



Profile of the  
**Belvedere/Cedar Heights**

Planning Area

Prepared by the

Center for Community Research and Service  
University of Delaware

in support of

Blueprint Communities Delaware  
a Community Revitalization Planning Initiative Sponsored by the  
Federal Home Loan Bank of Pittsburgh

April 2008

## **Acknowledgements**

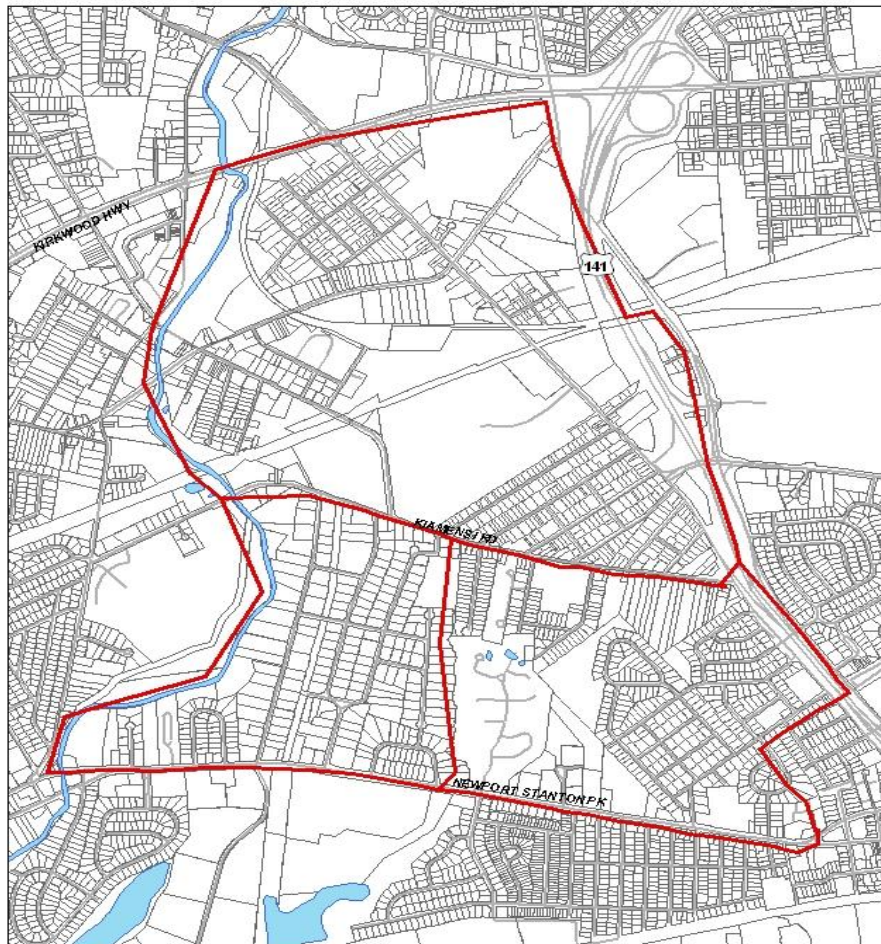
This profile was prepared by a team of graduate students in the University of Delaware Center for Community Research and Service under the supervision of Professors Steven W. Peuquet and Raheemah Jabbar-Bey. The team was led by doctoral student Cara Robinson and included master's degree students Yimin Li, Erin McGrath and Kathryn Soja. Policy Analyst Mary Joan McDuffie provided invaluable assistance with the acquisition of data and the preparation of maps.

Funding for the development of this profile and for the training and technical assistance components of Blueprint Communities Delaware is provided by the Federal Home Loan Bank of Pittsburgh and the University of Delaware.

## Introduction to Belvedere/Cedar Heights Planning Area

The Belvedere/Cedar Heights community is located in New Castle County, the State of Delaware, zip code 19804 and block group 1 of census tract 120 and block groups 1 and 4 of census tract 127. 127. The community is located southwest of Wilmington. It borders the towns of Marshallton and Newport. The entire planning area encompasses about 1.5 sq. mi. The population is 3, 836 (U. S. Census Bureau, 2000).

**Map of Belvedere Planning Area**



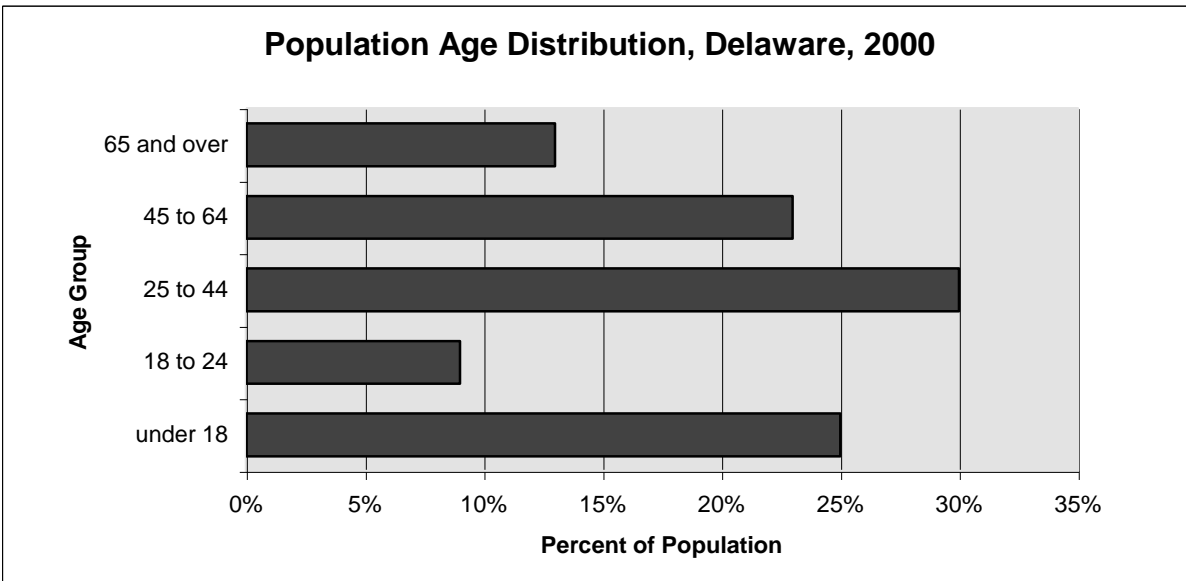
This document starts with a broad overview of the characteristics of the state of Delaware, its three counties, and the state's two largest cities. This will provide the reader with important contextual and comparative information as the document then focuses on the specific physical, social and economic characteristics of the Hilltop planning area. Importantly, each community planning team will need to add to the information presented in this document as it carries out its planning process.

## Overview of the State

Delaware is located on the eastern seaboard of the United States, and is bordered by the Atlantic Ocean and the Delaware Bay, as well as the states of New Jersey, Pennsylvania, and Maryland. The state, which ranks 49<sup>th</sup> in geographical size among the 50 states, is only 100 miles long and 30 miles wide covering a land mass of 2,010 square miles. Its northern most county, New Castle, contains the highest point of elevation (450 feet above sea level), while the lowest point is located near the Atlantic shore in the southern most county of Sussex. The mean elevation of this relatively flat state is 60 feet above sea level. The average daily temperature ranges from 31 degrees Fahrenheit in January to 76 degrees Fahrenheit in July.

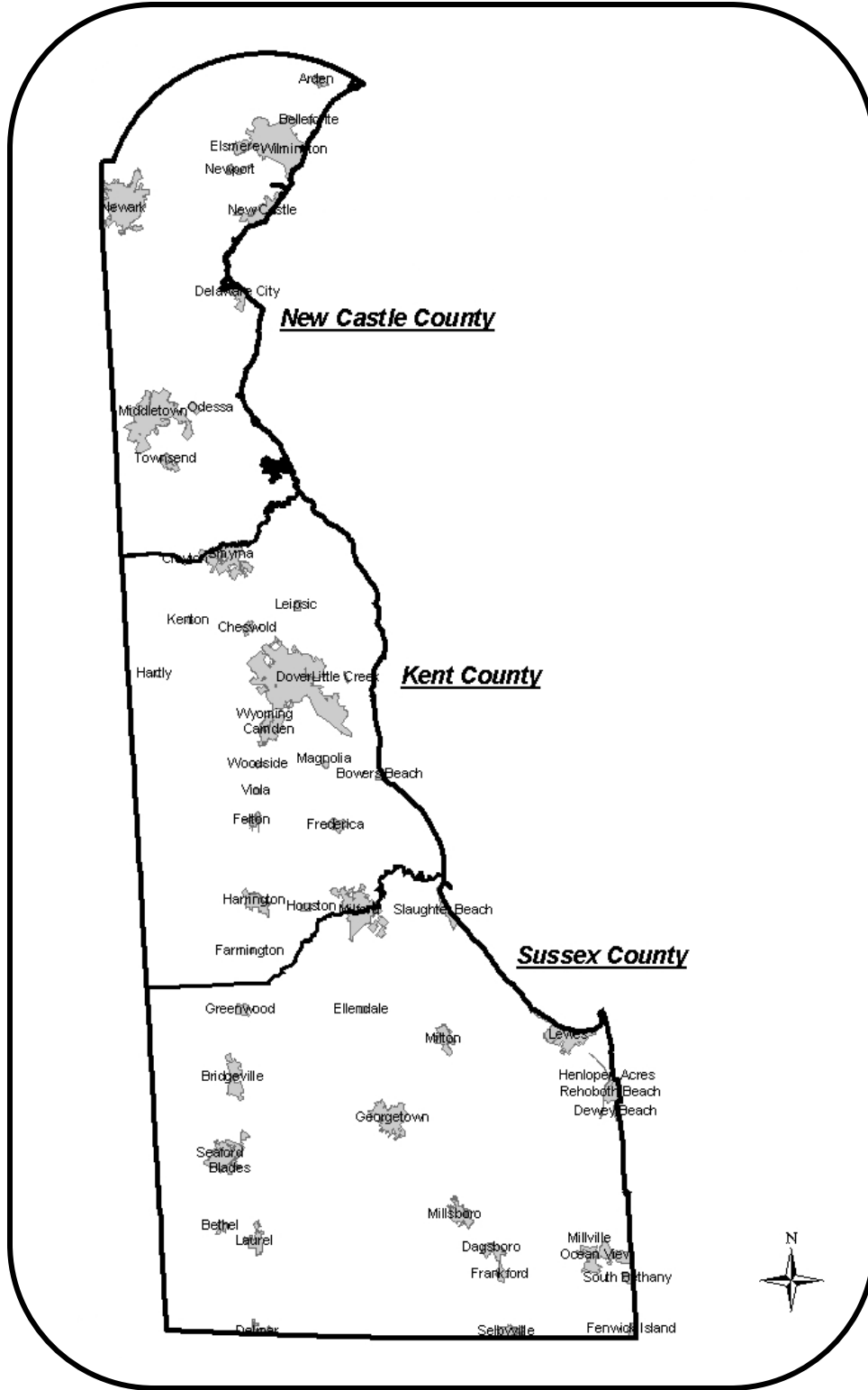
### ***Demographic and Social Characteristics***

In 2000 Delaware had a total population of 783,600, with females outnumbering males 51.4% to 48.6%. The median age was 36.7 years, with 25% of the population under age 18 and 13% age 65 and older. The size of the 65+ age group in Delaware increased 26% between 1990 and 2000, more than double the growth rate of 12% for the nation as a whole. Delaware's children (those under 18 years of age) lived in 105,833 households, which constituted 35.4% of the state's total of 298,736 households in 2000.



Source: U.S. Census Bureau; University of Delaware

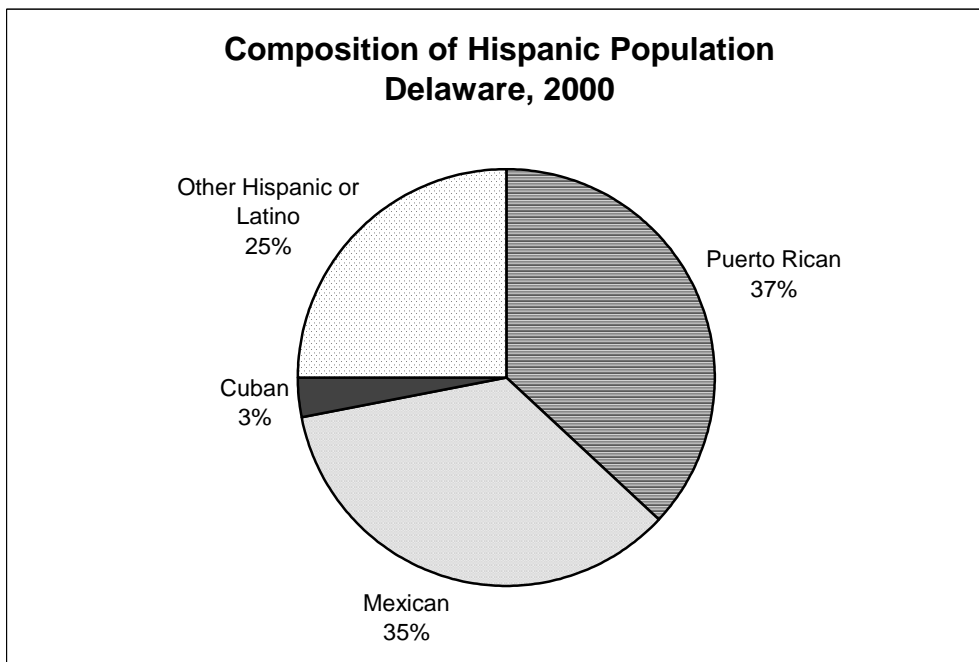
State of Delaware County and Municipal Boundaries



About 6% of the people living in Delaware in 2000 were foreign born. Of the remaining 94% of the state's residents which were born in the U.S, about half were born in Delaware. Whether foreign born or not, 9.5% of persons age 5 and older spoke a language other than English at home in 2000. Of those speaking another language, 48% spoke Spanish and 52% some other language. About a third of those speaking other languages at home reported that they did not speak English "very well."

The 2000 Census shows that 74.6% of Delawareans were White; 19.2% were Black or African American; 2.1% were Asian; 0.3% were American Indian or Alaska Native; less than 0.1% were Native Hawaiian or Other Pacific Islander, 2% were some other race, and 1.7% reported two or more races.

Delaware's Hispanic population grew by a substantial 136% during the decade of the 1990s, increasing from 15,820 persons in 1990 to 37,277 persons in 2000. By the end of the decade the Hispanic population constituted 4.8% of the state's total population, with the largest group being Puerto Ricans (37%), followed by Mexicans (35%) and Cubans (3%). The remaining 25% of the state's Hispanics were members of other subgroups, with Dominicans and Guatemalans having the largest numbers.



Source: U.S. Census Bureau; University of Delaware

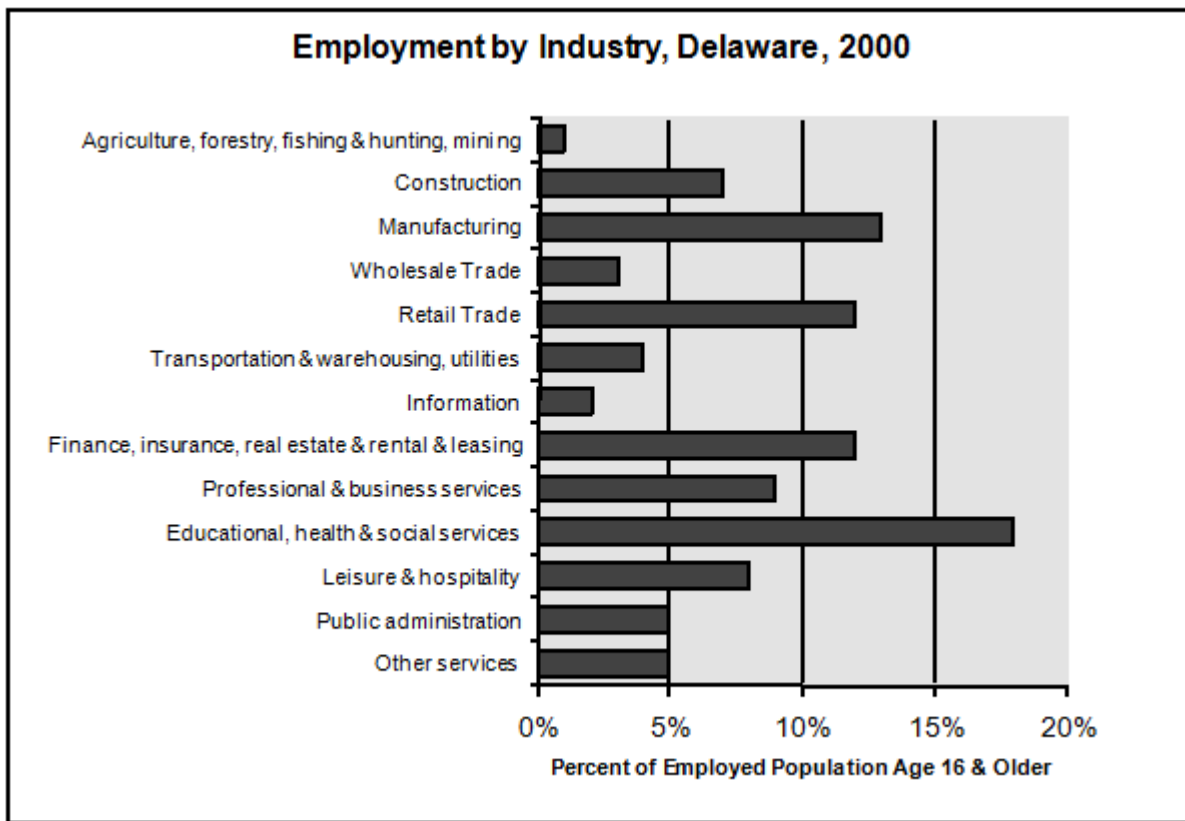
For the segment of the population that was five years of age or older, 2000 census data shows that 16% had a disability. The likelihood of having a disability varies by age -- from 8.9% of people

in the 5-20 year age group, to 18% for people 21-64 years of age, to a high of 37.7% of those age 65 and older.

About three fourth of the people in Delaware say that they have a Protestant (46%) or Catholic (25%) religious affiliation. Those describing themselves as Jewish constituted 2.5% of the population, and 13% report no religious affiliation (Social Capital Survey, 2000).

**Economy**

For the employed population age 16 and older, the industry categories with the highest employment levels in Delaware in 2000 were “education, health and social services” (18%), “manufacturing” (13%), “retail trade” (12%), and “finance, insurance, real estate and rental and leasing” (12%).



Source: U.S. Census Bureau; University of Delaware

The most common occupational categories were: “management, professional, and related occupations” (36%), “sales and office occupations” (27%), “service occupations” (15%), “production, transportation, and material moving occupations” (12%), and “construction, extraction and maintenance occupations” (9%). Eighty-two percent of the people employed were

private wage and salary workers; 13% were federal, state, or local government workers; and 4% were self-employed.

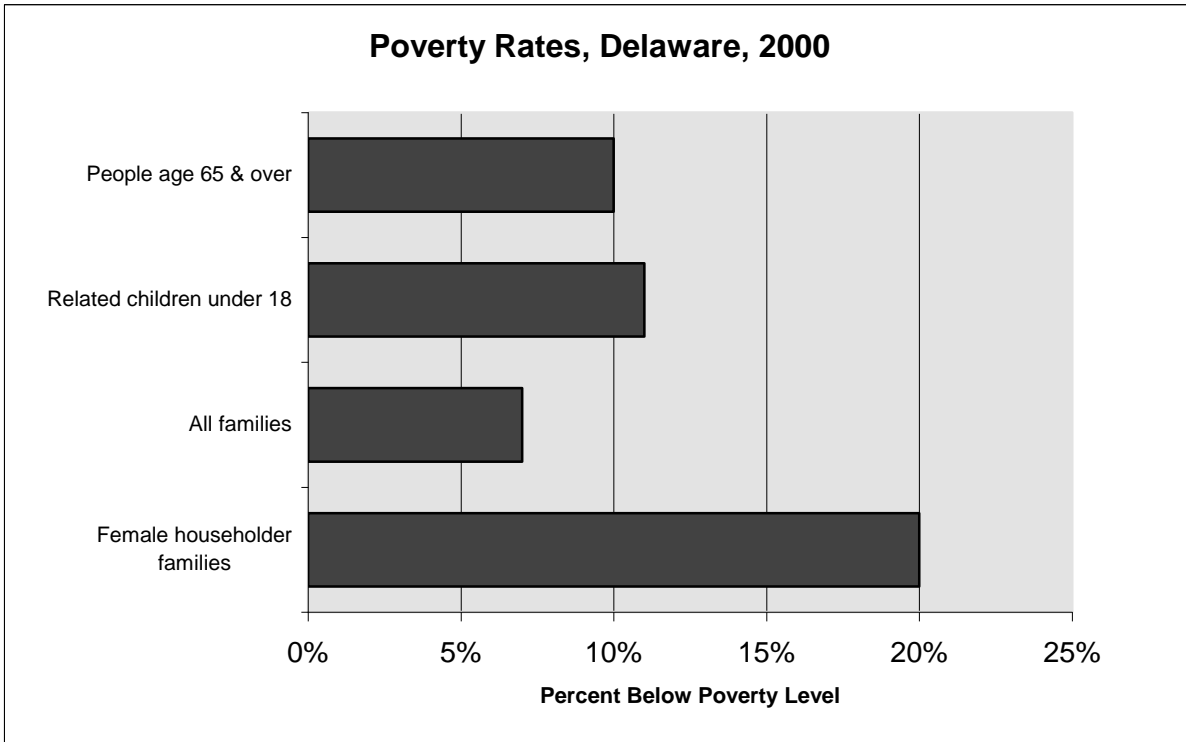
In terms of wages, the largest industry categories in 2001 were “services” (26% of earnings), “finance, insurance, and real estate” (17%), and “nondurable goods manufacturing” (14%). Of the industries that accounted for at least 5% of earnings in 2001, the slowest growing from 2000 to 2001 was “nondurable goods manufacturing,” which increased just 1.8%; the fastest growth was in “finance, insurance, and real estate,” which increased 10.4%. From the data on employment, occupation, and wages reported above, it is clear that the Delaware economy has a strong services orientation.

According to the U.S. Bureau of Economic Analysis, Delaware had a per capita personal income (PCPI) of \$31,092 in 2000. This PCPI ranked 14<sup>th</sup> nationally, and was 104% of the national average of \$29,760. PCPI is calculated as the personal income of the residents of a given area divided by the resident population of the area.

### ***Poverty***

In 1999, according to the 2000 Census, 9.2% of Delaware’s residents had incomes at or below the federally defined poverty level. Eleven percent of related children under 18 were below the poverty line, compared to 10% of people age 65 and over. Seven percent of all families and 20% of families with a female head of household had incomes below the poverty level. Fourteen percent of the households in Delaware received means-tested public assistance or non-cash benefits.





Source: U.S. Census Bureau; University of Delaware

**Health**

In 2006, Delaware has an uninsured rate of 12.7%. 105,000 Delawareans are without health insurance. This is lower than the national rate of 15.9%. On this measure, Delaware ranks 32<sup>nd</sup> in the nation. Between 2001 and 2006 Delaware’s uninsured rate rose from 9.7% to the 12.7%. Of the 105,000 Delawareans who are uninsured, 83% live above the poverty rate, 32% have household incomes above \$50,000/year, 22% are under age 18 and 70% are white (Ratlidge, 2006).

As of 2002, Delaware adults had an obesity rate of 22.4%. This figure rose from 14.4% in 1990. Moreover, one third of African American adults report that they are obese, compared to 21% of non-Hispanic whites, and 18.4% of Hispanic adults (Division of Public Health, 2002).

Between 2000-2004, cancer incidence rates among Delawareans were 5.8% higher than the United States estimate. Moreover, cancer mortality rates among Delawareans were 4.6% higher than the United States estimate.

“During 2000-2004, a total of 21,379 cancers were diagnosed among Delaware residents. Of these, 11,253 (52.6%) occurred among men; 10,126 (47.4%) occurred among women.

The large majority of cases (17,489, 81.8%) were diagnosed among Caucasians; 3,176 cases (14.9%) were diagnosed among African Americans. The remaining cases (714, 3.3%) were diagnosed among Delawareans of other races. The four most commonly occurring cancers among Delawareans (lung/bronchus, colorectal, breast and prostate) accounted for over half (55.3%) of all cancers diagnosed during 2000-2004. (Division of Public Health, 2007). “

### ***Education***

The public and charter school systems in Delaware contain 199 schools serving children from pre-kindergarten through 12<sup>th</sup> grade including those targeting vocational learning. During the 2005-2006 school year there were 120,963 pupils enrolled in Delaware’s public and charter school systems. Of those, 55.1% were white, 32.5% African-American, 9.2% Hispanic and 2.8% Asian. Delaware’s secondary schools experienced 5.5% dropout rate. The rate was highest among Hispanics with a rate of 9.8%. African-Americans had a rate of 7.3% and whites 4.2% (Delaware Department of Education, 2006).

Delaware students taking the SAT 1 during the 2005-2006 school year averaged a math score of 495 and a writing score of 484. Both scores are below the national averages of 503 and 497.

## **Profile of the Counties and Major Cities in Delaware**

### ***Physical and Locational Characteristics***

New Castle, the northern most county, affords easy access to the major metropolitan areas of the Northeast, with travel time to New York City and Washington, DC of approximately 1.5 hours by train or automobile. It has a land area of 432 square miles. The mean daily temperature ranges from 30 degrees Fahrenheit in January to 75 degrees Fahrenheit in July.

Kent County is home to the state capital, Dover. Among the county's largest employers are many nationally known companies, including Procter & Gamble, Kraft Foods, and Playtex Products. It covers a land area of 599 square miles. The mean daily temperature ranges from 34 degrees Fahrenheit in January to 77 degrees Fahrenheit in July.

Sussex County, the geographically largest of Delaware's three counties, is best known for its white, sandy beaches and as a national leader in poultry production. It covers a land area of 979 square miles. Its mean daily temperature ranges from 33 degrees Fahrenheit in January to 76 degrees Fahrenheit in July.

Wilmington, Delaware's largest city, is located in New Castle County and is situated near the midpoint of the Boston-Richmond megalopolis. Because of its strategic location, Wilmington has excellent access to the various transportation networks of the eastern seaboard and is the financial and corporate hub of the state and region.

Dover, Delaware's political capital since 1777, is located in central Kent County on the banks of the St. Jones River and is home to the Dover Air Force Base.

### ***Demographic and Social Characteristics***

#### ***Population Size, Growth and Age***

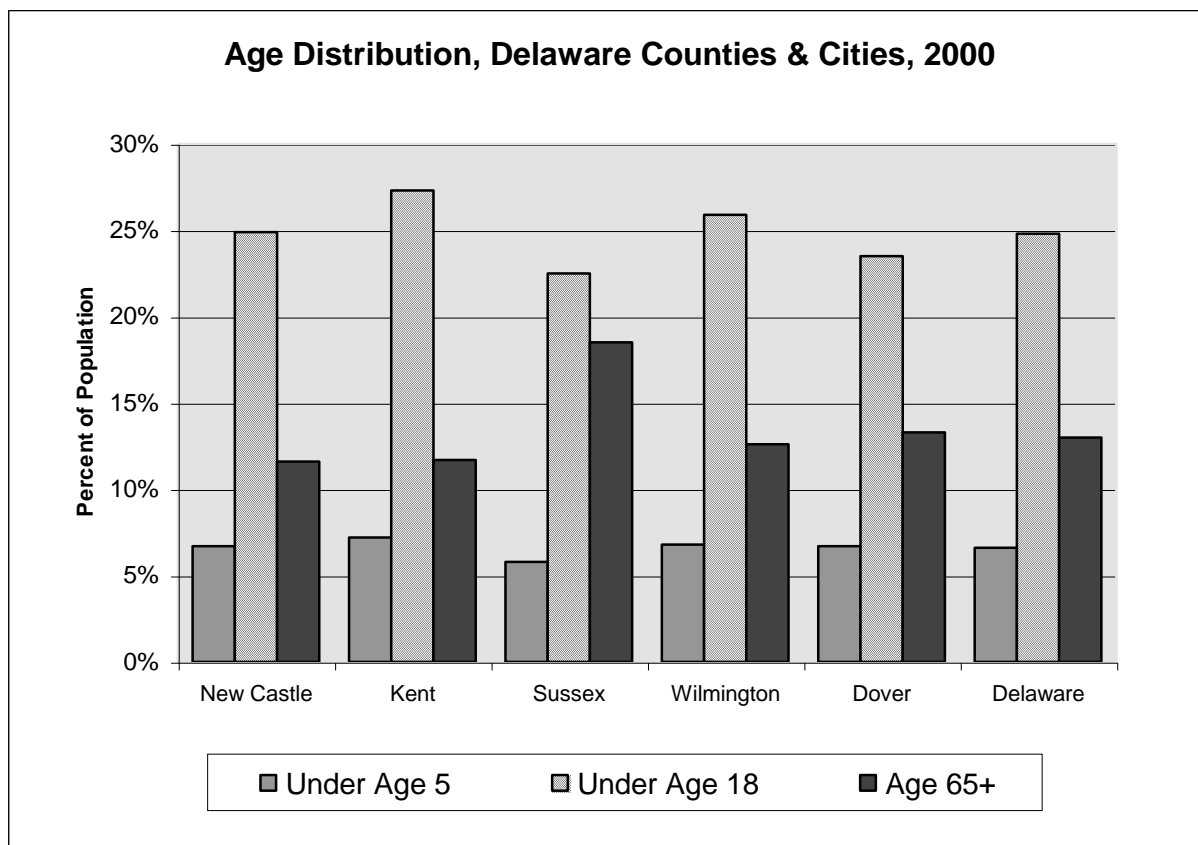
New Castle County had a total population of 500,265 in 2000, consisting of 52% female and 48% male. With a median age of 35.4 years, 6.7% of the population was under age 5 years, 24.9% was under age 18, and 11.6% was age 65 and older. The rate of population growth from 1990 to 2000 was 13.2%, the lowest of the three counties.

There were 126,697 people living in Kent County in 2000. This population was 51.8% female and 48.2% male. With a median age of 34.4 years; 7.2% of the residents were under age 5, 27.3% were under age 18; and 11.7% were age 65 years and over. With an increase of 14.1% in the size of its population between 1990 and 2000, the county grew slightly faster than New Castle County, but not nearly as fast as Sussex County.

Sussex County saw its population swell to 156,638 persons in 2000, an increase of 38.3% since 1990. It is now the second most populous county in the state and the one with the highest growth rate. The median age in 2000 was 41.1 years, which is considerably higher than that found in New Castle or Kent. The age distribution shows that 5.8% of the population was under age 5, 22.5% was under age 18 and 18.5% was age 65 and over. Females accounted for 51.1% of the population while males accounted for 48.9%.

According to the 2000 Census, Wilmington had a total population of 72,664, consisting of 52.3% female and 47.7% male. The median age was 33.7 years; with 6.8% of the population under age 5, 25.9% under age 18 and 12.6% age 65 and over.

Dover was home to 32,135 persons in 2000, with 52.9% being female and 47.1% male. With 6.7% of its population under age 5, 23.5% under age 18 and 13.3% age 65 and over, the median age was 32.9 years.



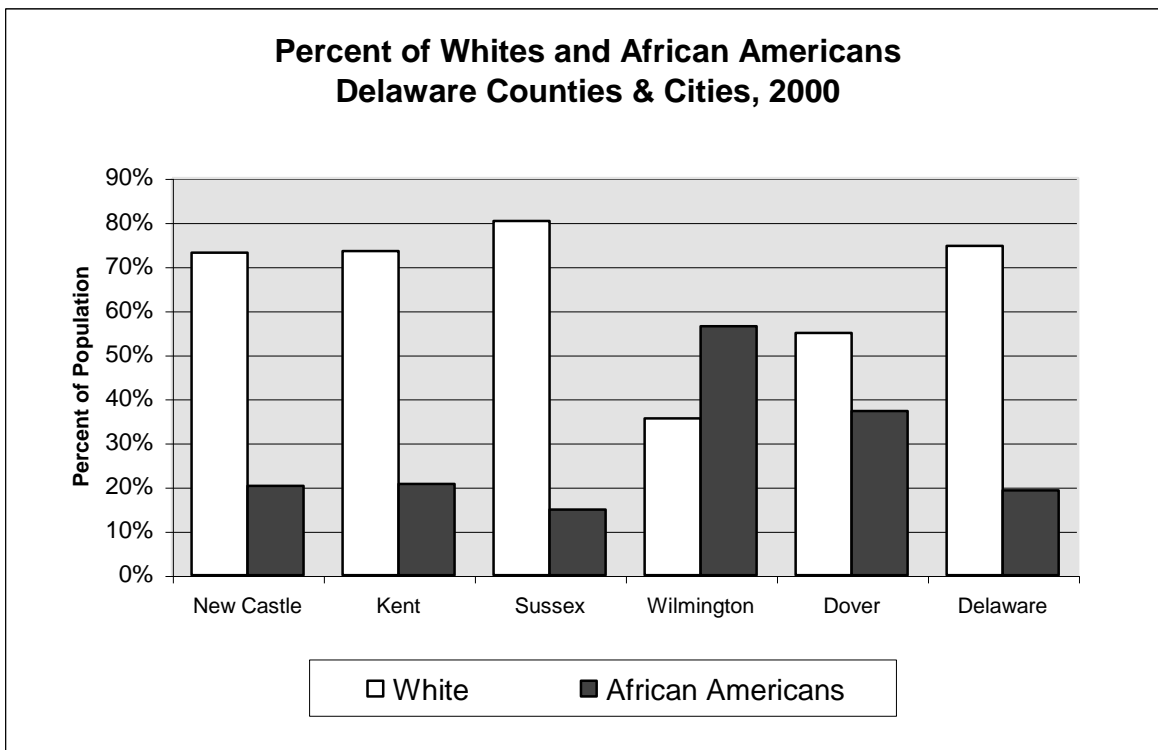
Source: U.S. Census Bureau; University of Delaware

*Race*

In 2000 all three of Delaware’s counties had White populations of more than 70% and African American populations of approximately 20%. Sussex County reported the highest White percentage and lowest Black percentage. Wilmington had the smallest White population with 35.5%, and the largest African American population with more than 56%.

Percent of Population by Race Delaware Counties and Cities, 2000					
Race	New Castle	Kent	Sussex	Wilmington	Dover
White	73.1%	73.5%	80.3%	35.5%	54.9%
Black	20.2%	20.7%	14.9%	56.4%	37.2%
Asian	2.6%	1.7%	0.7%	0.7%	3.2%
American Indian & Alaska Native	0.2%	0.6%	0.6%	0.3%	0.5%
Native Hawaiian & Other Pacific Islander	0.0%	0.0%	0.0%	0.0%	0.0%
Some Other Race	2.2%	1.3%	2.0%	5.2%	1.6%
Two or More Races	1.6%	2.2%	1.4%	2.0%	2.6%

Source: U.S. Census Bureau; University of Delaware



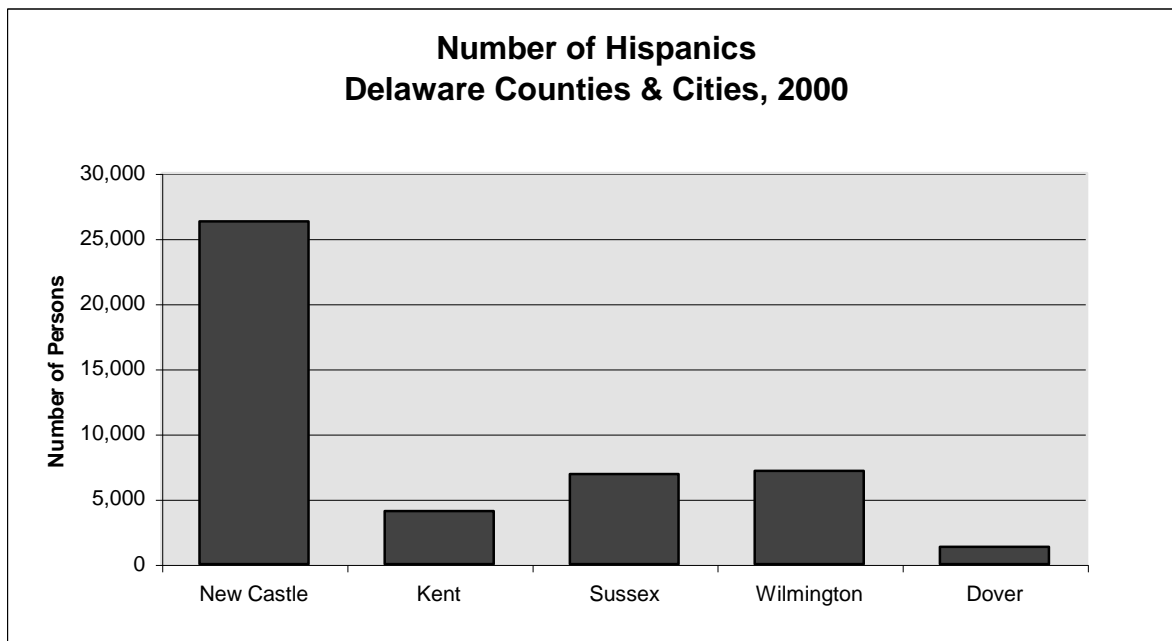
Source: U.S. Census Bureau; University of Delaware

### Hispanic Ethnicity

New Castle County is home to the majority of Hispanics in Delaware. The size of this group in 2000 was 26,293, accounting for 5.3% of the county's population. Approximately two-thirds of Delaware's Mexican population and four-fifths of Puerto Ricans reside in New Castle County, mostly in Wilmington. Sussex County has a Hispanic population of 6,915, representing 4.4% of its population. It is experiencing the fastest rate of growth in Hispanic arrivals. Kent County has the

smallest Hispanic population among the three counties, numbering 4,069, which represents about 3.2% of its population.

Wilmington is home to 7,148 Hispanics, representing 9.8% of its total population. The number of Hispanics residing in Dover is 1,327, which constitutes 4.1% of its residents.



Source: U.S. Census Bureau; University of Delaware

	New Castle	Kent	Sussex	Wilmington	Dover
Puerto Rican	42.4%	45.1%	14.9%	60.5%	46.4%
Mexican	33.5%	26.1%	44.9%	24.4%	21.4%
Cuban	2.7%	3.4%	1.3%	1.2%	3.7%
Other Hispanic or Latino	21.4%	25.3%	38.9%	13.8%	28.5%
Total	100.0%	100.0%	100.0%	100.0%	100.0%

Source: U.S. Census Bureau; University of Delaware

## Disability

The likelihood of having a disability varies by age. Among the three counties, Kent had the highest rate of disability among people age 5 to 20 as well as for the age group 65 and older, while Sussex County had the highest rate among those of ages 21 to 64. For all age groups, Wilmington reported a higher percentage of disability than Dover.

<b>Percent Disabled by Age Group Delaware Counties and Cities, 2000</b>					
	<b>New Castle</b>	<b>Kent</b>	<b>Sussex</b>	<b>Wilmington</b>	<b>Dover</b>
Age 5 to 20	8.6%	9.6%	9.2%	11.4%	8.7%
Age 21 to 64	16.3%	19.2%	22.5%	23.8%	19.1%
Age 65 & older	37.3%	40.6%	37.0%	46.5%	36.4%

Source: U.S. Census Bureau; University of Delaware

## Households with Children

In 2000, 36% of New Castle County households (totaling 68,035) contained one or more individuals who were under age 18. This compared to 39.3% (18,549) in Kent County; 30.8% (19,249) in Sussex County; 33.2% (9,507) in Wilmington; and 33.6% (4,144) in Dover.

## Economy

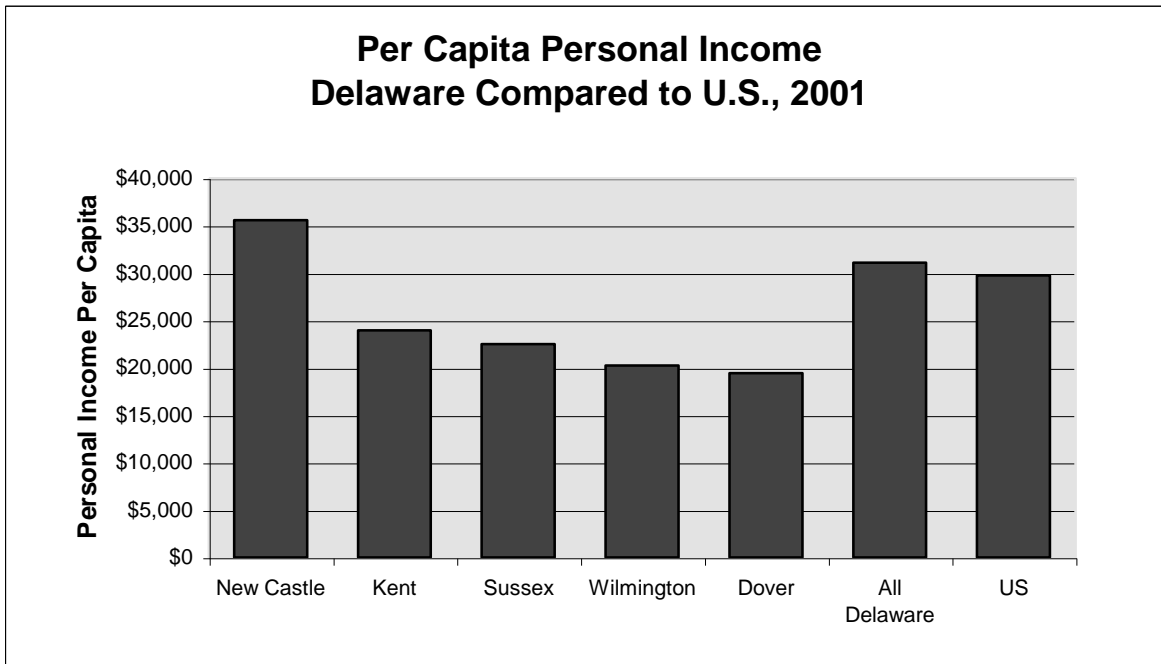
### *Per Capita Personal Income*

New Castle had a per capita personal income (PCPI) of \$35,587 in 2000. This PCPI ranked first in the state, and was 114% of the state average, and 120% of the national average. New Castle County's 2000 PCPI reflected an increase of 6.8% from 1999. The 1999-2000 increase for the state was 6.1%, and for the nation was 6.7% (Bureau of Economic Analysis, U.S. Department of Commerce, 2003).

In 2000 Kent County had a PCPI of \$23,974, which placed it second in the state behind New Castle County. It was 77% of the state PCPI and 81% of the national PCPI. Kent's 2000 PCPI grew by 4.7% from the year before.

Sussex saw its PCPI increase to \$22,510 in 2000, a 4.4% improvement over 1999. While having the lowest PCPI of the three counties in 2000, it is not significantly different from Kent County's PCPI. The Sussex PCPI was 72% of the state PCPI, and 76% of the national PCPI in 2000.

Wilmington had a PCPI of \$20,236 in 2000, which is similar to that of Dover, which stood at \$19,445



Source: Bureau of Economic Analysis, U.S. Dept. of Commerce; University of Delaware

### *Earnings by Industry*

Earnings by persons employed in New Castle County increased 5.8% between 1999 and 2000. The industry groups accounting for the greatest share of earnings in the county in 2000 were “services” (26.5%), “finance, insurance, and real estate” (19.1%), and “non-durable goods manufacturing” (15.2%). Of the industries that accounted for at least 5% of total personal earnings in 2000, the slowest growing from 1999 to 2000 was “durable goods manufacturing” which decreased 9.9%, and the fastest growing was “finance, insurance, and real estate” which increased 13.5%.

In Kent County, personal earnings increased of 4.6% between 1999 and 2000. The industries in 2000 accounting for the largest share of earnings in the county were “state and local government” (25.3%), “services” (20.0%), and “retail trade” (10.1%). Of the industries that accounted for at least 5% of earnings in 2000, the slowest growing from 1999 to 2000 was “non-durable goods manufacturing,” which increased only 0.3%; and the fastest growing was “services,” which increased 9.1%.



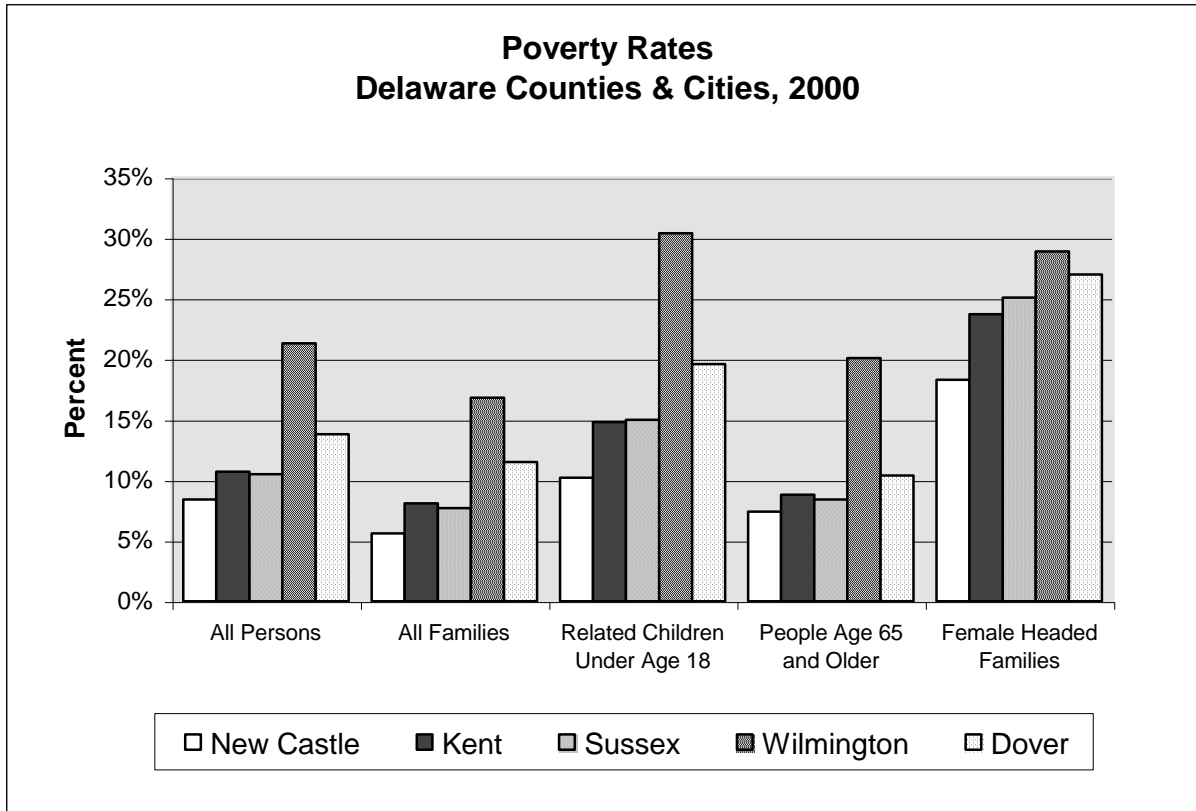
Earnings by persons employed in Sussex grew by 5.7% between 1999 and 2000. The industries accounting for the largest shares of earnings were “services” (22.3%) “retail trade” (15.6%), and “non-durable goods manufacturing” (15.1%). Of the industries that accounted for at least 5% of earnings in 2000 in Sussex County, the slowest growing from 1999 to 2000, was “non-durable goods manufacturing” which increased 0.4%, and the fastest growing was “retail trade” which increased 8.6%.

In Wilmington, the largest industries in terms of personal earnings in 2000 were “education, health and social services” (21.1%), “finance, insurance, real estate and rental and leasing” (14.9%), and “professional, management and related occupations” (12.4%).

In Dover in 2000 the industries providing the highest aggregated personal earnings in 2000 were “education, health and social services” (23.4%), “retail trade” (14.0%) and “public administration” (13.6%).

### **Poverty**

Among the three Delaware counties in 1999, Sussex and Kent Counties were essentially tied for having the highest overall poverty rates of 10.5% and 10.7% respectively. Female-headed families experience the highest poverty rate as a group, but the county with the highest rate for this type of family was Sussex. Kent County had the highest poverty rate of the three counties for all families and for elderly persons. For all age groups and household types, Wilmington reported a much higher poverty rate than Dover, and these two cities had poverty rates for all groups that were higher than any of the three counties



Source: U.S. Census Bureau; University of Delaware

### **Health**

In 2006, Delaware has an uninsured rate of 12.7%. 105,000 Delawareans are without health insurance. Of the 105,000 Delawareans who are uninsured, 55% live in New Castle County, 20% in Kent County and 25% in Sussex County. This is expected as 65% of Delaware’s population resides in New Castle County. Sussex County has the highest rate of uninsured at 16%. Kent County follows at 14% and New Castle County with 11% (Ratledge, 2006).

### **Education**

There are 19 public school districts across the state of Delaware. Six districts are located in Kent County, 6 in New Castle County and the remaining seven are in Sussex County.

Selected Characteristics, Delaware Public School Districts, 2006

	County	Reading Proficiency (%)	Math Proficiency (%)	Students per Teacher	Enrollment	Economically Disadvantaged (%)
<b>Appoquinimink School District</b>	New Castle	87.3	79.8	17.5	7,294	11.9
<b>Brandywine School District</b>	New Castle	78.7	69.2	15.1	10,573	35.6
<b>Caesar Rodney School District</b>	Kent	87.3	77	15.4	6,967	29.4
<b>Cape Henlopen School District</b>	Sussex	85.4	74.8	13.3	4,371	30.1
<b>Capital School District</b>	Kent	76.2	60.9	14.9	5,982	43.5
<b>Christina School District</b>	New Castle	74.5	59.6	14	19,232	42.3
<b>Colonial School District</b>	New Castle	78.9	60.1	16.1	10,474	41.7
<b>Delmar School District</b>	Sussex	82	66.1	15.4	1,070	34.4
<b>Indian River School District</b>	Sussex	87.5	77.4	14.3	7,887	42.5
<b>Lake Forest School District</b>	Kent	80.7	72.7	14.5	3,740	42.2
<b>Laurel School District</b>	Sussex	73.3	59.1	15.8	2,131	46.8
<b>Milford School District</b>	Kent	88.2	76.1	15.4	3,910	40.2
<b>Red Clay Consolidated School District</b>	New Castle	81.4	67.4	16.5	15,728	35.7
<b>Seaford School District</b>	Sussex	75.6	58.3	14.4	3,304	53.2
<b>Smyrna School District</b>	Kent	85.8	71	16.4	3,930	22.7
<b>Woodbridge School District</b>	Sussex	77.7	60.1	13.4	1,942	56.9

Source: School Data Direct, 2007

The table above provides a comprehensive overview of the public educational system across the local jurisdictions in Delaware. The largest districts – Brandywine, Christina, Colonial and Red Clay – are all in New Castle County and each maintain district boundaries that cover portions of both the county and the City of Wilmington.

There are disparities based on economic background and academic achievement across districts and counties. For example, the Sussex County districts each have a high proportion (30.1% - 56.9%) of students from economically disadvantaged backgrounds. Conversely, reading and math proficiency scores are similar throughout all districts regardless of geographic location.

## **Belvedere/Cedar Heights Planning Area**

### ***History***

Belvedere/Cedar Heights is an unincorporated working class community located in New Castle County about two miles west of the Town of Newport. The community was founded to accommodate African American laborers who worked in nearby factories. Belvedere marks its 100<sup>th</sup> anniversary in 2008, and will celebrate a rich cultural heritage and history, Cedar Heights is a post-World War II community. Half of all housing units in the community were built before 1960. Housing vacancy rates are slightly lower than the County as a whole (4% vs. 5%).

Belvedere / Cedar Heights and vicinity is a stable community, with high (73%) homeownership and many long term residents.

Residents are older than the County as a whole: 23% of residents are over age 65 compared with only 12% in New Castle County. Fully half of all owner-occupant households have paid off their house, compared with about 25% mortgage-free owners in the entire County.

In the middle income categories, the community resembles the County as a whole, with about 70% of households earn between \$25,000 - \$125,000 yearly. Regarding poverty, Belvedere / Cedar Heights contains more poverty (9% vs. 4%) than the County as a whole. In addition, poverty has an older face in this community, where 24% of persons in poverty are over age 65, compared with 10% for the County.

Drugs and crime are concerns for residents, and the incidence of crime in the community is consistent with other County working class communities. In a three month period between December 2007 – February 2008, County police investigated 10 crimes of larceny, motor vehicle theft, robbery, burglary, and damage to property. The Belvedere Civic Association is working with New Castle County and the state to find a way to control the problems.

The two-lane highway which is Newport Gap Pike is the commercial corridor of the community, which follows a typically mid-twentieth century suburban land use pattern of single family homes adjacent to a commercial strip. About 20 retail businesses operate within a half-mile of residences. Much of the community's image is shaped by a 1950's retail strip, the brand-new Belvedere Volunteer Fire Company, and the early 20<sup>th</sup> century Belvedere cemetery.

Other institutional resources in Belvedere / Cedar Heights include the Delaware Army National Guard and the General Motors Assembly Plant, and at least five churches. The most significant public gathering space is the Belvedere State Service Center, which houses Belvedere Senior Center, a County-operated Art Studio, a gymnasium for youth activities, and a state service center with an array of social services. The facility also provides meeting space for the Belvedere Civic Association and other community groups. A community concern is that in recent years the state of Delaware has claimed some recreational space for office use in this community.

In addition to concerns for public safety, residents are interested in providing young people with positive alternatives, including an economic boost and indoor and outdoor improvements to the Belvedere State Service Center. The community currently faces challenges of human and social capital.

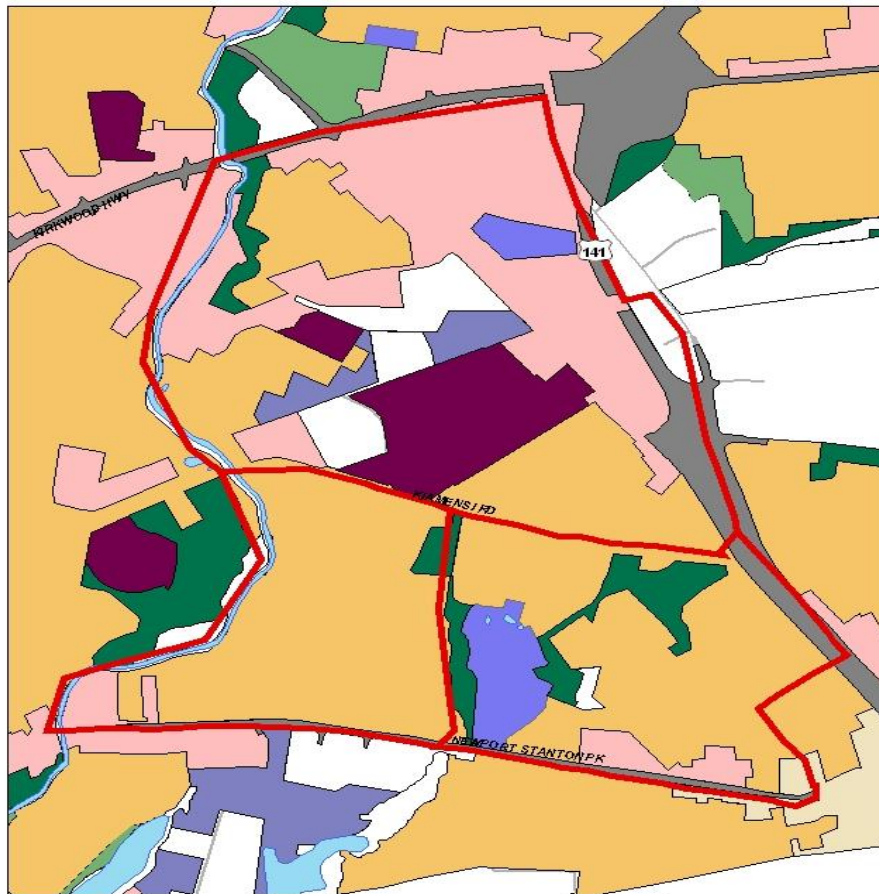
Since 2004, a non-profit housing initiative funded with federal HOME funds has brought 18 new moderately priced housing units to the community, sparking private sector development of about a dozen additional homes. The new home construction has also caused additional concern about water management. Basically stable and cohesive,

### ***Physical and Locational Characteristics***

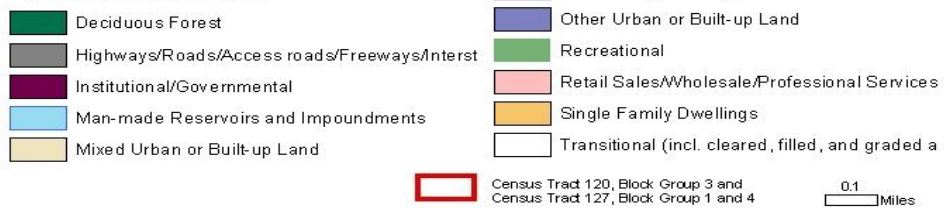
The Belvedere/Cedar Heights planning area is located in New Castle County, DE in the 19804 zip code, about a mile from the City of Newport. (Belvedere/Cedar Heights Blueprint Team, 2008). The Belvedere/Cedar Heights planning area is approximately 46 miles north of the state capital, Dover. It is also approximately 106 miles northeast of Washington, D.C., and 27 miles southwest of the Philadelphia International Airport in Philadelphia, PA.

Although the mailing address of the 19804 zip code is "Wilmington", the Belvedere/Cedar Heights planning area is unincorporated and under the jurisdiction of New Castle County government.

The Belvedere / Cedar Heights and vicinity planning area includes block groups 1 and 4 of Census Tract 127, and Block Group 3 of Census Tract 120. 120 and 127 and covers an area of about 1.5 square miles.



**Land Use/Cover 1997**



The community includes several small parcels of recreational and forest land. Much of the area is occupied by single family dwellings and the central area of the community is retail services. There are also governmental services throughout the Belvedere/Cedar Heights planning area.

**Demographic and Social Characteristics**

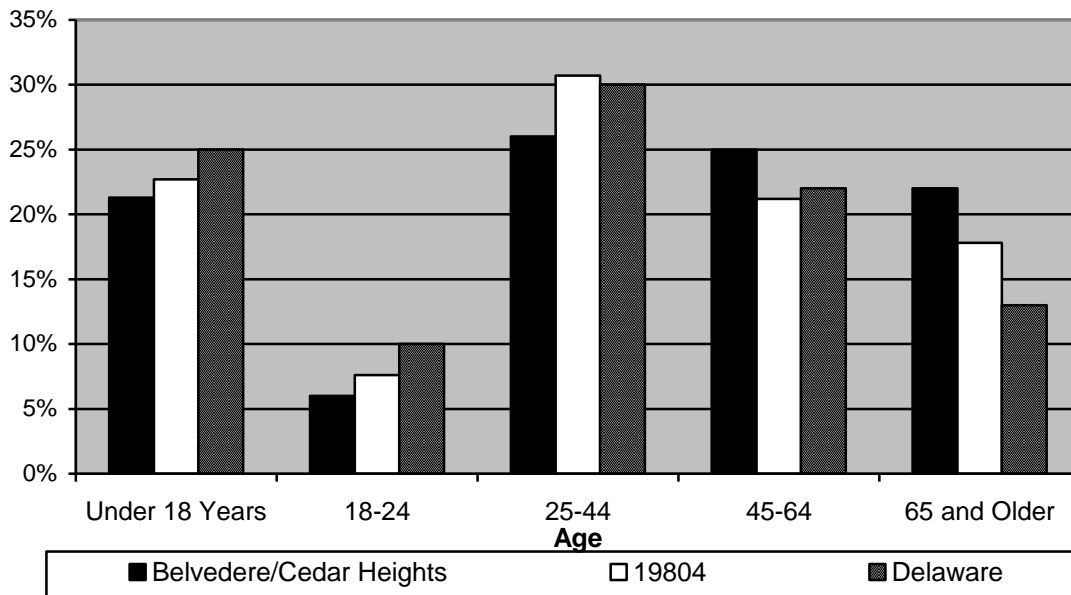
*Population Size, Growth and Age*

According to Census 2000 data, the population of Belvedere/Cedar Heights is 3,836. The 1990 Census shows a population of 2928 for the same area, an increase of 30%.

In 2000, females outnumbered males 52% to 48%. This is slightly less than in 1990 when females outnumbered males 56% to 44%.

The median age was 43 years in 2000. At the same time, 21% of all households in Belvedere/Cedar Heights housed children under the age of 18, and 23% of the population was senior citizens (U. S. Census Bureau, 2000)

**Age Distribution of Belvedere/Cedar Heights and Larger Community, 2000**



Source: U.S. Census Bureau

*Race*

The table below compares the racial makeup of Belvedere/Cedar Heights to that of the New Castle County and the State of Delaware. Belvedere is unique because the community has a higher concentration of whites and a lower percentage of blacks, but seems to have a bit more diversity than New Castle County among other racial groups (U. S. Census Bureau, 2000).

<b>Percent of Population by Race Belvedere and other areas, 2000</b>			
<b><u>Race</u></b>	<b><u>Belvedere</u></b>	<b><u>New Castle</u></b>	<b><u>Delaware</u></b>
White	74.4%	73.1%	74.6%
Black	20.7%	20.2%	19.2%
Asian	0.2%	2.6%	0.3%
American Indian & Alaska Native	1.0%	0.2%	2.1%
Native Hawaiian & Other Pacific Islander	1.1%	0.0%	0.0%
Some Other Race	1.9%	2.2%	2.0%
Two or More Races	1.8%	1.6%	1.7%

Source: U.S. Census Bureau

### *Hispanic Ethnicity*

In 2000, the Belvedere/Cedar Heights planning area had a Hispanic population of 212 residents or 5.5%, almost equal to New Castle County's 5.3%.

A majority of the Belvedere/Cedar Heights planning area's Hispanic population (45%) are from Mexico. The next most common place of origin is Puerto Rico (32%) followed by "other" place of origin (20%), (U. S. Census Bureau, 2000).

### *Disability*

Census tract data from the 2000 Census shows that 33.5% of the population (3,115) reported some type of disability. In the larger community, 35% of the 19804 population (6,376) reported a disability and 29.2% of the State of Delaware (228,701) reported a disability in 2000.

<b>Total Disabilities by Age Group, 2000</b>			
	<b>Belvedere/Cedar Heights Data</b>	<b>19804 Data</b>	<b>Delaware Data</b>
Age 5 to 15	105	183	10,508
Age 16 to 64	1,885	3,765	148,400
Age 65 & older	1,125	2,428	69,793

Source: U.S. Census Bureau

For the 5-15 year age group, the most common disability was mental (68.1%). Employment disability was the most common among the 16-64 age group (39.7%) and physical ability was most common among seniors (37.1%), (U. S. Census Bureau, 2000).



### *Households with Children*

In 2000, there were 1,632 households in the Belvedere/Cedar Heights planning area. Of these, 354 (representing 21.6%) housed at least one child under age 18. This represents less than 1% of New Castle County households. This is less than the 33.1% rate in New Castle County of households with children.

Census tract level data shows that, 65.5% of the households with children are led by married couples, 21.7% are led by a female householder with no husband present and 12.7% are led by a male householder with no wife present (U. S. Census Bureau, 2000).

### ***Economy***

#### *Per Capital Personal Income/Median Household Income*

The Belvedere/Cedar Heights planning area (defined as census tracts 120 and 127), according to the 2000 Census, has a median household income of \$47,792. This is higher than the 19804 zip code (\$46,012) and the State of Delaware (\$47,381). All are lower than the median household income of New Castle County (\$52,419).

The per capita personal income (PCPI) for the Belvedere/Cedar Heights planning area is \$23,048. Again, this is above that of 19804 (\$21,034) and Delaware (\$23,305). All are below the PCPI of New Castle County (25,413) (U. S. Census Bureau, 2000).

#### *Employment*

The Needs Assessment reports that the Delaware Department of Labor Office of Occupational and Labor Market Information is projecting a rapid growth in lower average wage industries, and the manufacturing sector is projected to continue its decline. The top three growth sectors include health care and social assistance, retail trade and accommodation and food services. These working families will comprise about 60% of the population, with teachers, police officers, health care workers, retail clerks and administrative personnel comprising the new workforce housing category.

**Employment and Unemployment Rates  
New Castle, Annual Rates 1998-2006**

Year	Labor Force	Employment	Unemployment	Unemployment Rate
1998	256,966	248,269	8,697	3.4
1999	258,756	250,904	7,852	3.0
2000	272,540	263,830	8,710	3.2
2001	273,330	264,000	9,330	3.4
2002	269,107	258,136	10,971	4.1
2003	269,637	257,930	11,707	4.3
2004	268,848	257,593	11,255	4.2
2005	270,747	259,183	11,564	4.3
2006	274,825	264,370	10,455	3.8

Source: Federal Bureau of Labor Statistics

**Employment and Unemployment Rates  
State of Delaware, February 1998-2008**

Year	Labor Force	Employment	Unemployment	Unemployment Rate
1998	395,895	381,485	14,410	3.6
1999	399,883	386,519	13,364	3.3
2000	403,264	390,323	12,941	3.2
2001	419,972	404,841	15,131	3.6
2002	417,212	400,986	16,226	3.9
2003	420,348	402,231	18,117	4.3
2004	422,296	406,004	16,292	3.9
2005	428,823	412,211	16,612	3.9
2006	437,469	421,365	16,104	3.7
2007	441,316	426,507	14,809	3.4
2008	444,533	427,870	16,663	3.7

Source: Federal Bureau of Labor Statistics

The previous two tables show unemployment rate trends for both the State of Delaware and New Castle County according to the Federal Bureau of Labor Statistics. During the late 1990's the unemployment rate for New Castle County fell slightly below that of Delaware. In 2002 that trend reversed and New Castle County's unemployment rate was either equal to or above that of the State of Delaware (Federal Bureau of Labor Statistics, 2008).

Unemployment rates for specific census tracts and block groups that make up the Hilltop planning area are available from the U.S. Census Bureau. They are not included here because

they cannot be compared to data from the Bureau of Labor Statistics as they are calculated differently and cover different areas. (For these numbers, visit the U.S. Census Bureau’s website.)

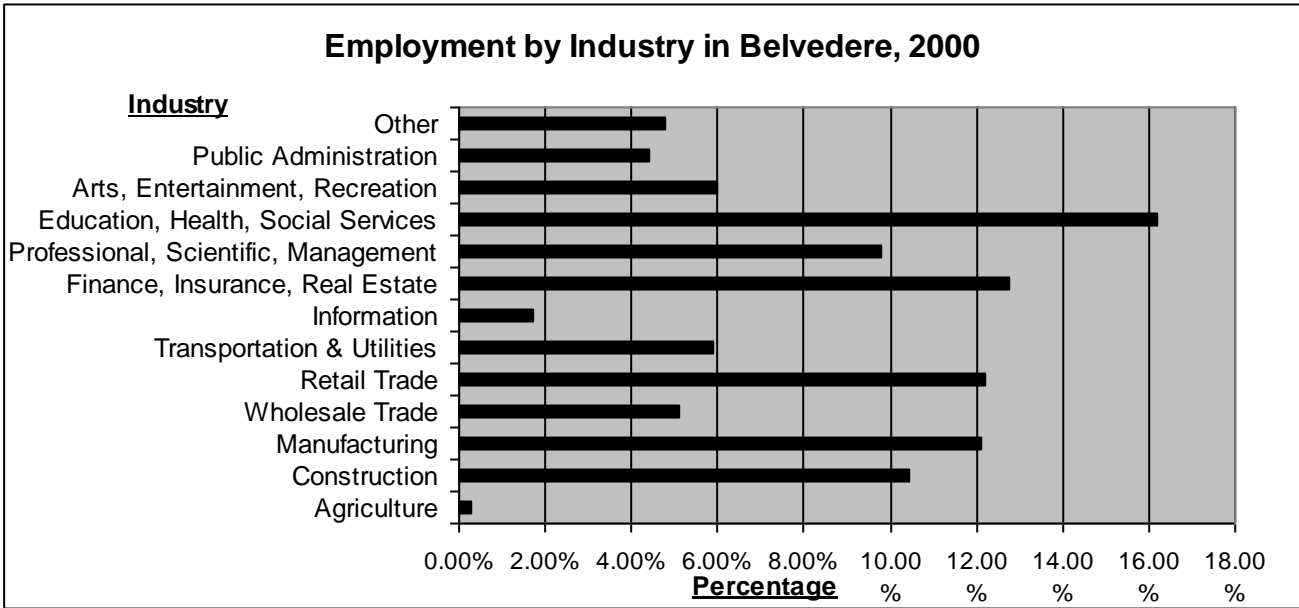
*Business and Industry*

Two major industries, automobiles and special chemicals provide jobs and some economic success throughout the Belvedere/Cedar Heights Community. Many vacant storefronts and small strip malls do not entice entrepreneurs to come to the area.

The community is in close proximity to Kirkwood Highway which is home to many successful strip malls, shopping centers, restaurants, and other types of businesses, moving businesses away from Belvedere and onto the main thoroughfare (Belvedere/Cedar Heights Blueprint Communities Team, 2008).

The entire 19804 zip code is home to 675 business establishments employing 13,343 people both residents and non-residents of Belvedere. These are mostly small businesses employing less than 100 people. Only two of the 675 employ over 1,000 people (CenStats, U. S. Census Bureau, 2000)

The education, health, and social services industry is, by far, the largest employer of Belvedere/Cedar Heights residents; 16.2% of all employed residents work in this industry. The second highest employer is the finance, insurance, and real estate industry which employs 12.8% of residents in census tracts 120 and 127 of the Belvedere/Cedar Heights planning area. The following chart shows the industry breakdown (U. S. Census Bureau, 2000).



Source: U.S. Census Bureau

## ***Transportation***

In addition to the 3,754 rented, leased, and owned vehicles available within the census tracts, some residents in the area rely on public transportation (U. S. Census Bureau, 2000). The Belvedere/Cedar Heights planning area's location just outside of the City of Wilmington puts the area just outside of the more frequent DART stops. However a few lines do run through the community allowing for residents to have some degree of mobility. Currently, the State of Delaware and DART do not offer public transportation on Sundays. There is a movement in the works to start Sunday service to assist those in need, and the current governor's administration has announced a possible Sunday service experimentation in New Castle County.

The Belvedere/Cedar Heights planning area is also located in close proximity to Wilmington's Amtrak Train Station. Online MapQuest directions place the 19804 zip code 6.55 miles from the station. In addition to Amtrak, the station offers commuter service to Philadelphia, PA via SEPTA trains.

## ***Health***

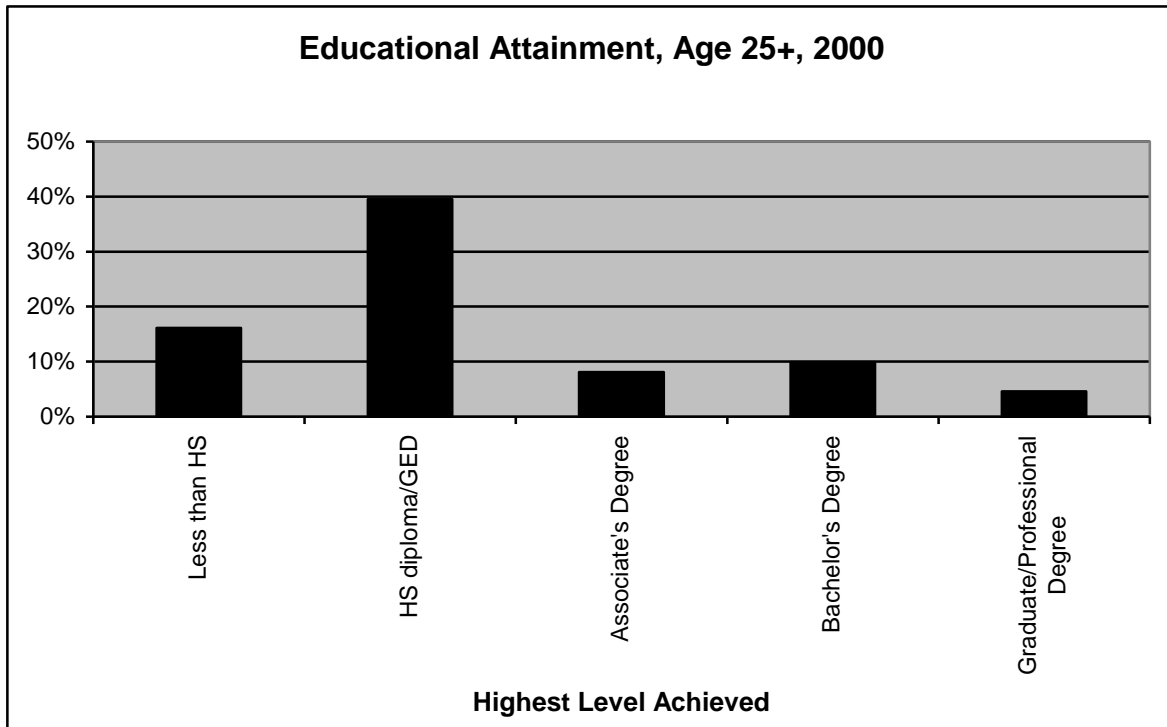
The Environmental Protection Agency lists three superfund sites in the 19804 zip code: E.I DuPont Newport Landfill; Koppers Co, Inc; and Newport Drum (U.S. Environmental Protection Agency, 2008).

According to the 2005-2006 Delaware Behavioral Risk Factor Survey, 11.3% of New Castle County residents (excluding the City of Wilmington) reported their own health status as "fair or poor" (State of Delaware, Department of Public Health, 2007).

## ***Education***

### *Attainment*

2000 Census data at for the census tracts of the Belvedere/Cedar Heights planning area show that 16.1% of residents age 25 and older in the community have achieved less than a high school diploma or equivalent. Twenty-nine individuals, .4%, have completed no schooling at all (U. S. Census Bureau, 2000).



Source: U.S. Census Bureau

The children in the Belvedere/Cedar Heights planning area attend schools in the Red Clay School District. The district serves 24,583 children in 12 elementary schools, 4 middle schools, 3 high schools, and 9 schools that are either ungraded or serve grades across the 3 traditional levels (Delaware Department of Education, 2006).

### ***Crime and Safety***

The community application for the Belvedere/Cedar Heights planning area lists crime, especially drug activity, as a concern of the community Belvedere/Cedar Heights Blueprint Team, 2008).

The Belvedere/Cedar Heights planning area is under the jurisdiction of the New Castle County Police Department. The department's website has a crime mapping tool that can be used to identify crimes in the area. Using the Elizabeth House Family Life Center's address as a reference, the site mapped the following crimes so far in 2008 in the area surrounding the center (smaller than the entire planning area):

- 22 acts of criminal mischief
- 17 acts of larceny or attempted theft
- 2 acts of burglary or attempted burglary
- 10 acts of motor vehicle theft
- 2 acts of robbery or attempted robbery (New Castle County, DE, 2008)

## ***Community Services***

Located just 7 miles from downtown Wilmington, the Belvedere/Cedar Heights planning area can readily access many county and state government services. Also in downtown Wilmington is the Community Service Building which rents space to non-profit organizations only. Some of these organizations that the Belvedere/Cedar Heights community residents might access include the ACLU of Delaware, foundations targeting specific illnesses, Girl Scouts, YWCA offices, and several organizations supporting housing and the poor (Community Service Building Corporation, 2007).

The Interfaith Housing Corporation is a non-profit organization that provided assistance to the community in recent years, 2005-2007. The corporation focuses on affordable housing and through the project, many new residents were introduced to the community (Belvedere/Cedar Heights Blueprint Communities Team, 2008).

The community also has access to state services right within its boundaries. Recently the State of Delaware overtook an old school building in the area. While the community lost access to the free space, it gained closer proximity to state services (Belvedere/Cedar Heights Team Blueprint Communities Application, 2008).

## References

- Belvedere/Cedar Heights Blueprint Team (2008). *Community Application*. Submitted to the Federal Home Loan Bank of Pittsburgh January 8, 2008.
- CenStats, United States Census Bureau. (2000). *Zip Code Business Patterns*. Retrieved 12 April, 2008, from North American Industry Classification System: <http://censtats.census.gov/cgi-bin/zbpnaic/zbpsect.pl>
- Community Service Building Corporation. (2007, August 16). *Tenants*. Retrieved April 12, 2008, from Community Service Building: <http://www.csbcorp.org/csb.htm>
- Delaware Department of Education (2006). *Report on Educational Statistics 2005-2006*. Retrieved February 26, 2008 from <http://www.doe.k12.de.us/info/reports/edstats/edstats0506.shtml>
- Delaware Department of Education (2007). *Enrollment Reports*. Retrieved March , 2008 from [http://www.doe.k12.de.us/info/reports/enrollment/files/2006AllStateCharterEnroll\\_combined.pdf](http://www.doe.k12.de.us/info/reports/enrollment/files/2006AllStateCharterEnroll_combined.pdf)
- Division of Public Health (2002). *Obesity Trends*. Retrieved March 1, 2008 from <http://dhss.delaware.gov/dhss/dph/dpc/obesity02.html>
- Division of Public Health (2007). *Cancer Incidence and Mortality Report*. Retrieved June 30, 2008 from [http://www.dhss.delaware.gov/dhss/dph/dpc/ca\\_stats.html](http://www.dhss.delaware.gov/dhss/dph/dpc/ca_stats.html)
- Federal Bureau of Labor Statistics. (1990-2006). *Local Area Unemployment Statistics*. Retrieved April 12, 2008, from <http://www.bls.gov/lau/home.htm>
- Ratledge, E. (2006). *Delawareans without health insurance*. Retrieved March 1, 2008 from <http://www.cadsr.udel.edu/DOWNLOADABLE/DOCUMENTS/hi0607.pdf>
- The News Journal. (2008). *Delaware Crime Map*. Retrieved April 12, 2008, from Delaware Online: <http://php.delawareonline.com/crime/showCurrent.php?searchBy=byZip&zip=19805>
- United States Census Bureau (2000). *Census 2000*. Retrieved March 1, 2008 from [www.census.gov](http://www.census.gov).

U.S. Environmental Protection Agency. (2008, January 29). *Mid-Atlantic Superfund*. Retrieved April 12, 2008, from Delaware Superfund Sites: <http://www.epa.gov/reg3hwmd/super/de.htm>