



# East Baltimore Midway and Barclay

## A Community Profile

Spring 2018  
Institute of Urban Research | Morgan State University

## **East Baltimore Midway and Barclay**

### **A Community Profile**

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This report represents another effort of the Community Development Resource Center (CDRC), in the Institute for Urban Research (IUR), at Morgan State University, to assist public and private agencies and communities in Baltimore, Maryland.

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## **Report Highlights**

The East Baltimore Midway/Barclay Community spans a large diverse section of central Baltimore. The near rectangular shaped area is bounded to the north by 25<sup>th</sup> Street, to the east by Harford Road, to the south by North Avenue and to the West by St. Paul Street. The area is composed of Census Tracts 908 (Baltimore Midway), 1204 (Barclay) and part of 1203 (Barclay). For ease of analysis, this report will cover data from the three census tracts - 908, 1203 and 1204. The community is in close proximity to the Inner Harbor, the downtown central business district, several highways and light rail stations and Baltimore Washington International Airport. Once a stable community, the area is increasingly showing signs of major decay and deterioration especially in the eastern section.

East Baltimore Midway and Barclay: A Community Profile," was developed to provide assistance to the community leaders, residents of the area and representatives of local planning agencies, in assessing the community's needs. This profile can also be used as a marketing tool to assist in the revitalization of blighted sections of the community. Challenges and opportunities are presented in this profile as an initial response to perceived problems. The profile of the East Baltimore Midway and Barclay reveals the following:

## **Land Use / Zoning**

The East Baltimore Midway and Barclay Community is predominantly residential. Commercial uses are located along the boundaries on 25<sup>th</sup> street, Harford Road, North Avenue and Greenmount Street. Greenmount is a major street that divides the two communities with Baltimore Midway to the East and Barclay to the West. Industrial uses, including the MTA bus barn on Kirk Avenue is located on the Baltimore Midway section (eastern boarder).

## **Owner-Occupancy Patterns**

According to the 2010 census, there were about 4527 residential units in the three census tracts that make up the neighborhood. Between 2000 and 2010, the number of housing units in the East Baltimore and Midway community decreased by 3.6%. Nevertheless, the vacancy rate remained very high - 30% in 2010.

## **Education**

According to a 2017 educational report, the percentage of residents 25 years and older with a high school diploma or less was 70.2% in Midway and 29.1% in Barclay. While in Baltimore City, that rate was 47.2%. On the other hand, the percentage of residents 25 years and older with a bachelor's degree or more was 8.2% in Midway and 51.2% in Barclay. In Baltimore City, that rate was 28.7%.

## **Income and Poverty**

In 2010, the average median household income for the East Baltimore Midway and Barclay community was \$37,309. While the City's average household income for the same period was \$39,115.

## **Health**

Similar to Baltimore City, the two major causes of death in both the East Baltimore Midway and Barclay Community were heart disease and cancer. In each case, heart disease and cancer accounted for over 50% of the total deaths in the area.

## **Crime**

An analysis of the crime statistics for East Baltimore Midway and Barclay from 2012-2016 revealed that Larceny, Common Assault and Aggravated Assault were the most reported index crimes in both areas. In Baltimore City, Larceny, Common Assault and Burglary were the most reported index crimes.

## **Conclusion**

While both East Baltimore Midway and Barclay community continues to show signs of decay and deterioration, the rate of decay in East Baltimore Midway has become an issue of major concern that calls for serious public and private investment. Continued and active involvement of the residents with other neighborhood associations including Old Goucher, Charles Village, etc. is required to bring about change in the Community. The community resident's dedication to work with other development organizations makes it evident that they are willing to put in the work to make their community a better place.



### **SWOT Analysis**

Based on the demographics of East Baltimore Midway and Barclay Community, a SWOT (Strengths, Weaknesses, Opportunities, and Threats) Analysis of the area can conclude:

#### **Strengths**

- ✓ Existing Plans
- ✓ Involved Residents
- ✓ Community Associations and Coalitions
- ✓ Transportation Options

#### **Weaknesses**

- ✓ Low median income
- ✓ Low home ownership rate
- ✓ High rate of renters
- ✓ Large number of vacant units

#### **Opportunities**

- ✓ High number of residents of working age (18-64)
- ✓ Good number of residents with high school diplomas and bachelor's degrees
- ✓ High vacancy rate, but renewed redevelopment interest

#### **Threats**

- ✓ High crime rate
- ✓ High poverty rate

## **Introduction**

The purpose of this report is to provide assistance to the residents of the East Baltimore Midway and Barclay Community and representatives of local planning agencies, in assessing area needs.

### **Methodology**

Secondary data i.e., census and other administrative data was collected and analyzed in the development of this report. Crime data for 2012 – 2016 was obtained from the Baltimore City Department of Police. General demographics (i.e., population, family structure, education, and income/poverty) were obtained from the 2010 and current American Community Survey, U S Census Bureau Data. Background information regarding the formation and evolution of the Community was obtained from online sources, academic journals, and periodicals. In addition, a neighborhood walkthrough was conducted to understand the existing conditions of the neighborhood and provide helpful recommendations at the end of this report. Potential solutions to challenges are identified in the final section of the report and in the supplemental data section.

## **Report Outline**

In an attempt to assist the community leaders and residents of the East Baltimore Midway and Barclay Community and local officials in their efforts to revitalize the area, this report includes the following indicators:

Background Information and History

General Demographics: Population, Age, and Racial Composition

Land and Housing: Land use/Zoning, Owner Occupancy Patterns, Vacancy Rate, and Family Structure

Socioeconomic Characteristics: Income/Poverty, Employment, Education

Health: Major Causes of Death

Crime 2012 – 2016

Quality of Life Survey from Community Residents

Conclusions: Challenges and Opportunities

Each section is composed of (1) an analysis of secondary data, (2) an identification of perceived problems, and (3) A detailed analysis of the response from the quality of life survey completed by community residents. In the end, a detail list of challenges and opportunities facing the community is presented. The challenges and opportunities section highlights steps that community leaders, residents, and local planning officials could take to ameliorate conditions within the community.

## **Background Information and History**

## **Area Definition**

The East Baltimore Midway and Barclay Community is located in the central section of Baltimore City. The near rectangular shaped area is bounded to the north by 25<sup>th</sup> Street, to the east by Harford Road, to the south by North Avenue and to the West by St. Paul Street. The area is composed of Census Tract 908 (East Baltimore Midway), Census Tract 1204 and part of Census Tract 1203 (Barclay). For ease of analysis, this report will cover data from the three census tracts 908, 1203 and 1204. The community is in close proximity to the Inner Harbor, the downtown central business district, several highways and light rail stations, and Baltimore Washington International Airport. Once a stable community, the area is increasingly showing signs of major decay and deterioration especially in the eastern section (East Baltimore Midway).

## Street Map of the East Midway-Barclay Neighborhood; Baltimore, MD



Map 1: East Baltimore Midway and Barclay Boundary Map

## **Historical Development of the Community**

The East Baltimore Midway and Barclay was built out just after the areas annexation into the City in the 1910s. East Baltimore Midway was considered an outskirt of the City with the annexation, now considered inner city. Surrounding Industry had pushed the demand for housing for workers up North and thus began the birth of East Baltimore Midway. It was among the first neighborhoods in East Baltimore to go through racial change in the 1940s and 1950s before blockbusting became popular.

In the early to mid-1960s, East Baltimore Midway had become one of East Baltimore's first Black Neighborhoods and perhaps the only one in North Baltimore. In the 1960s East Baltimore Midway enjoyed a period of being a working class and healthy Black Neighborhood.

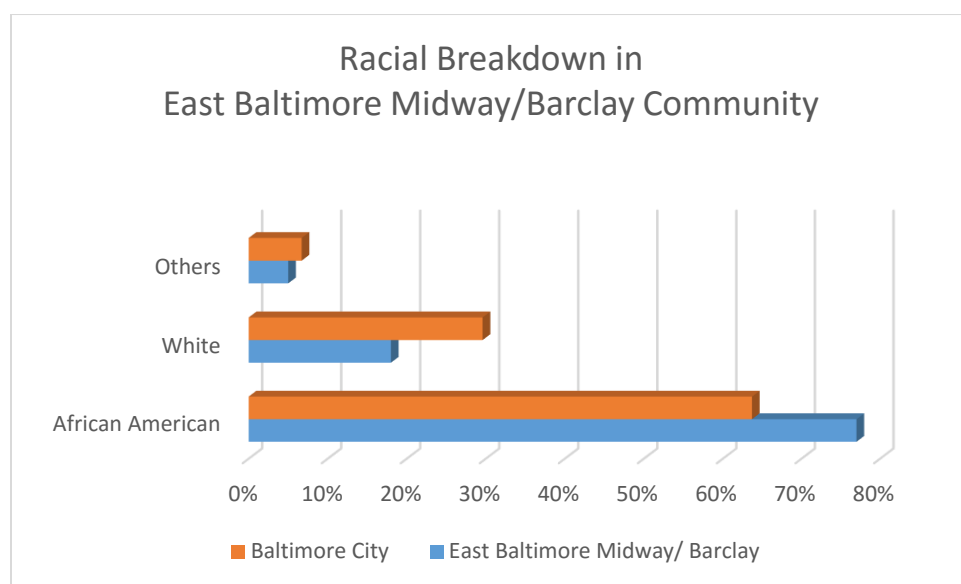
April 4th, 1968 changed everything in East Baltimore Midway and made for a new page in American History. The assassination of Dr. Martin Luther King Jr. caused riots all across America. Baltimore was hit especially hard by riots and East Baltimore Midway was in the middle of it. White Flight accelerated and the impoverished Black Neighborhoods spread like wild fires. Between the devastation of the MLK Riots of the late 1960s, the population loss of the 1970s, cocaine and HIV of the 1980s and the continued crime waves and population losses of the 1990s and 2000s East Baltimore Midway has become one of the City's most scarred neighborhoods.



## **General Demographics**

## Population and Racial Composition

The 2010 Census reveals a total population of 7,938 in the three census tracts that makes up the area. Of this number, 77% were Black or African American, 18% were Whites and 5% were from other races. This rate is slightly higher than the overall racial composition of Baltimore City (which is 63.7% black or African American and 29.6% White).



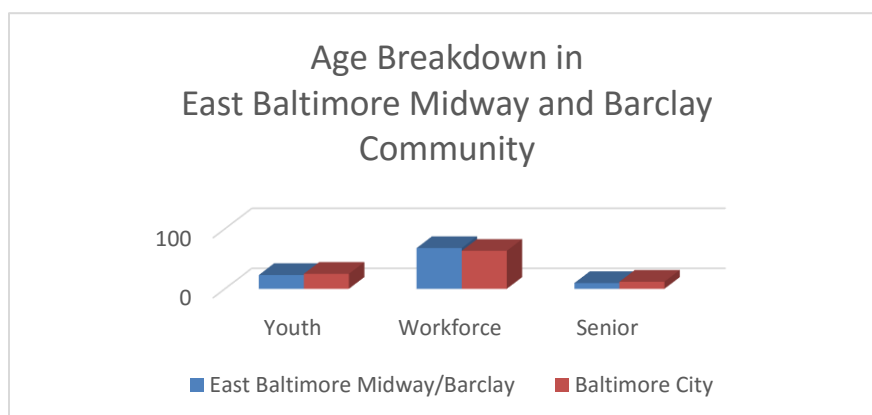
**Figure 1 East Baltimore Midway and Barclay Racial Composition**

During the decade from 2000 to 2010, Baltimore City experienced a population decline of 5%. On the other hand, East Baltimore Midway and Barclay Community combined, experienced a population decline of over 20%. This indicates a lack of desire to live in the community.

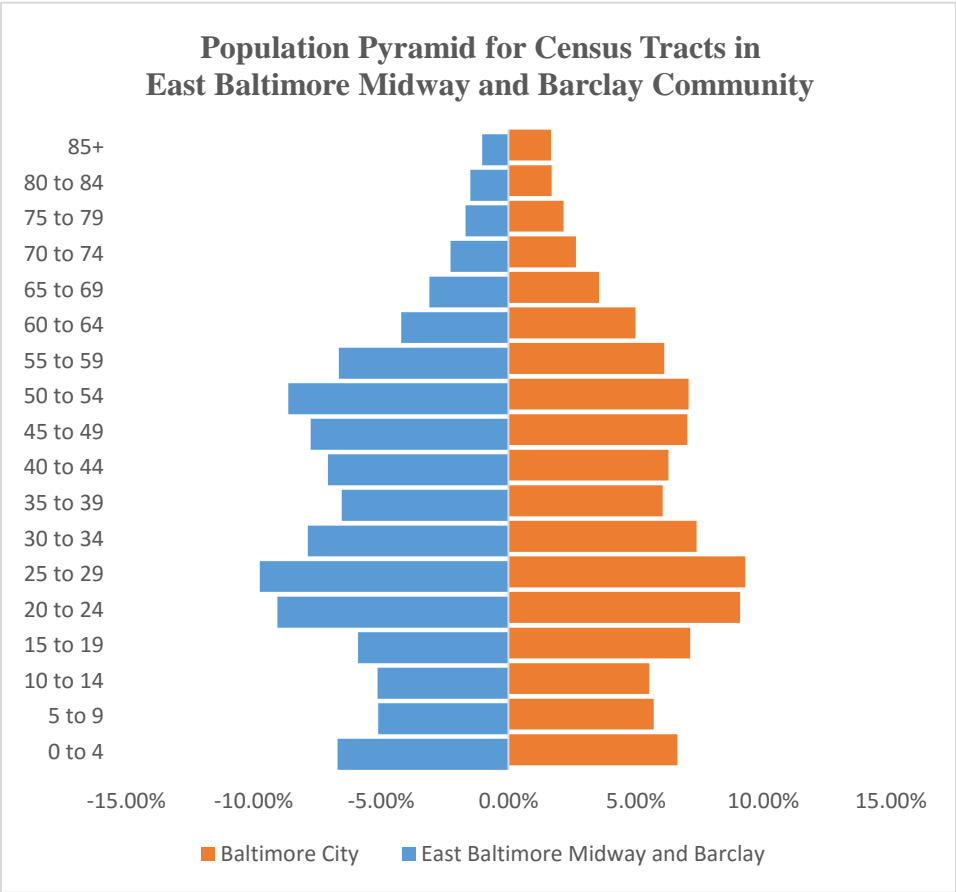
While the East Baltimore Midway section (Census Tract 908) of the area is becoming an increasingly one race community with African American comprising over 96% of the population, the northern section of Barclay Community (Census Tract 1203) continues to show a mix population. In Census Tract 1203 there were 59% African American and 34% White. Census Tract 1204 had 81% African American and 12.3% White.

Diversity in communities is important for growth and life experiences. America is becoming increasingly diverse with mixing and melding of races, cultures, and traditions. Diversity not only in race but in religion, education, and income is proven to enrich peoples' lives and create a more open-minded, tolerant, and understanding population.

East Baltimore Midway and Barclay has a high percentage of residents in the work-force category 67.58% compared with Baltimore City 63.29%. However, the percentage of youths (22.9%) and seniors (9.6%) in the community is lower than the same rate for Baltimore City 25% and 11.8% respectively. Most of the youth population in the community are concentrated on the eastern section (Midway). The characteristics of the East Baltimore Midway and Barclay Community suggests the need for job training and local employment opportunities for residents.



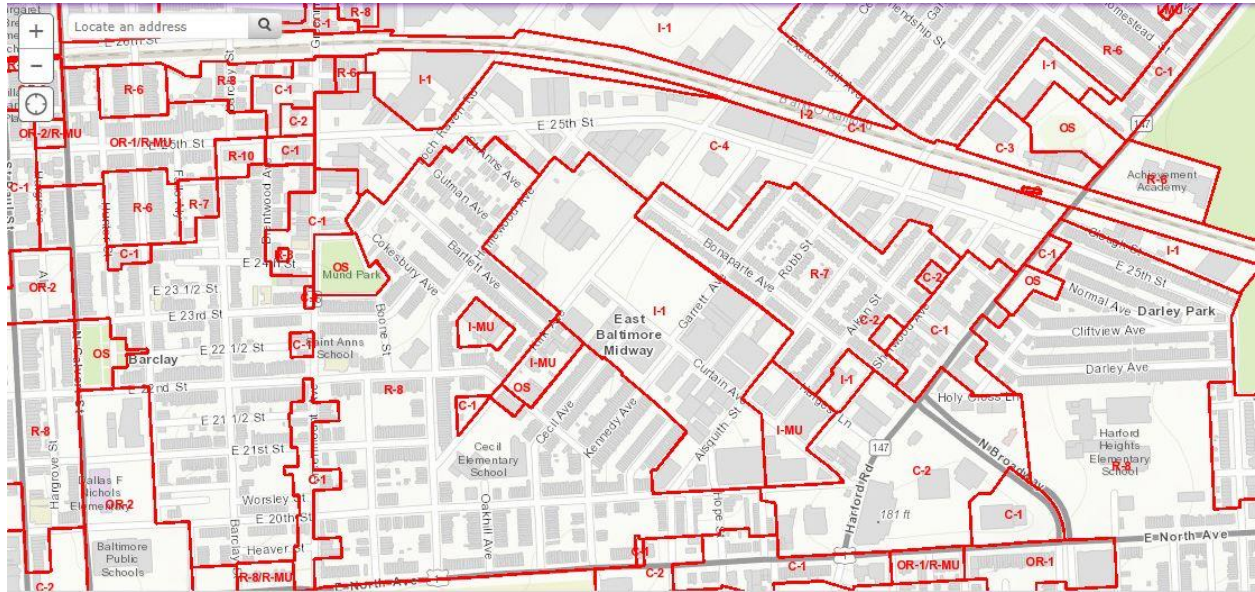
**Figure 2: East Baltimore Midway and Barclay Population and Age Breakdown**



**Figure 3: East Baltimore Midway and Barclay Population Pyramid**

## **Land Use, Housing, and Households**

## East Baltimore Midway Zoning Map



Map 2: East Baltimore Midway and Barclay Landuse and Zoning Map

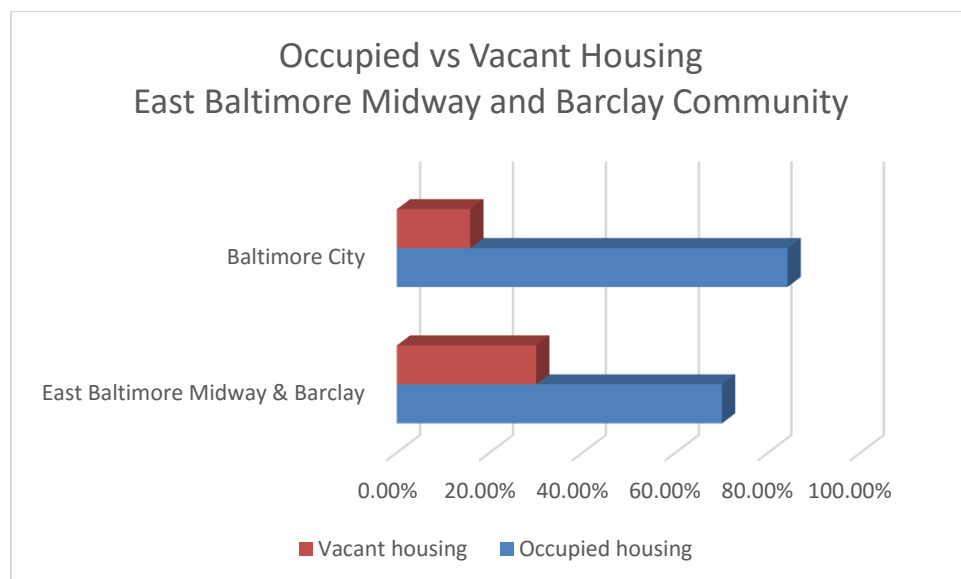
The East Baltimore Midway zoning map shown above indicates that the community is zoned for many varied uses. Predominantly, the community is zoned residential ranging from low- to medium-density residential uses (R1 to R4) and multi density high-rise residential apartments. The neighborhood commercial district is clustered along Kirk Avenue (c-2 to c-4) and also along 25<sup>th</sup> street (c-4) and North Avenue (c-1 to c-4). In addition, some of the sections of the community zoned for commercial uses are also designated to accommodate some light industrial and manufacturing activities.

## Housing Typology

The East Baltimore Midway and Barclay community has varied housing typology. While part of the area is composed of the Baltimore style row houses with marble steps, other sections have single family row homes with front porches. We also have a number of multi-unit mid to high-rise apartment buildings. While there may not be official historic designation in East Baltimore Midway and Barclay, a large number of homes were built in the first 25 years of the 20<sup>th</sup> century.

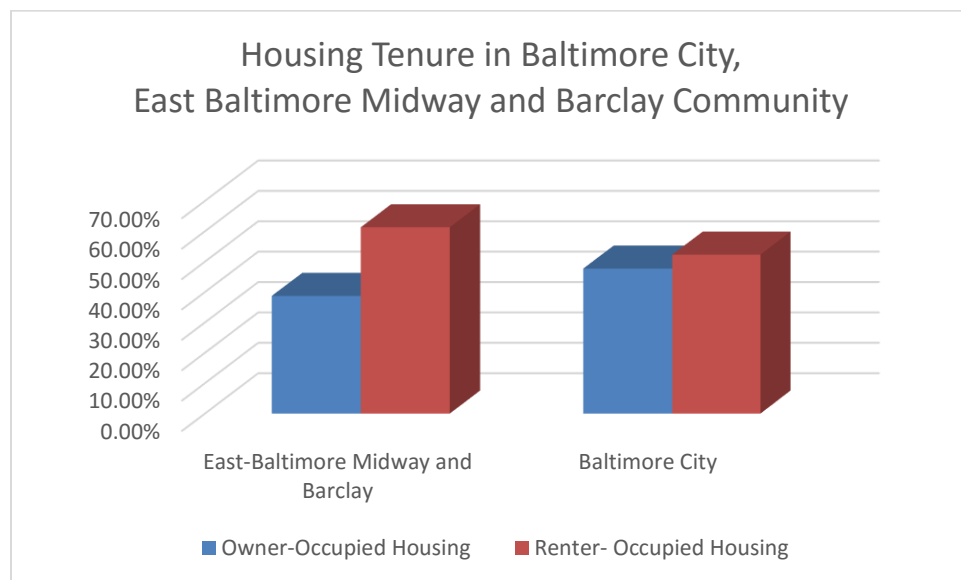
## Occupancy Patterns and Vacancy

A review of the 2010 census data for the three census tracts (908, 1203 and 1204) reveals that there were 4,527 housing units in the community. This shows a drop of about 3.6% from the previous decade (2000 Census). Out of this number, 70% were occupied while 30% were vacant. The vacancy rate (30%) in this area was much higher than the same rate for Baltimore City (15.8%).



**Figure 4: East Baltimore Midway and Barclay Occupancy Status**

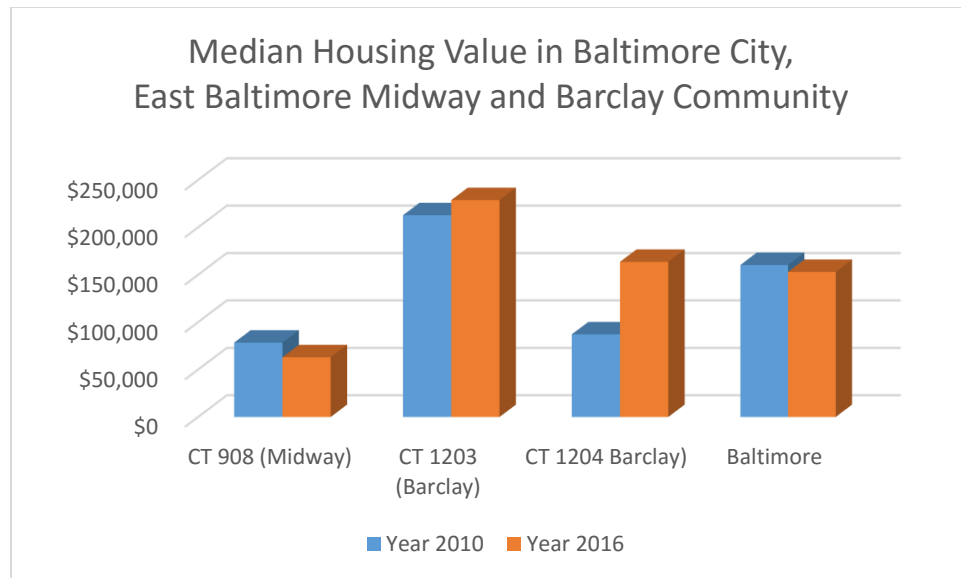
Of the occupied homes in the neighborhood only 38.7% were owner occupied in 2010. A breakdown of the owner occupancy rate by the various sections shows a higher concentration of vacant units (34.9%) in Census Tract 908 (Baltimore Midway and the southern section of Barclay Census 1204 (44%). This could indicate a need for marketing the neighborhood for more mixed income families. New homebuyers with higher median incomes would help to stabilize the neighborhood.



**Figure 5: East Baltimore Midway and Barclay Housing Tenure**

According to the 2016 American Community survey data, the median home value varies in different sections of the community with Census Tract 908 (Midway) at \$63,000 and Census Tract 1203 (upper section of Barclay) at \$228,800. This makes home buying in certain sections of the community more affordable than other parts of Baltimore City.

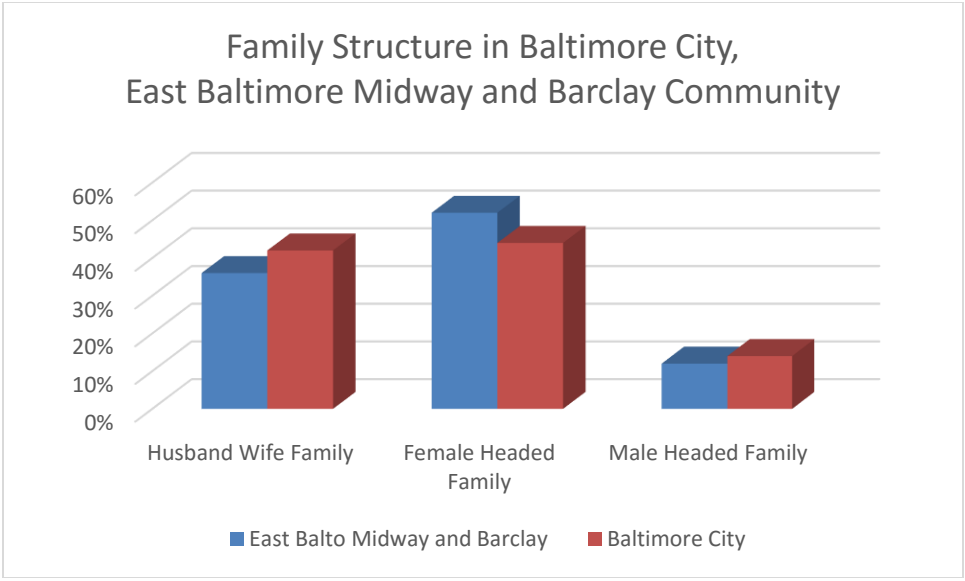




**Figure 6: East Baltimore Midway and Barclay Median Housing Value**

## **Households and Families**

The 2010 Census reflects a total of 3,167 households in the East Baltimore Midway and Barclay community. Of this number, 1,597 (50.4%) were regarded as family households, while 1,572 (49.6%) were regarded as non-family households. Of the family households, 36% were husband and wife family, 11.3% were male-headed and 52% were female-headed. In Baltimore City, 42% of the family households were married while 44% were female headed households, with the remaining 14% as male-headed families.

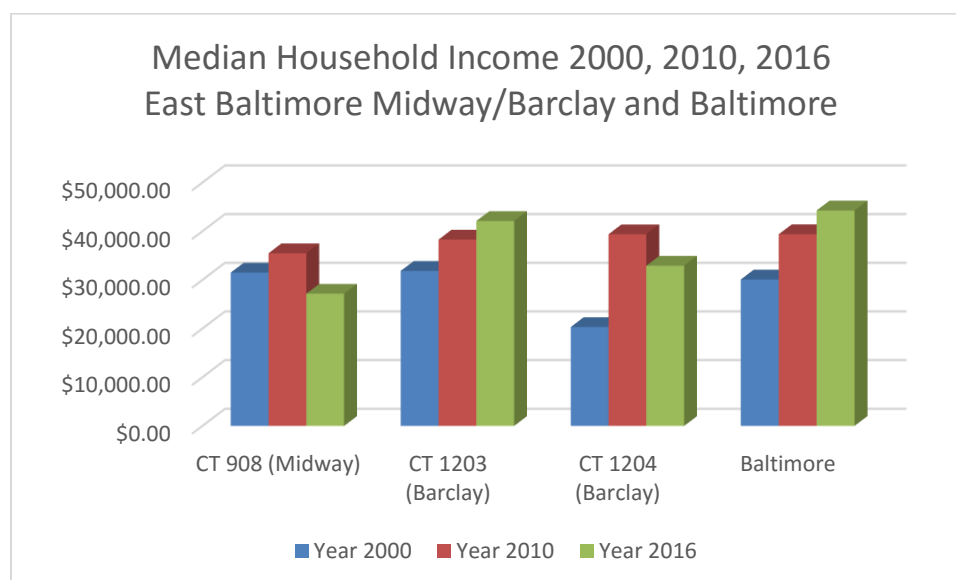


**Figure 7: East Baltimore Midway and Barclay Family Structure**

## **Socioeconomic Characteristics**

## Income and Employment

An average of the median income data for the three census tracts in East Baltimore Midway and Barclay shows that from 2000 to 2010 the median household income for the community (combined) increased by \$8,823 (31%). In 2000 the median household income for the three census tracts were as follows \$31,496 (Census Tract 908) \$31,849 (Census Tract 1203) and \$20,313 (Census Tract 1204). By 2010, those numbers have risen to \$35,473, \$38,281 and \$39,375 respectively.



**Figure 8: East Baltimore Midway/Barclay and Baltimore City Median Income 2000, 2010 & 2016**

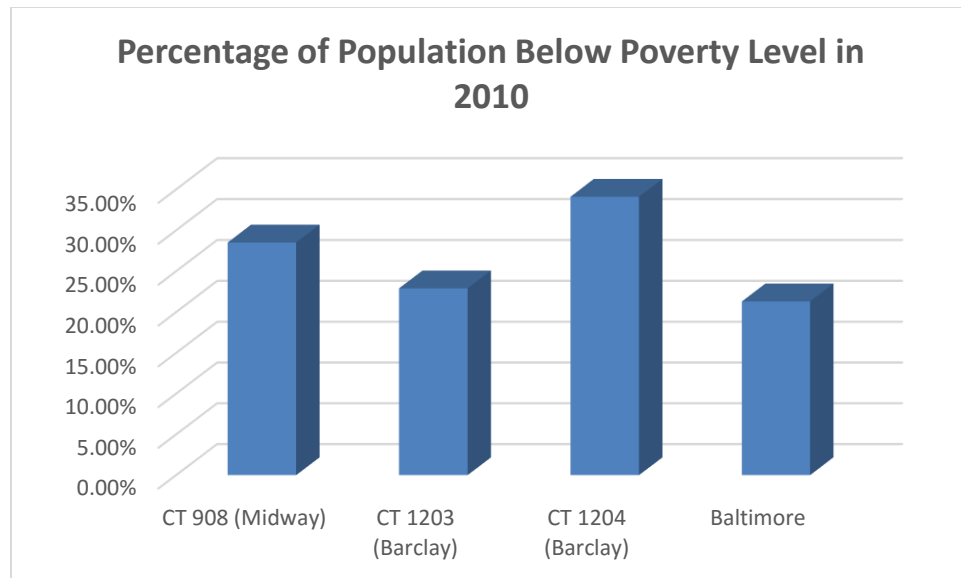
In comparison, both numbers were still lower than the Baltimore City average. In 2010 the Baltimore City median household income was \$39,386. A more recent data from the American Community surveys places Baltimore City's median household income at \$44,262. Thus calling for an opportunity to institute job training and skill enhancement program for residents of East Baltimore Midway and Barclay Community.

The unemployment rate among the civilian population ages 16 and over in the East Baltimore Midway and Barclay Community in 2010 varied among the census tracts 908 (9.6%), 1203 (8.4%) and 1204 (10.4%). In Baltimore City, the unemployment rate during the same period was 11.4%. This then presents great opportunity for job creation programs in the area. With low income levels and high unemployment rates, it is no surprise that the poverty rate remains high in the area.

### **Poverty**

According to the 2010 census, the percentage of people whose income in the past 12 months were below the poverty level in East Baltimore Midway and Barclay were as follows: Census Tract 908 (28.5%), 1203 (22.9%) and 1204 (34.1%). During the same period, the rate in Baltimore City was much lower 21.3%.

Unfortunately, the percentage of children living below poverty not only increased in the neighborhood, but had reached a level almost 10% higher than the Baltimore City rate. The 2010 Census reveals that 41.5% of residents under the age of eighteen lived in poverty, while only 32% of similar population lived in poverty in Baltimore City.



**Figure 9: East Baltimore Midway and Barclay Poverty Status**

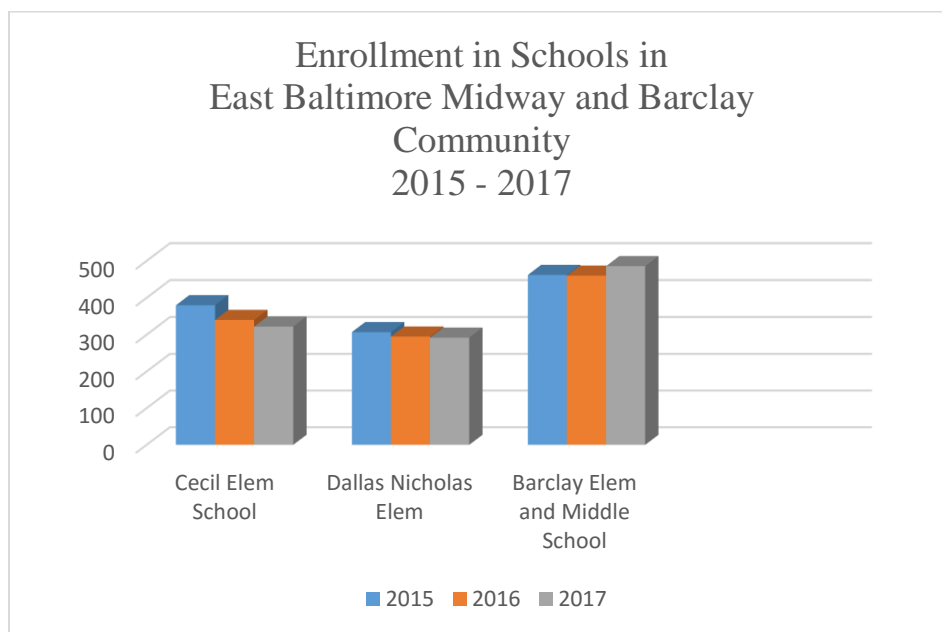
## Education and School Data Analysis

Education plays an important role in attaining and maintaining employment that pays a living wage. In 2010, only 3.8% of census tract 908 (East Baltimore Midway) 8.8% of census tract 1204 (Barclay) and 16.8% of census tract 1203 (Barclay) residents had a bachelor's degree. This rate, especially in East Baltimore Midway and the lower part of Barclay is considerably lower than the Baltimore City average of almost 14%. Additionally, the rate of residents with an Associate degree in the community is much lower than the same rate for Baltimore. On the other hand, the percentage of residents with less than 9<sup>th</sup> grade education (7.4%) is higher than the same rate for Baltimore City (6.7%). A more recent data from the American Community Survey (US Census 2011-2015, 5 year estimate) which analyzed the data as falling into two metropolitan statistical area - Midway/Coldstream and Greater Charles Village/Barclay found that the low educational attainment continues to prevail in the Midway/Coldstream Area as compared to Baltimore City. This data also found that school absenteeism rate among elementary School students (17.1%), Middle School students (21.5%) and

High School students (40.1%) is higher in Midway/Coldstream than Baltimore City (15.0%, 15.2% and 38.7%) respectively.

From the analysis of many of the educational indicators, it can be observed that the low educational attainment is much more prevalent in the East Baltimore Midway section of the community (Census Tract 908) than the Barclay section (Census Tracts 1203 and 1204).

The analysis below looks at the various indicators in both Elementary and Middle schools in the community in comparison to Baltimore City and the State of Maryland. These schools include Cecil Elementary, Dallas Nicholas Elementary and Barclay Elementary and Middle School.



**Figure 10: Enrollment in Schools in East Baltimore and Midway Community**

The table above shows a drop in enrollment from 2015 to 2017 in both Cecil Elementary and Dallas Nicholas Elementary Schools

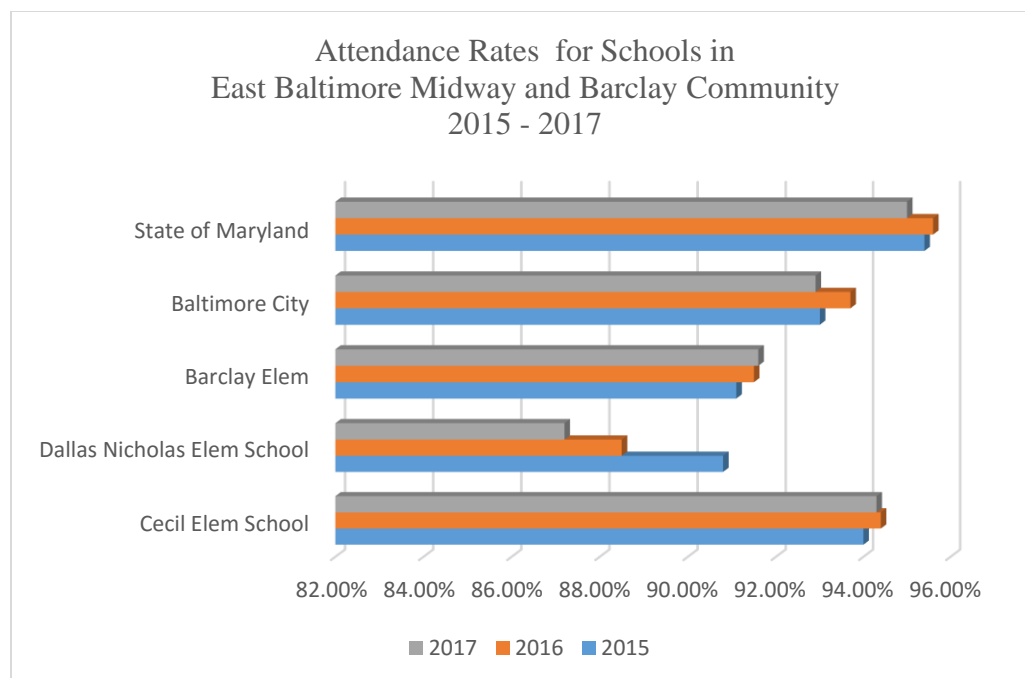


Figure 11: Attendance Rate in Schools in East Baltimore and Midway Community



While Cecil Elementary and Barclay Elementary Schools maintained or increased their attendance rate during the period 2015 to 2017, Dallas Nicholas experienced a drop in its attendance rate during the same period.

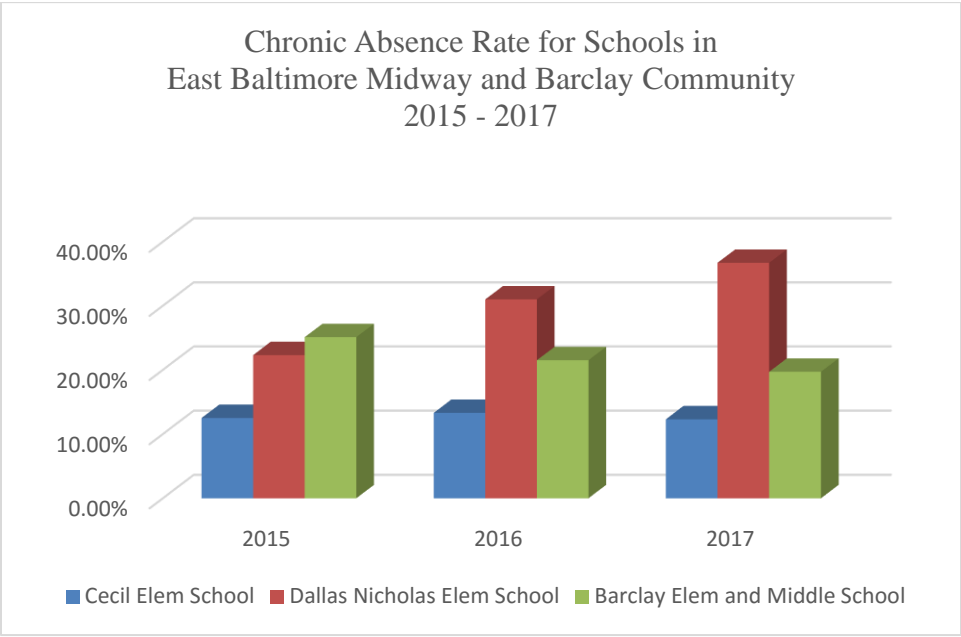


Figure 12: Chronic Absence Rate in Schools in East Baltimore and Midway Community

The PARCC (Partnership for Assessment of Readiness for College and Careers) is a measure of whether the student have met or exceeded expectations for grade level learning. This assessment measures both the students' performance in both English and Mathematics for students in Grades 3-5. While PARCC performance in Mathematics remained stable in Baltimore City and the State, there

appears to be a drop in PARCC performance (Mathematics) for all the three schools in the East Baltimore Midway and Barclay Community.

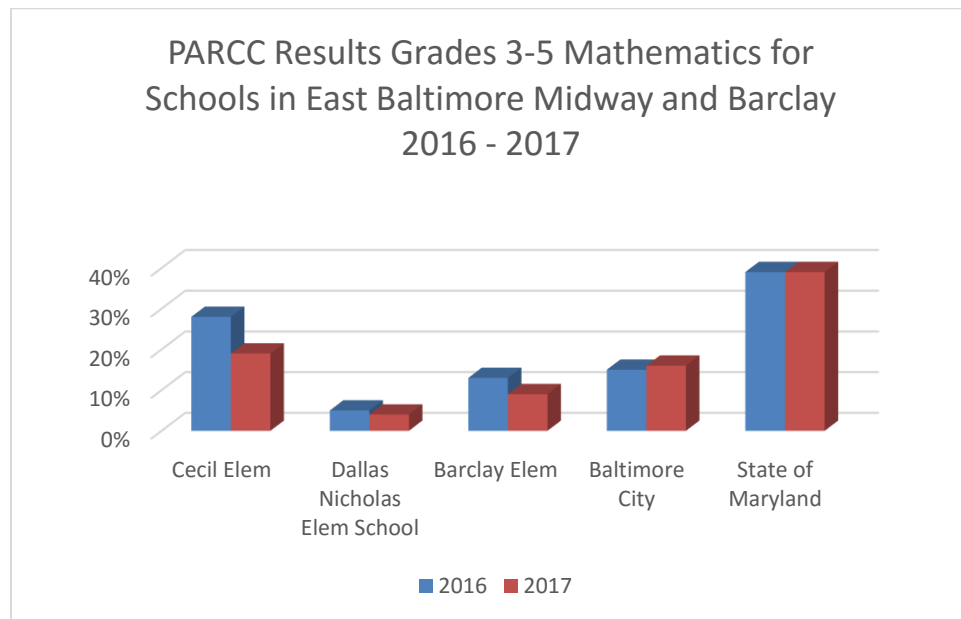


Figure 13: PARCC Result (Mathematics) in Schools in East Baltimore and Midway Community

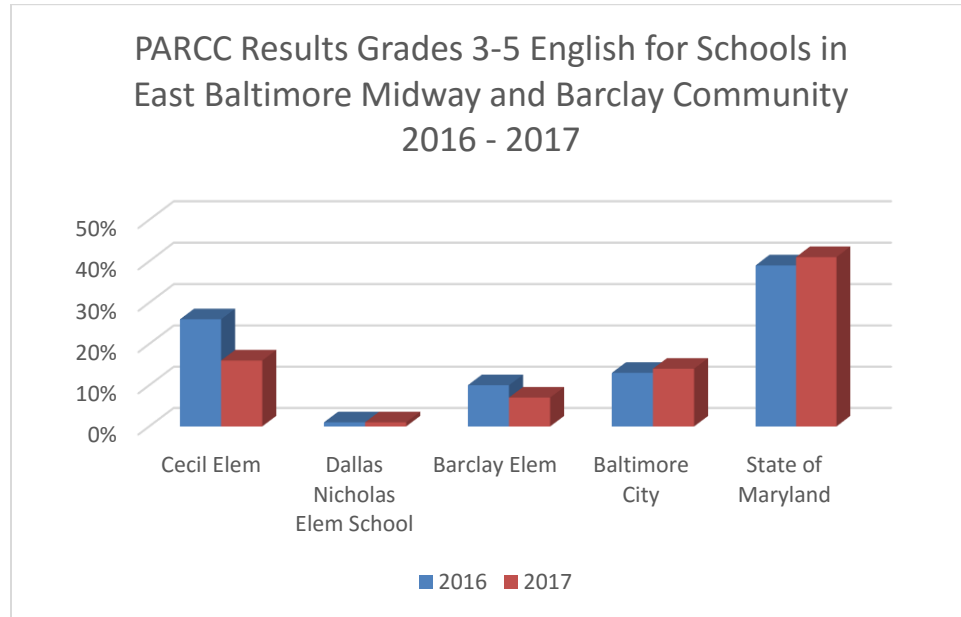


Figure 14: PARCC Result (English) in Schools in East Baltimore and Midway Community

## Health

This section of the report provides an analysis of health related indicators obtained from the Baltimore City 2017 Neighborhood Health Profile – Midway Coldstream and Greater Charles Village/Barclay Statistical area developed by the Baltimore City Health Department. The Neighborhood Health Profile looked at various health issues such as food environment, health outcomes, major causes of death, as well as, maternal and child health and aggregates data for both Midway/Coldstream and Greater Charles Village/Barclay. The Neighborhood Profile Report is based on data from the Maryland State Vital Statistics Administration 2011 to 2015. A review of data from this report shows a life expectancy at Birth for Midway Coldstream at 69 years and for Greater Charles Village/Barclay at 74.1 years. During this same period, Baltimore City had a life expectancy of 73.6 years. The analysis further shows an age adjusted mortality (Deaths per 10,000 residents) of 125.3 in Midway Coldstream and 96.6 in Greater Charles Village/Barclay as compared to Baltimore's rate of 99.5. In the Midway/Coldstream area, the three major causes of death are Cancer (23.3%), Heart Disease (19.2 %) and stroke (6.2%), while in Charles Village/Barclay, the three major causes of death are Heart Disease (29.2%), Cancer (19.3%) and Drug/Alcohol Induced Death (6.1%). In Baltimore City, Heart Disease (24.4%), Cancer (21.3%) and Stroke (4.9%) were the three major causes of death. Identification of these major death causes helps to determine where efforts and resources should be channeled.

## **FOOD ENVIRONMENT**

In an examination of health and death causes, it is also important to look at a number of other environmental determinants of health such as proximity to grocery stores and availability of nutritious food products. Food is an integral part of everyday life and thus an important aspect of public health. Studies show that lack of nutritious food can lead to diet-related illnesses including diabetes and heart disease. Access to supermarket is an essential part of healthy eating. Closer proximity to supermarket usually allows for more trips, which allows

**Causes of Death (Midway/Coldstream and Charles Village/Barclay)**

Major Causes of Death	Midway/Coldstream	Greater Charles Village/Barclay	Baltimore City
Heart Disease	19.2%	29.2%	24.4%
Cancer (all cancer)	23.3%	19.3%	21.3%
Lung Cancer	7.0%	4.8%	5.9%
Colorectal Cancer	3.3%	2.1%	2.0%
Breast Cancer (Female)	0.7%	1.1%	1.5%
Prostate Cancer (Males)	1.0%	1.4%	1.1%
Stroke	6.2%	3.0%	4.9%
Drug & Alcohol Death	3.4%	6.1%	4.5%
Chronic Lower Resp.	3.9%	2.1%	3.5%
Accident/Injury	2.4%	3.8%	3.5%
Homicide	5.7%	2.0%	3.5%
Diabetes	2.1%	2.9%	3.0%
Septicemia	3.4%	2.7%	2.7%
HIV/Aids	2.1%	2.7%	1.8%
Falls Related Death	0.5%	1.1%	1.0%

Source:

Consumers to pick up fresh foods. Thus the term “food desert” is used as an indicator of low access to healthy foods. It is primarily defined as an area where residents lack both access and sufficient economic resources to obtain healthy foods. According to a Baltimore City 2017 Neighborhood Health Profile report, the percentage of land area covered by a food desert is 23.9% in Midway/Coldstream and 13.2% in Charles Village/Barclay Community. In Baltimore City, that rate is 12.5%.

Because the stores in the area especially in the Midway/Coldstream are further away, consumers would most likely buy non-perishable items to last them between grocery store visits; non-perishable items are usually processed with more salt or sugars and tend to be unhealthy (Baltimore City Health Department, 2017). Not surprising then that the number one cause of death in the area is heart disease; followed by cancer and stroke. It is possible that some of the deaths in the community could have been avoided had the residents had equal access to healthy foods.

Attached is a map showing the distribution of food desert in the area.

.

## Crime



This section of the profile presents an analysis of crime in East Baltimore Midway and Barclay from 2012 – 2016. The data analyzed in this section of the report was obtained from the Open Baltimore database created by the Planning and Research Section, of the Baltimore City Department of Police. The IUR undertook an examination of statistical records of index crimes to determine the level of criminal activity in the community. The crime statistics for East Baltimore Midway and Barclay were compared to the statistics for Baltimore City, to provide a context from which to examine the crime rates for the community. Aggravated assault, assault by threat, common assault, auto theft, burglary, larceny, homicide, rape, robbery, arson and shooting were the eleven categories of index crimes. The table below shows the distribution of index crime in the Community and Baltimore City.

	<b>Barclay</b>		<b>Midway</b>		<b>Baltimore City</b>	
<b>Crime Category</b>						
	#	%	#	%	#	%
<b>Homicide</b>	14	0.99%	25	1.19%	1323	0.55%
<b>Rape</b>	7	0.49%	11	0.52%	1412	0.58%
<b>Robbery</b>	154	10.84%	179	8.49%	22266	9.18%
<b>Aggravated Assault</b>	156	10.98%	248	11.76%	23560	9.72%
<b>Assault by Treat</b>	17	1.20%	34	1.61%	3017	1.24%
<b>Common Assault</b>	255	17.95%	414	19.64%	39582	16.33%
<b>Burglary</b>	217	15.27%	229	10.86%	37367	15.41%
<b>Auto Theft</b>	113	7.95%	168	7.97%	23610	9.74%
<b>Larceny</b>	466	32.79%	727	34.49%	86601	35.72%
<b>Arson</b>	5	0.35%	18	0.85%	1275	0.53%
<b>Shooting</b>	17	1.20%	55	2.61%	2447	1.01%
<b>Total</b>	<b>1421</b>	<b>100.00%</b>	<b>2108</b>	<b>100.00%</b>	<b>242460</b>	<b>100.00%</b>

East Baltimore Midway/Barclay Crime 2012-2016

Crime, or the perception of it, is a significant problem throughout Baltimore City. A review of the distribution of victims of index crimes from 2012 to 2016 reveals that larceny (Midway-34.4%, Barclay-32.8%) were the most prevalent incident of crime in the community. In addition, common assault, aggravated assault and burglary were the other leading crimes in both East Baltimore Midway the Barclay area. During the same period, Baltimore City experience higher incident of larceny (35.7%) than any other crime in the City as a whole. Other leading crimes in Baltimore City during the same period included common assault, burglary, auto theft and common assault. It is important to note that the homicide rates in both the East Baltimore Midway and Barclay areas was higher than the same rate for Baltimore City.

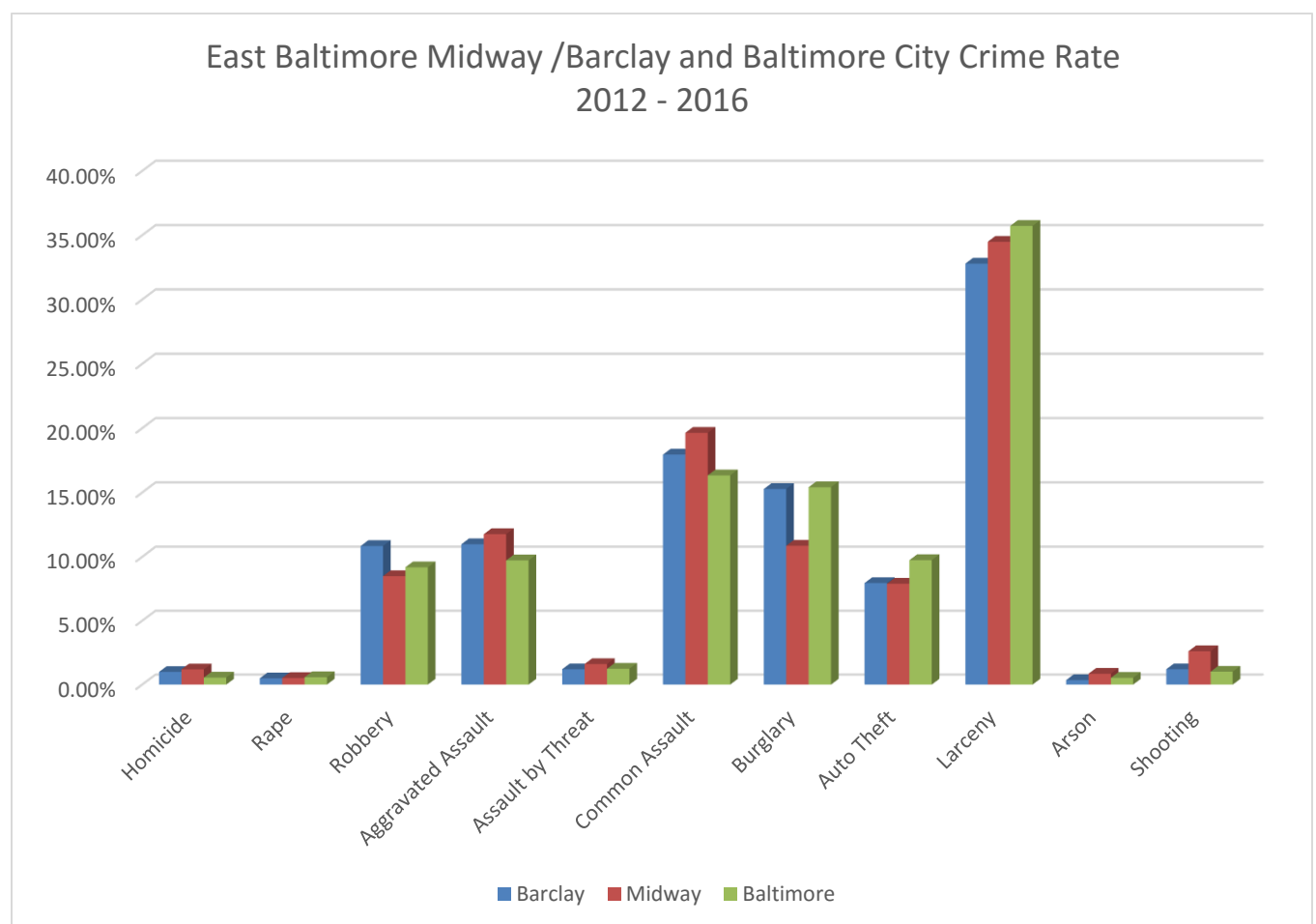


Figure 15 East Baltimore Midway, Barclay and Baltimore City Crime Rates

The high crime rates suggest a need for intervention and strategizing with the Baltimore City Police Department, East Baltimore Midway and Barclay community leaders, and surrounding communities in an effort to reduce crimes in the area.

## The East Baltimore Midway and Barclay Community Needs Assessment Survey

The East Baltimore Midway and Barclay Needs Assessment Survey was designed to identify the needs of the community in order to help leaders and policy makers to develop an effective and efficient plan for improving the community. The responses gathered are valuable for understanding the critical areas of socioeconomic development of the community. After reviewing individual informed consent from participants, the responses were collected and analyzed. Strict confidentiality was maintained for all surveys which contained no information that could identify individual respondents. The surveys were administered during meetings with residents and also available through community leaders who went door to door during evening hours. Forty-Nine (49) residents of the East Baltimore Midway and Barclay Community responded to the survey. Below are the demographic characteristics of survey respondents:

	Number	Percent
Age		
0 - 24	0	0
25 – 44	13	27.1
45-64	24	50.0
65+	11	22.9
Gender		
Male	20	41.7
Female	28	58.3
Marital Status		
Currently Married	15	31.9
Widowed	10	21.3
Divorced	6	12.8
Separated	2	4.3
Never Married	14	29.8
Highest Education Completed		

Below High School	6	12.8
High School & Some College	32	68.1
Associate & Bachelor's Degree	5	10.7
Master's Degree & Beyond	4	8.5
Employment Status		
Employed	17	39.5
Unemployed	11	25.6
Retired	14	32.6
Disabled	1	2.3
Household Size		
1 – 3 persons	33	67.4
4 + persons	16	32.6
Race/Ethnicity		
African American/Black	45	93.8
American Indian	1	2.1
White	2	4.2

The table above presents demographic background of the respondents – age, gender, education, marital status, employment status and household size.

**Age:** Nearly three-fourths (72%) of the respondents were over 45 years old and no respondent was under 24 years old.

**Gender:** 58.3% of the respondents were female

**Marital status:** Approximately 32% of the respondents were married, 21.3% were widowed while 17.1% were either divorced or separated. In addition, about 30% were never married.

**Education:** 72.4% of the respondents had education beyond high school, with about 15% of the respondents having either a Bachelors or Maters degree.

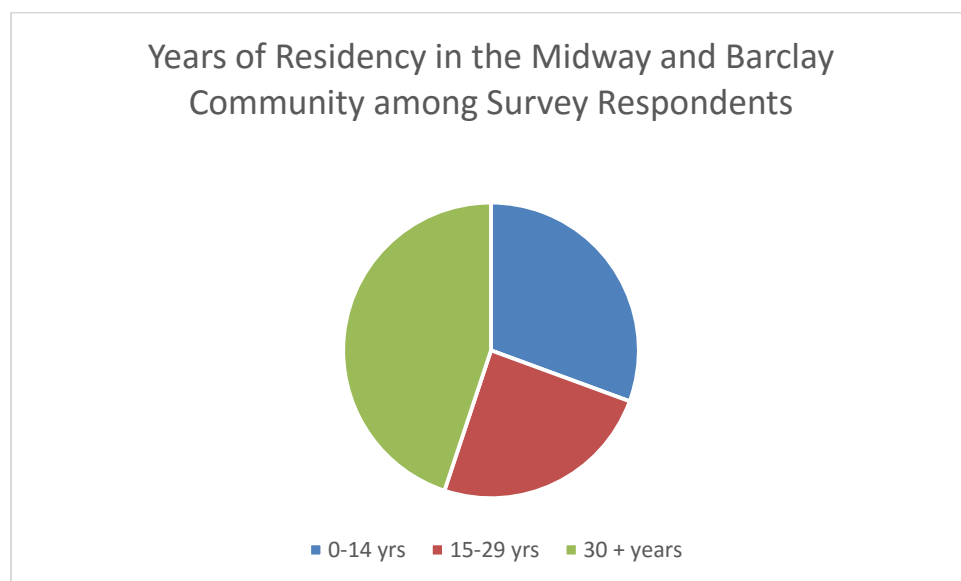
**Employment:** Approximately 40% of the respondents were employed while 25.6% were unemployed. This rate included individuals who reported “not

looking for job" even though they were unemployed. In addition, nearly one-third (32.6%) of respondents reported being retired.

**Household size:** More than 67% of the respondents reside in a 1-3 person household, while the rest live in 4+ person household.

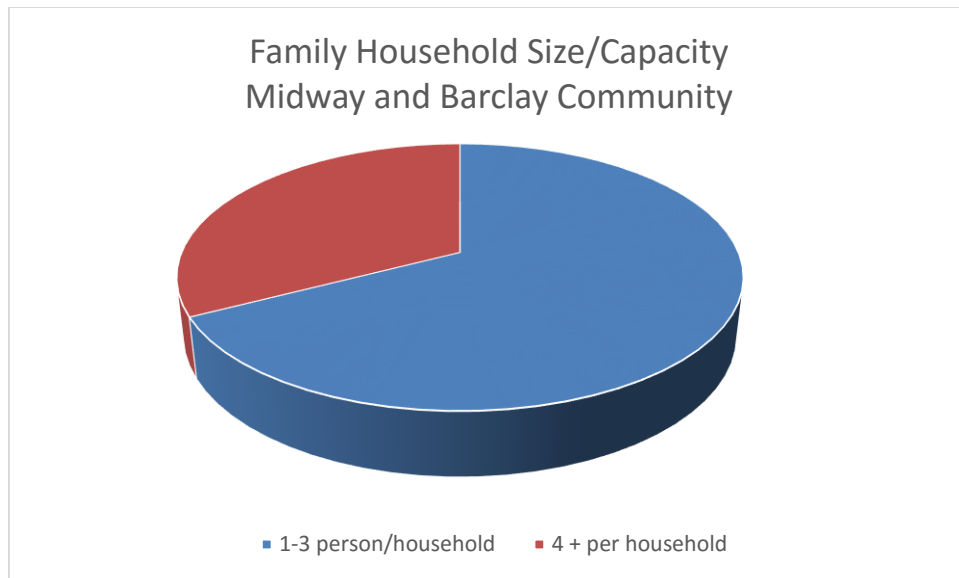
### Overall Analysis of the Survey Result

The respondents were asked to indicate how long they have lived in the neighborhood. As per the pie chart below, nearly 70% of the respondents indicated that they have lived in the neighborhood for up to 15 years or longer.



**Figure 16** Residency in East Baltimore Midway and Barclay among survey respondents

Approximately 83% of the respondents live in single family housing while the remaining 17% live in apartments or other housing arrangements.

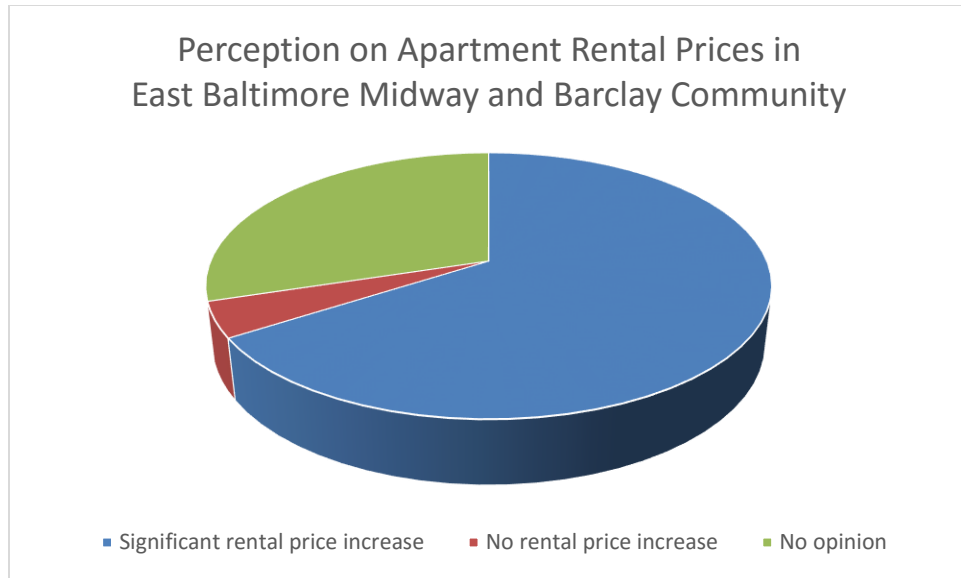


**Figure 17** Household size in East Baltimore Midway and Barclay among survey respondents

On the question regarding household size, more than two-third (67.4%) of respondents live in 1-3 person household while the remaining live in household sizes of 4 or more persons.

## **Housing**

Many of the respondents expressed concern regarding the number of vacant houses in their neighborhoods, and the fact that most of the owners of these vacant houses have either moved to other parts of the city or out of the city entirely. This situation ends up leaving the property in dilapidated condition.

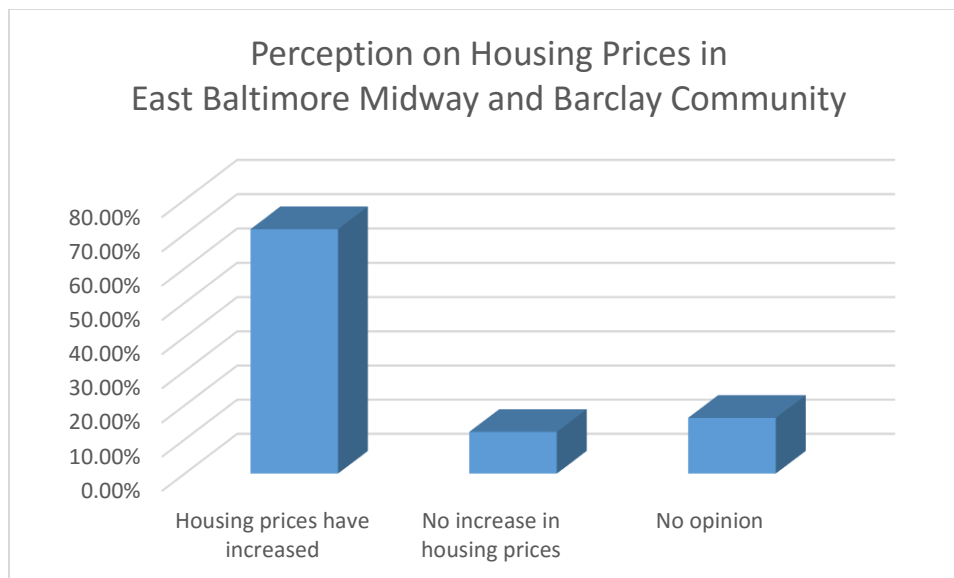


**Figure 18 Perception on Apartment Rental in East Baltimore Midway and Barclay among survey respondents**

On the issues of apartment rental prices, 65% of survey respondents indicated that there has been significant rental price increase during the last few years in the community. This trend appears to be a concern in the community as resident's fear being displaced.

In addition, nearly three-fourths (72%) of respondents indicated that housing prices have increased in the community during the last few years.



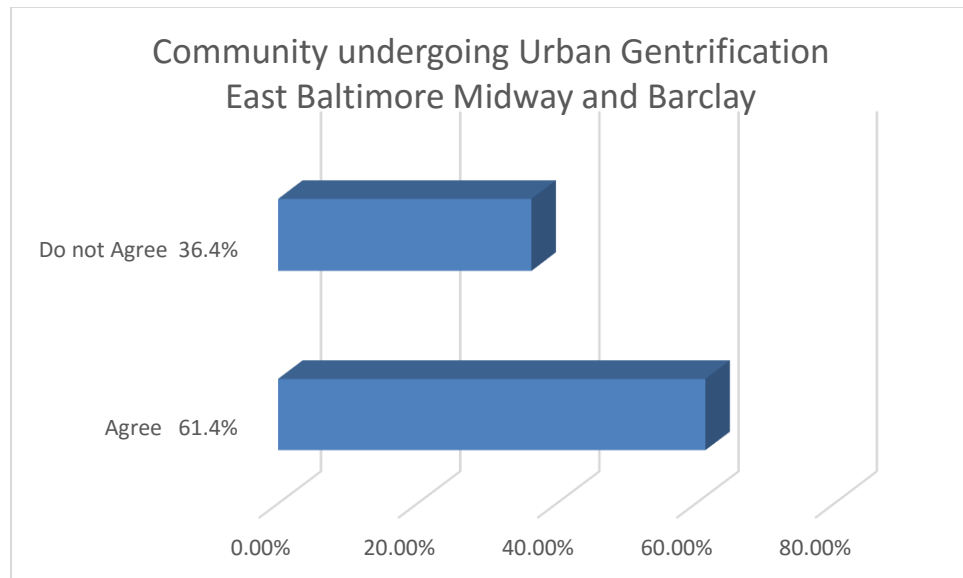


**Figure 19** Perception of Housing Price in East Baltimore Midway and Barclay among survey respondents

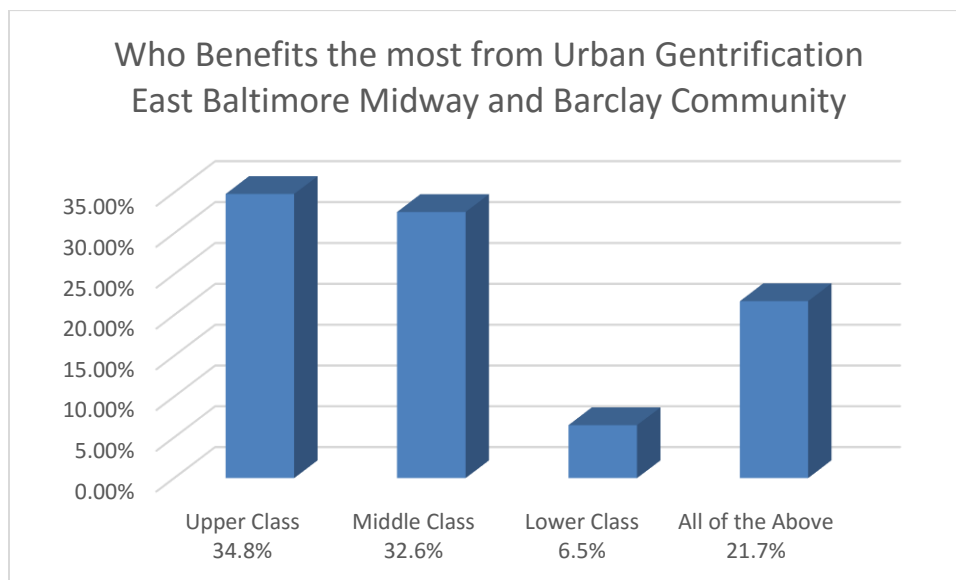
## Urban Gentrification

Urban gentrification is defined as the buying and renovating of houses and stores in deteriorated urban neighborhoods by wealthier individuals, which in effect improves property values but also can displace low-income families and small businesses. This is a common and widespread controversial topic and term in urban planning.

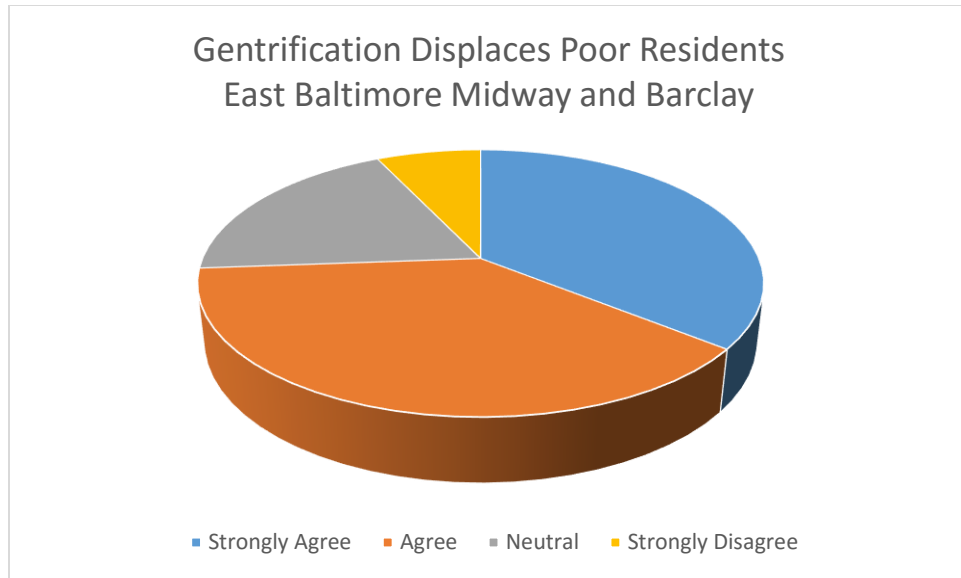
On the question relating to the knowledge of urban gentrification, while more than half of the respondents (55%) indicated being familiar with the issue of urban gentrification, a larger percentage (61%) agreed that they perceive that the community is undergoing urban gentrification. Furthermore, 67.4% of the respondents indicated that both the upper and middle class are more likely to benefit from urban gentrification as compared to low income residents, and that gentrification displaces poor residents.



**Figure 20** Respondents view on Urban Gentrification in East Baltimore Midway and Barclay



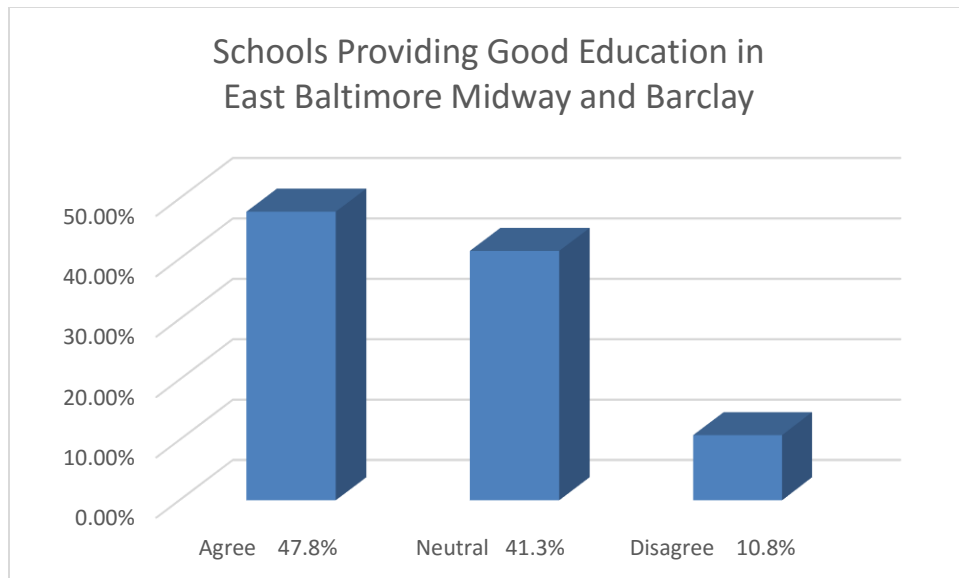
**Figure 21** Respondents view on Urban Gentrification in East Baltimore Midway and Barclay



**Figure 22 Respondents view on Urban Gentrification in East Baltimore Midway and Barclay**

### **Schools and Education**

Respondents were asked whether schools in the community provide good education for the children. As per the illustration below, less than one-half (47.8%) of the respondents agree that schools in the community are providing good education to the children. In other words, a higher percentage of the respondents expressed concern regarding the quality of education being provided to community residents. Some of the specific concerns expressed by the respondents includes - a lack of resources in the schools, crowded classrooms and lack of parent involvement in school activities. Further review of the results along with an analysis of the school's performance indicators previously presented will help to fully understand this issue and look for lasting solution to this challenge.



**Figure 23 Respondents view on School Performance in East Baltimore Midway and Barclay**

### **Crime and Public Safety**

The respondents were asked how they view crime and safety issues in East Baltimore Midway and Barclay community. A review of the responses indicates that 50% of the survey respondents perceive crime and safety to be a very big problem while another 40% sees it as problem with a smaller percentage 10.4% responded that crime and safety is not a problem in the community. Examples of major safety issues expressed by the respondents includes - breaking and entering cars and houses, stealing items left on porches and doors, drug activities, loitering and prostitution activities on neighborhood streets, vandalism and other related crimes.

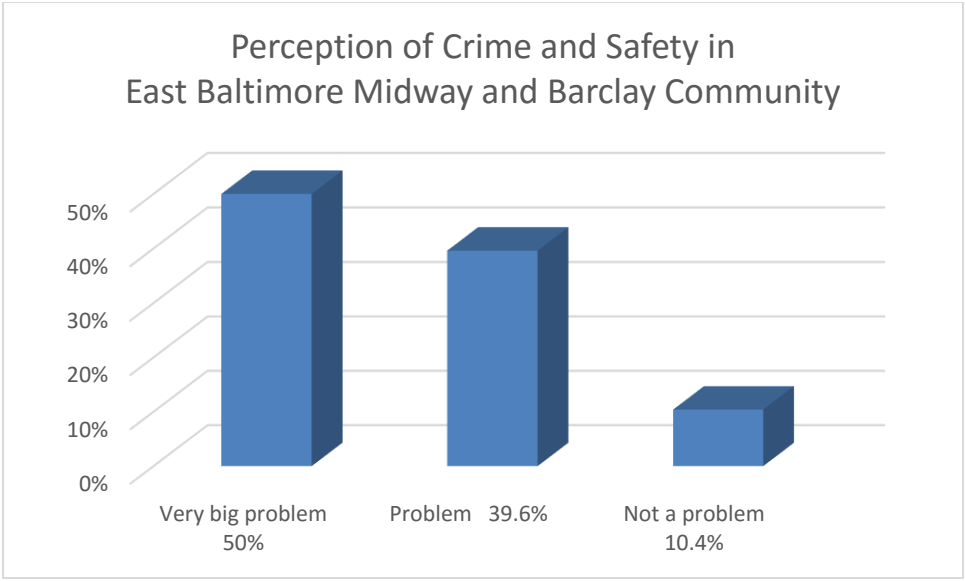


Figure 24 Perception on Crime and Safety in East Baltimore Midway and Barclay

## Conclusions

## **Challenges, Opportunities, and Recommendations**

East Baltimore Midway and Barclay is a community that is undergoing major deterioration and needs some public and private investment to reverse the trend. The residents are active and involved with multiple associations including Greater Greenmount Community Association, Charles Village Community Benefit District and Old Goucher Coalition. The dedication of these groups, working with other groups such as Jubilee Housing, Stronger Baltimore, St. Ambrose Housing Aid Center, etc., makes it evident that they are willing to put in the work to make their community a better place to live and work.

### **Opportunities /Challenges**

Population Increase

### **Recommendations**

From 2000 to 2010 the population of East Baltimore Midway and Barclay decreased by 5%. Considering this rate of population decrease, community leaders should focus effort on programs to revitalize the area and attract more population to the Community. With residents concern regarding the area being gentrified, efforts should be made to include affordable housing in any plan dealing with housing renovation or new housing construction. This will help to attract low to moderate income residents and also enable current residents to stay in the community.

Significant labor force population

The large labor force population suggests the need for job training and skill enhancement programs for residents in order to realize their full educational and employment potential.

With close proximity to the downtown Central Business District, the emerging business districts at Harbor East and Harbor Point, community leaders can collaborate with business owners and institutions to institute both skill enhancement and job training programs.

Lack of higher educational attainment

A barrier for students not going to higher education institutions is usually linked to finance and/or lack of information. Students may not know how to apply for college admission, let alone financial assistance; they may not be familiar with all the options out there to finance their college education. This barrier can be alleviated by creating local programs between community leaders and institutions to provide higher education information sessions. This could include free or low cost SAT/ACT prep course,



GED courses, and financial aid application workshops.

#### Concentration of criminal activity

The residents of East Baltimore Midway and Barclay are more likely to be victims of homicide, aggravated assault and shooting than other residents of Baltimore City. This challenge presents the community with an opportunity to work with the Baltimore City Department of Police to expand community-policing efforts. The Community could team up with the residents of surrounding neighborhoods i.e., Charles Village, Old Goucher, and Coldstream Homestead and Montebello (CHM) to create a large neighborhood watch network.

## **Appendix A: Selected References**

Baltimore City Health Department. (2017). *2017 Neighborhood Health Profile: Midway Coldstream and Greater Charles Village/Barclay*. Baltimore City Health Department.

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Ryan, Roderick N. (1993). *West Baltimore Neighborhoods: Sketches of their History, 1840 - 1960*. University of Baltimore 1993

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