MEDIAN OWNER VALUE	NEIGHBORHOOD TYPE
1105	4							4	1	2	3	3	2	4	1	2	2	1	1	1	2	4	4	4	4	4	III ↓
1504	1					2	2	2	2	1	1	1	2	2	1	1	2	1	1	2	3	1	4	3	4			II
1505	4	1				1	4	2	3	1	2	2	1	4	1	2	1	3	1	1	1	3	1	4	4	4		III ↑
1511	4	1					1	3	2	2	1	1	1	4	1	2	1	3	1	1	4	3	2	3	3	4		III
1512	1	1	2				2	3	2	1	1	1	3	2	1	1	1	1	1	3	3	1	2	1	3			II
1513	4	1	2		1	1	1	1	1	1	1	2	4	1	1	1	2	1	1	2	3	1	3	1	3			II ↑
1601	1	3					2	3	2	3	2	1	4	2	3	2	3	1	1	3	4	3	4	4	4			IV
1602	1	1					1	2	1	1	1	1	1	2	1	1	1	1	1	2	1	1	3	3	3			I
1603	1	1		3			1	2	1	1	2	1	2	1	1	1	1	1	1	2	1	1	3	3	4			I
1604	1	1		4			1	1	2	1	1	2	4	1	2	1	2	1	1	3	1	1	3	3	4			II
1605	4	1		4			1	2	1	1	3	2	4	2	3	2	4	1	1	3	3	3	3	3	4			III
1606	4	1		4			3	1	1	2	2	1	4	1	2	1	4	1	1	3	2	2	4	4	4			III
1607	4	1		4			1	2	1	2	2	1	4	2	2	1	2	1	1	4	1	1	3	2	3			III
1609	1	2		1	3		2	2	2	1	2	1	3	1	3	1	2	1	1	2	1	1	3	3	4			III
1610	2	3					2	2	2	1	2	1	1	2	2	1	1	3	1	1	3	2	2	4	3	4		III
1611	2	4					3	4	1	1	3	1	1	2	2	1	1	4	1	1	4	2	2	4	4	4		IV
1612		4					1		4	1	1	1	1	1	1	1					4	3	3	3	3	4		I
1613		4					1		1	1	1	1	2	1	1	2	1	1	4	1	1							I
1615		1					1		1	1	1	1	2	1	1		1	1	4	4	4	2	1	3				I
1616		4					1		1	1	1	1	1	4	1		1	1	4	4	4	2	1	3				I
1618		1					1		1	1	1		1	2	1		2	2	4	2	2	2	1	3				I
1702	4	1			1		3	4	2	3	3	1	4	2	3	1	3	1	1	1	4	4	3	4	4			IV
1703	3	4					3	2	2	3	3	2	4	3	2	1	3	1	1	2	3	3	3	4	4			IV
1709	3	1			4		2	3		1	2	1	4	3	3	1	4	1	1	2	3	3	3	4	4			III
1710	4	1		4			3	1	2	3	2	1	4	1	4	1	4	1	1	2	2	2	3	4	4			IV
1711	3	1		4			3	2	1	1	1	1	3	2	4	1	4	1	1	2	2	2	3	3	4			III
1715	4	2					3	3	1	1	4	1	4	1	1	2	3	1	1	2	2	2	3	3	4			III
1716	3	4					1	1	3	2	2	2	1	1	1	4	2	1	4	2	2	4	3	3				III
1718		1					1	1	1	1	1	3	2	1	1	1	1	1	4	1	1	2	1	1				I

SW
Quadrant

1. Very Good

2. Good

3. Fair

4. Poor

Insignificant

Community
Analysis 1974

SOUTHEAST QUADRANT

1972

The Southeast Quadrant of the City is an area bounded
on the north by E. Commerce and E. Houston Streets, the
west by Commercial Street and Interstate Highway 35
and on the south and east by the city limits. The
quadrant is composed of a considerable number of Type
I and Type II neighborhoods which cover 43% and 37% of
the area, respectively. Eighteen percent of the area
is Type III, while only 2% could be classified as Type
IV. It is apparent, then, that over 80% of the quadrant
is considered to be in very good to good condition.
Some environmental factors which best exhibited this
were: a low incidence of crime, few hepatitis cases,
few drainage problems and adequate parkland. Several
factors, however, did present significant problems for
the area: odor zones, high incidence of vermin, many
proposed demolitions and a high infant mortality rate.

1974

The Southeast Quadrant of the City recorded the most
changes in neighborhood types between 1972 and 1974.
Six tracts fell by one type and two tracts advanced
by one type. Neighborhood Types I and II each recorded
38% of the total tracts. Type III Neighborhood
designation accounted for 23% of the tracts, while
only one tract showed as a Type IV tract.

CENSUS TRACTS	DRAINAGE	FLOOD PLAINS	NOISE ZONES (3)	NOISE ZONES (2)	ODOR ZONES	VERMIN	AIR POLLUTION	DEMOLITIONS	DILAPIDATIONS	DENSITY	AGE OF STRUCTURE	PLUMBING	VENEREAL DISEASE	TUBERCULOSIS	HEPATITIS	INFANT DEATH RATE	INCIDENCE OF CRIME	JUVENILE DELINQ.	OVERCROWDING	LACK SEWERS	LACK WATER	PARKS	MEDIAN INCOME	UNEMPLOYMENT	MEDIAN SCHOOL YRS.	MEDIAN RENT	MEDIAN OWNER VALUE	NEIGHBORHOOD TYPE
1103	3	1				1			1	3	2	1	4	2	4	1	2	3	1	1	1	2	4	3	3	4	4	III
1104	2	4							1	1	2	3	2	2	1	2	2	1	1	1	1	2	4	2	3	4	3	III
1302	1	1						4	2	2	2	1	3	1	1	4	1	1	1	1	1	2	4	1	3	3	4	III ↓
1303	4	1						3	1	2	2	1	3	1	2	1	1	1	1	1	1	2	3	1	3	3	4	II
1304	2	1				3		4	2	1	2	2	4	1	3	2	1	1	1	1	1	2	3	1	3	3	4	III
1305	3	1							4	2	2	1	1	4	2	3	3	1	1	1	1	1	4	2	3	3	4	III
1310	2	1				2			1	1	1	1	2	1	2	1	1	1	1	1	1	2	3	1	2	2	3	I
1311	1	3						3	2	2	1	1	4	1	1	4	1	1	2	1	1	1	3	1	2	3	3	II ↓
1312	2	3							1	1	1	1	1	1	1	2	1	1	1	2	2	2	3	1	2	3	3	II
1313	3	1							1	1	1	1	1	1	1	2	1	1	1	2	2	4	3	1	2	2	3	II ↓
1314		3				2						1	1	1	1	4	1	1	1			4		1				I
1401	4	1							2	1	2	1	1	1	1	1	2	1	1	1	1	2	3	1	4	3	4	II ↓
1402	1	1								1	2	2	1	1	1	2	2	1	1	1	1	1	3	1	3	3	4	I
1403		2								1	2	2	1	1	1	2	1	1	1	1	1	1	3	1	3	3	4	I ↑
1404		1									1	2	2	1	1	1	4	1	1	1	1	3	3	1	3	3	3	II
1405		1									1	1	2	1	1	1	4	1	1	1	1	2	3	1	2	3	3	I
1406	1	1						2	2	2	2	1	4	1	1	1	1	1	2	1	1	2	3	2	4	3	4	II
1407	2	1									2	2	1	4	1	1	2	1	1	1	1	4	3	1	2	2	3	I
1408	2	1								1	2	2	1	1	1	1	3	1	1	1	1	3	3	1	3	3	3	II
1409		1									1	2	1	1	1	1	2	1	1	1	1	3	3	1	3	3	4	I
1410		1								1	1	2	1	1	1	1	1	1	1	1	1	4	3	1	3	3	3	I
1411		1								1	2	1	1	1	1	1	1	1	1	1	1	4	3	1	3	1	3	I
1412	2	1								1	2	1	1	1	1	2	2	1	1	1	1	1	3	1	2	2	3	I
1413		4									2	1	1	1	1	1	1	1	1	1	1	1	3	1	2	1	2	I
1414	1	3									2	1	1	1	1	2	3	1	1	1	1	4	3	1	2	1	2	I
1416		1								3	3	2	4	1	1	1	1	1	3	3	3	4	4	1	4	4	4	IV
1501	2	4						4	2	2	2	1	2	2	4	2	2	1	2	1	1	2	3	1	4	4	4	III
1502	1	4								1	1	2	1	1	1	1	2	2	1	1	1	2	3	1	3	3	3	I
1503		3						2	2	2	2	1	2	2	4	3	1	1	2	1	1	2	3	2	4	3	4	III ↓
1506	2	1				1				2	1	1	1	1	2	4	1	1	2	1	1	2	3	1	4	3	4	II
1507	3	1							1	1	2	2	1	2	1	3	1	1	1	1	1	2	3	1	3	3	4	II
1508	1	4				2					2	1	1	1	1	2	3	1	1	1	1	3	3	1	3	3	4	II ↓
1509	4	1									1	2	2	2	1	2	1	1	1	1	1	3	3	1	3	2	3	II
1510		1							1	1	2	1	1	1	1	2	1	2	1	2	1	3	3	1	3	3	4	II
1514	2	1							1	1	2	1	1	1	3	1	2	1	2	1	1	4	3	1	3	2	3	II
1515	1	1				2				1	2	1	1	1	1	1	1	2	1	1	1	3	3	1	3	3	4	I ↑
1516	2	1				1						1	2	1	1	1	1	1	2	1	1	3	3	1	3	2	3	I
1517	1	1				2		1	2	2	1	1	1	1	2	2	2	1	2	1	1	4	3	1	2	3	3	II
1518	2	4			3	2			3	1	1	2	1	1	1	3	1	1	2	2	1	3	4	1	3	4	4	III
1519		4				4				1	1	4	1	1	1	1	1	1	4	4	1	4	4	2	4	4	4	III

SE Quadrant

1. Very Good

2. Good

3. Fair

4. Poor

   Insignificant

Community Analysis 1974

13
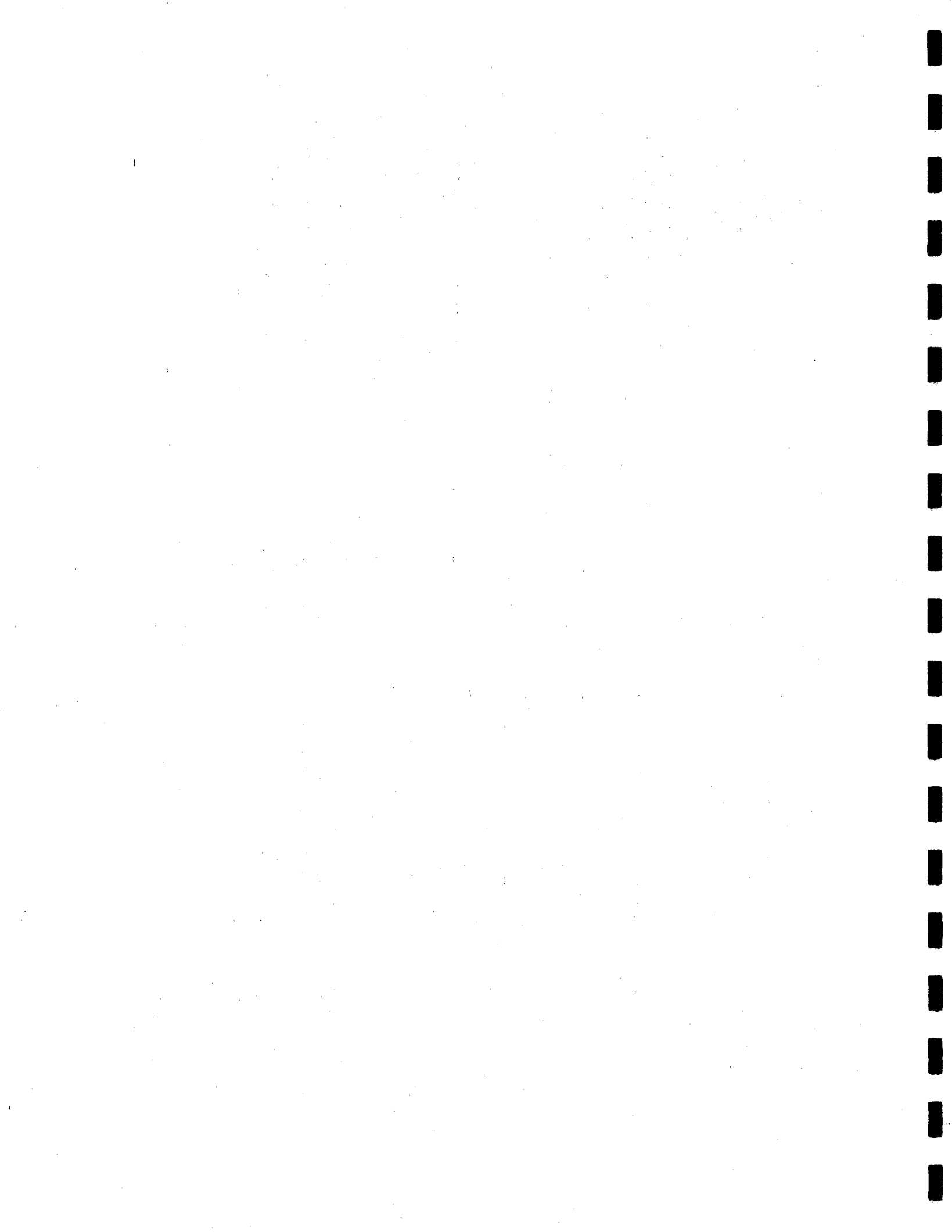
DEFINITIONS

The 27 factors used in the evaluation matrices for the 1972 and 1974 Community Analysis projects were defined for these studies as follows:

Age of Structures: Refers to percentage of housing
                         units built before 1949.

Air Pollution: Indicates the degree or amount
                         of suspended particulate matter
                         at or above the federal guide-
                         lines of 80 micrograms per cubic
                         meter.

Demolitions: Refers to the scheduled razing
                         of vacant structures determined
                         hazardous to health.

Density: Shows the number of persons per
                         developed acre.

Dilapidation: Indicates the number of structures
                         in early stages of decay.

Drainage: Refers to the overall ability of
                         an acre of land to handle rain
                         runoff.

Flood Plains: Refers to areas with a 1 in 100
                         probability of flooding in one
                         year as defined by the U.S. Army
                         Corps of Engineers.

Hepatitis: Indicates the number of cases
                         reported to the health district.

Frequency of Crime: Refers to a five-year average of
                         offenses occurring City-wide.

Infant Death Rate: Indicates the number of deaths of
                         children under one year old per
                         1,000 live births.

Juvenile Delinquency: Refers to the place of residence
                         of juvenile offenders in misdemeanor
                         cases during 1971.

Median Income:	Indicates that amount which divides the distribution of family income into two equal groups, one having incomes above the median, the other having incomes below the median ($7,734 for San Antonio).
Median Owner Value:	Refers to the value of owner-occupied housing units which divides the distribution into two equal groups ($11,400 for San Antonio).
Median Rent:	Indicates that monthly contract rent which divides the distribution into two equal parts ($68.00 for San Antonio).
Median School Years:	Refers to that level of educational achievement which divides the distribution into two equal parts (10.8 years for San Antonio).
Noise Zone (3):	Shows that area surrounding various airfields at which the decibel level is greatest and resident complaints are numerous.
Noise Zone (2):	Shows that area surrounding various airfields in which the factors found in noise zone (3) are less pronounced.
Odor Zones:	Indicates those areas in which resident complaints of noxious odors are numerous.
Overcrowding:	Refers to the number of housing units with 1.01 or more persons per room.
Parks:	Refers to areas in which the standard of ten acres of parkland per 1,000 people is not met.
Plumbing, Lack of:	Indicates those housing units that are without some or all of the following: hot and cold piped water, flush toilet, and a bathtub or shower inside the structure and for the sole use of the occupants of that unit.

|	
Public Sewers:	Indicates those housing units that are not connected to public or neighborhood sewer systems.
Public Water Supply:	Indicates those housing units without a common source of running water for six or more units which includes either a common well or a public water system.
Rats:	Refers to those areas of the City having a high incidence of vermin.
Tuberculosis:	Refers to occurrences of new and active cases of tubercular infection, a communicable disease.
Unemployment:	Shows the percentage of civilians 16 years old and over who are in the labor force, currently without work and seeking employment.
Venereal Disease:	Refers to occurrences of new cases of both gonorrhea and syphilis
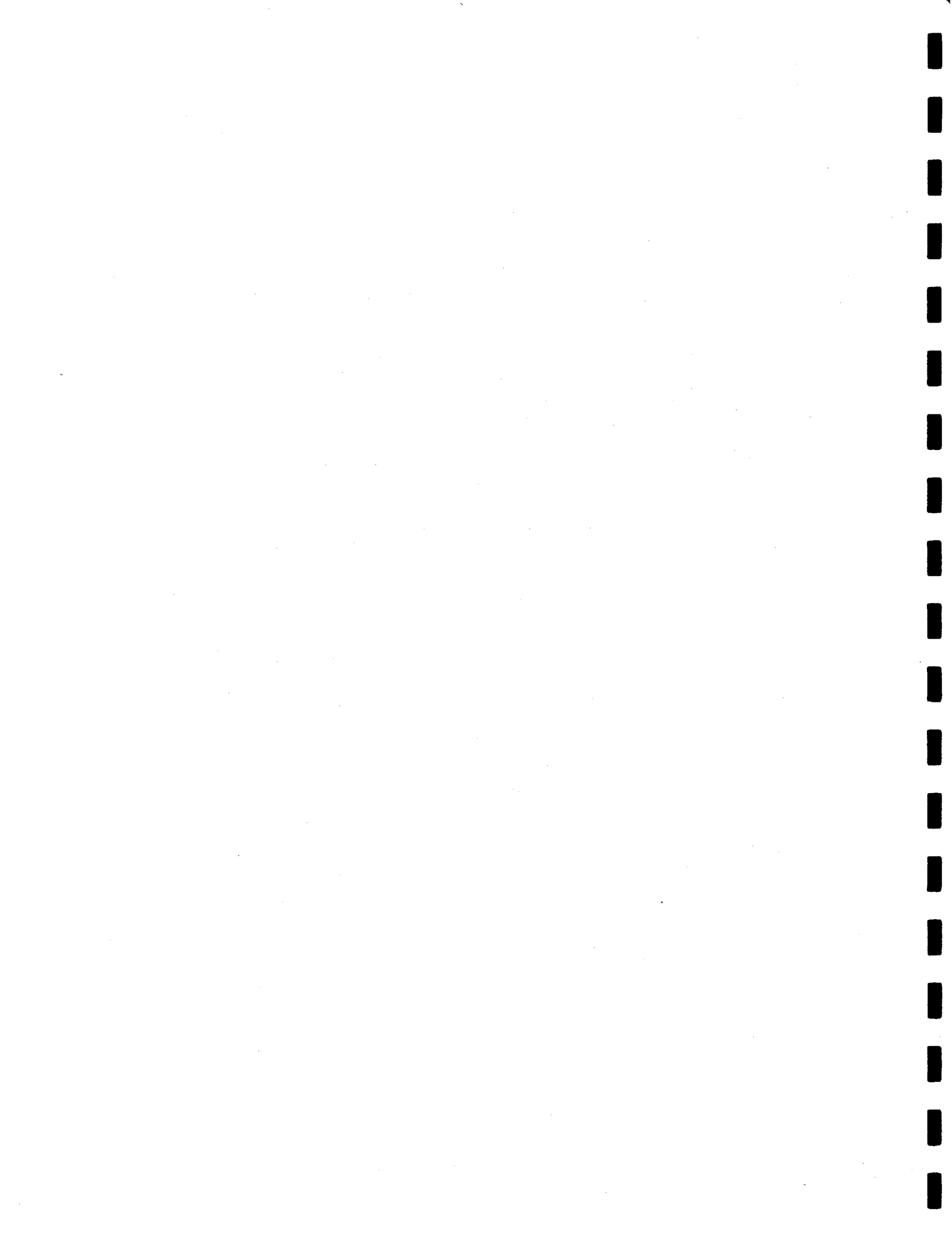
SOURCES OF 1974 INFORMATION

Natural Factors
A. Poor Drainage   - San Antonio Planning & Community Development
                               Department Estimates 1974
B. Flood Plains   - Federal Insurance Administration, H.U.D. 1974
C. Noise Zones   - FAA Department of Air Force 1972
D. Odor Zones   - San Antonio Planning & Community Development
                               Department Estimates 1972
E. High Incidence of   - San Antonio Health Department 1974
    Vermin
F. Air Pollution   - San Antonio Health Department 1974

Dwelling Conditions
A. Buildings slated   - San Antonio Building & Planning Administration
    for demolition   1972
B. Dilapidated and/or   - San Antonio Building & Planning Administration
    deteriorated   1972
    housing
C. Density of single   - 1964 Neighborhood Analysis, San Antonio
    family residential   Planning & Community Development Department
D. Age of structure   - 1970 Census
E. Inadequate   - 1970 Census
    Plumbing

Public Services
A. Unsewered areas   - 1970 Census
B. Lack of Public   - 1970 Census
    Water
C. Inadequate Neigh-   - San Antonio Planning & Community Development
    borhood Park   Department estimates 1974
    facilities

Socio-Economic
A. Median Income   - 1970 Census
B. Unemployment   - R.L. Polk & Co. Profiles of Change,1973
C. Median School   - 1970 Census
    Years Completed
D. Disease rates   - San Antonio Metropolitan Health District 1974
E. Incidence of Crime   - San Antonio Police Department 1972
F. Referrals of   - Bexar County Juvenile Probation Department
    Juvenile Delinquents   1974
G. Median rent   - 1970 Census
H. Median owner value   - 1970 Census
I. Overcrowding   - 1970 Census