



Hickory Hill Profile

July 2003

Report Series Summary (HH2003.01)

Prepared by
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Community Information Project



Table of Contents

TABLE OF CONTENTS	2
LIST OF FIGURES	3
EXECUTIVE SUMMARY	4
INTRODUCTION	5
STUDY AREA BOUNDARIES	5
CENSUS BOUNDARIES	8
REPORT SERIES	10

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List of Figures

FIGURE 1. GREATER HICKORY HILL STUDY AREA	6
FIGURE 2. STREETS IN THE HICKORY HILL STUDY AREA	7
FIGURE 3. HICKORY HILL BLOCK GROUPS – CENSUS 1990	8
FIGURE 4. HICKORY HILL BLOCK GROUPS – CENSUS 2000	9
TABLE 1. REPORT SERIES	10

Executive Summary

This report series describes the Hickory Hill neighborhood, bounded on the north by Nonconah Parkway, on the east by the City of Memphis boundary, on the south by Holmes Road and Shelby Drive, and on the west by Mendenhall Road. The neighborhood experienced dramatic shifts in the socio-demographics over the past decade. These shifts are summarized below, and are described in detail in further reports in this series.

Population – Over the past decade the population in this neighborhood increased, got younger, changed from predominantly white to predominantly black, and saw a dramatic increase in the size of the Hispanic population.

- 25 percent increase in population over the decade, three to four times the increase seen countywide and citywide
- nearly 50 percent increase in the number of youth under 18 years, now approximately one third of the neighborhood's population
- 50 percent fewer whites; 450 percent more blacks; nearly 700 percent more Hispanics, now the largest Hispanic neighborhood in the County
- greater than 200 percent increase in female headed households

Income – Median income remains higher in Hickory Hill than countywide or citywide. The poverty rate is less than half that of the County and City, however, the rate more than doubled over the past decade across the neighborhood.

- median household income is \$47,216
- 8.3 percent of the population lives below poverty; families with children living in poverty increased more than 200 percent

Education - The educational attainment of Hickory Hill residents is comparable or better than that of the County or City overall.

- 87.2 percent adults have at least a high school education, 5 to 10 percent more than the County and City
- more than one in four adults have a bachelors degree or higher, a rate equal to the county rate and higher than the city rate

Housing – The increasing population over the past decade filled a large percentage of the existing vacant properties. Half of the residents now own their homes. Property values are the highest in the southeast portion of the study area.

- more than 10 percent of the properties were vacant in 1990; the rate was 7.5 percent in 2000, comparable to the countywide and citywide rates in 2000
- the home ownership rate (49.3%) increased more than 8 percent over the past decade making it comparable the citywide rate

Introduction

This report series is a working document for the Hickory Hill Revitalization Committee, a taskforce established by the City of Memphis' Division of Housing and Community Development. The taskforce is working to design intervention strategies to prevent neighborhood deterioration. These reports provide a profile of the current neighborhood as well as a description of changes during the past decade. Included is an analysis of demographic changes, zoning and land use patterns, housing market changes, and public safety data.

Study Area Boundaries

Figure 1 shows the Hickory Hill neighborhood and the area surrounding the neighborhood. The area in orange is largely residential, the area in green represents an important commercial area, and the area in blue is industrial. The boundaries for the study area of this report resulted from input from several sources. Starting with the City's 1997 Annexation Area, designated in Figure 1 by a red line. The Hickory Hill Revitalization Committee suggested adding the area in green because of its economic impact significance. The Office of Planning and Development suggested including the area in blue because it comprises a large industrial area that greatly overlaps the annexation area boundaries. For the study area, the Committee decided to omit the industrial area, expand the residential area to include the significant residential development to the south, and to include the commercial area.

GREATER HICKORY HILL AREA



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COMMUNITY INFORMATION
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Legend

- Annexation Area
- Study Area
- Area 1
- Area 2
- Area 3
- Streets

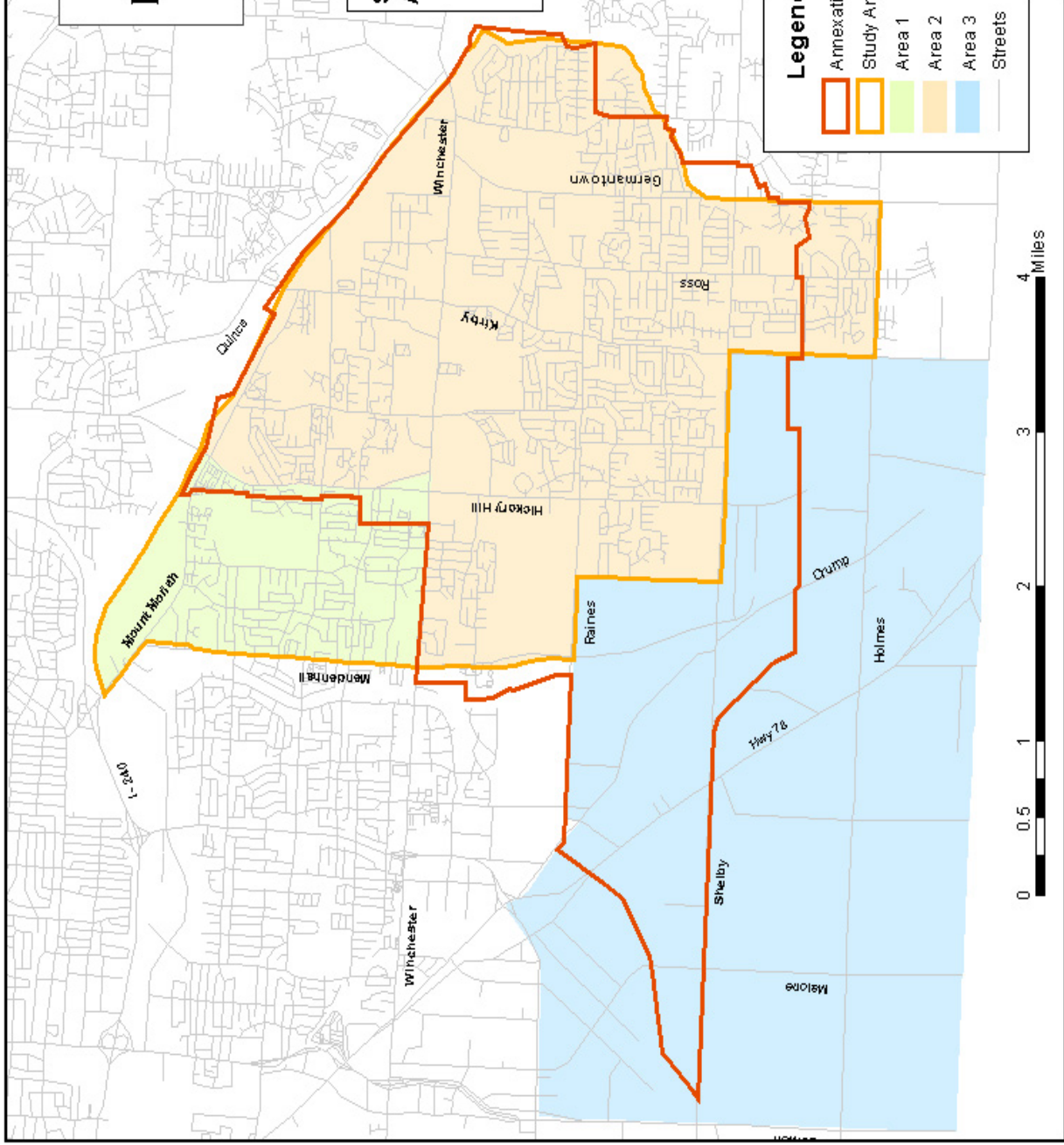


Figure 1. Greater Hickory Hill Study Area

Figure 2. shows the study area of this report with major streets and census boundaries designated. The area is bounded on the north by Nonconah Parkway, on the east by the City of Memphis boundary, on the south by Holmes Road and Shelby Drive, and on the west by Mendenhall Road.

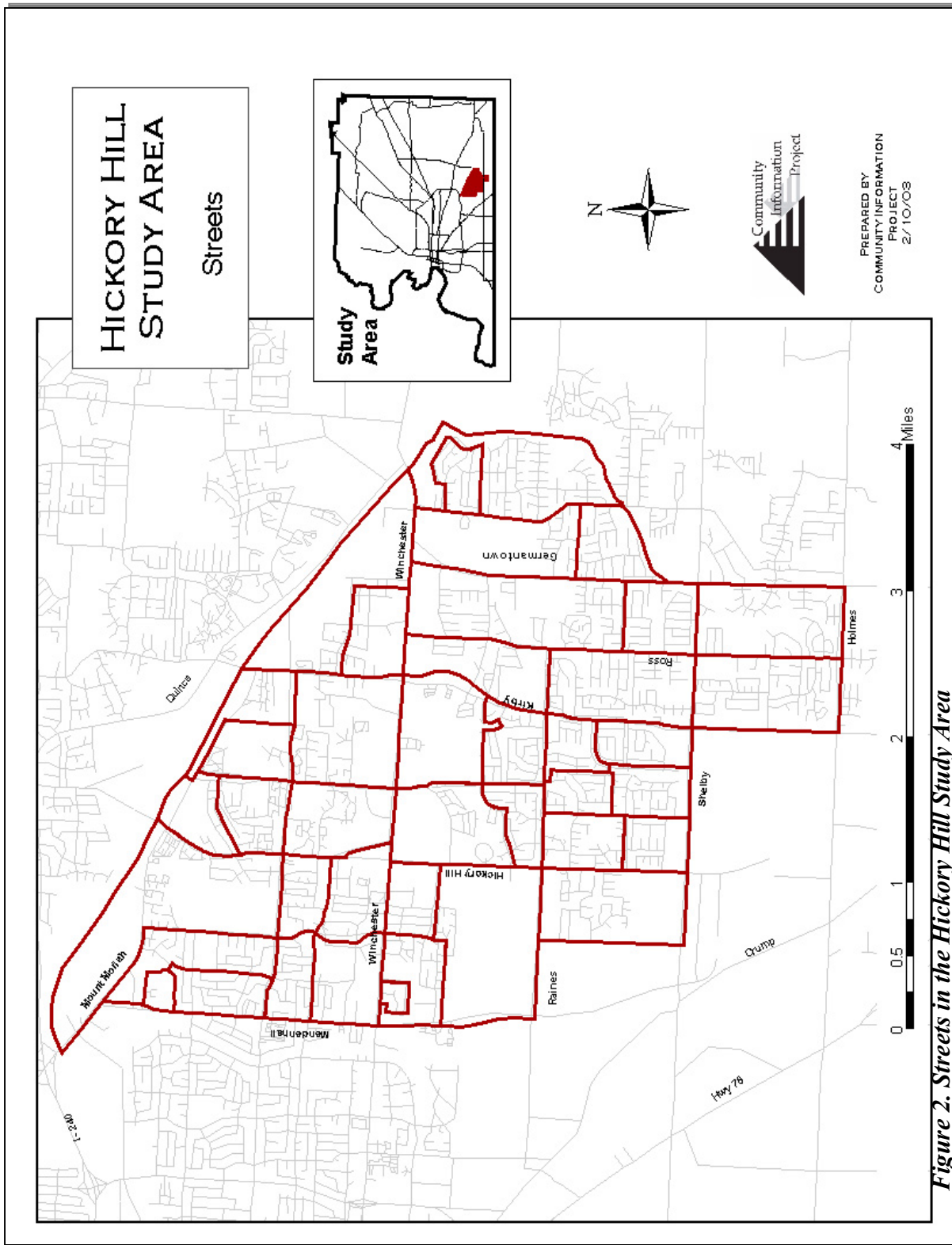
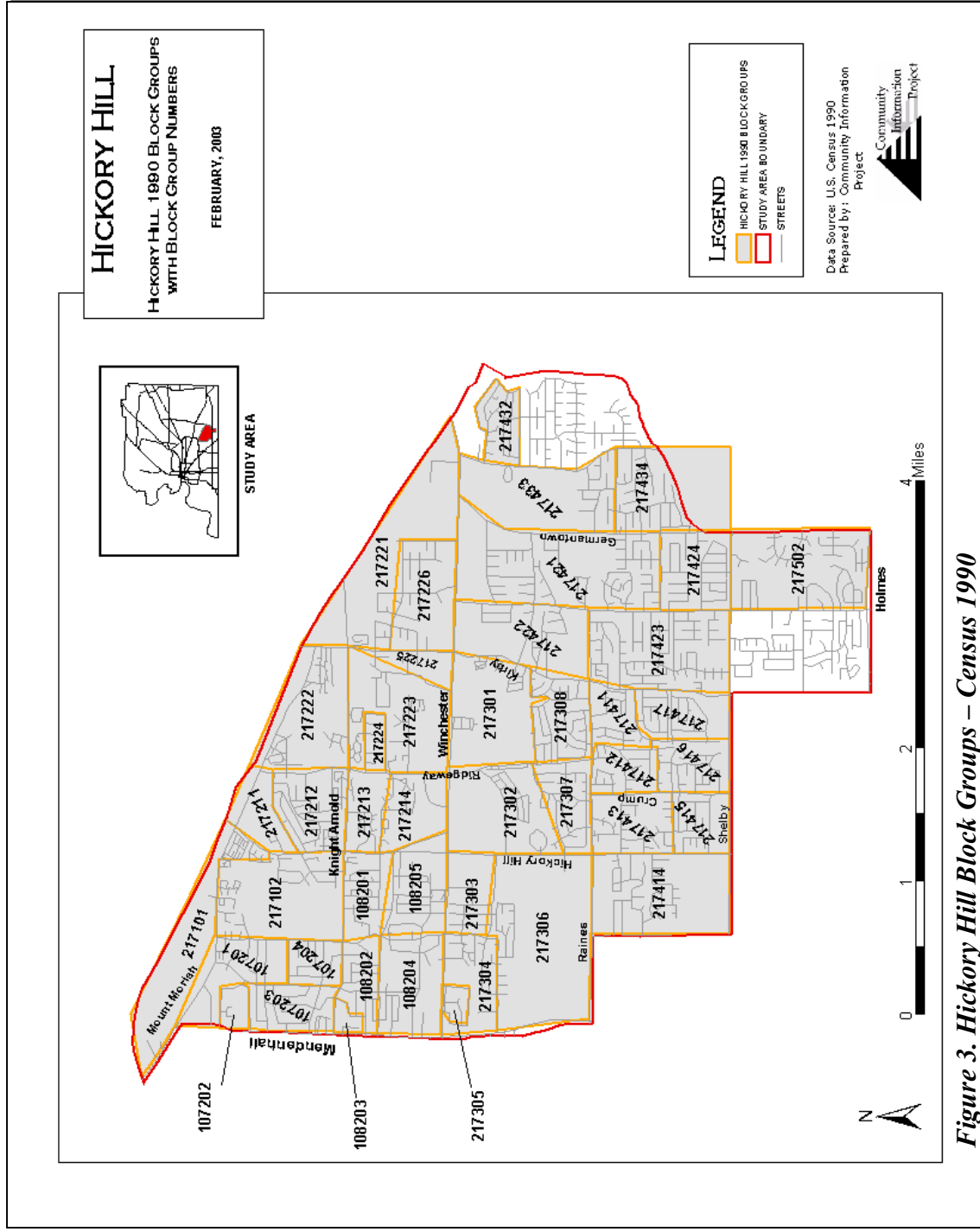


Figure 2. Streets in the Hickory Hill Study Area

Census Boundaries

Much of the data in this report is drawn from the U.S. Census Bureau and is reported by census block group. The block group boundaries were adjusted in 2000 to account for shifts in the population, thus the block group boundaries for the 1990 census differ slightly from those of the 2000 census. In the 2000 census, block groups 217101 and 217102 were collapsed into a single block group as were 107201 and 107204, and 108202 and 108203. The study area consists of 44 block groups in the 1990 census, and 41 block groups in the 2000 census. The block groups and their boundaries for the 1990 and 2000 Decennial Census are shown in Figures 3 and 4 below.



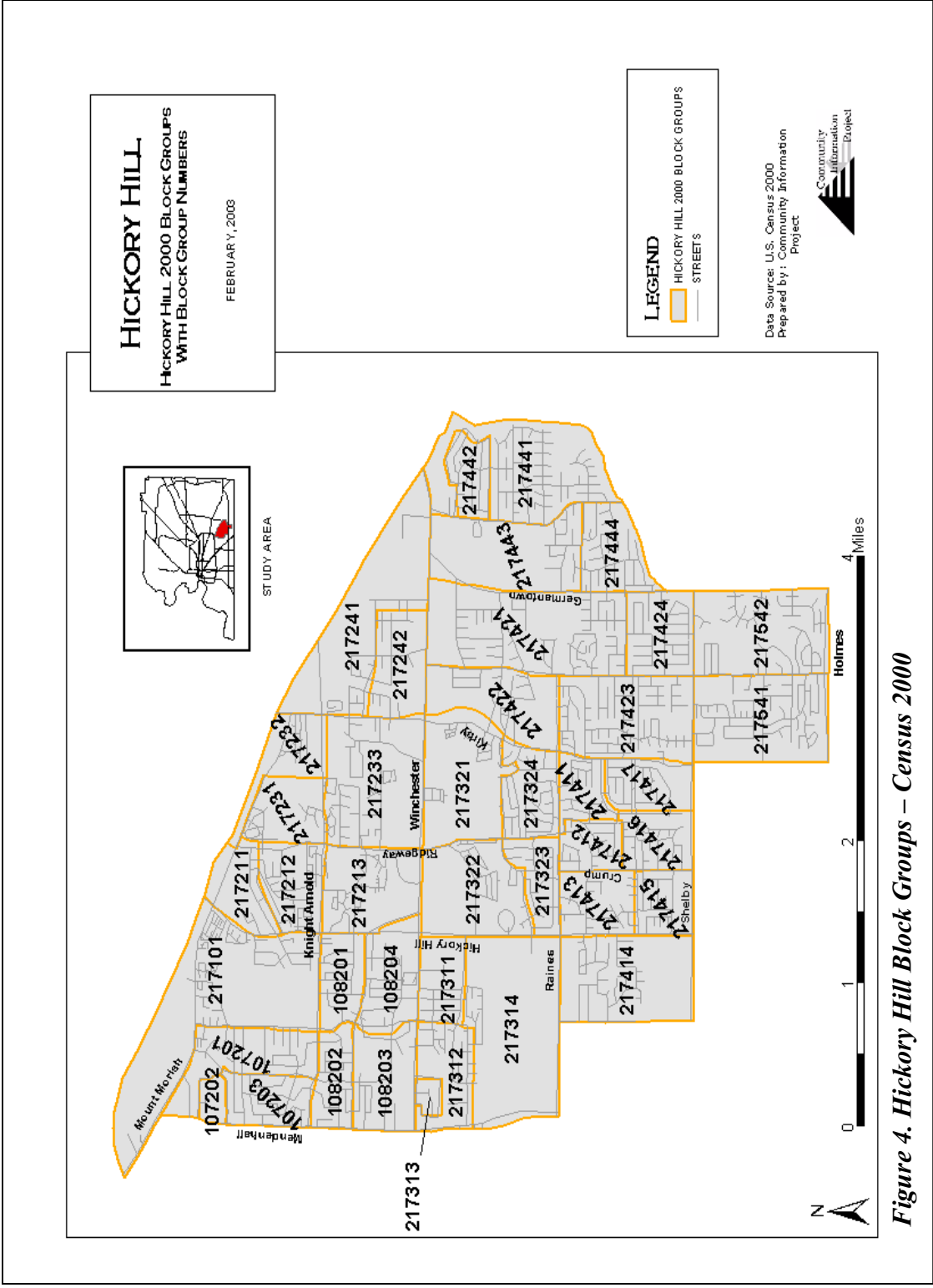


Figure 4. Hickory Hill Block Groups – Census 2000

Report Series

The Hickory Hill neighborhood is described in detail in the following report series.

Report Description	Report Series Name
Report Series Summary	HH2003.01
Socio-Demographics: Population	HH2003.02
Socio-Demographics: Ethnicity	HH2003.03
Socio-Demographics: Income and Poverty	HH2003.04
Housing and Housing Assistance	HH2003.05
Land Use and Neighborhood Resources	HH2003.06
Central Study Area	HH2003.07
Northwest Study Area	HH2003.08
West Central Study Area	HH2003.09
<i>Commercial Appeal</i> Articles	HH2003.10
Crime and Safety	HH2003.11

Table 1. Report Series