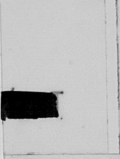


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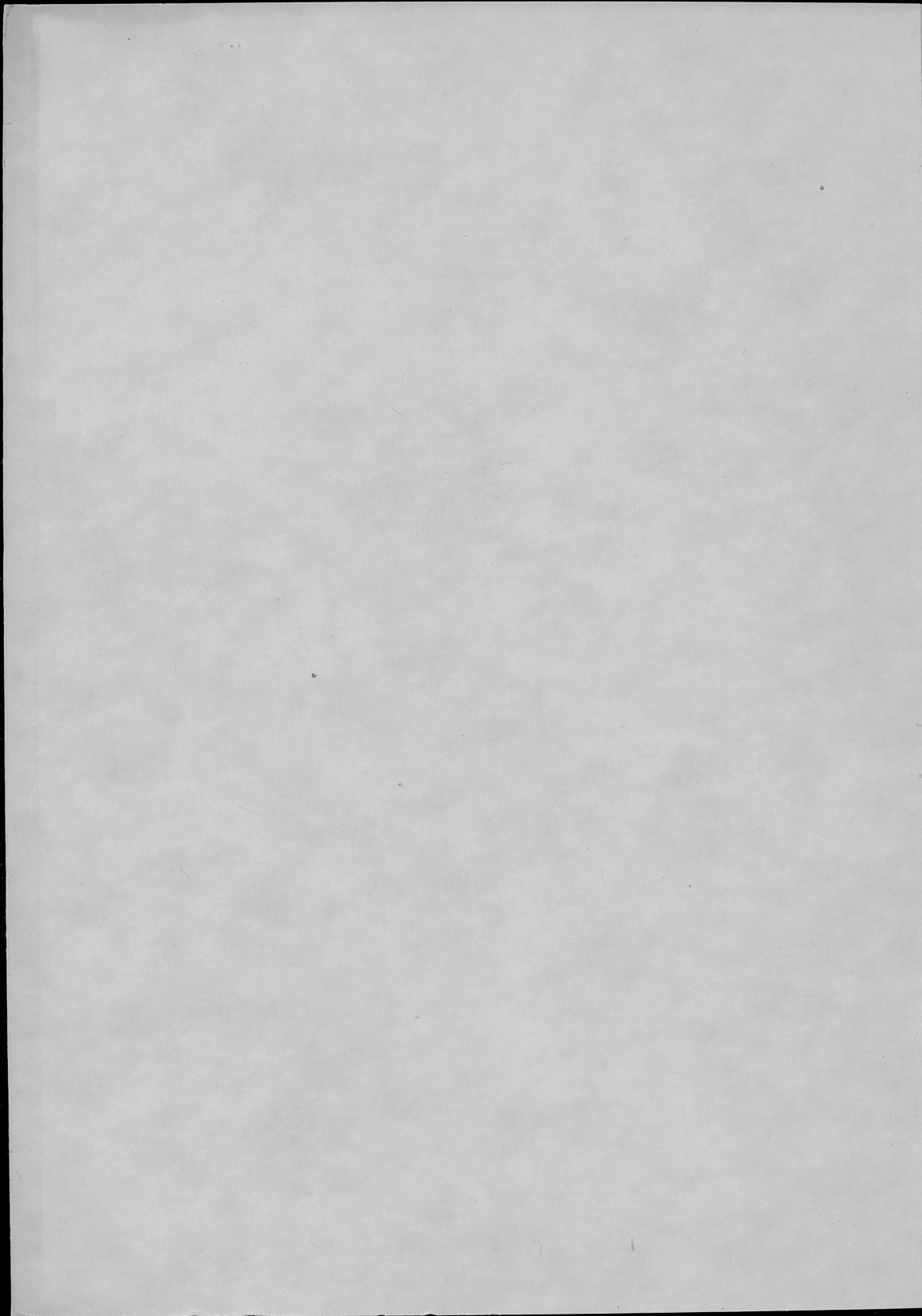


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**HIGH POINT, NORTH CAROLINA**

**1939-1940**

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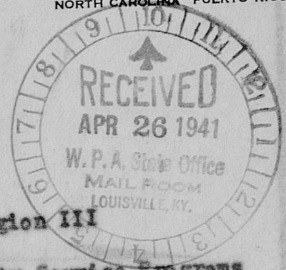
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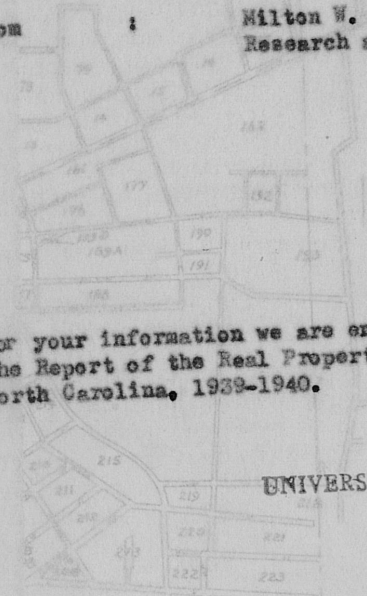
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April 25, 1941



*Miss Fullerton*

To : State Administrators, Region III  
Attention : State Directors, Community Service Programs  
and State Supervisors, Research & Records  
From : Milton W. Blanton, Regional Supervisor  
Research and Records Programs



IDENTIFICATION MAP  
HIGH POINT, NORTH CAROLINA

For your information we are enclosing a copy of  
the Report of the Real Property Survey, High Point,  
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PROPERTY SURVEY  
SEPTEMBER 1939  
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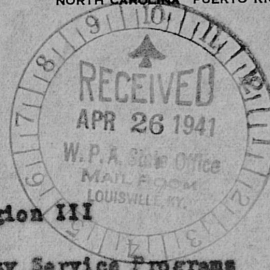
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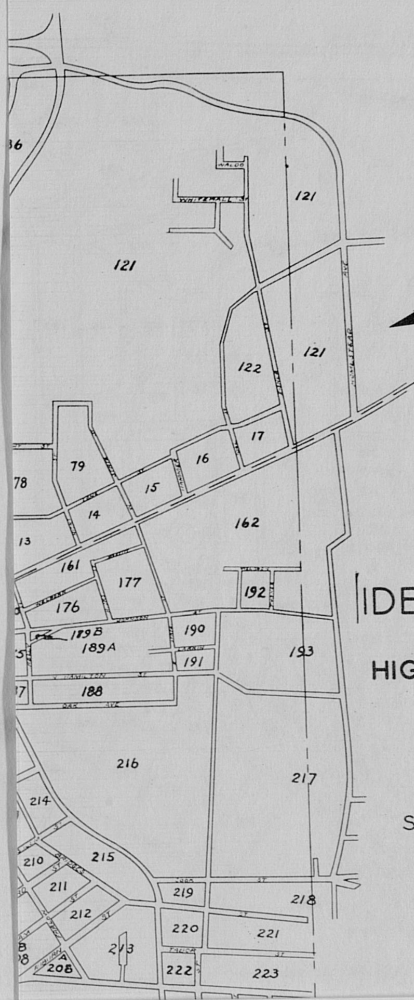
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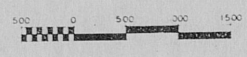
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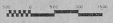
# IDENTIFICATION MAP HIGH POINT, NORTH CAROLINA

REAL PROPERTY SURVEY  
SEPTEMBER 1939  
W.P.A. PROJECT NO.65-1-32-148  
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IDENTIFICATION MAP  
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REAL PROPERTY SURVEY  
SEPTEMBER 1939  
W.P.A. PROJECT NO. 65-1-32-148  
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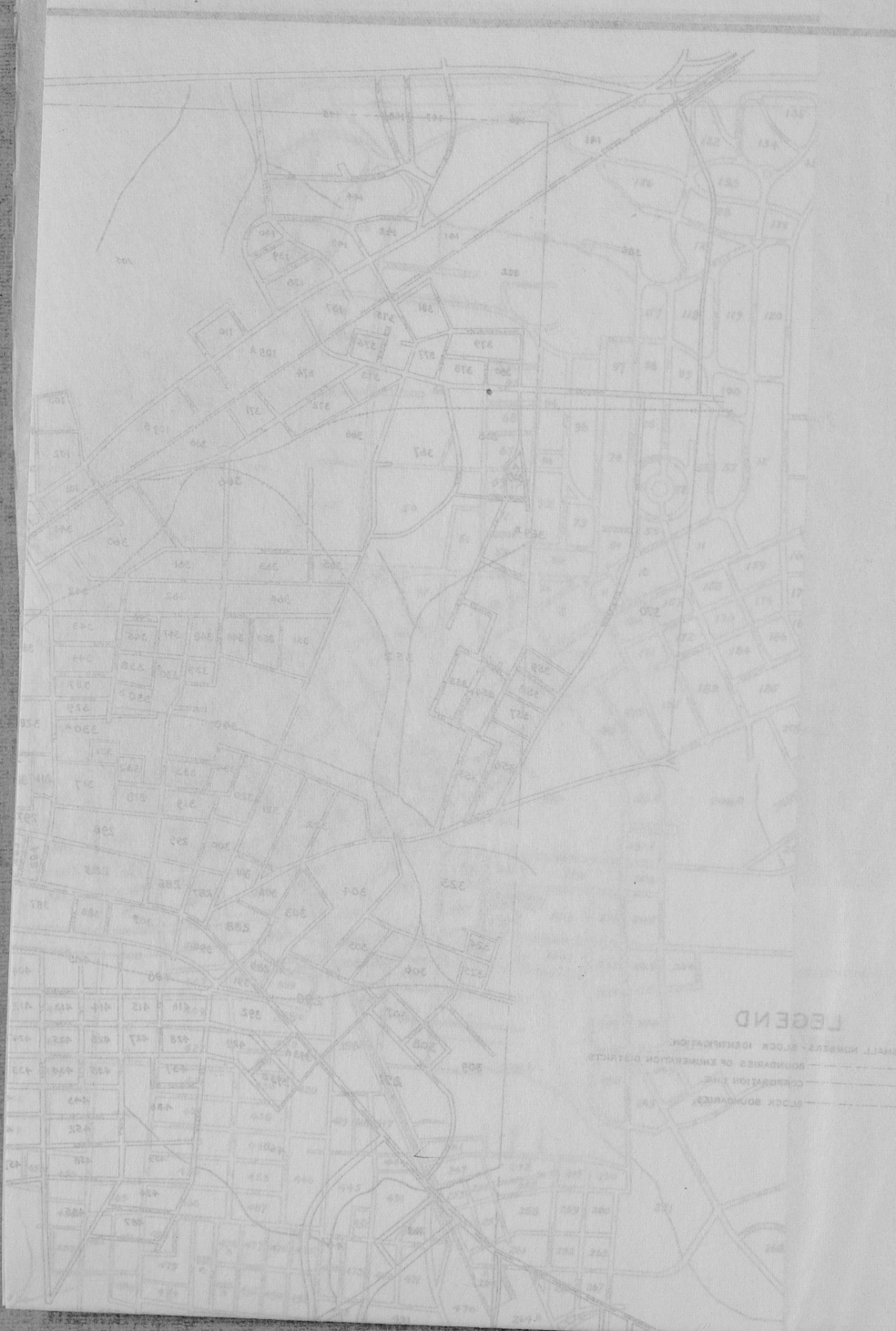


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- SMALL NUMBERS - BLOCK IDENTIFICATION
- BOUNDARIES OF ENGINEERING DISTRICTS
- CORPORATION LINE
- BLOCK BOUNDARIES







REPORT  
of  
**The Real Property Survey**  
**HIGH POINT, NORTH CAROLINA**

WORK PROJECTS ADMINISTRATION

O. P. 65-1-32-148

SPONSORED BY  
NORTH CAROLINA STATE PLANNING BOARD  
CITY OF HIGH POINT

PUBLISHED WITH THE ASSISTANCE OF  
HOUSING AUTHORITY OF THE CITY OF HIGH POINT

WILLIAM H. LEVITT  
State Supervisor

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## INTRODUCTION

It has long been recognized by those who are concerned with the acuteness of the housing problem that basic data must first be made available about structural conditions, population, incomes, rents, and facilities before a solution can be attempted. Such information can best be obtained by making a survey of real property. The lack of private funds for research of the nature and scope of a real property survey has been a great factor in retarding the attack on the housing problem. The availability of relief workers of the white collar class who could serve as enumerators and tabulators of the desired data has provided a unique opportunity to obtain this vital information, while furnishing these workers with an occupation suitable to their standards and training.

A standard set of instructions for carrying out real property surveys, entitled Technique for a Real Property Survey, was developed in 1935 through the co-operative effort of the then Works Progress Administration, the Central Statistical Board, and the Federal Housing Administration. This uniform technique, which provides for the proper training of personnel, checking of enumerations, reviewing of schedules, and careful organization of the tabulations and map work, has made it possible to collect similar data in all parts of the United States for dealing with a problem which has definite national scope.

Because of the growing demand for these factual data on the part of awakening civic groups, and the recognized need for improved housing, the North Carolina State Planning Board, in 1938, submitted for approval to the Work Projects Administration a project proposing to make a complete study of land use, real property, and low-income families in several North Carolina cities and towns, of which High Point was one.

Following the standard procedure for real property inventories, the entire city was enumerated by blocks. A sheet was prepared for each block on which the area measurements and descriptions of the use of every plot of land and every structure were listed. This information furnished on the block lists, when mapped, constitutes the land use survey, and should be of value to the community in formulating zoning policies, and in the location of future enterprise and construction.

Every dwelling unit on each block was canvassed and a real property schedule was filled in for each dwelling covering the detailed data which, later tabulated by blocks and then for the city as a whole, served as the basis for the analysis attempted in this report. These data show, among other things, the type and construction of all dwellings in the city, their condition and age, and the presence or absence of modern conveniences, such as plumbing, central heating, and electric lighting. They also indicate the number, age, and race of persons who occupy the city's dwellings, the duration of such occupancy, and the presence of roomers or extra families in the household. This constitutes the dwelling survey. The tabulation of the information on the real property schedules was assembled in 98 tables. In addition to the information thus made available for every block in the city, as well as for the city as a whole, a series of maps was prepared in connection with the dwelling survey, which graphically presents each of the significant housing factors surveyed.

The real property schedules were checked as soon as they were enumerated and examined for factors which would determine the adequacy or inadequacy of a dwelling. Those dwellings designated as inadequate or substandard by this check were re-enumerated for data on the families they housed. Following a separate technique, entitled the Low Income Housing Area Survey, set up as a standard procedure by the same federal agencies responsible for the real property survey technique, with the assistance of the United States Housing Authority, the data on low-income families furnished by this second enumeration were treated as a separate survey. The low-income family schedules, after their enumeration had been checked, were coded and transcribed to data cards from which 147 tables were derived.



Actual work on the state project was begun in Raleigh in October 1938, and the survey opened the High Point unit in June 1939, for the duration of the land use survey and the enumeration of the dwelling and low-income family schedules, as well as the preliminary checking of these activities. In most cases, the higher operations involved in the surveys (thorough checking of schedules, coding, tabulating, and mapping) were performed at the state office of the project in Raleigh. The co-operation of the city of High Point in furnishing office space, equipment, supplies, forms, and other necessary materials, as well as consultants, made it possible, upon the completion of preliminary operations in October 1939, to select High Point as an additional field center for the performance of the higher operations. The schedules for the city of Greensboro, as well as those for High Point, were here checked, coded, and tabulated. In addition, some of the necessary map work was completed in the High Point center. By April 1940, the tabulations were completed and sent for analysis to the state headquarters of the project in Raleigh, where the remaining maps and charts were also completed. In all, some 50 persons, white and Negro, taken from the local relief rolls, were employed as field enumerators, clerical workers, coders, tabulators, and draftsmen in the High Point field center.

The tabulations of the housing data, prepared in separate volumes, are designed to present the exact results of the enumeration in as lucid a manner as possible. The maps are included here in the brief analysis of this statistical information.

The interest in the housing situation led to the creation of a local Housing Authority in High Point in 1939. On the basis of preliminary survey figures, the United States Housing Authority appropriated \$1,528,000 toward the construction of 250 dwelling units for white families and 200 for Negro families with low incomes. The rentals and income limits of eligibility to residence in these units will be established by analyzing the results of the low-income family survey. It is hoped that the results of the survey will continue to contribute to the future planning and development of High Point, as well as to any extension of the plans for ameliorating those social ills commonly acknowledged as the concomitants of a housing problem.

The materials and results of the project will be distributed as follows:

Basic real property schedules, copies of block tabulations, general tabulations, and correlation tables derived from the general tabulations will be turned over to the city. Basic schedules for low-income family data and copies of the tabulations derived from these schedules will be filed with the High Point Housing Authority. Presentation maps and land use maps will be given the city for the use of the city engineer. Copies of the final report will be filed with interested public departments and institutions.

## CHAPTER I

# HISTORICAL BACKGROUND

Although Guilford County, in which High Point is situated, was originally settled by Quakers sometime around 1750, the city itself dates back only to the 1850's. At that time the state built the North Carolina and Midland railroad and set out a town site at the highest point on the line between Goldsboro and Charlotte, naming the new town High Point for this geographical distinction.

The new town, with its nearness to the railroad and its situation on what was then the most important east-west highway in the state, had developed as a trading center by 1859, when it was incorporated, six years after its site had first been laid out.

The role of High Point as a commercial and industrial center started with the development of hydro-electric power and the industrialization of the whole Piedmont region around the beginning of the century. The manufacture of tobacco products was one of the first industries introduced into the city, where two tobacco factories and three warehouses were already established by 1880. Since then the tobacco industry has been entirely replaced in High Point by the manufacture of furniture and textile products. These industries completely dominate the industrial scene and the character of the city, which has become one of the major industrial centers in the state, and one which boasts more manufacturing plants than any other city of its size in the United States.

The city's proximity to an abundant hard wood timber supply gave impetus to the manufacture of furniture and at present from four to five thousand workers are employed in upwards of forty plants in the manufacture, principally, of wooden and upholstered household furniture, and also of office and miscellaneous furniture. In addition, several hundred workers are engaged locally in the processing of lumber in saw mills, millworking, and veneer and plywood plants.

The manufacture of textile products in High Point engages several thousand persons. Men's and women's hosiery is the chief textile product; others include men's work clothes and cotton, silk, and rayon yarn.

Other industrial enterprise which is carried on in High Point on a smaller scale than the manufacture of furniture and textiles, includes the production of paper boxes, plate glass, mirrors, etc. A number of companies use High Point as a distribution center, and the city is the semi-annual scene of the Southern Furniture Exposition, which is held in the recently constructed million dollar exposition building. High Point College, a Methodist-Protestant co-educational institution founded in 1920, is located in the city on 52 acres of grounds donated by the city.

Negroes represent about one-fifth of the city's population. The tobacco industry originally attracted Negro settlement to the city, but since the disappear-

ance of that industry no other has arisen which has so completely absorbed them. Negroes are now chiefly employed in domestic service and as laborers.

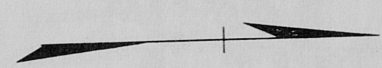
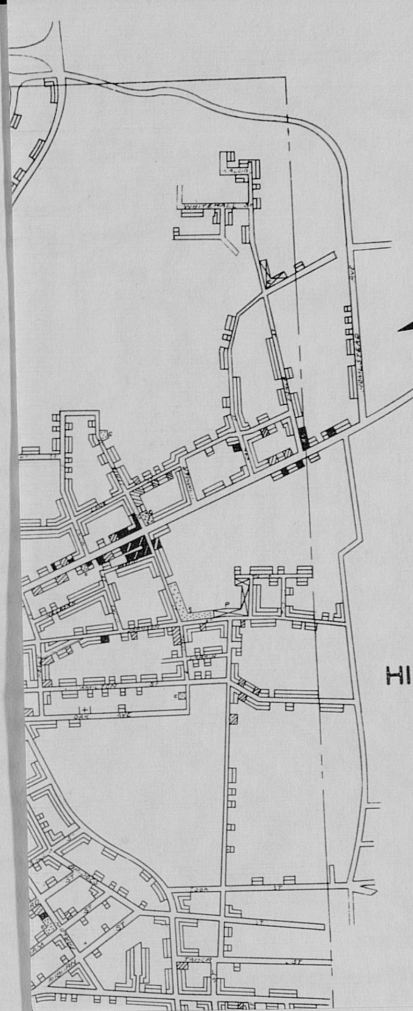
The growth of the city has paralleled, on a smaller scale, the phenomenal development which took place in southern cities at the beginning of the century and in the years following the first world war. As with many other cities during the past ten years, the rate of increase in population has declined sharply, due in small part to some settlement in suburban areas, but mainly to the influence of the financial depression upon industry.

The following United States census population figures indicate the rate of growth:

<u>Year</u>	<u>Population</u>	<u>Percent of Increase</u>
1890.	3,081	-
1900	4,163	35.1
1910	13,000	212.3
1920	14,302	10.0
1930	36,745	156.9
1940	38,495	4.8



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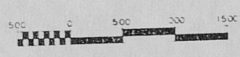
# LAND USE MAP

## HIGH POINT, NORTH CAROLINA

REAL PROPERTY SURVEY

SEPTEMBER 1939

W.P.A. PROJECT NO.65-1-32-148  
STATE PLANNING BOARD-SPONSOR



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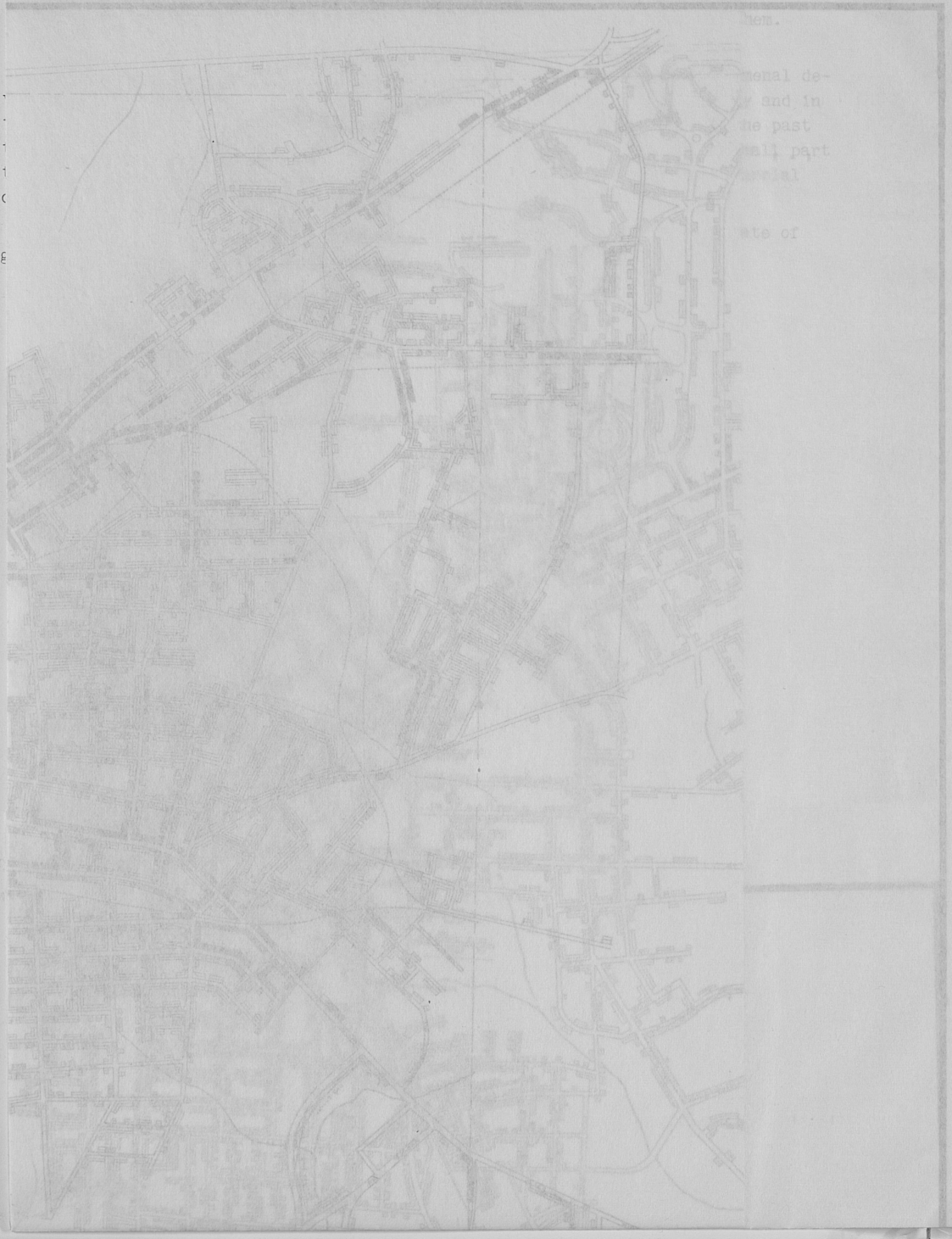
**LAND USE MAP**  
**HIGH POINT, NORTH CAROLINA**

REAL PROPERTY SURVEY  
 SEPTEMBER 1939  
 W.P.A. PROJECT NO. 105-1-32-148  
 STATE PLANNING BOARD-SPONSOR



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- SHADED BANDS REPRESENT STREET FRONTAGE BY USE-NOT ACTUAL
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  - ▨ TWO TO FOUR FAMILY STRUCTURES
  - ▧ APARTMENT WITHOUT BUSINESS UNITS
  - ▩ APARTMENT WITH BUSINESS UNITS
  - ▦ MIXED BUSINESS AND RESIDENTIAL
  - ▨ COMMERCIAL
  - ▧ INDUSTRIAL
  - ▩ PUBLIC BUILDINGS
  - S SCHOOL
  - F FIRE HOUSE
  - C CHURCH
  - H HOSPITAL
  - P POST OFFICE OR FEDERAL BUILDING
  - I INSTITUTION: Y.M.C.A., Y.W.C.A., SALVATION ARMY, ASYLUM, OLD PEOPLE'S HOME, ETC.
  - G GOVERNMENTAL: CITY HALL, POLICE STATION, COURT HOUSE, COUNTY BUILDING, ETC.
- M MISCELLANEOUS
  - PERMANENT OPEN SPACE
  - PARK OR PLAYGROUND
  - CEMETERY
  - TEMPORARY BUSINESS USES
  - PARKING OR USED CAR LOTS
  - UNUSED
- CORPORATION LINE
- BLACK BOUNDARY LINE



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## CHAPTER II

### LAND USE

The total area covered by the survey extends approximately one and one-half square miles beyond the nine and three-quarters within the city limits, thus including contiguous territory generally considered within the social and economic environs of High Point.

The specific uses to which High Point's land is put are naturally affected by the city's industrial character. Uses for industrial and commercial purposes usually take precedence over and determine the nature and extent of uses for residential, educational, and recreational purposes. The location of much of the living space, the type of tenure, the types of construction, the mobility of the population, the value of the land and the buildings, the rents which they command, as well as the extent to which all the amenities of life are provided are all affected by the importance of manufacturing and trading in the city's economic make-up. Mill and factory settlements, changing areas within the heart of the city--blight and the subsequent slum, unsatisfactory living conditions for the low income whites as well as for practically all the Negroes in their areas of segregation and the border areas of mixed races--these go hand in hand with the rise of new, exclusive residential districts along the periphery of the city and the building of parks and recreational centers, of schools and hospitals.

Attempts at control and limitation of the unfavorable aspects of the growth of the industrial city have usually arisen too late to halt the developments already taking place. Consequently, their efforts have been centered on attempts to prevent their occurrence elsewhere--mainly through the use of zoning regulations. Such limitations, being of a negative nature insofar as they prevent certain types of uses in

Table I  
AREA OF LAND BY USE

Type of use	Area (in square feet) or percent
Total area of land	313,632,470
Area of land in permanent use	219,977,960
Land in permanent use as percent of all land	70.2
Land coverage of major structures	16,183,306
Land covered by major structures as percent of land in permanent use	7.4

certain predetermined areas, are of limited value. Since most of the damage has been done by the time the city has awakened to the importance of some control, the fact that the zoning regulations are not retrocative is a definite hardship to constructive planning. Nor are these laws usually based upon a scientific examination of existing conditions and future needs as much as upon a desire at least to maintain the status quo.

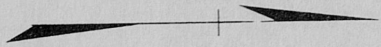
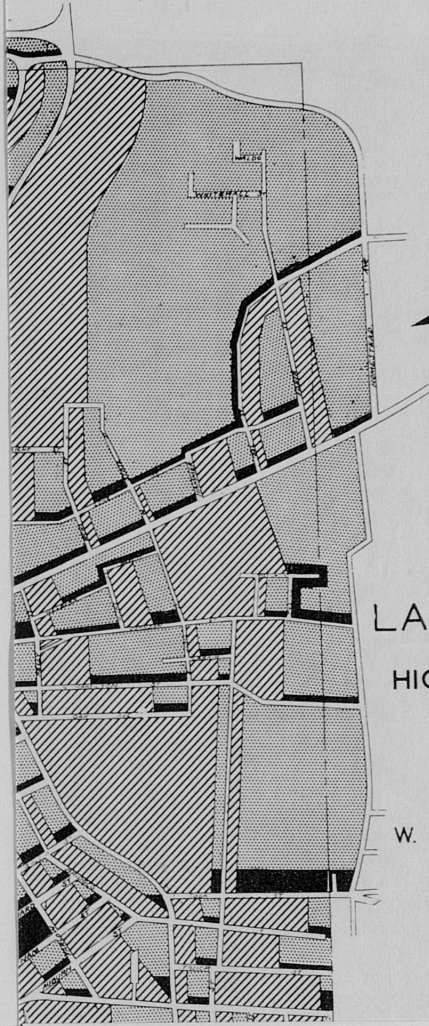
The Real Property Survey, in its Land Use Section, did not attempt to determine, nor does it attempt to present, a land use program. Its only purpose was to find out what the existing conditions are and to present them as graphically as possible. This it does with the use of two maps, particularly: the Land Use Map and the Land Coverage Map.

The first of these maps shows all parcels of land, in each block, in terms of street frontage, according to their uses, as follows: single-family residential structures, two-to four-family residential structures, apartment houses without business units, apartment houses with business units, other mixed business and residential structures, commercial property, industrial property, public buildings (schools, fire houses, churches, hospitals, institutions, governmental buildings, etc.), permanent open space (parks, playgrounds, cemeteries), temporary business uses, parking or used car lots, and unused land. The second map shows, by proportions of each block, these three factors of land coverage therein: the land not in permanent use, the land in permanent use, and that part of the latter covered by major structures of all kinds.

Two other maps, the Identification Map and the Block Data Map, present aids in the determination of the land's uses as well as information secured in the Real Property Survey proper. The first of these shows the number assigned to each block included in the area covered, thus aiding in the identification of each in connec-

**Table II**  
**DISTRIBUTION OF LAND BY TYPE OF USE**

Type of use	Area of land (square feet)	Percent distribution of area
Total	313,632,470	100.0
Land in permanent use	219,977,960	70.2
Temporary business uses	145,855	*
Parking and used car lots	306,175	0.1
Unused and vacant land	93,202,480	29.7
* Less than 0.1%		



# LAND COVERAGE MAP

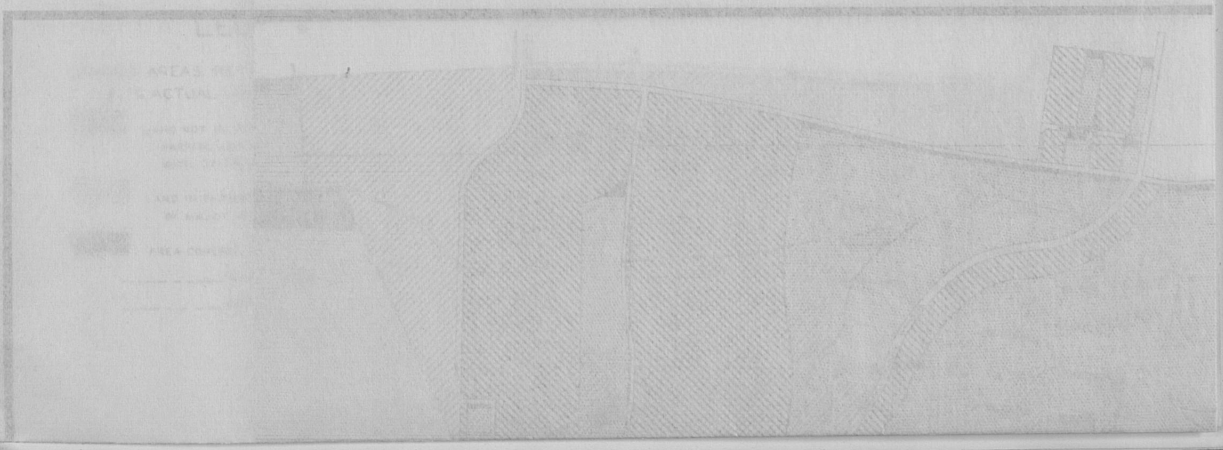
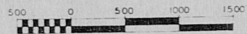
HIGH POINT, NORTH CAROLINA

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SEPTEMBER 1939

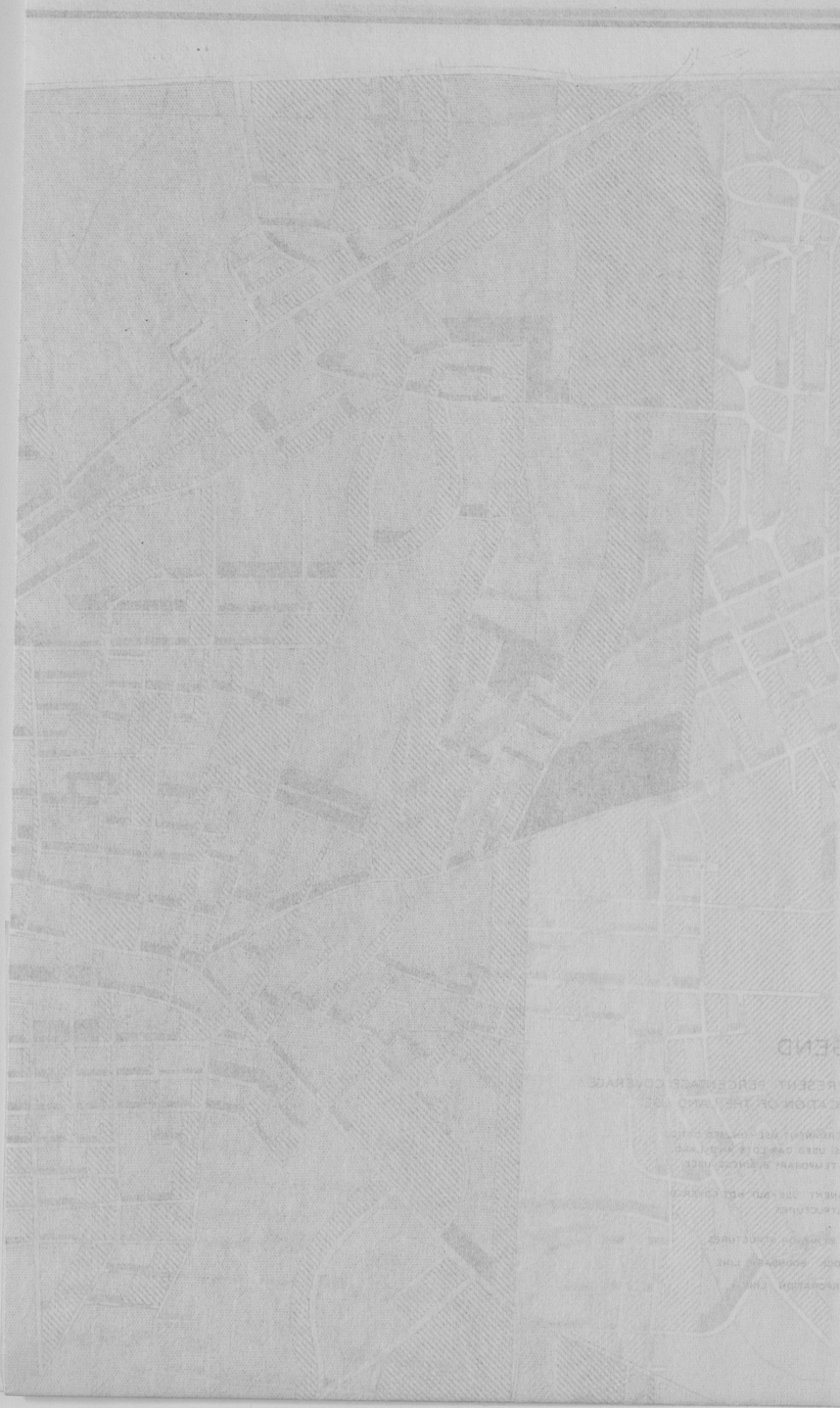
W. P. A. PROJECT N° 65-1-32-148

STATE PLANNING BOARD-SPONSOR









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LEGEND

- SHADED AREAS REPRESENT PERCENTAGE COVERAGE
- NOT ACTUAL LOCATION OF THE LAND USE
- LAND NOT IN REMAINT SEE OTHER COVERS
- PARKING LOTS USED FOR STORAGE AND WITH OTHER TEMPORARY STRUCTURES
- LAND IN REMAINT SEE AND NOT COVERED BY MAJOR STRUCTURE
- AREA COVERED BY MAJOR STRUCTURE
- BLOCK BOUNDARY LINE
- CORPORATION LINE

Table III  
NUMBER AND AREA OF STRUCTURES BY TYPE

Type of structure	Number of structures		Area of structures		Average area of structures (square feet)
	Number	Percent distribution	Total area (square feet)	Percent distribution	
Total	8,705	100.0	16,183,306	100.00	1,859
Single-family structures	6,509	74.8	8,811,083	54.5	1,354
2-4 family structures	1,272	14.6	1,831,289	11.3	1,440
Apartments without business units	28	0.3	104,430	0.6	3,730
Apartments with business units	9	0.1	44,613	0.3	4,957
Mixed business and residential	103	1.2	290,550	1.8	2,821
Commercial	448	5.1	1,410,159	8.7	3,148
Industrial	212	2.5	2,934,161	18.1	13,840
Public buildings	124	1.4	757,021	4.7	6,105



tion with data presented elsewhere by blocks. The Block Data Map presents for each block eight pertinent items dealing with structural and dwelling unit facts as well as with non-residential structures.

The importance of industry in the composition of High Point is indicated by the fact that over one-sixth (18.1 percent) of all land covered by major structures is devoted to industrial uses, among which the manufacture of furniture and textiles and their kindred products predominates. About one-twelfth of the total area covered by major structures is used by commercial establishments, the majority of which are located in the principal business section in the center of town and the rest scattered throughout the residential districts.

While the discussion of land use is concerned with all phases of real property in a city and its environs, the more particular purpose of the Real Property Survey is to consider such phases as concern use for residential purposes. This means a determination of the nature of such use, as regards the kinds of buildings devoted to living quarters, their condition, age, etc., as well as a detailed examination of the living quarters themselves, their adaptability and adequacy. The importance of environmental factors within the home along with those surrounding the home, in their effect upon the well-being of the citizenry, requires a careful analysis.

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## CHAPTER III

# REAL PROPERTY

In bringing together the information collected by field enumerators, the Real Property Survey attempts to present the most comprehensive data available on a considerable number of the physical and occupancy characteristics of High Point's dwellings. The brief analysis which follows represents an attempt to interpret the findings as revealed in the extensive tabulations made of the assembled data on dwelling structures and units.

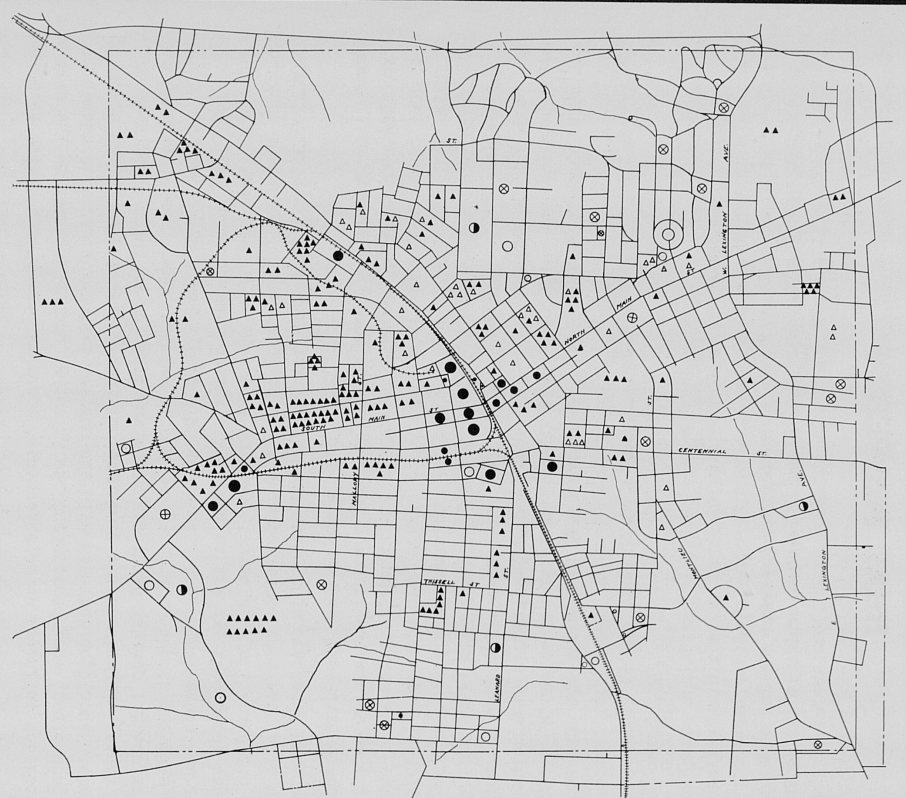
### Dwelling Structures and Units

At the time the survey was made there were 7,921 dwelling structures in High Point, containing 9,692 dwelling units. Twenty-eight structures were under construction, 27 of which were single-family dwellings, and one a two-family structure. The greatest number of existing structures, 6,509, or 82.2 percent of all residential structures in the city, are of the single-family type. Duplex structures constitute 5.9 percent of the city's structures and 9.6 percent of all dwelling units, with the two-family side-by-side type predominating, and 32 residential structures, less than 1 percent, are three- or four-family structures. There are 91 structures with 185 dwelling units which combine business and residential uses, and 37 apartment houses, most of which contain less than 10 dwelling units.

More than 3 percent of all dwelling structures, containing 6.2 percent of all units in the city have been converted from their original use. "Other non-converted" structures, 6.7 percent of the total, covering 10.4 percent of all dwelling units, constitute the group next largest to the single-family type of structure. Most of these "other non-converted" structures are single-family homes which, without structural changes of any consequence, are now used as multiple dwellings. Although the absence of structural changes precludes the classification of these structures as "converted" types, a change in use from that originally intended has taken place, and their number should be included with the smaller group of structures actually designated "converted" when considering the extent of such structures in the city and their deleterious influence on neighborhoods, property values, and living standards.

Seven out of every eight residential structures in High Point are built of wood. Brick, as the type of exterior material used, is reported in 10.4 percent of all cases, while only 2.1 percent of all dwelling structures are built of stone, stucco, or other materials. It is questionable whether the low incidence of basements in residential structures, 22.9 percent of the total, can be dismissed on the grounds that the climate of High Point makes the provision of space for the installation of furnace heating equipment an unnecessary luxury. Furthermore, the lack of a basement frequently indicates improper underpinning and hence constitutes a struc-

- VACANT BLOCK
- ⊗ LESS THAN 3 UNITS
- PARKS, INSTITUTIONS
- COMMERCIAL, INDUSTRIAL
- BLOCK BOUNDARY
- CORPORATION LINE



LEGEND  
 A TRIANGLE REPRESENTS ONE CONVERSION  
 Δ - COMPLETELY CONVERTED STRUCTURE  
 ▲ - PARTIALLY CONVERTED STRUCTURE

CONVERTED STRUCTURE MAP  
 HIGH POINT, NORTH CAROLINA  
 REAL PROPERTY SURVEY  
 SEPTEMBER 1938  
 W.P.A. PROJECT NO. 65-32-148  
 STATE PLANNING BOARD - SPONSOR  
 1938  
 SCALE IN FEET



tural problem. In contrast with the small number of structures with basements, the presence of a garage is reported in 46.9 percent of all structures enumerated. More than 70 percent of the residential structures in High Point are one story in height, and almost 30 percent are either one and one-half or two stories high. Only 19 structures, 0.3 percent of the city's total, exceed two stories in height.

#### Condition

About 46 percent of all dwelling units in High Point are in good condition, 42.5 percent are in need of minor repairs, evidence of depression years and the consequent postponement of necessary improvements, and 11.4 percent are classified as in need of major repairs or "unfit for use." While the 898 structures, comprising 1,101 dwelling units, which fall into these last two poor condition categories represent a comparatively small proportion of all structures in the city, to the extent that they do exist they contribute to the relatively high proportion of inadequacy engendered by other and equally vital housing factors discussed elsewhere in this analysis. It will be seen that these other factors occur to a far greater extent among houses in poor repair than among those in good condition. More than 85 percent of the units in poor repair lack adequate plumbing facilities as well, making

Table IV  
PERCENT DISTRIBUTION OF ALL DWELLING UNITS AND DWELLING UNITS IN POOR CONDITION (IN NEED OF MAJOR REPAIRS AND UNFIT FOR USE), BY MONTHLY RENT, BY OCCUPANCY STATUS

Monthly rental or Monthly rental value	Total units		Occupancy status					
	All dwell- ing units	All in poor condi- tion	Owners		Tenants		Vacant	
			Total	In poor condi- tion	Total	In poor condi- tion	Total	In poor condi- tion
Total reports on rental	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
\$ 4.99 or less	5.0	6.9	0.1	1.9	6.7	7.4	17.6	14.0
5.00 - \$ 9.99	15.2	34.9	3.6	21.5	21.2	38.2	11.3	18.0
10.00 - 14.99	26.2	38.4	12.2	31.2	33.7	39.9	17.9	34.0
15.00 - 19.99	16.4	10.6	18.2	22.8	15.9	8.6	9.9	10.0
20.00 - 24.99	10.2	4.4	15.3	9.7	7.8	3.3	7.7	6.0
25.00 - 29.99	7.3	3.1	13.5	7.8	4.3	1.8	7.7	12.0
30.00 - 39.99	8.2	1.2	14.2	3.2	5.0	0.6	11.0	6.0
40.00 - 49.99	5.4	0.3	9.0	1.3	3.4	0.1	7.5	0.0
50.00 - 74.99	4.9	0.2	10.2	0.6	1.9	0.1	9.1	0.0
75.00 - 99.99	1.0	0.0	3.0	0.0	0.1	0.0	0.3	0.0
100.00 - 149.99	0.2	0.0	0.6	0.0	*	0.0	--	--
150 or more	*	0.0	0.1	0.0	--	--	--	--
* Less than 0.1%								



them doubly undesirable; the proportion of overcrowding among them is more than twice that among occupied dwelling units in the better condition categories. As the maps which accompany this analysis reveal, structures in poor condition are rarely isolated, but tend to blight whole areas. They command relatively low rentals (four-fifths of them rent for less than \$15 a month), which reduces real property valuation and tax returns to the city. The cycle extends to force other structures in the same area to fall into disrepair because of the depressing effect of the rental value of houses in poor condition on neighborhood properties.

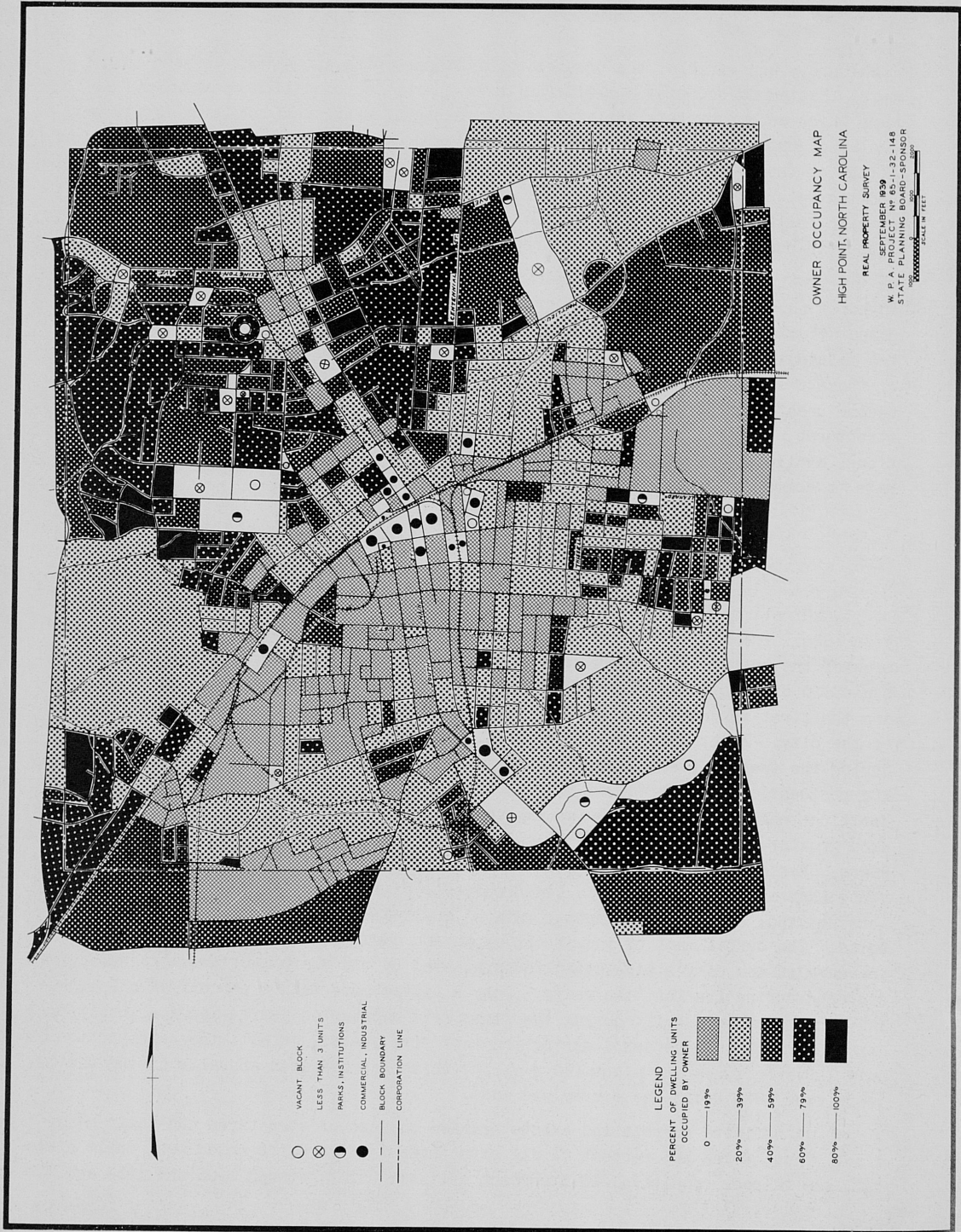
Twelve percent of the enumerated population of High Point was found living in homes which were in need of major repairs or unfit for use. It is obvious that a comparatively reasonable outlay would effect the degree of improvement necessary for the maintenance of housing standards and investment values for a considerable group of those dwellings which are now designated as in need of minor repairs, before they become unsafe for occupancy. However, the value of repairing or reclaiming dwelling structures, particularly those in poor repair, involves consideration of their locations, available facilities, and the rental prices such improved properties would have to command.

#### Age of Structure

Of all residential structures in High Point, only 2.1 percent antedate the year 1895. The rapidity of the industrialization of the cities of the Piedmont section of the state and their phenomenal rate of growth is reflected, on a smaller scale, in High Point, where the rate of residential construction kept mounting during the first three decades of this century to correspond with the industrial growth of the city. About two-fifths of all existing dwellings in High Point were built during the twenty-five year interval from 1895 through 1919, at an average rate of 124 residential structures and 158 dwelling units annually. The number of existing dwellings which were built during the following ten years, from 1920 through 1929, is even greater than the number of those built during all the twenty-five preceding years. Residential construction in High Point reached its peak during these ten years when more than two-fifths (44.6 percent) of all existing dwelling structures were erected, at an average annual rate of about 353 structures and 414 dwelling units. The curtailment of industrial expansion during the 1930's and the low rate of increase in the city's population is paralleled by the sharp decline in construction averaged during the last ten years. Only a little more than 6 percent of all existing structures were built during the first five depression years, and a slightly larger proportion (7.6 percent) during the last five years. In all, the construction of only 112 structures and about 140 dwelling units was averaged annually during the ten years from 1930 until the survey was made.

A definite correlation exists between the age of structures and their condition. Thus, while 5.5 percent of all structures in High Point which were built since 1920 are in poor condition, 15.6 percent of those built between 1905 and 1919 and 27





percent of those built prior to 1905 are in need of major repairs or unfit for use. The obsolescence of structures, therefore, can definitely be considered a factor contributing to the housing problems of the city, even under circumstances similar to those existing in High Point, where almost three-fifths of all existing structures have been built during the last twenty years. Other factors, such as the quality of structures, particularly those built during boom years, and the extent to which modern standards in housing have been maintained, regardless of the age of structures, are equally significant.

#### Extent and Value of Owner-Occupied Structures

The extent of home-ownership is significant because of the greater proportionate incidence, with owner-tenure, of those elements considered desirable. Such important standards of measurement as the condition and adequacy of structures, land values and the resultant desirability of neighborhoods, and the stability of populations, are all affected by the extent of home-ownership.

In High Point 3,077, or 38.8 percent of the 7,921 residential structures are owner-occupied. When considered in terms of dwelling units the proportion is naturally smaller, owners occupying 31.9 percent of all units, tenants 64.3 percent, and

Table V				
NUMBER AND PERCENT DISTRIBUTION BY VALUE OF PROPERTY OF ALL SINGLE-FAMILY OWNER-OCCUPIED STRUCTURES, AND PERCENT OF EACH VALUE GROUP MORTGAGED AND PERCENT IN NEED OF MAJOR REPAIRS OR UNFIT FOR USE				
Value of property	Single-family owner-occupied structures			
	Number	Percent distribution	Percent mortgaged	Percent in need of major repairs or unfit for use
Total reports on value	2870	100.0	41.9	4.7
\$ 999 or less	164	5.7	37.4	27.4
1,000 - \$ 1,499	300	10.5	39.2	9.3
1,500 - 1,999	461	16.0	45.2	4.3
2,000 - 2,499	353	12.3	38.4	3.4
2,500 - 2,999	275	9.6	40.1	4.0
3,000 - 3,999	404	14.1	46.8	2.5
4,000 - 4,999	255	8.9	43.5	1.2
5,000 - 5,999	161	5.6	39.4	1.2
6,000 - 7,999	209	7.3	46.2	1.4
8,000 - 9,999	113	3.9	41.6	2.7
10,000 - 14,999	85	3.0	41.2	0.0
15,000 - 19,999	44	1.5	36.4	0.0
20,000 - 29,999	31	1.1	32.3	0.0
30,000 or more	15	0.5	20.0	0.0







vacancies accounting for the remaining 3.8 percent of all dwelling units reporting on occupancy. More than 94 percent of all owner-occupied structures contain from one to four dwelling units. The largest number of these structures contained in one property-value group are those valued between \$1,500 and \$1,999, and which amount to 15.9 percent of all such structures in High Point. The median value of all owner-occupied structures containing from one to four units lies between \$2,500 and \$2,999, with the value of more than two-fifths of them (44.3 percent) reported at less than \$2,500. Fully 77 percent of all owner-occupied structures with from one to four dwelling units are valued at less than \$5,000, and most of that 23 percent of all such structures which are valued above \$5,000, falls in the \$5,000-\$8,000 value groups.

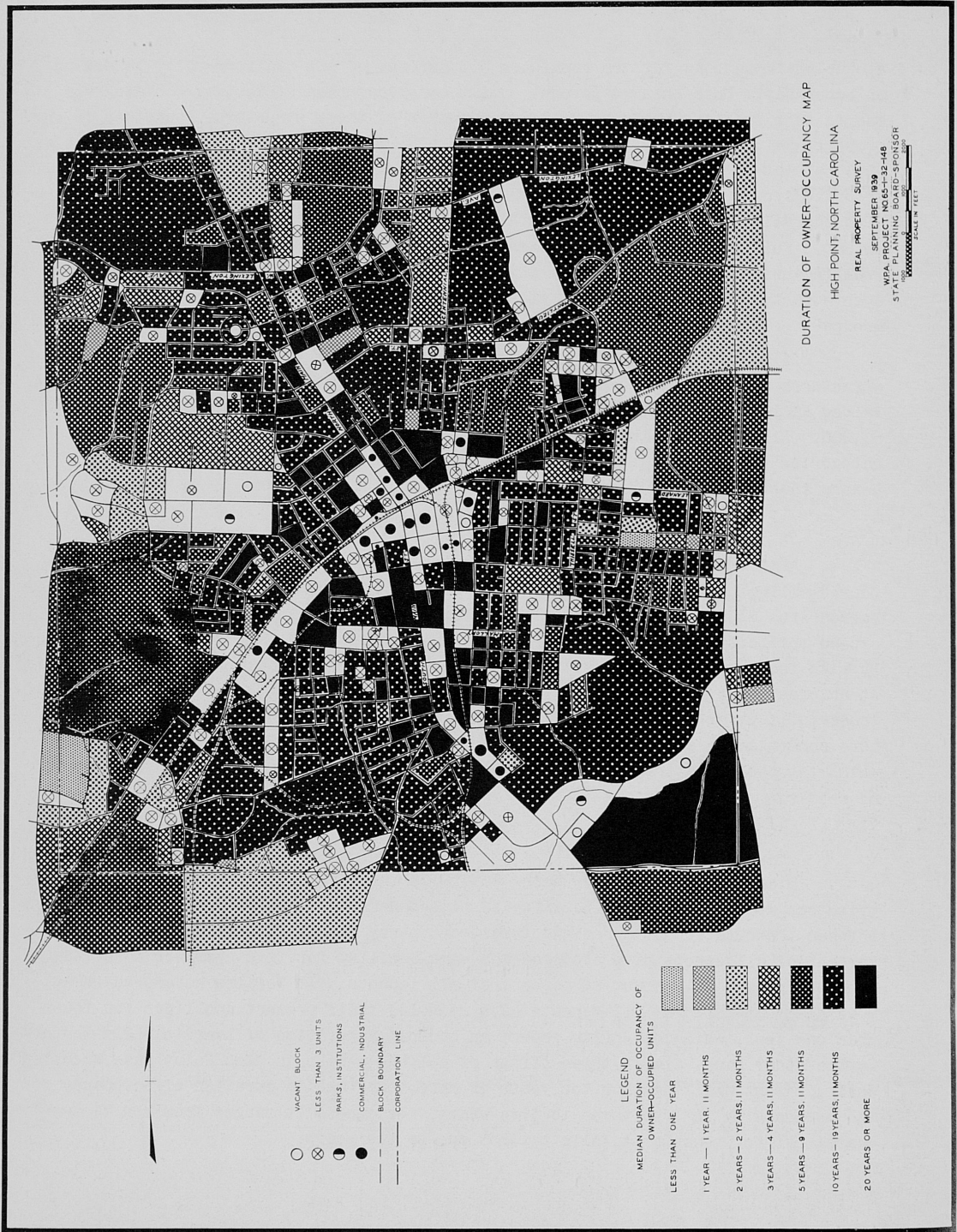
It is not surprising to find that more than half of the 139 owner-occupied structures of these types which are in need of major repairs or unfit for use are valued at less than \$1,500, and that 85 percent of them are valued at less than \$3,000. Although the number of owner-occupied structures in these poor condition categories is small, actually more than 30 percent of all dwelling units occupied by owners in High Point fail to meet all standards of adequacy set up by the survey.

#### Mortgage Status

Almost 42 percent of all owner-occupied structures containing from one to four dwelling units are mortgaged. However, the proportions of mortgaged structures valued from \$1,500 to \$2,000, \$3,000 to \$5,000, and \$6,000 to \$7,000, respectively, exceed this city-wide figure. The incidence of mortgaged structures declines sharply with increasing age of structures. Thus, more than one-half of all owner-occupied structures built since 1925 are mortgaged, in comparison with less than one-third of those built prior to that date. Poor physical condition of structures is slightly more common among structures free of encumbrance than among mortgaged structures, which is possibly attributable to the poor loan risk of properties seriously in need of repair.

#### Duration of Occupancy

Stability of occupancy among owners is one of the characteristics which contributes greatly to the desirability of home-ownership. The comparative differences between the duration of owner- and tenant-occupancy are striking. While more than 70 percent of all owners have occupied the same dwelling for five years or more, the same is true of only about 22 percent of all tenants. It is also noteworthy that more than one-third of all tenants have occupied their present dwellings for less than one year, while one-fifth report an occupancy duration of less than six months. On the other hand, almost three-fifths of all the owners in High Point have occupied their present dwellings for ten years or more. The median duration of occupancy for the entire city is from three to five years, for owners it ranges from ten to twenty years, but for tenants it falls to from one to two years.

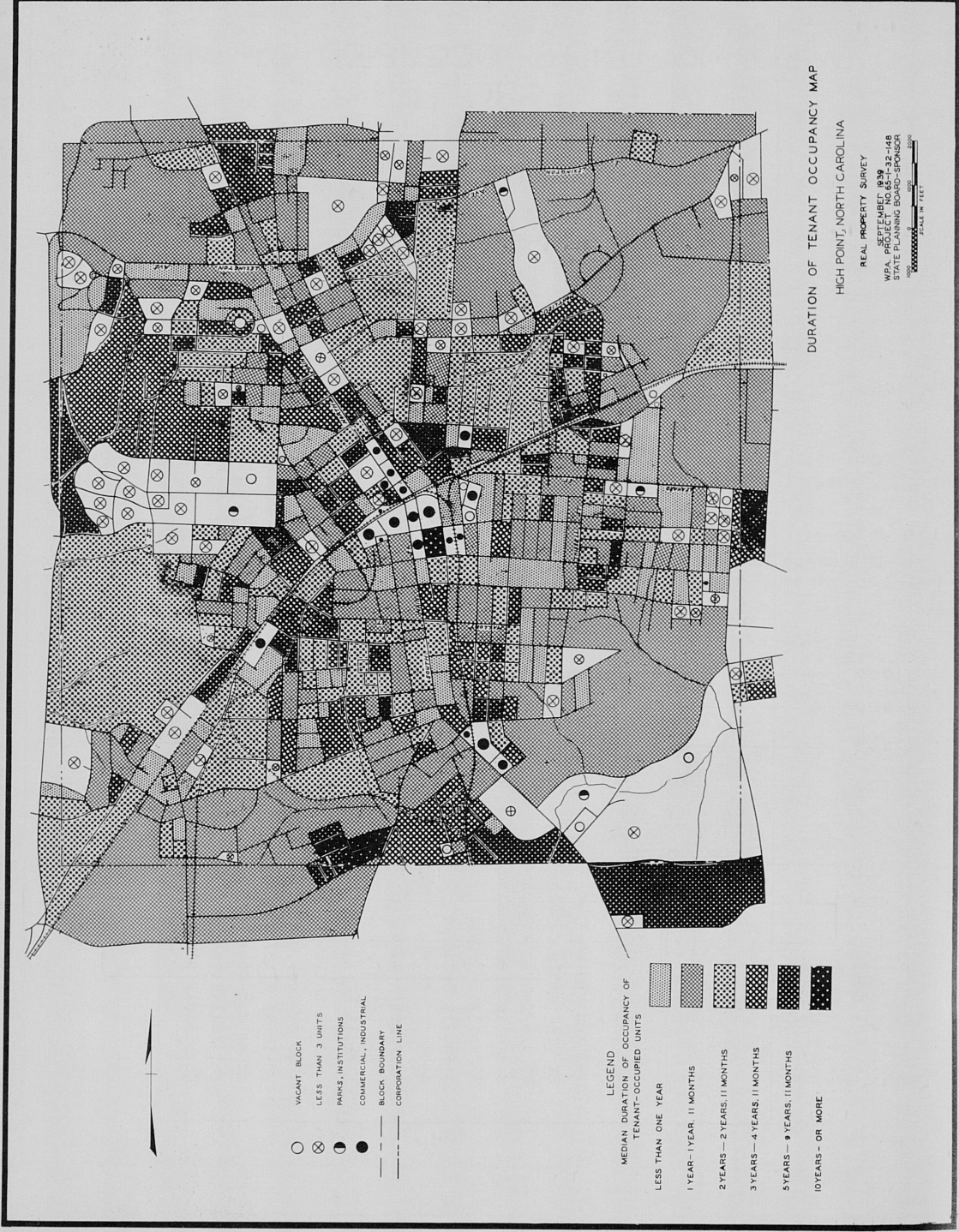


DURATION OF OWNER-OCCUPANCY MAP  
 HIGH POINT, NORTH CAROLINA  
 REAL PROPERTY SURVEY  
 SEPTEMBER, 1939  
 WPA PROJECT NO. GS-32-148  
 STATE PLANNING BOARD—SPONSOR  
 SCALE IN FEET

Table VI  
 MEDIAN DURATION OF OCCUPANCY AND VACANCY FOR ALL DWELLING UNITS  
 BY OCCUPANCY STATUS BY TYPE OF STRUCTURE

Type of structure	Owner-occupied dwelling units	Tenant-occupied dwelling units	Vacant dwelling units
Total reports on type	10 yrs.-19 yrs. 11 mos.	1 yr.-1 yr. 11 mos.	2 months
Single-family detached	10 yrs.-19 yrs. 11 mos.	2 yrs.-2 yrs. 11 mos.	2 months
Single-family attached	20 yrs. or more	2 yrs.-2 yrs. 11 mos.	3 mos.-5 mos.
2-family side-by-side	10 yrs.-19 yrs. 11 mos.	1 yr.-1 yr. 11 mos.	1 month
2-family 2-decker	10 yrs.-19 yrs. 11 mos.	1 yr.-1 yr. 11 mos.	2 months
3-family 3-decker	- - -	6 mos.-11 mos.	- - -
4-family double 2-decker	20 yrs. or more	1 yr.-1 yr. 11 mos.	1 month
Apartment--total	10 yrs.-19 yrs. 11 mos.	6 mos.-11 mos.	3 mos.-5 mos.
5-9 units	10 yrs.-19 yrs. 11 mos.	6 mos.-11 mos.	1 month
10-19 units	5 yrs.-9 yrs. 11 mos.	Less than 6 mos.	3 mos.-5 mos.
20-39 units	- - -	6 mos.-11 mos.	1 month
40 or more units	- - -	- - -	- - -
Business with dwelling units	10 yrs.-19 yrs. 11 mos.	1 yr.-1 yr. 11 mos.	2 months
Other non-converted structures	10 yrs.-19 yrs. 11 mos.	1 yr.-1 yr. 11 mos.	1 yr.-1 yr. 11 mos.
Partially converted structures	10 yrs.-19 yrs. 11 mos.	1 yr.-1 yr. 11 mos.	3 mos.-5 mos.
Completely converted structures	10 yrs.-19 yrs. 11 mos.	1 yr.-1 yr. 11 mos.	2 months





DURATION OF TENANT OCCUPANCY MAP  
HIGH POINT, NORTH CAROLINA

REAL PROPERTY SURVEY  
 WPA, PROJECT, NO. 65-1-32-148  
 DATE PLANNING BOARD APPROVED  
 10/15/65  
 SCALE 1" = 1/4"

- VACANT BLOCK
- ⊗ LESS THAN 3 UNITS
- PARKS, INSTITUTIONS
- COMMERCIAL, INDUSTRIAL
- BLOCK BOUNDARY
- - - CORPORATION LINE

- LEGEND
- MEDIAN DURATION OF OCCUPANCY OF TENANT-OCCUPIED UNITS
- LESS THAN ONE YEAR
  - 1 YEAR - 1 YEAR, 11 MONTHS
  - 2 YEARS - 2 YEARS, 11 MONTHS
  - 3 YEARS - 4 YEARS, 11 MONTHS
  - 5 YEARS - 9 YEARS, 11 MONTHS
  - 10 YEARS - OR MORE

Tenants in single-family dwellings indicate lengthier occupancy than those in any other type of structure, as do those in the larger units of four rooms or more. Variations in duration of occupancy show little consistency when considered in relationship to the condition or rental value groupings of dwelling units.

#### Rental and Rental Value

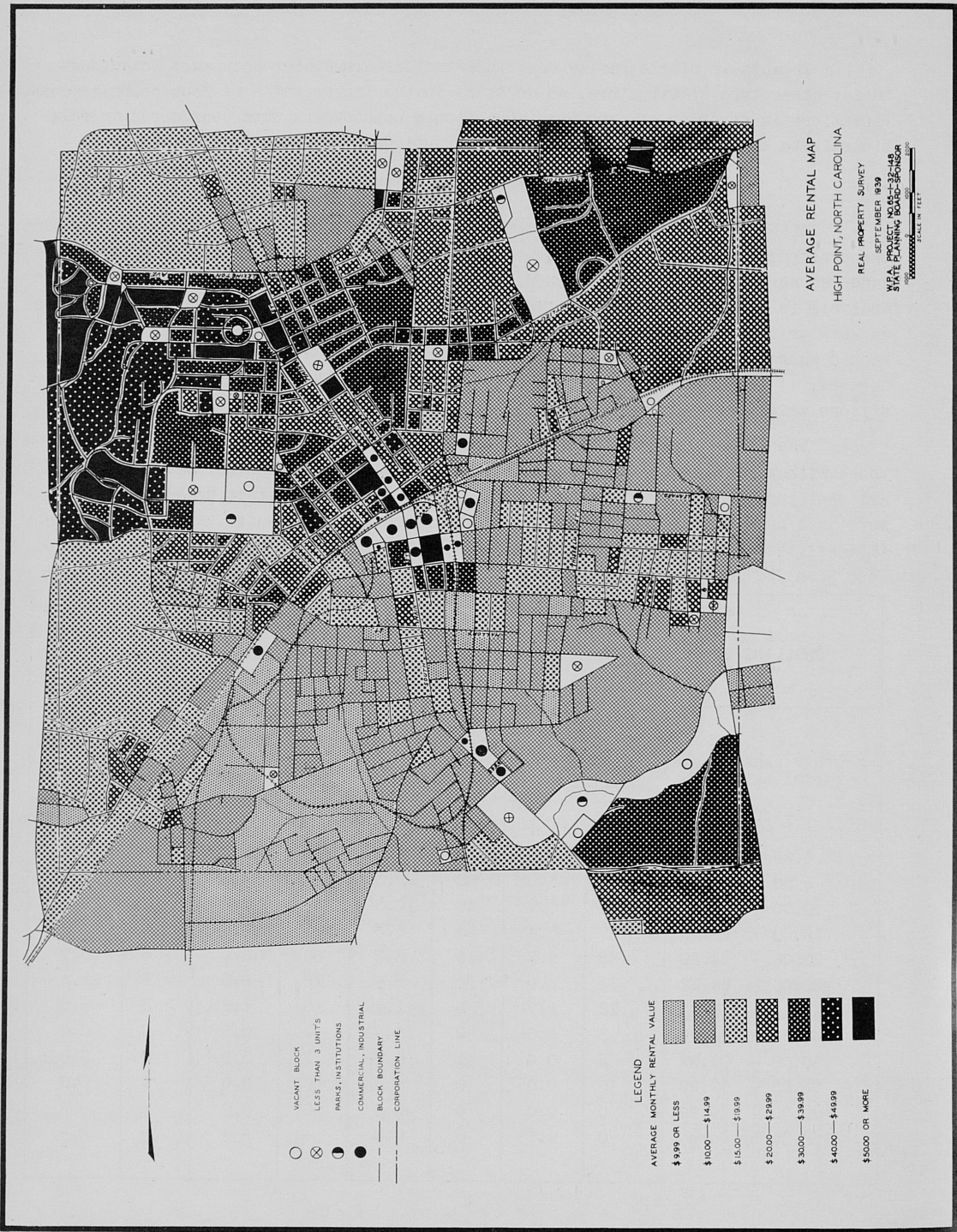
Although rent prices are determined by a number of factors, minimum costs for the construction of adequate houses, and the rents which they should profitably command, can more or less be established. Since minimum rents can be determined, an analysis is attempted, in the section on low-income families, of such minima and the market for them in High Point; that is, the number of families now inadequately housed whose incomes would permit them to pay the rental price of adequacy. First, however, it is essential to examine existing rentals in the city and the housing conditions which prevail among the different rent groups.

The largest number of dwellings contained in one rent group in High Point are those with a rental value of from \$10 to \$15 a month, which include 26.2 percent of all dwelling units in the city. About 12 percent of all owner-occupied units but more than one-third of all tenant-occupied units have this rental value. More than three-fifths (62.8 Percent) of all dwelling units in the city have a rental value of less than \$20 a month. These rentals are representative of a little more than one-

TABLE VII  
DWELLING UNITS IN NEED OF MAJOR REPAIRS OR UNFIT FOR USE AS PERCENT  
OF EACH MONTHLY RENTAL GROUP BY OCCUPANCY STATUS

Monthly rental or rental value	All dwelling units in poor repair							
	Total		Owner-occupied		Tenant-occupied		Vacant	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total reports on rental	1101	11.4	154	5.0	897	14.4	50	13.8
\$ 4.99 or less	76	15.6	3	75.0	66	15.8	7	10.9
5.00 - \$ 9.99	385	26.2	33	29.5	343	26.1	9	22.0
10.00 - 14.99	423	16.7	48	12.8	358	17.1	17	26.2
15.00 - 19.99	117	7.4	35	6.3	77	7.8	5	13.9
20.00 - 24.99	48	4.9	15	3.2	30	6.2	3	10.7
25.00 - 29.99	34	4.8	12	2.9	16	6.0	6	21.4
30.00 - 39.99	13	1.7	5	1.1	5	1.6	3	7.5
40.00 - 49.99	3	0.6	2	0.7	1	0.5	0	0.0
50.00 - 74.99	2	0.4	1	0.3	1	0.8	0	0.0
75.00 - 99.99	0	0.0	0	0.0	0	0.0	0	0.0
100.00 - 149.99	0	0.0	0	0.0	0	0.0	-	-
150.00 or more	0	0.0	0	0.0	-	-	-	-





AVERAGE RENTAL MAP  
HIGH POINT, NORTH CAROLINA

REAL PROPERTY SURVEY  
SEPTEMBER 1939  
BY THE  
STATE PLANNING BOARD  
SCALE IN FEET

- VACANT BLOCK
- ⊗ LESS THAN 3 UNITS
- ⊙ PARKS, INSTITUTIONS
- COMMERCIAL, INDUSTRIAL
- BLOCK BOUNDARY
- - - CORPORATION LINE

LEGEND

AVERAGE MONTHLY RENTAL VALUE
\$ 9.99 OR LESS
\$10.00 — \$14.99
\$15.00 — \$19.99
\$20.00 — \$29.99
\$30.00 — \$39.99
\$40.00 — \$49.99
\$50.00 OR MORE



third of all owner-occupied units, and of more than three-fourths of all units occupied by tenants. Rental values of \$20 or more per month, which occur in 37.2 percent of all the dwelling units in the city, are far more common among owner- than among tenant-occupied units, and actually occur in greater number among the former.

The median rental for all dwellings in the city ranges from \$15 to \$20 a month, that for owner-occupied units lies between \$25 and \$30 a month, but for tenant-occupied units its range is from \$10 to \$15 a month. A higher median rental value, from \$30 to \$40 a month, is indicated for owner-occupied dwelling units built during the last five years than for any other age-of-structure group. The median rental value of the 29 dwelling units under construction at the time the survey was made lies between \$20 and \$25 a month.

The relationship which the condition of dwellings bears to the rents they command has been discussed above. Stated in terms of rental values, the survey reveals that while only little more than 11 percent of all dwelling units in the city are in poor condition, 19.7 percent of those dwellings which rent for less than \$15 a month and which constitute almost one-half of all dwelling units in the city, are in need of major repairs or unfit for use.

Other salient adequacy factors which are discussed throughout this analysis emphasize even more strikingly than does the physical condition of structures the correlation between rental values and adequacy. With almost three out of every five dwelling units in High Point inadequate in some respect, more than 90 percent of all the dwellings in the city with rental values of less than \$15 a month are inadequate, as are about 55 percent of the units with rental values ranging from \$15 to \$20 a month, and from one-fourth to one-fifth of the units with rental values of from \$20 to \$30 a month.

The proportionate incidence of inadequacy among owner-occupied dwellings in each rental value group is almost as high as that for tenant-occupied units with similar rental values. However, the frequency of owner-occupancy in the low-rent brackets is much smaller than that of tenant-occupancy, and while the housing situation among home-owners, with more than three out of every ten owner-occupied dwellings inadequate in some respect, is serious, conditions among tenants, 71.1 percent of whose dwellings are inadequate, are manifestly High Point's greatest housing problem--particularly that major part of all tenant-occupied units which rent for less than \$15 a month, where most of the inadequacy falls.

While average rentals in High Point are relatively low among existing structures, the fact remains that the incidence of inadequacy is equally common among units in the lower rental value brackets.

Apparently, low rentals are maintained by the perpetuation of inadequate conditions. If, however, in order to insure a fair return to the private investor, adequate houses require higher rentals than now prevail in High Point, a majority of the families now living in inadequate dwellings cannot pay the rental price of

Table VIII

NUMBER OF INADEQUATE DWELLING UNITS BY MONTHLY RENTAL VALUE AND AS PERCENT OF ALL DWELLING UNITS IN EACH RENTAL VALUE GROUP BY OCCUPANCY STATUS

Monthly rental or rental value	All Inadequate dwelling units							
	Total		Owner-occupied		Tenant-occupied		Vacant	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total reports on rental	5572	57.7	971	31.6	4415	71.1	186	51.2
\$ 4.99 or less	452	93.0	4	100.0	392	93.8	56	87.5
5.00 - \$ 9.99	1415	96.4	106	94.6	1270	96.6	39	95.1
10.00 - 14.99	2314	91.4	304	80.9	1956	93.5	54	83.1
15.00 - 19.99	863	54.6	283	50.6	560	56.8	20	55.6
20.00 - 24.99	283	28.8	139	29.6	140	28.9	4	14.3
25.00 - 29.99	143	20.2	73	17.6	62	23.4	8	28.6
30.00 - 39.99	87	11.1	49	11.2	33	10.7	5	12.5
40.00 - 49.99	11	2.1	10	3.6	1	0.5	0	0.0
50.00 - 74.99	4	0.9	3	1.0	1	0.8	0	0.0
75.00 - 99.99	0	0.0	0	0.0	0	0.0	0	0.0
100.00 - 149.99	0	0.0	0	0.0	0	0.0	-	-
150 or more	0	0.0	0	0.0	-	-	-	-

adequacy, as the data gathered regarding the incomes of these families reveal.

#### Size of Dwellings

Five-, four-, and three-room dwellings, respectively, are most common in High Point, in the order listed, and together account for the size of fully 55 percent of all dwellings in the city. More than 30 percent of all units in High Point exceed five rooms in size. A majority of the latter are occupied by owners, who, although they occupy only 31.9 percent of all dwelling units in the city, occupy about three-fifths of these larger units. More than four-fifths of all owner-occupied dwellings consist of five rooms or more, in comparison with only about one-third of the units occupied by tenants. The median rental value for all dwellings with less than five rooms is under \$15 a month, and rises with every respective increase in dwelling unit size.

Almost one-half of all the dwelling units in High Point which are occupied by Negroes consist of three rooms or less. While well over half of the units occupied by white groups contain five or more rooms, less than one-fourth of those occupied by Negroes are of similar size. Seven out of every ten dwellings in poor condition consist of less than five rooms. While only 6.8 percent of all dwellings five or more rooms in size are in poor condition, 16 percent of the smaller units are in need of major repairs or unfit for use.

### Facilities and Equipment

Household equipment may be classed as either "necessary" or "desirable." Proper cooking and refrigeration equipment is desirable in every household, but proper lighting, plumbing, and heating facilities are essential to any dwelling if it is to be considered adequate.

In High Point 584 dwellings, or 6 percent of the city's total, still utilize oil lamps and other devices for lighting purposes. Of the owner-occupied units 100, or 3.3 percent are without installed lighting facilities, as are 449, or 7.2 percent of all tenant-occupied units. Fully 12 percent of the dwellings which have a rental value of less than \$15 a month, and which include almost half of all dwellings covered by the survey, are not wired for electric lighting, while in the case of those units with rental values exceeding \$15 a month, less than from one to three percent lack electric lighting facilities. All but about 5 percent of the dwellings which lack installed electric lighting have a rental value of less than \$20 a month.

**Table IX**  
**DWELLING UNITS IN NEED OF MAJOR REPAIRS OR UNFIT FOR USE AS PERCENT OF ALL DWELLING UNITS BY OCCUPANCY STATUS BY NUMBER OF ROOMS**

Number of rooms in dwelling unit	All dwelling units	Occupancy status		
		Owner occupied	Tenant occupied	Vacant
Total reports on rooms	11.4	5.0	14.4	13.8
1 room	9.8	20.0	11.8	1.8
2 rooms	18.1	13.5	18.7	9.1
3 rooms	15.9	20.3	15.4	18.5
4 rooms	15.8	10.0	17.4	12.9
5 rooms	8.3	5.0	10.4	17.6
6 rooms	7.2	3.1	11.4	18.2
7 rooms	5.3	3.0	8.5	11.8
8 rooms or more	4.4	2.4	7.1	25.0

Furnace heating equipment is present in 17.1 percent of all dwelling units in High Point, while "other installed" heating facilities, such as fireplaces, oil burners, coal and wood stoves, etc., are the source of heat in more than four-fifths (81.4 percent) of the city's dwellings. A little less than 30 percent of the dwellings occupied by owners have furnaces, but only 10.8 percent of those occupied by tenants are similarly equipped. Most of the furnace heating equipment in High Point is concentrated in that one-fifth of the city's units which rent for \$30 or more per month, where from 50 to 100 percent of the homes are equipped with such facilities. On the other hand, only 1 percent of the dwellings which rent for less than \$15 a month, 5.4 percent of those renting for from \$15 to \$25 a month, and 15.4 percent of those renting for from \$25 to \$30 a month are equipped with central furnace heating



facilities. It is likely on the basis of other housing inadequacies among the lower rental groups, that the mildness of the southern climate is not the only factor responsible for the absence of modern heating equipment among them.

The presence of plumbing facilities is one of the most incontrovertible standards of adequacy in housing. The fact that 53.7 percent of all dwelling units in High Point lack the minimum of at least one private indoor flush toilet and one bath, indicates the seriousness of the housing situation. Included in the 5,182 dwelling units which do not meet the minimum plumbing standards are 1,903 units, or 19.7 percent of the city's total dwellings, which have a toilet but no bath, and 1,608 units, or 16.7 percent, in which toilet facilities are shared with other units. In addition, 988 units, 10.2 percent of all dwellings in the city, have running water but do not extend its use for toilet and bathing purposes, and 683 units, 7.1 percent of all the dwellings in the city, have neither running water nor indoor toilets and baths. While sanitary facilities fail to meet the standards in about 28 percent of all owner-occupied dwellings, more than two-thirds of all tenant-occupied homes (67 percent) are without proper facilities. Of all dwellings inadequately equipped, 18.2 percent are in need of major repairs or unfit for use, while only 3.6 percent of those adequately equipped are in poor structural repair.

Plumbing equipment	All dwelling units	Occupancy status		
		Owner occupied	Tenant occupied	Vacant
Total reports on plumbing equipment	11.4	5.0	14.4	13.8
At least 2 toilets and at least 2 bathing units	1.1	0.0	3.8	20.0
At least 2 toilets and 1 bathing unit	1.8	0.0	4.4	0.0
1 toilet and at least 1 bathing unit	4.0	2.6	5.2	4.9
At least 1 toilet, less than 1 bathing unit	19.4	13.4	20.5	38.5
Shared toilet, with running water	12.0	10.2	12.3	3.3
Shared toilet, no running water	0.0	- -	0.0	- -
No toilet, with running water	18.4	12.2	19.6	18.5
No toilet, no running water	29.1	13.5	36.0	25.0

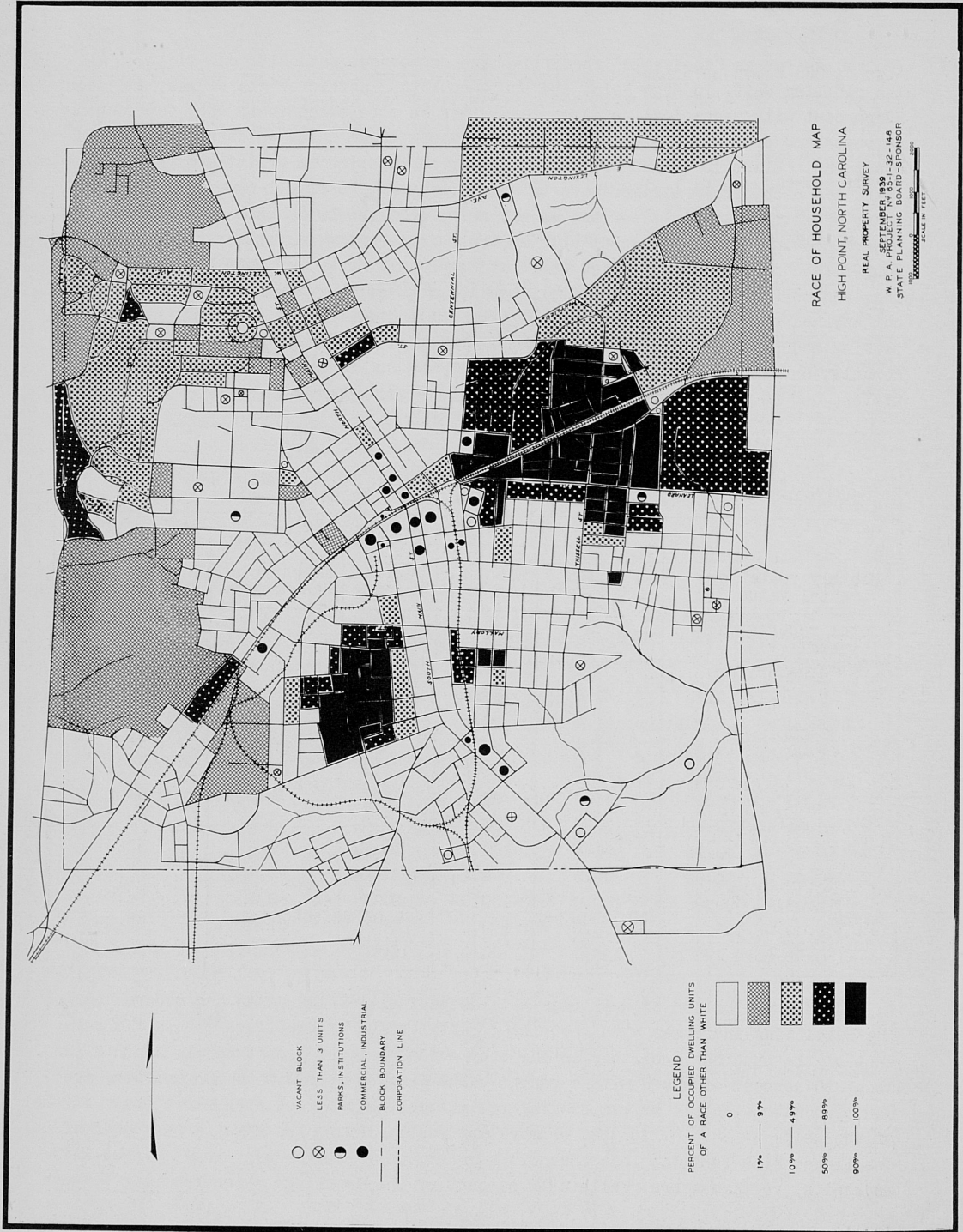
As with other undesirable aspects of housing, the lack of sanitary facilities is preponderant among units with low rental values. Thus, more than 90 percent of those units which rent for less than \$15 a month are without proper sanitary facilities, in contrast with 38 percent of those which rent for between \$15 and \$25 a month, and only less than 5 percent of those which rent for more than the latter sum.

As far as "desirable" facilities are concerned, not quite one-fifth of all the dwelling units in High Point are equipped with electric or gas stoves, and about 37 percent with mechanical refrigerators. Gas is more extensively used for cooking purposes and electricity for refrigerating, among those units which report the modern equipment. Electric or gas cooking equipment is reported in a little more than one-third and mechanical refrigerators in about three-fifths of all owner-occupied dwellings, while only about 12 percent of all units occupied by tenants are equipped with modern cooking and 27.2 percent with modern refrigerating facilities. More than four-fifths of the homes in High Point still use oil, coal, or wood ranges for cooking, and more than three-fifths still use ice for refrigerating purposes or do without any means of refrigeration whatsoever. While the use of modern equipment for cooking and refrigerating is from two to three times as common among owners as among tenants, nevertheless, 65.7 percent of all owners do not cook on electric or gas stoves, and 39.5 percent do not have mechanical refrigerators.

Table XI  
PERCENT OF ALL DWELLING UNITS WITH MODERN FACILITIES IN EACH  
MONTHLY RENTAL GROUP

Monthly rental or rental value	Modern Facilities				
	At least 1 toilet and 1 bath	Electric Lighting	Central Heating	Electric or Gas Cooking	Mechanical Refrigeration
Total reports on rental	46.3	93.8	17.1	19.5	37.3
\$ 4.99 or less	7.6	89.1	3.7	0.8	13.4
5.00 - \$ 9.99	4.6	83.2	0.7	1.4	8.0
10.00 - 14.99	11.4	90.5	0.7	1.9	13.9
15.00 - 19.99	51.9	97.8	4.2	6.3	34.7
20.00 - 24.99	78.2	98.6	7.3	15.2	51.5
25.00 - 29.99	90.8	99.4	15.4	24.5	62.8
30.00 - 39.99	95.0	99.1	47.8	55.7	73.5
40.00 - 49.99	98.4	100.0	80.6	79.3	83.5
50.00 - 74.99	99.8	99.1	95.3	90.4	93.8
75.00 - 99.99	100.0	100.0	97.0	92.1	96.0
100.00 - 149.99	100.0	100.0	90.9	81.8	95.5
150 or more	100.0	100.0	100.0	100.0	100.0

The proportion of dwellings with mechanical refrigeration and modern cooking facilities increases with the rising rental value of dwellings. Only 1.6 percent of the numerous dwellings in the city which rent for less than \$15 a month and about 10 percent of those with a rental value ranging from \$15 to \$25 a month, are equipped with electric or gas cooking facilities, in contrast with about three-fifths of the units which rent for \$25 or more per month. Among the same large number of dwellings which rent for less than \$15 a month, only 11.9 percent are equipped with mechanical refrigerators, while 41.2 percent of the dwellings which rent for between





\$15 and \$25 a month and more than three-fourths of the units which rent for \$25 or more a month are similarly equipped. Obviously, the greatest lack, as in the case of other, and perhaps more vital equipment, exists among those units with rental values of less than \$15 a month, which include almost one-half of all dwellings in High Point.

#### Vacant Units

Of the 9,652 dwelling units surveyed, only 363, or 3.8 percent of the city's total, were vacant when enumerated. The median duration of all vacancies is two months. More than 70 percent of all vacancies, 257 units, had been vacant for less than six months when surveyed, and 75 units, or about one-fifth, had been vacant for one year or more. Of the latter, almost one-third are in need of major repairs or unfit for use, which, coupled with the lengthy duration of their vacancy, might indicate their virtual abandonment as rentable properties.

The median rental value of all vacant units lies between \$15 and \$20 a month, which is higher than the median for tenant-occupied units. Of all vacancies, 186 (51.2 percent) are inadequate in some respect; 172 lack standard plumbing facilities; 50 are in poor structural repair, 40 of which lack adequate plumbing facilities in addition to their structurally unsound condition; 37 are not wired for electric lighting; and a considerable number lack installed heating facilities of any type.

Four-fifths of the inadequate vacant units rent for less than \$15 a month. The rental value of 24 others lies between \$15 and \$25 a month, and the remaining 13 inadequate vacancies rent for from \$25 to \$40 a month.

#### Race Distribution

While the Real Property Survey in no way attempts a census of the total number of people in the city, it does obtain an adequate idea of population proportions by race. The distribution of the races by occupancy is shown in Table XII.

Race of household	All-occupied dwelling units		Owner-occupied dwelling units		Tenant-occupied dwelling units	
	No.	Percent distrib.	No.	Percent distrib.	No.	Percent distrib.
Total reports on color or race	9,289	100.0	3,077	33.1	6,212	66.9
White*	7,312	100.0	2,706	37.0	4,606	63.0
Negro	1,977	100.0	371	18.8	1,606	81.2

\* Includes "other" races of which there was 1 report.

Besides the disproportion in the extent of home-ownership among white and Negro groups in High Point, other differences between the races, in all factors affecting their housing situation, are marked for both owners and tenants. While for the city as a whole 11.3 percent of all occupied dwelling units are in the poor condition categories, 19.6 percent of the dwelling units occupied by Negroes are in need of major repairs or unfit for use, as compared with 9.1 percent of those occupied by white groups. Although Negroes occupy only about 21 percent of the dwellings in the city, they are found in more than 36 percent of the dwellings which are in need of major repairs or unfit for use. The differences in structural conditions of dwellings occupied by each race are consistent among owners and tenants. While 4 percent of all units occupied by white owners are in need of major repairs or unfit for use, 12.4 percent of those occupied by Negro owners are in poor condition; and while 12.1 percent of the units occupied by white tenants are in the poor condition categories, 21.2 percent of all Negro tenant groups live under similar circumstances. Negro owners occupy about 12 percent of all owner-occupied dwellings, but 29.9 percent of all owner-occupied dwellings in poor repair are occupied by Negroes; Negro tenants occupy about one-fourth of all tenant-occupied dwellings; but they are found in 38 percent of all tenant-occupied units in need of major repairs or unfit for use.

**Table XIII**  
**PERCENTAGE DISTRIBUTION OF ALL OCCUPIED DWELLING UNITS BY CONDITION, BY RACE, BY OCCUPANCY STATUS**

Condition of dwelling unit	All-occupied dwelling units			Owner-occupied dwelling units			Tenant-occupied dwelling units		
	Total	White*	Negro	Total	White	Negro	Total	White	Negro
Total reports on condition	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Good condition	45.5	49.1	31.8	65.4	68.7	40.7	35.6	37.6	29.7
Minor repairs	43.2	41.8	48.6	29.6	27.3	46.9	50.0	50.3	49.1
Major repairs	10.8	8.8	18.3	4.9	3.9	11.9	13.8	11.7	19.7
Unfit for use	0.5	0.3	1.3	0.1	0.1	0.5	0.6	0.4	1.5

\* Includes "other" races, of which there was 1 report.

The little more than one-fifth of all dwelling units in High Point which house Negro groups include about 37 percent of all units which rent for less than \$15 a month, and Negro groups occupy only 7.8 percent of all units which rent for more than this amount. The proportion of Negro groups living in units of low rental value (less than \$15 a month) is more than twice that of white groups. Whereas three out of every eight dwelling units occupied by white groups command these lower rentals, more than six out of every eight dwelling units occupied by Negroes are in the lower-rental brackets.

Although almost every significant aspect of the housing situation is present in more acute form among Negro groups, the fact that almost one-half (49.7 percent) of all dwelling units occupied by white groups, along with 87.8 percent of those occupied by Negroes, were found inadequate or substandard by the dwelling survey, makes the problem of housing standards the definite concern of both races.

Monthly rental or rental value	All-occupied dwelling units	Owner-occupied dwelling units	Tenant-occupied dwelling units
Total reports on rental	21.3	12.1	25.9
\$ 4.99 or less	36.0	0.0	36.4
5.00 - \$ 9.99	36.5	18.8	38.0
10.00 - 14.99	37.2	33.5	37.9
15.00 - 19.99	14.9	20.2	11.9
20.00 - 24.99	10.4	13.4	7.4
25.00 - 29.99	6.3	9.4	1.5
30.00 - 39.99	1.6	1.8	1.3
40.00 - 49.99	0.4	0.4	0.5
50.00 - 74.99	0.0	0.0	0.0
75.00 - 99.99	0.0	0.0	0.0
100.00 - 149.99	0.0	0.0	0.0
150.00 or more	0.0	0.0	- -

#### Density

The average number of persons per dwelling unit for all occupied units in High Point is 4.1 persons. This average obtains for all owner, tenant, and white groups surveyed, but the average size of Negro groups in the city is 3.8 persons. There are more dwellings containing three persons (22.1 percent of all occupied units) than dwellings with any other group-size. Dwellings which house two and four persons (20.7 percent and 19.8 percent of all occupied units, respectively) are next in order of frequency.

The standard used by the Real Property Survey for determining the adequacy of dwelling unit space is one and one-half persons per room. The presence of more than this standard number of persons per room is reported in 1,019 dwellings, or 11 percent of all occupied units in the city. The greatest proportion of such overcrowding exists among tenants, 14.5 percent of whose dwellings are inadequate for the size of their groups, as compared with only 3.8 percent of all owner-occupied units. For



both types of tenure overcrowding is proportionately greater among Negroes than among white groups as Table XV demonstrates.

Table XV			
DWELLING UNITS WITH MORE THAN ONE AND ONE-HALF PERSONS PER ROOM AS PERCENT OF ALL OCCUPIED DWELLING UNITS, BY OCCUPANCY STATUS, BY RACE			
Race of household	All-occupied dwelling units	Owner-occupied dwelling units	Tenant-occupied dwelling units
Total reports on color or race	10.8	3.7	14.3
White and "other"	9.0	3.3	12.3
Negro	17.5	6.7	20.0

The 1,019 overcrowded dwellings house, in inadequate space, 18.0 percent of all individuals reached by the survey, and include 23.3 percent of all persons living in tenant-occupied units, as well as about 7 percent of those in owner-occupied dwellings. Negroes represent one-fifth of the enumerated population, but more than one-third (34.5 percent) of the overcrowded population. Actually, almost 30 percent of all Negro persons in High Point live in overcrowded homes, as do 14.1 percent of all white persons.

Smaller dwellings indicate a far greater degree of overcrowding than do larger units. Thus, 21.3 percent of all occupied units from one to three rooms in size are overcrowded, and 10.4 percent of those containing four or five rooms, while the same is true of only 1.1 percent of the units exceeding five rooms in size. On the other hand the proportion of overcrowding mounts strikingly as the size of the groups living in the dwellings increases. While only 3.3 percent of all units housing from one to four persons are overcrowded, more than one-fourth of the dwellings which house five persons or more are too small for the number of people living in them. Actually, about four-fifths of all overcrowding occurs in that one-third of all dwellings which are inhabited by five persons or more.

Overcrowding is also more common in dwellings in need of major repairs or unfit for use (21.4 percent) than among those in the better structural condition categories (9.6 percent), and conversely, while 11.3 percent of all occupied dwellings in the city are in poor condition, 22.1 percent of those that are overcrowded are also in need of major repairs or unfit for use.

All but about 15 percent of the overcrowded units in High Point have a rental value of less than \$15 a month. As a matter of fact, overcrowding among the dwellings with lower rental values is more than six times as frequent as it is among those which command higher rentals. In general, the proportion of overcrowding decreases noticeably with each rising rental value group.

The presence of children under 15 years of age is reported in more than half (54.6 percent) of all occupied dwellings in High Point. About 18 percent of the units with children are overcrowded, while only 2.6 percent of those without children have inadequate living space. Youth in High Point bears the brunt of overcrowded conditions, with more than 26 percent of all persons under twenty years of age living in houses of inadequate size, in contrast with about 13 percent of all older individuals. Some 36 percent of the enumerated population of High Point was under twenty years of age at the time of the survey, but this age group constitutes more than one-half (53.6 percent) of the persons living in overcrowded homes.

Age of persons	All-occupied dwelling units	Owner-occupied dwelling units	Tenant-occupied dwelling units
Total reports on age	18.0	7.5	23.3
Under 1 year	26.2	10.3	31.1
1-4 years	30.5	14.5	35.0
5-9 years	29.6	13.9	35.3
10-14 years	26.7	13.4	33.0
15-19 years	22.0	9.8	28.6
20-64 years	13.2	5.3	17.5
65 years or more	8.6	4.2	13.9

The presence of roomers and extra families are additional occupancy factors, besides overcrowding, which require consideration as undesirable elements affecting the familial organization within the home.

For the purposes of the dwelling survey, only those families who reported "doubling up" for economic reasons were considered extra families. Within the limits of this definition, extra families were found in 300 homes, or in 3.2 percent of all occupied units in the city. The greatest proportions of doubling up seem to occur in units with rental values ranging from \$20 to \$40 a month, where, possibly, such undesirable arrangements are made by lower income groups who could not otherwise pay for structural adequacy. In the case of 58 of the units with extra families such doubling up was accompanied by overcrowding, thus heightening the undesirable effect created by the presence of an additional family in the dwelling.

Roomers were present in 10 percent of the occupied dwellings in High Point, most of which housed from one to three roomers. A larger proportion (11.3 percent) of owner-occupied than of tenant-occupied units (9.4 percent) contained roomers, and while 10.7 percent of the dwellings without roomers were overcrowded, 13 percent of

those with roomers were inadequate in size for the groups they housed.

Although physical or structural factors of inadequacy are far more prevalent in High Point than occupancy factors, the extent of overcrowding is by no means negligible, and its existence, in addition to other occupancy factors, must be considered a definite element contributing to the housing problems of the city. An attempt has been made, in the above analysis, to show that where occupancy factors do occur they are consistently found along with other undesirable characteristics, which, for the most part, can be localized into a particular segment of the dwelling structures in High Point. The analysis of low-income family data which follows deals further with this segment of the city's dwellings.



## CHAPTER IV

# LOW INCOME HOUSING

The problems of housing cannot be confined within a city to any one group, since distinct aspects definitely exist for different income levels. Problems of planning, construction, and encumbrance apply to all groups, but the pile-up of "lacks" in adequacy naturally falls almost entirely among groups with low income.

The concept of adequacy for dwelling units cannot be defined too rigidly, since too many factors, a number of them subjective, enter into any consideration of the term. However, minimum standards were set up for determining adequacy, covering the most objective factors involved. As a result a house was designated as "substandard" if any one of the following conditions existed: (1) among the physical factors--need of major repairs or unfitness for use, lack of a private, indoor flush toilet, lack of a private bath, lack of running water piped inside, lack of installed heating, or lack of installed lighting facilities (gas or electricity); (2) among the occupancy factors--an average of more than one and one-half persons per room, and two or more families in the same dwelling unit; provided that monthly rent is less than \$40.00 per month, should only one of the above occupancy factors exist.

Many of the substandard units in High Point are so because of a single one of these factors. The high incidence of plumbing inadequacy, for example, as revealed by the dwelling survey, indicates that a number of units now designated as substandard could probably be reclaimed as standard if water were piped into them and plumbing facilities installed. However, this would not necessarily make all these properties completely desirable, since in terms of community life, it is of little moment for a family to live in a standard home in the midst of the squalor and poor housing conditions which exist among other dwellings in the same neighborhood. In this connection it must be noted that most factors of inadequacy tend to occur in the same group of structures. At least one out of every six dwellings with inadequate plumbing facilities is in need of major repairs or unfit for use, and about seven out of every eight dwellings in poor repair lack adequate sanitary facilities. The greatest proportion of occupancy factors of inadequacy is found among dwellings which are structurally inadequate as well. It is these houses that largely constitute the city's slums and make the reclamation of less inadequate structures in the same area of doubtful value. Any housing program, to be effective, must encompass more than the mere repair of isolated unsafe and insanitary structures. It must recognize the fact that these houses convert whole areas into slums, as is revealed by the maps in this analysis which locate the different factors of inadequacy and the substandard sections in the city.

Slum conditions are costly to a city. Actually, for many degressive slum areas, a program of subsidization necessarily exists. Tax returns from these sec-

- VACANT BLOCK
- ⊗ LESS THAN 3 UNITS
- PARKS, INSTITUTIONS
- COMMERCIAL, INDUSTRIAL
- BLOCK BOUNDARY
- CORPORATION LINE

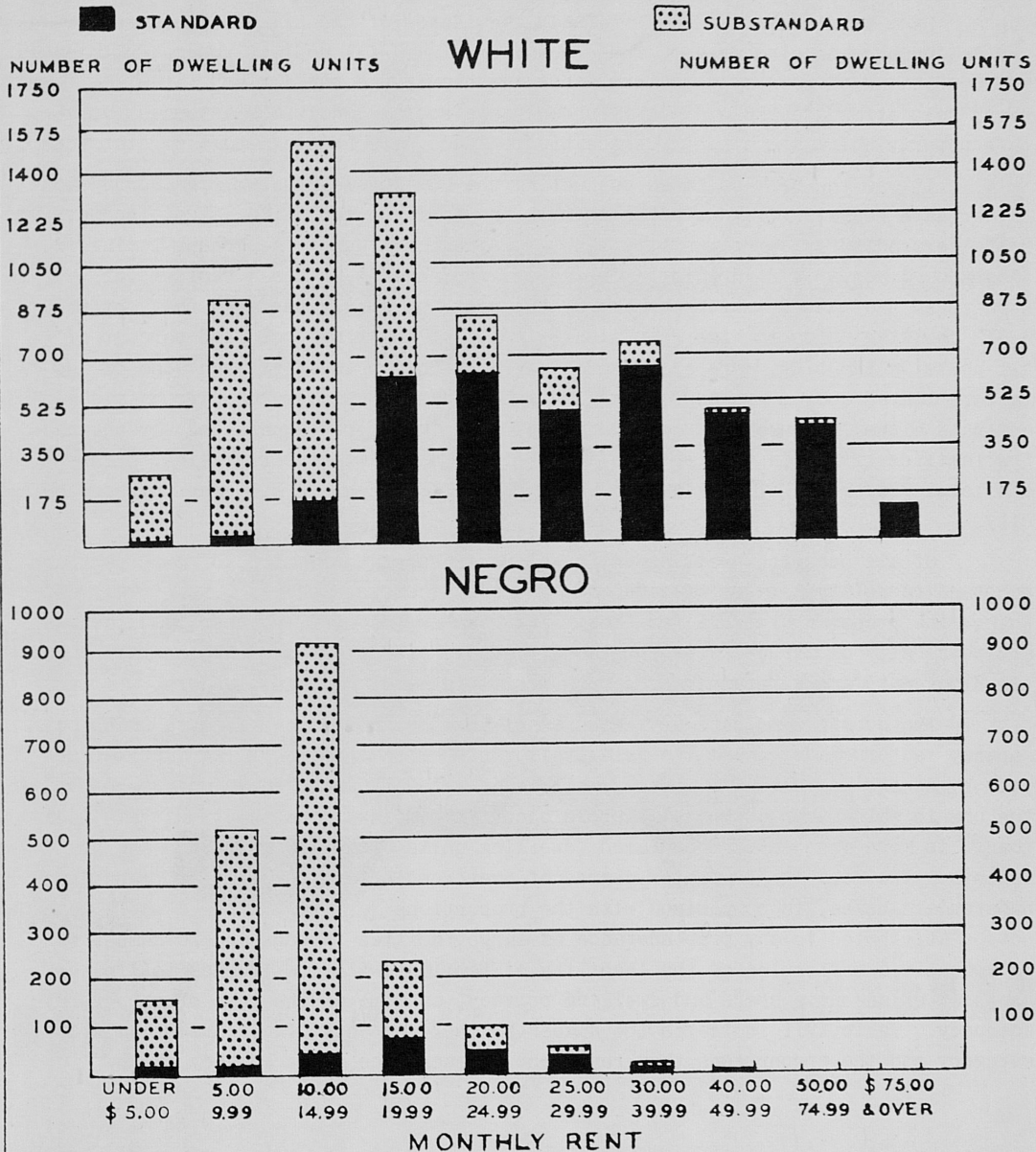
LEGEND  
PERCENT OF DWELLING UNITS WHICH ARE SUBSTANDARD

0	[White box]
1% — 14%	[Lightest stippled box]
15% — 29%	[Light stippled box]
30% — 49%	[Medium stippled box]
50% — 69%	[Dark stippled box]
70% — 84%	[Very dark stippled box]
85% — 100%	[Solid black box]



SUBSTANDARD DWELLING UNITS MAP  
HIGH POINT, NORTH CAROLINA  
REAL PROPERTY SURVEY  
SEPTEMBER 1939  
WPA PROJECT NO. 65-32-48  
STATE PLANNING BOARD—SPONSOR  
SCALE IN FEET

# DWELLING UNITS OCCUPIED BY WHITE AND NEGRO TENANTS HIGH POINT, N.C.



**MONTHLY RENT**  
 WORK PROJECTS ADMINISTRATION      STATE PLANNING BOARD-SPONSOR  
 REAL PROPERTY SURVEY  
 O. P. No 65-1-32-148

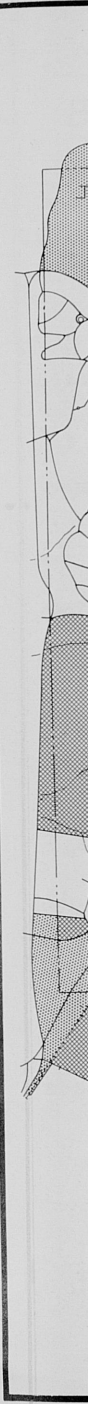


tions are at a minimum, tax delinquency is common, and the per capita return is far below that of other sections in the city. On the other hand, all city services and facilities must be accentuated within these areas. Police costs are in excess of those for other areas, and costs for fire protection are naturally higher. Public health nurses find practically all their work within the boundaries of slum sections. Many studies have shown irrefutable evidence of the high incidence of crime and delinquency in slum areas. The removal of slums will not, of course, eliminate the conditions of poverty which contribute so heavily to their rise. It will, however, help eliminate those decidedly undesirable social conditions attendant upon this poverty which are directly traceable to inadequate housing and slum districts.

It was the task of those conducting the Low Income Housing Area Survey to gather data regarding, among other things, the family composition, size, income, rental expenditures, employability, and employment status of the groups living in substandard homes in High Point. The second enumeration of those residential structures designated as substandard by the dwelling survey revealed that, of the 9,652 dwelling units in High Point, 5,002 occupied dwellings, or 51.8 percent of all units in the city, were still substandard on the basis of at least one of the factors listed above. An additional 399 substandard units, excluded from this analysis either because they were vacant at the time of re-enumeration, or because the families living in them refused to furnish the necessary information, brings the total proportion of substandard units up to 56 percent of all dwellings in the city.

Of all occupied dwelling units which are substandard, 150, or 3 percent are substandard solely because of occupancy factors as defined above; i. e., overcrowding or the presence of extra families. The greatest proportion, over 77.7 percent, are physically or structurally substandard, while a little less than one-fifth (19.3 percent) are substandard for both structural and occupancy factors.

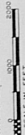
The substandard category which is of least significance, that in which occupancy factors alone exist, is relatively most common among dwelling units occupied by owners and by white groups, while that category which is of most urgency, the one in which such occupancy factors occur in combination with structural inadequacy, is more frequently found among dwelling units occupied by Negroes and by tenants. The relatively greater degree of overcrowding and doubling up found in substandard homes, in comparison with the proportions for the city as a whole, cannot be attributed to any preponderance of large families in substandard homes, but is actually a reflection of the inability of families with low incomes to finance the cost of adequate space and dwelling privacy, as well as the cost of structural adequacy. Table XVII indicates the number of dwelling units in each substandard category and the proportions they represent of each race and occupancy group.



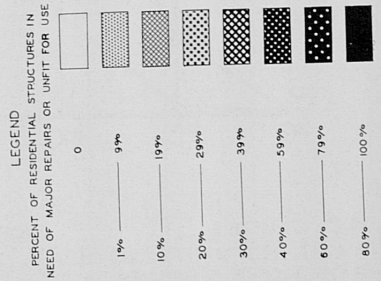


CONDITION OF RESIDENTIAL STRUCTURES MAP  
HIGH POINT, NORTH CAROLINA

REAL PROPERTY SURVEY  
SEPTEMBER 1939  
W. P. A. 100-32-148  
STATE PLANNING BOARD-SPONSOR

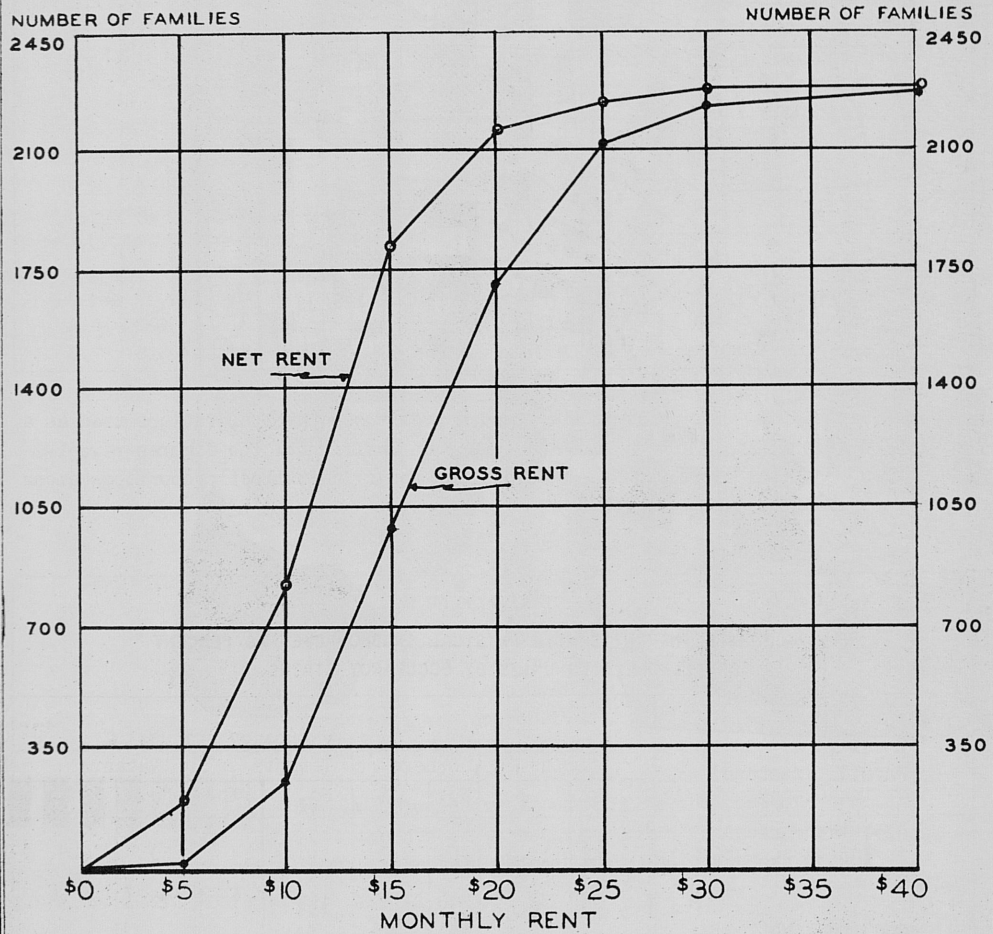


- VACANT BLOCK
- ⊗ LESS THAN 3 UNITS
- PARKS, INSTITUTIONS
- COMMERCIAL, INDUSTRIAL
- BLOCK BOUNDARY
- - - CORPORATION LINE



NUMBER OF WHITE TENANT SINGLE\* FAMILIES  
OF 2 TO 7 PERSONS LIVING IN  
SUBSTANDARD DWELLINGS BY MONTHLY  
NET AND GROSS RENT

HIGH POINT, N. C.



\* EXCLUDES  
DWELLING UNITS WITH  
2 OR MORE GROUPS

WORK PROJECTS ADMINISTRATION  
REAL PROPERTY SURVEY  
O.P. Nº 65-1-32-148

STATE PLANNING  
BOARD-SPONSOR



Table XVII  
NUMBER AND PERCENT DISTRIBUTION OF DWELLING UNITS  
IN EACH SUBSTANDARD CATEGORY, BY OCCUPANCY  
STATUS, BY RACE OF HOUSEHOLD

Occupancy status	Substandard occupied units							
	Total		Physically		Occupancy		Physically and occupancy	
	No.	%	No.	%	No.	%	No.	%
All occupied substandard units	5,002	100.0	3,887	77.7	150	3.0	965	19.3
White	3,375	100.0	2,646	78.4	125	3.7	604	17.9
Negro	1,627	100.0	1,241	76.3	25	1.5	361	22.2
Owner-occupied substandard units	939	100.0	743	79.2	36	3.8	160	17.0
White	705	100.0	560	79.4	31	4.4	114	16.2
Negro	234	100.0	183	78.2	5	2.1	46	19.7
Tenant-occupied substandard units	4,063	100.0	3,144	77.4	114	2.8	805	19.8
White	2,670	100.0	2,086	78.1	94	3.5	490	18.4
Negro	1,393	100.0	1,058	76.0	20	1.4	315	22.6

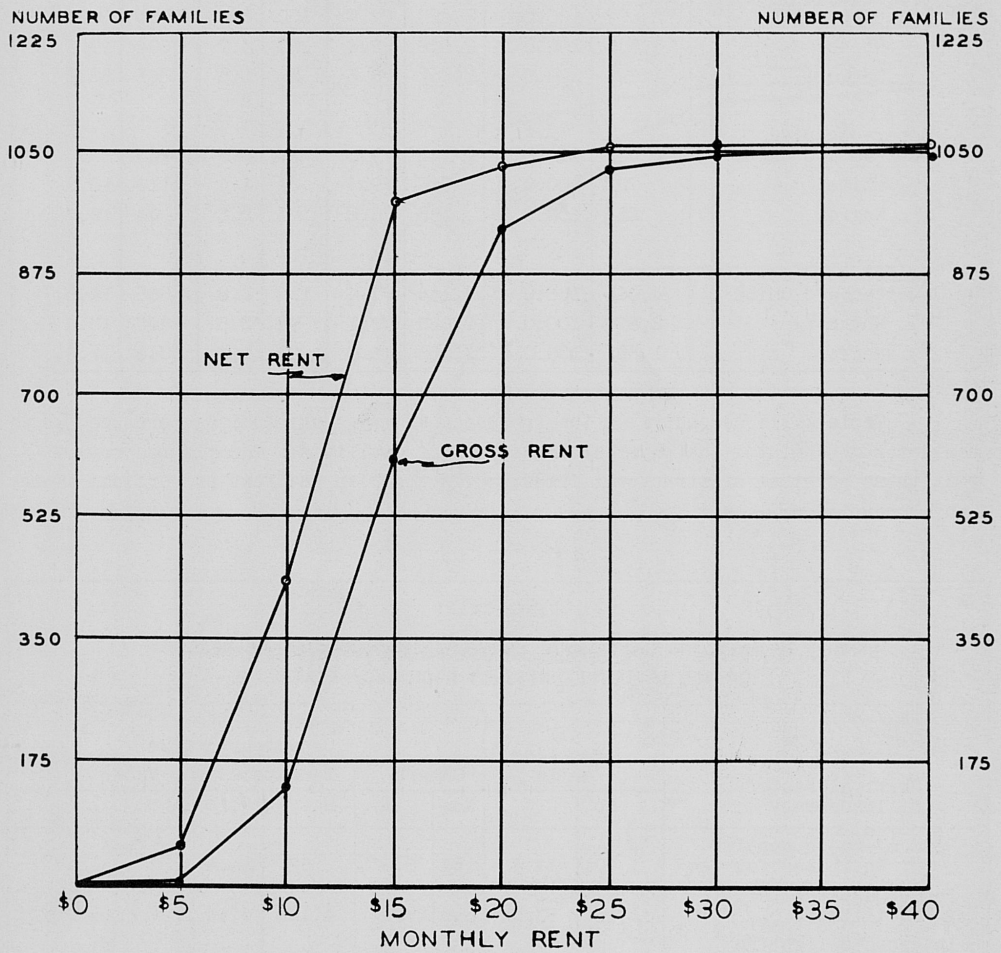
Table XVIII demonstrates the frequency of those physical factors used as a basis for determining the physical inadequacy of dwellings. The figures reveal that these physical or structural inadequacies occur in smallest proportions among owner-occupied dwellings.

Table XVIII  
NUMBER OF DWELLING UNITS WITH PHYSICAL INADEQUACIES AS PERCENT  
OF ALL DWELLING UNITS BY OCCUPANCY STATUS

Physical factors of inadequacy	All dwelling units		Occupancy status					
			Owners		Tenants		Vacant	
	No.	%	No.	%	No.	%	No.	%
Need of major repairs or unfitness for use	1,001	11.4	154	5.0	897	14.4	50	13.8
Inadequate sanitary facilities	5,182	53.7	848	27.6	4,162	67.0	172	47.3
Inadequate lighting facilities	584	6.0	100	3.3	449	7.2	35	9.6
No installed heating facilities	145	1.5	6	0.2	48	0.8	91	25.1

NUMBER OF NEGRO TENANT SINGLE\* FAMILIES  
OF 2 TO 7 PERSONS LIVING IN  
SUBSTANDARD DWELLINGS BY MONTHLY  
NET AND GROSS RENT

HIGH POINT, N.C.



\* EXCLUDES  
DWELLING UNITS WITH  
2 OR MORE GROUPS

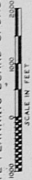
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REAL PROPERTY SURVEY  
O.P. N° 65-1-32-148

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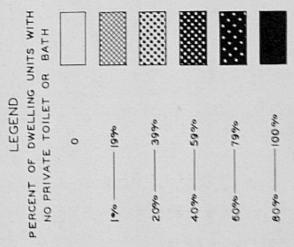


SANITARY FACILITIES MAP  
HIGH POINT, NORTH CAROLINA

REAL PROPERTY SURVEY  
SEPTEMBER 1939  
W. B. LUNN, S. H. S. H. S.  
STATE PLANNING BOARD-SPONSOR



- VACANT BLOCK
- ⊗ LESS THAN 3 UNITS
- ◐ PARKS, INSTITUTIONS
- COMMERCIAL, INDUSTRIAL
- BLOCK BOUNDARY
- - - CORPORATION LINE





Since owner-occupied units comprise only about 17 percent of all substandard dwellings, and vacancies and those not reporting account for only 7.4 percent, it is obvious that tenant-occupied dwellings, which represent a little more than three-fourths of all substandard units, constitute the major housing problem with which the city has to deal.

#### Group Data

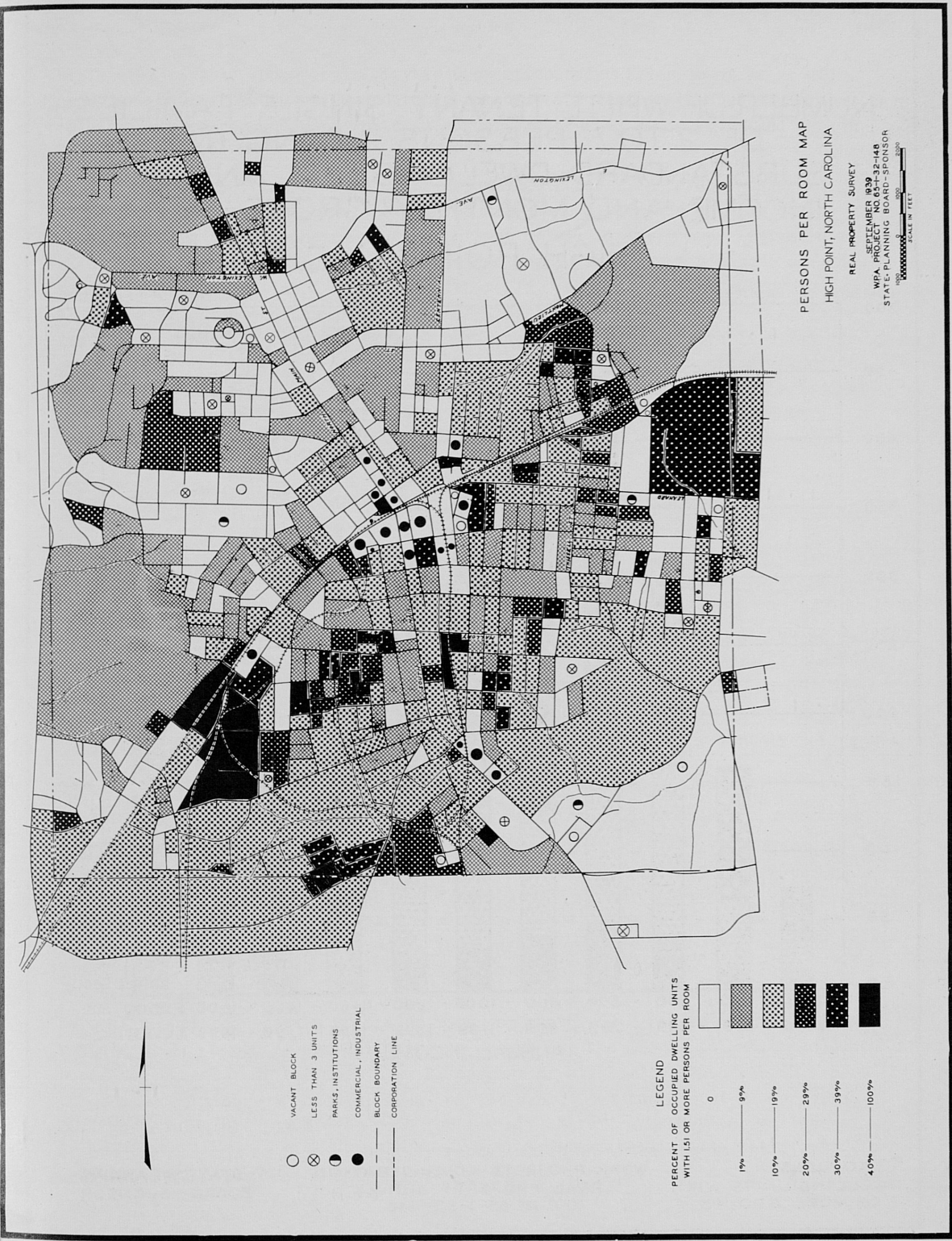
The low-income survey is divided into two sections. In the first section the group, both family and non-family, is the unit basis of analysis, whereas in the second section the dwelling itself is used as the unit for analyzing data concerning its inhabitants. The total number of groups living in substandard dwelling units, as revealed by the survey, is as follows:

Race of group	All-occupied dwelling units		Owner-occupied dwelling units		Tenant-occupied dwelling units	
	No.	Percent distrib.	No.	Percent distrib.	No.	Percent distrib.
Total all groups*	5,368	100.0	985	100.0	4,383	100.0
White	3,599	67.0	736	74.7	2,863	65.3
Negro	1,769	33.0	249	25.3	1,520	34.7

\* Family and non-family groups

It can safely be said that inadequate housing conditions principally affect that basic unit of society--the family, and more particularly, the family with tenant-tenure, since nine out of every ten groups living in substandard homes are family groups, which include either married couples or parents with unmarried children, and since more than four out of every five groups covered by the survey are tenant-groups. Non-family groups, consisting of further-removed relatives than those included in family groups, or of entirely unattached persons, are more prevalent among owners and among Negro groups than among tenants and white groups. About 11 percent of all owner-groups are non-family, in comparison with 8.7 percent of all tenant-groups; and 16.4 percent of all Negro groups, but only 5.6 percent of all white groups are of non-family composition. Most of the affected family groups consist of parents with unmarried children, the majority of whom are under sixteen years of age.

In 295 families, or 6.1 percent of all family groups living in substandard dwellings, not a single member was gainfully employed at the time of enumeration. In 151 of these families (3.1 percent of all family groups surveyed) there is no

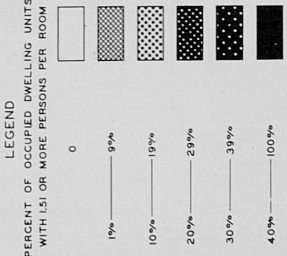


PERSONS PER ROOM MAP  
HIGH POINT, NORTH CAROLINA

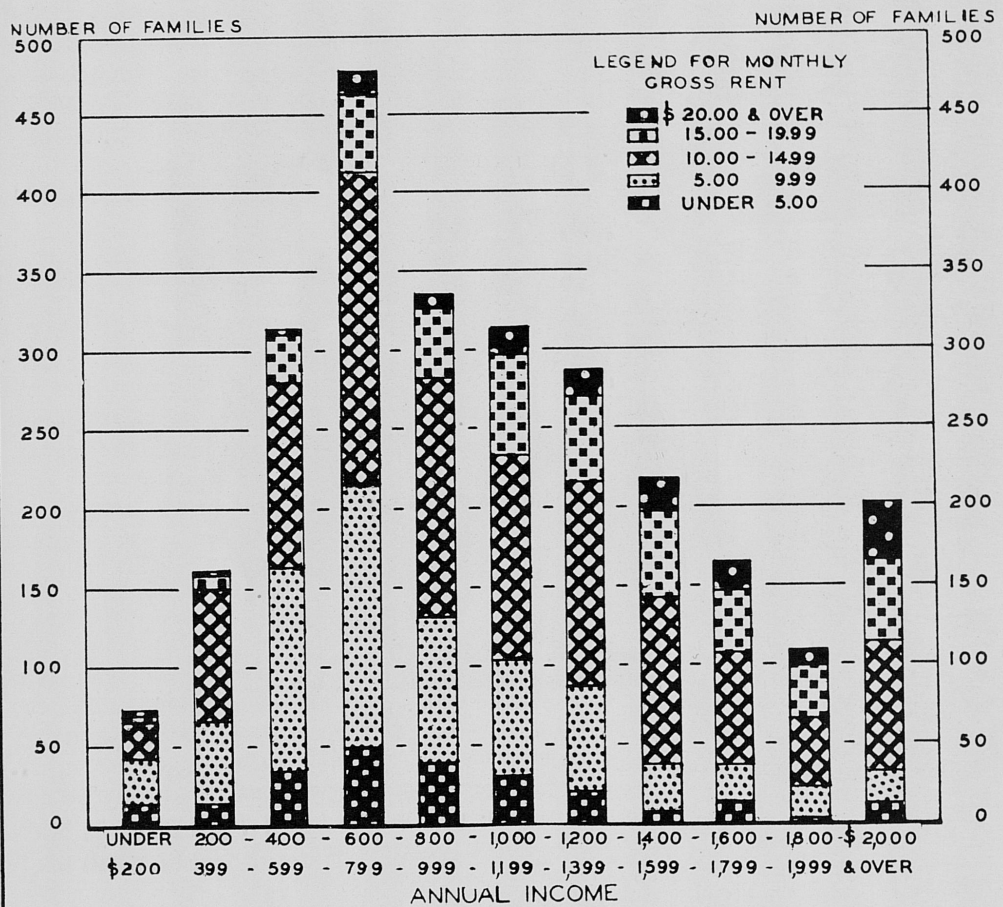
REAL PROPERTY SURVEY  
SEPTEMBER 1939  
WPA PROJECT NO. 65-132-148  
STATE PLANNING BOARD-SPONSOR

SCALE 1" = 1/4" = 100'

- VACANT BLOCK
- ⊗ LESS THAN 3 UNITS
- PARKS, INSTITUTIONS
- COMMERCIAL, INDUSTRIAL
- BLOCK BOUNDARY
- - - CORPORATION LINE



# NUMBER OF WHITE TENANT SINGLE\* FAMILIES OF 2 TO 7 PERSONS LIVING IN SUBSTANDARD DWELLINGS BY ANNUAL INCOME AND MONTHLY GROSS RENT HIGH POINT, N.C.



\* EXCLUDES DWELLING UNITS WITH 2 OR MORE GROUPS

WORK PROJECTS ADMINISTRATION  
REAL PROPERTY SURVEY  
O.P. N° 65-1-32-148

STATE PLANNING BOARD- SPONSOR



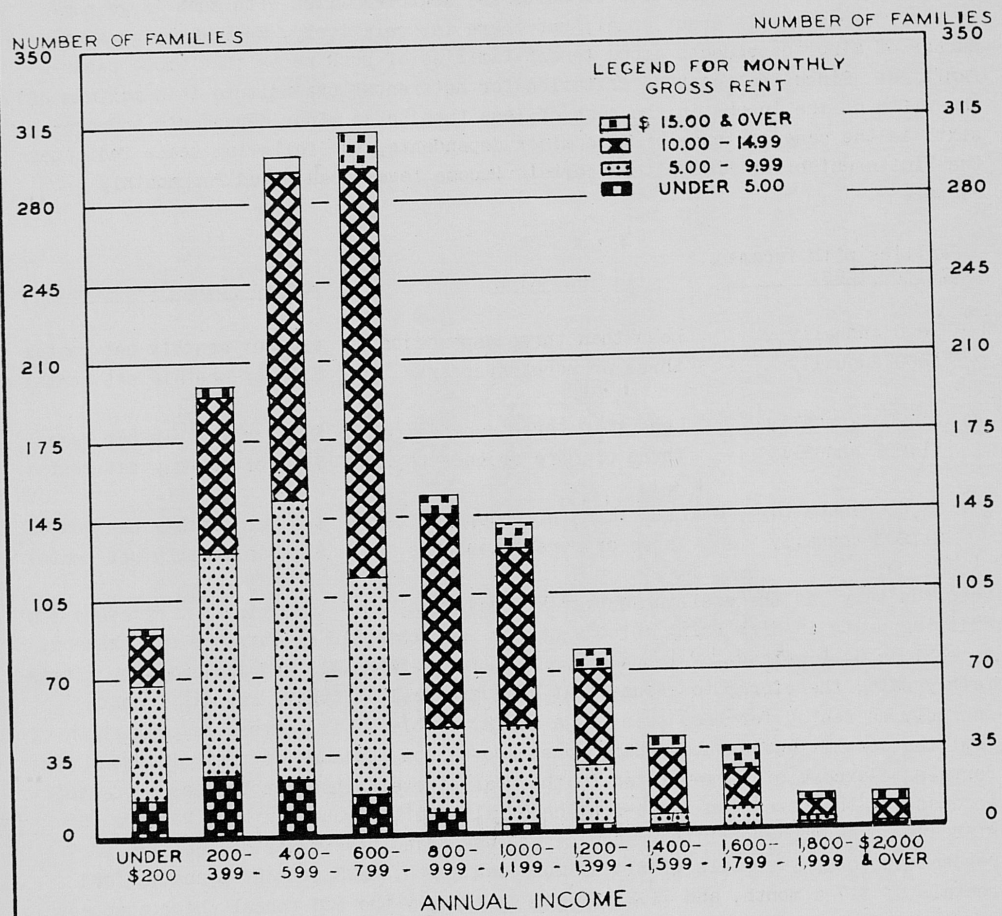
employable person. Unemployability is proportionately higher among Negro and owner groups than among white and tenant groups, and lack of gainful employment is relatively more common among white and owner groups than among Negro and tenant groups.

There are three or more minor dependents (unmarried persons under 21 years of age whose gross income is less than \$300.00 annually or who have no income whatsoever) in the households of 21.6 percent of all family groups living in substandard homes. The proportion of white and Negro families with such large numbers of dependents is about equal, but there is, relatively, a slightly greater number of minor dependents among tenant-families of both races than among owner-families. Since the accepted criterion for net rental expenditure is a maximum of one-fifth of the income in the case of less than three minor dependents and one-sixth in the case of three or more minor dependents, the following scale indicates the limits which families within certain income levels can spend for monthly rental:

<u>Families with incomes of less than:</u>	<u>and with:</u>	<u>should spend less than:</u>
\$800 annually	Less than three dependents	\$14 for monthly net rental
\$800 annually	three or more dependents	\$12 for monthly net rental
\$1,000 annually	Less than three dependents	\$17 for monthly net rental
\$1,000 annually	three or more dependents	\$14 for monthly net rental
\$1,200 annually	Less than three dependents	\$20 for monthly net rental
\$1,200 annually	three or more dependents	\$17 for monthly net rental

Unfortunately, as the dwelling survey has revealed, more than nine out of every ten existing units in High Point which rent for less than \$15 a month are substandard, as well as 54.6 percent of those which rent for between \$15 and \$20 a month. It is fairly safe, therefore, to assume that adequate dwelling units can at present scarcely be rented for less than \$20 a month. Table XX indicates the proportion of families now living in substandard homes who cannot, because of their incomes, pay rentals in excess of those listed in the scale above. Thus, on the basis of their incomes, of the more than three-fourths of all family groups in High Point's substandard homes who report the presence of less than three minor dependents, 46.7 percent cannot pay rentals of \$14 or more per month, 59.3 percent cannot afford rentals of \$17 a month, and 71.2 percent cannot pay the \$20 rental which adequacy seems to command. Of the more than 21 percent of all family groups which report three or more minor dependents, 49.4 percent cannot pay rentals of \$12 or more, 62.1 percent cannot pay \$14 or more for monthly rental, and 73.7 percent cannot afford the maximum of \$16 for monthly rental which an annual income of \$1,200 would permit.

## NUMBER OF NEGRO TENANT SINGLE\* FAMILIES OF 2 TO 7 PERSONS LIVING IN SUBSTANDARD DWELLINGS, BY ANNUAL INCOME AND MONTHLY GROSS RENT HIGH POINT N.C.



\* EXCLUDES DWELLING UNITS WITH 2 OR MORE GROUPS

WORK PROJECTS ADMINISTRATION  
REAL PROPERTY SURVEY  
O.P. N° 65-1-32-148

STATE PLANNING BOARD-SPONSOR

TABLE XX  
 PERCENT DISTRIBUTION OF ALL FAMILY GROUPS IN SUBSTANDARD HOMES BY NUMBER OF MINOR  
 DEPENDENTS, AND PERCENT OF ALL FAMILY GROUPS IN EACH CATEGORY WITH INCOMES OF  
 LESS THAN \$800 - \$1,200, BY OCCUPANCY STATUS, BY RACE OF FAMILY

Minor dependents	All family groups		Occupancy status of families			
	All family groups		Owner family groups		Tenant family groups	
	Total	Negro	Total	White	Negro	Total
A. Percent Distribution						
Total reports on minor dependents	100.0	100.0	100.0	100.0	100.0	100.0
Less than three minor dependents	78.4	78.9	79.3	78.3	82.6	78.2
Three or more minor dependents	21.6	21.8	20.7	21.7	17.4	21.8
B. Percent with Incomes under \$800 a Year						
Total reports on minor dependents	47.3	39.7	40.7	35.6	57.7	48.7
Less than three minor dependents	46.7	39.2	42.8	38.0	57.8	47.5
Three or more minor dependents	49.4	41.5	32.6	26.7	57.1	52.9
C. Percent with Incomes under \$1,000 a Year						
Total reports on minor dependents	59.9	52.5	52.9	48.2	68.7	61.4
Less than three minor dependents	59.3	51.9	54.0	49.4	68.7	60.5
Three or more minor dependents	62.1	54.5	48.6	43.8	68.6	64.9
D. Percent with Incomes under \$1,200 a Year						
Total reports on minor dependents	71.7	64.4	65.6	60.9	81.6	73.1
Less than three minor dependents	71.2	63.9	67.6	63.1	81.9	72.0
Three or more minor dependents	73.7	66.5	58.0	52.7	80.0	76.9



### Dwelling Unit Data

The study of substandard dwellings which house families with low incomes is aimed particularly at an analysis of the market for standard houses which they create in High Point, and the extent to which private capital can be utilized economically to provide such houses, using as a basis the data made available by the survey regarding the incomes and rental payments in substandard homes.

A conservative estimate of from \$2,000 to \$2,400 might safely be hypothesized as the minimum cost, including land and taxes, for the construction of a standard four-room dwelling unit under conditions that currently prevail in High Point. To insure the customary 10 percent return, such an investment would have to command a net rental of from \$200 to \$240 a year, or about \$17 to \$20 a month. Gross rentals on such properties, which include the cost of utilities and heat, would necessarily be in excess of \$20 a month. Disregarding the size of groups to be housed, a minimum income of \$1,000 to \$1,200 a year (of which \$200 to \$240 is one-fifth) is required in order to pay the rentals for adequate housing which will insure an economic return to the private investor. It must be borne in mind, however, that cheaply constructed houses will have a short "life span" and consequently present the possibility, through rapid deterioration, of becoming substandard in a few years.

Housing problems necessarily differ for owners and tenants. Although incomes of less than \$1,000 a year are reported for a large portion of the substandard dwelling units occupied by owners (50.2 percent), the proportion of substandard homes occupied by owners is comparatively small and it is likely that the use of existing agencies for the extension or guarantee of long-term loans, and the setting up of housing standards with which property owners are required to comply, would help eliminate a large portion of the inadequacy which exists among owner-occupied properties. Tenants, who occupy the largest number of substandard units, however, present a problem more difficult of solution.

The private investor's market for improved properties which might replace inadequate ones in High Point is by no means negligible, if the tenant-occupants of the 1,638 units (40 percent of all tenant-occupied substandard units) with annual incomes of \$1,000 or more, are considered able to afford the minimum rental price of adequacy. The private investor's market is still sizeable even if limited to those dwellings with incomes of at least \$1,200 a year, which are reported in 1,179 units (29 percent of all tenant-occupied dwellings). The net rental of 143 of the substandard units occupied by tenants with incomes of \$1,000 or more, as well as of 46 units occupied by tenants with smaller incomes, is now at least \$20 a month. Without increasing the rentals, these few properties could probably be improved and still realize a profit for their owners.

There are, however, 2,425 tenant-occupied substandard units in High Point, comprising about 60 percent of all such units reporting on income, in each of which

the total income of all occupants is less than \$1,000 a year. These low incomes are representative of more than one-half (51.2 percent) of the substandard dwelling units occupied by white tenants, and more than three-fourths (76 percent) of those occupied by Negro tenants. A naturally larger proportion of dwelling units occupied by each race would have to be eliminated from the private investor's market if the \$1,200 minimum annual income is considered. Fully 71 percent of all substandard dwelling units occupied by tenants report incomes of less than \$1,200 annually. These dwellings include 63 percent of those occupied by white groups and more than 86 percent of those occupied by Negroes. The only solution for the housing problems of this considerable number of tenants whose incomes do not permit them to pay the minimum price of adequacy seems to lie in some form of subsidized housing program. The cost of such subsidization might equitably be balanced against the social cost of permitting such a large segment of the city's population to live under slum conditions.

A more accurate gauge of the market for a subsidized housing program is achieved by analyzing the incomes and rentals of only those substandard dwellings which are occupied by single tenant groups, since the single group, as a unit, is the only desirable basis for social planning, and since groups with tenant-tenure are numerically, if not economically, in more pressing need of a practical and ameliorative program. By eliminating from consideration those households which are occupied by more than one group of persons, as well as those occupied by groups composed of only one person or of more than seven persons, as exceptional extremes in group-size for whom it would be difficult to plan, a minimal market for standard houses intended to replace substandard ones is established. This market is limited in number, therefore, to the most obviously pressing cases and only to those most desirably situated for long-range planning; i. e., households of individuals with established personal relationships, leaving a considerable margin for future planning.

In High Point the survey reveals 2,302 substandard dwelling units occupied by white single tenant groups, and 1,054 occupied by Negro single tenant groups, or a total of 3,356 dwelling units occupied by single tenant groups composed of from two to seven persons. The annual income reported for more than one-half (52.1 percent) of the dwellings occupied by such white groups, and for 78 percent of those occupied by Negro groups of this composition, is less than \$1,000. In all, therefore, more than three-fifths of all single tenant groups now living in substandard homes cannot pay the rentals which privately owned adequate houses command. Only two-fifths of these single tenant groups in the lower income ranges are Negro groups; the remaining three-fifths are white. While the gross rentals (which include cost of utilities, heating, etc.) for 12.9 percent of these households with total incomes of less than \$1,000 a year now amount to \$20 or more per month, the remaining 87.1 percent of them now spend less than this amount for gross rental (and, of course, even less for net rental) and can scarcely be expected, in view of the size of their incomes, to increase their rental expenditures very much

in order to better their living conditions.

The low-income housing program now under way in High Point is a start toward the solution of the housing problems of these families who are financially beyond the reach of the private investors. Housing standards for other groups could undoubtedly be improved through the co-operative efforts of property owners and city officials. In general, planned improvements involving private investors, individual owners, and public agencies could accomplish much toward the eventual elimination of slums and the establishment of standards of comfort, sanitation, and safety for the major part of today's inhabitants of substandard homes in High Point.





way in High Point is a start  
these families who are financially  
are standards for other groups  
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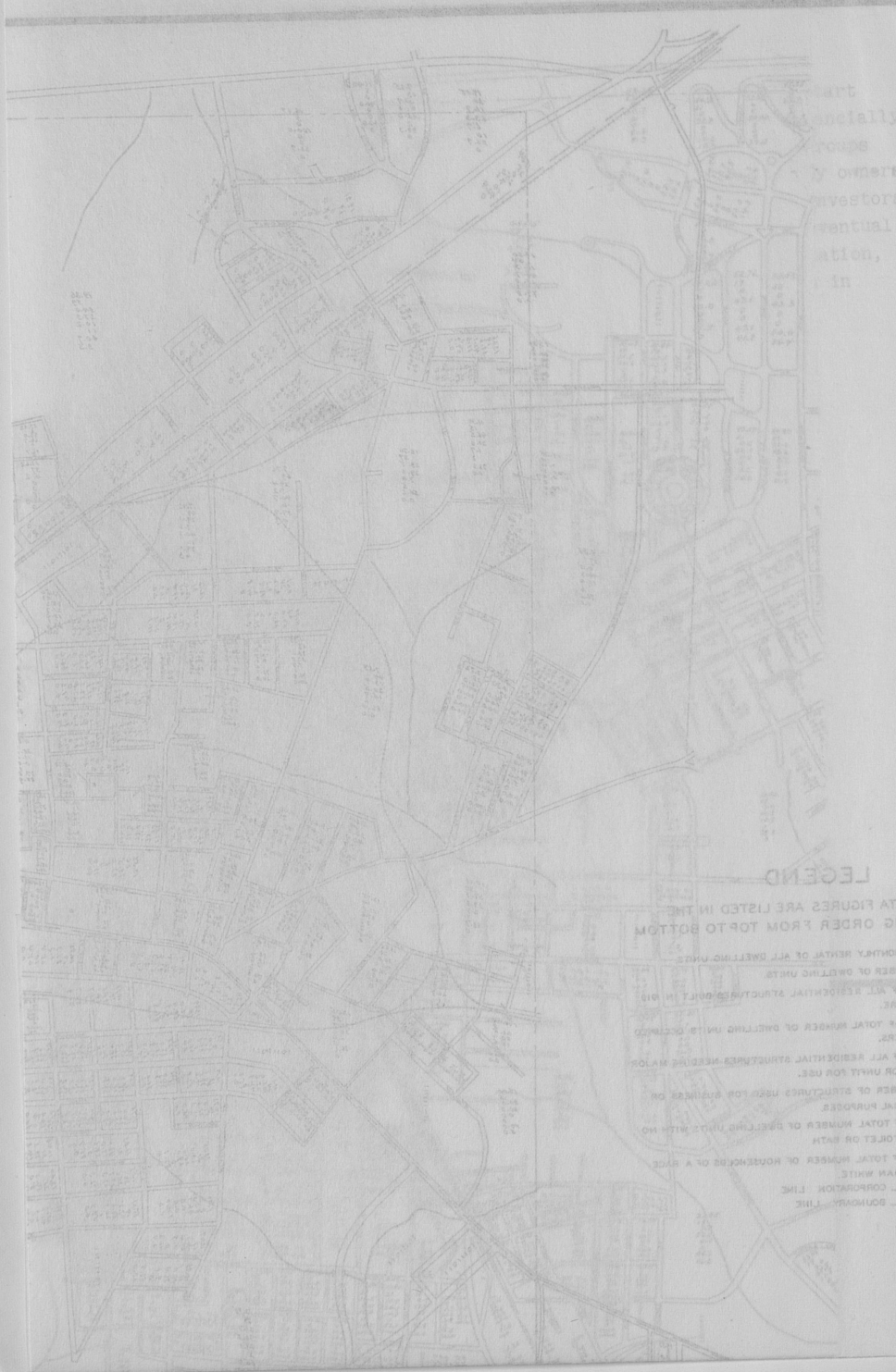


**LEGEND**  
BLOCK DATA FIGURES ARE LISTED IN THE FOLLOWING ORDER FROM TOP TO BOTTOM

1. NUMBER OF DWELLING UNITS OF ALL DWELLING UNITS
2. TOTAL NUMBER OF DWELLING UNITS
3. PERCENT OF ALL RESIDENTIAL STRUCTURES BUILT IN 1915 OR BEFORE
4. PERCENT OF TOTAL NUMBER OF DWELLING UNITS OCCUPIED BY OWNERS
5. PERCENT OF ALL RESIDENTIAL STRUCTURES NEEDING MAJOR REPAIRS OR SUIT FOR USE
6. TOTAL NUMBER OF STRUCTURES USED FOR BUSINESS OR COMMERCIAL PURPOSES
7. PERCENT OF TOTAL NUMBER OF DWELLING UNITS WITH NO PRIVATE TOILET OR BATH
8. PERCENT OF TOTAL NUMBER OF HOUSEHOLDS OF A SINGLE PERSON

— CONTOUR LINE  
— BOUNDARY LINE

**BLOCK DATA MAP**  
**HIGH POINT, NORTH CAROLINA**  
REAL PROPERTY SURVEY  
SEPTEMBER 1939  
W.P.A. PROJECT NO. 65-1-32-148  
STATE PLANNING BOARD - SPONSOR



LEGEND

BLOCK DATA FIGURES ARE LISTED IN THE FOLLOWING ORDER FROM TOP TO BOTTOM

1. AVERAGE MONTHLY RENTAL OF ALL DWELLING UNITS
2. TOTAL NUMBER OF DWELLING UNITS
3. PERCENT OF ALL RESIDENTIAL STRUCTURES BUILT IN 1910 OR BEFORE
4. PERCENT OF TOTAL NUMBER OF DWELLING UNITS OCCUPIED BY OWNERS
5. PERCENT OF ALL RESIDENTIAL STRUCTURES NEEDING MAJOR REPAIRS OR WORTH FOR USE
6. TOTAL NUMBER OF STRUCTURES USED FOR BUSINESS OR COMMERCIAL PURPOSES
7. PERCENT OF TOTAL NUMBER OF DWELLING UNITS WITH NO PRIVATE TOILET OR BATH
8. PERCENT OF TOTAL NUMBER OF HOUSEHOLDS OF A RACE OTHER THAN WHITE
9. CORPORATION LINE
10. BOUNDARY LINE

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## GLOSSARY

I. **Real Property Survey or RPS** -- in general, the entire survey procedure; specifically, that division of the field and office work required to gather and tabulate the results of the initial, exhaustive house-to-house enumeration. Some of the special terms employed in the RPS are:

**Block** -- that area of land entirely enclosed by one or more passable thoroughfares, all dwelling units on such land being enumerated as of that block. Blocks were numbered serially throughout the enumerated area.

**Major Structure** -- every building in each block, with the exception of such appurtenant structures as barns, outbuildings, sheds, and private garages without dwelling units.

**Residential Structure** -- any structure containing dwelling units, even though there are business units or other additional uses in the same structure; excepting institutional structures, hotels, school dormitories, etc.

**Dwelling Unit** -- the living quarters intended for the use of a single family of one or more persons and containing permanently installed cooking facilities, or, lacking such cooking facilities, being completely closed off from the rest of the structure.

**Types of Residential Structures**, including mixed business and residential uses:

**Type 1 -- Single-Family Detached** -- unattached single-family house containing one dwelling unit.

**Type 2 -- Single-Family Attached** -- a single-family house containing one dwelling unit, being a separate building but having wall construction adjoining that of either a business structure or another structure used for residential purposes. Row houses are included in this type.

**Type 3 -- Two-Family Side-by-Side** -- a structure containing two separate dwelling units, each under the same roof and each extending from basement to roof.

**Type 4 -- Two-Family Two-Decker** -- a two-story house, each story containing one complete dwelling unit.

**Type 5 -- Three-Family Three-Decker** -- a three-story house, each story containing one complete dwelling unit.

**Type 6 -- Four-Family Double Two-Decker** -- a two-story house, each story containing two complete dwelling units.

**Type 7 -- Apartment** -- any other non-converted structure, primarily residential in character and containing five or more dwelling units.

**Type 8 -- Business with Dwelling Units** -- a structure, primarily business in character but containing one or more dwelling units.

**Type 9 -- Other Non-Converted** -- any other non-converted residential structure, excluding types 1-8, inclusive.

**Type 10 -- Partially Converted** -- a house altered to provide a different number of dwelling units than that provided by its original type of construction or to provide the addition of a business unit, but so slightly altered that a small expenditure of time and money would restore it to its original form.

**Type 11 -- Completely Converted** -- a structure converted from its original type to such an extent that a considerable expenditure of time and money would have to be made to restore it to its original type, such conversion either changing the number of dwelling units or introducing a business unit into the structure.

**Under Construction** -- residential structures on which construction was so far incomplete as to be unready for occupancy. Except for such items as refer to occupancy such houses were enumerated.

**Condition** -- the general physical condition of the entire residential structure classified as good, in need of minor repairs, in need of major repairs, or unfit for use.

**Exterior Material** -- the principal material used in the exterior walls, brick veneer being considered as brick.

**Stories** -- total number of stories, not including basements; full stories being those finished off as living quarters and having full ceiling height over their entire areas.

**Basement** -- the space underneath the first principal floor of the structure, extending under at least half thereof, and being high enough for a person to stand in, with enclosed walls of some kind.

**Garage** -- any private garage on the same parcel of land as the residential structure, whether it is a separate building or attached to the residence itself.

**Duration** -- the length of time in years and months that each dwelling unit has been occupied by the present dwellers or has been vacant.

**Monthly Rent** -- in the case of tenant occupancy, the actual contract rent paid for the use of the dwelling unit; in the case of owner occupancy, as accurate an estimate as possible of such rental value, based on rentals paid for similar quarters in the same or a similar neighborhood.

**Installed Heating** -- any heating equipment permanently installed, including stoves, fireplaces, etc.

**Running Water** -- water actually piped into the residential structure in question.

II. **Land Use Survey** -- that portion of the survey designed to obtain by actual measurement the area of land devoted to various uses in each block in the city and the actual street foot-frontage consumed by each such

parcel in each block of the city.

**Types of Non-Residential Structures:**

**Commercial** -- buildings devoted to the uses of retail trade or commerce, and hotels.

**Industrial** -- buildings devoted to light or heavy manufacturing and other industrial uses; such as rail-way shops and yards, wholesale trade, warehouses, etc.

**Public Buildings** -- buildings of a public or institutional character; such as city buildings, county, state, and federal buildings, YMCA's, churches, schools, jails, etc.

**Unused Land** -- land free of all use, permanent or temporary.

**Permanent Open Space** -- land containing no major structures but devoted to some permanent use; such as parks, playgrounds, cemeteries, etc.

**Temporary Business Use** -- land devoted to such temporary business uses as temporary vegetable stands and markets, temporary fruit stands, offices of a temporary character, parking lots, etc.

**Business Unit** -- a portion of a residential structure devoted to a business use and having a separate out-door entrance. Exception: office of a doctor or dentist in his own home.

**III. Low Income Housing Survey** -- that additional part of the Real Property Survey conducted for the purpose of obtaining special, detailed, data about persons living in inadequate dwelling units.

**Substandard** -- below certain predetermined standards, deemed essential to safe, sanitary, healthful living conditions. A dwelling unit may be substandard because of physical condition, occupancy factors, or both.

**Physically Substandard** -- inadequate due to any one of the following conditions:

- poor structural conditions, being in need of major repairs or unfit for use;
- lack of a private flush toilet;
- lack of a private bathing unit, either shower or tub;
- lack of running water;
- lack of installed heating;
- lack of electric or gas lighting.

**Occupancy Substandard** -- inadequate due to any one of the following conditions:

- more than 1.5 persons per room;
  - two or more families living in the dwelling unit
- (note: both factors must be present when the rent is more than \$40 a month)

**Physically and Occupancy Substandard** -- inadequate from both a physical and an occupancy standpoint.

**Family Group** -- a group consisting of man and wife with or without unmarried children in the household, or either parent with one or more unmarried children, with or without other related persons in the household.

**Income of Dwelling Unit** -- the annual income (exclusive of lump sum payments received) of all persons living in the dwelling unit who are in any way related to the head of the dwelling unit or to any member of the group of which the head of the dwelling unit is a part, for the year preceding the Saturday preceding enumeration.

**Employables** -- all persons either gainfully employed, working without pay in a family-operated establishment, seeking re-employment, or seeking employment for the first time.

**Unemployable** -- a person who is not gainfully employed and is not seeking work.

**Gainfully Employed** -- a worker in private industry, government agencies, or on Works Program projects at an occupation by which the worker earns money or a money equivalent, including self-employed persons in professions and business.

**Net Rent** -- the actual contract monthly rent paid for a dwelling unit, in cases of tenant occupancy; or an estimate of such rent, in cases of owner occupancy.

**Gross Rent** -- the net rent plus expenditures for water, gas, electricity, fuel, refrigeration, and garage facilities.

**APPENDIX**  
**SUMMARY TABLES**

1. Structure Data

A. Type of Structure	Total		Owners		Non-Owners	
	Number	Percent	Number	Percent	Number	Percent
Total reports	7921	100.0	3077	100.0	4844	100.0
Single-family detached	6454	81.5	2868	93.2	3586	74.0
Single-family attached	55	0.7	2	0.1	53	1.1
2-family side-by-side	396	5.0	29	1.0	367	7.6
2-family 2-decker	68	0.9	15	0.5	53	1.1
3-family 3-decker	1	*	0	0.0	1	*
4-family double 2-decker	31	0.4	2	0.1	29	0.6
Apartment	37	0.5	6	0.2	31	0.6
Business with dwelling units	91	1.1	11	0.3	80	1.6
Other non-converted structures	533	6.7	69	2.2	464	9.6
Partially converted structures	218	2.7	65	2.1	153	3.2
Completely converted structures	37	0.5	10	0.3	27	0.6
* Less than 0.1%						
<b>B. Structures by Year Built</b>						
Total reports	7921	100.0	3077	100.0	4844	100.0
1935-1939	602	7.6	312	10.1	290	6.0
1930-1934	518	6.5	246	8.0	272	5.6
1925-1929	2013	25.4	921	29.9	1092	22.6
1920-1924	1516	19.2	596	19.4	920	19.0
1915-1919	865	10.9	281	9.1	584	12.0
1905-1914	1246	15.7	392	12.7	854	17.6
1895-1904	998	12.6	276	9.0	722	14.9
1885-1894	99	1.3	34	1.1	65	1.4
1880-1884	40	0.5	11	0.4	29	0.6
1859 or before	24	0.3	8	0.3	16	0.3
<b>C. Encumbrance by Value - Owner Occupied Structures, types 1-6</b>						
	Total		Mortgaged		Unencumbered	
	Number	Percent	Number	Percent	Number	Percent
Total reports	2854	100.0	1197	100.0	1657	100.0
\$ 499 or less	26	0.9	10	0.8	16	1.0
500 - \$ 999	137	4.8	51	4.3	86	5.2
1000 - 1499	296	10.4	116	9.7	180	10.8
1500 - 1999	455	15.9	205	17.1	250	15.1
2000 - 2499	352	12.3	135	11.3	217	13.1
2500 - 2999	273	9.6	110	9.2	163	9.8
3000 - 3999	404	14.2	189	15.8	215	13.0
4000 - 4999	255	8.9	111	9.3	144	8.7
5000 - 5999	160	5.6	63	5.3	97	5.9
6000 - 7999	208	7.3	96	8.0	112	6.7
8000 - 9999	113	4.0	47	3.9	66	4.0
10000 - 14999	85	3.0	35	2.9	50	3.0
15000 - 19999	44	1.5	16	1.3	28	1.7
20000 - 29999	31	1.1	10	0.8	21	1.3
30000 or more	15	0.5	3	0.3	12	0.7



I. Structure Data (Cont'd.)

	Total			Total	
	Number	Percent		Number	Percent
<b>D. Basements</b>			<b>E. Garages</b>		
Total reports	7921	100.0	Total reports	7921	100.0
No basement	6105	77.1	No garage	4205	53.1
With basement	1816	22.9	With garage	3716	46.9
<b>F. Stories</b>			<b>G. Exterior Material</b>		
Total reports	7921	100.0	Total reports	7921	100.0
1 story	5567	70.2	Wood	6927	87.5
1½ stories	546	6.9	Brick	824	10.4
2 stories	1789	22.6	Stone	19	0.2
2½ stories	7	0.1	Stucco	132	1.7
3 stories or more	12	0.2	Other	19	0.2

II. Dwelling Unit Data

	Total		Owner		Tenant		Vacant	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<b>A. Monthly Rent or Rental value</b>								
Total reports	9652	100.0	3077	100.0	6212	100.0	363	100.0
\$ 4.99 or less	486	5.0	4	0.1	418	6.7	64	17.6
5.00 - \$ 9.99	1468	15.2	112	3.6	1315	21.2	41	11.3
10.00 - 14.99	2532	26.2	376	12.2	2091	33.7	65	17.9
15.00 - 19.99	1581	16.4	559	18.2	986	15.9	36	9.9
20.00 - 24.99	982	10.2	469	15.3	485	7.8	28	7.7
25.00 - 29.99	707	7.3	414	13.5	265	4.3	28	7.7
30.00 - 39.99	786	8.2	438	14.2	308	5.0	40	11.0
40.00 - 49.99	516	5.4	277	9.0	212	3.4	27	7.5
50.00 - 74.99	468	4.9	314	10.2	121	1.9	33	9.1
75.00 - 99.99	101	1.0	93	3.0	7	0.1	1	0.3
100.00 - 149.99	22	0.2	18	0.6	4	*	0	0.0
150.00 or more	3	*	3	0.1	0	0.0	0	0.0
* Less than 0.1%								
<b>B. Condition</b>								
Total reports	9652	100.0	3077	100.0	6212	100.0	363	100.0
Good condition	4429	45.9	2011	65.4	2210	35.6	208	57.3
In need of minor repairs	4122	42.7	912	29.6	3105	50.0	105	28.9
In need of major repairs	1028	10.7	150	4.9	856	13.8	22	6.1
Unfit for use	73	0.7	4	0.1	41	0.6	28	7.7
<b>C. Adequacy</b>								
Total reports	9652	100.0	3077	100.0	6212	100.0	363	100.0
Standard	4080	42.3	2106	68.4	1797	28.9	177	48.8
Substandard - Total	5572	57.7	971	31.6	4415	71.1	186	51.2
Physically only	4374	45.3	792	25.8	3396	54.7	186	51.2
Occupancy only	213	2.2	72	2.3	141	2.3	--	--
Physically and occupancy	985	10.2	107	3.5	878	14.1	--	--

II. Dwelling Unit Data (Cont'd.)

	Total		Owner		Tenant		Vacant	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<b>D. Rooms</b>								
Total reports	9652	100.0	3077	100.0	6212	100.0	363	100.0
1 room	284	2.7	5	0.2	204	3.3	55	15.2
2 rooms	1092	11.3	37	1.2	1011	16.3	44	12.1
3 rooms	1630	16.9	118	3.8	1447	23.3	65	17.9
4 rooms	1826	18.9	339	11.0	1417	22.8	70	19.3
5 rooms	1854	19.2	803	26.1	1000	16.1	51	14.0
6 rooms	1403	14.6	741	24.1	629	10.1	33	9.1
7 rooms	609	6.3	368	12.0	224	3.6	17	4.7
8 rooms or more	974	10.1	666	21.6	280	4.5	28	7.7
<b>E. Heating</b>								
Total reports	9652	100.0	3077	100.0	6212	100.0	363	100.0
Central steam or hot water	909	9.4	458	14.9	372	6.0	79	21.8
Central warm air	743	7.7	432	14.0	296	4.8	15	4.1
Other installed	7855	81.4	2181	70.9	5496	88.4	176	49.0
None installed	145	1.5	6	0.2	48	0.8	91	25.1
<b>F. Lighting</b>								
Total reports	9652	100.0	3077	100.0	6212	100.0	363	100.0
Electric	9049	93.8	2970	96.5	5753	92.6	326	89.8
Gas	19	0.2	7	0.2	10	0.2	2	0.6
Other	584	6.0	100	3.3	449	7.2	35	9.6
<b>G. Cooking</b>								
Total reports	9652	100.0	3077	100.0	6212	100.0	363	100.0
Electric	563	5.8	309	10.0	221	3.5	33	9.1
Gas	1316	13.6	747	24.3	534	8.6	35	9.6
Other installed	7361	76.3	2010	65.3	5266	84.8	85	23.4
None installed	412	4.3	11	0.4	191	3.1	210	57.9
<b>H. Refrigeration</b>								
Total reports	9652	100.0	3077	100.0	6212	100.0	363	100.0
Electric	3577	37.1	1853	60.2	1674	26.9	50	13.8
Gas	25	0.2	9	0.3	16	0.3	0	0.0
Ice	4702	48.7	1105	35.9	3592	57.8	5	1.4
None	1348	14.0	110	3.6	930	15.0	308	84.8
<b>I. Plumbing</b>								
Total reports	9652	100.0	3077	100.0	6212	100.0	363	100.0
At least 2 toilets and 2 bathing units	443	4.6	332	10.8	106	1.7	5	1.4
At least 2 toilets and 1 bathing unit	226	2.3	133	4.3	91	1.5	2	0.6
1 toilet and at least 1 bathing unit	3801	39.4	1764	57.3	1853	29.8	184	50.7
At least 1 toilet, less than 1 bathing unit	1903	19.7	402	13.1	1462	23.5	39	10.7
Shared toilet and running water	1597	16.6	127	4.1	1440	23.2	30	8.3
Shared toilet, no running water	11	0.1	0	0.0	11	0.2	0	0.0

II. Dwelling Unit Data (Cont'd)

	Total		Owner		Tenant		Vacant	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
I. Plumbing (Cont'd.)								
No toilet but with running water	988	10.2	148	4.8	813	13.1	27	7.4
No toilet and no running water	683	7.1	171	5.6	436	7.0	76	20.9
	Total Occupied		Owner		Tenant		Vacant	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
J. Duration of Occupancy or Vacancy								
Total reports	9289	100.0	3077	100.0	6212	100.0	363	100.0
Less than 6 months	1355	14.6	104	3.4	1251	20.1	257	70.8
6 months-11 months	936	10.1	88	2.9	848	13.7	31	8.5
1 year-1 year 11 months	1190	12.8	178	5.8	1012	16.3	23	6.3
2 years-2 years 11 months	975	10.5	216	7.0	759	12.2	18	5.0
3 years-4 years 11 months	1259	13.6	324	10.5	935	15.0	34*	9.4
5 years-9 years 11 months	1353	14.5	403	13.1	950	15.3		
10 years-19 years 11 months	1623	17.5	1216	39.5	407	6.6		
20 years or more	598	6.4	548	17.8	50	0.8		

\* 3 years or more.

III. Occupied Dwelling Unit Data

	Total		Owner		Tenant	
	Number	Percent	Number	Percent	Number	Percent
A. Race of Household						
Total reports	9289	100.0	3077	100.0	6212	100.0
White	7311	78.7	2706	87.9	4605	74.1
Negro	1977	21.3	371	12.1	1606	25.9
Other	1	*	0	0.0	1	*
* Less than 0.1%						
B. Size of Household						
Total reports	9289	100.0	3077	100.0	6212	100.0
1 person	352	3.8	68	2.2	284	4.6
2 persons	1929	20.7	579	18.8	1350	21.7
3 persons	2050	22.1	718	23.4	1332	21.4
4 persons	1838	19.8	652	21.2	1186	19.1
5 persons	1219	13.1	446	14.5	773	12.4
6 persons	791	8.5	281	9.1	510	8.2
7 persons	472	5.1	157	5.1	315	5.1
8 persons	284	3.1	82	2.7	202	3.3
9 persons	163	1.8	41	1.3	122	2.0
10 persons	78	0.8	23	0.7	55	0.9
11 persons or more	113	1.2	30	1.0	83	1.3

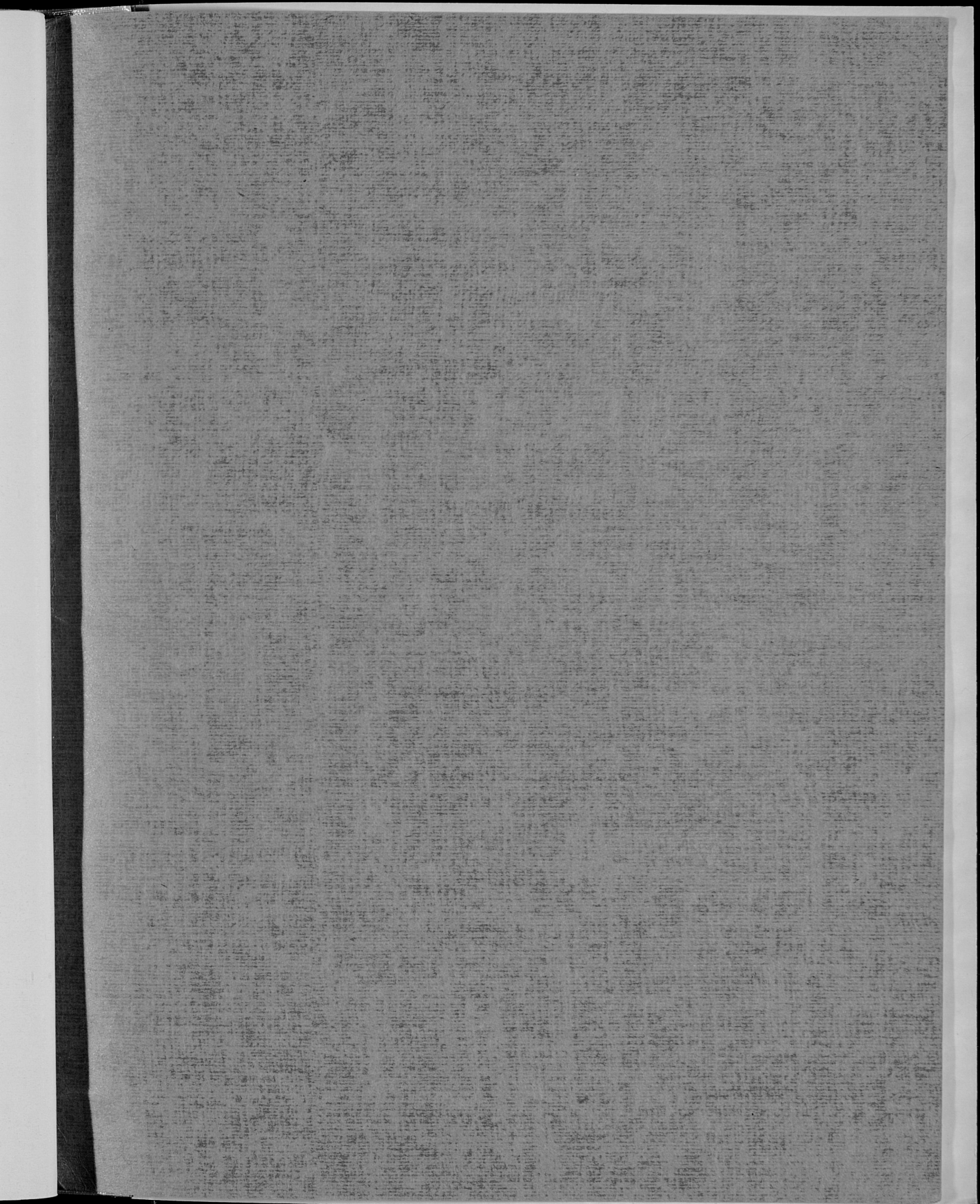


III. Occupied Dwelling Unit Data (Cont'd.)

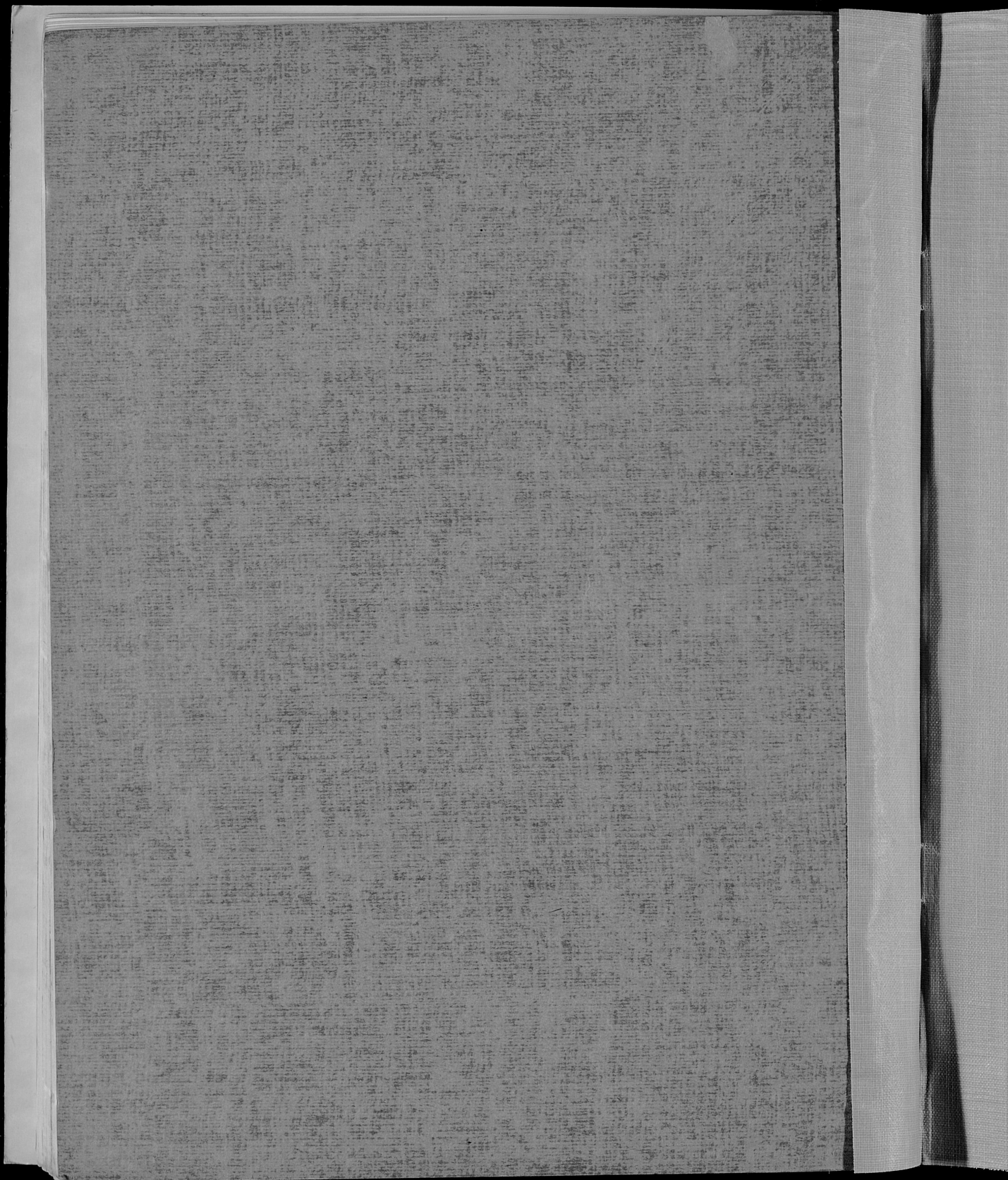
	Total		Owner		Tenant	
	Number	Percent	Number	Percent	Number	Percent
<b>C. Extra Families</b>						
Total reports	9289	100.0	3077	100.0	6212	100.0
No extra families	8989	96.8	2977	96.7	6012	96.8
1 extra family	287	2.9	94	3.1	173	2.8
2 or more extra families	33	0.3	6	0.2	27	0.4
<b>D. Persons Per Room</b>						
Total reports	9289	100.0	3077	100.0	6212	100.0
.50 or less	1926	20.7	1145	37.2	781	12.6
.51 - .75	2030	21.9	834	27.1	1196	19.2
.76 - 1.00	2761	29.7	709	23.1	2052	33.0
1.01 - 1.50	1553	16.7	272	8.8	1281	20.6
1.51 - 2.00	749	8.1	87	2.8	662	10.7
2.01 or more	270	2.9	30	1.0	240	3.9
<b>E. Children Under 15 Years of Age</b>						
Total reports	9289	100.0	3077	100.0	6212	100.0
No children	4217	45.4	1543	50.2	2674	43.1
1 child	2319	25.0	779	25.3	1540	24.8
2 children	1522	16.4	471	15.3	1051	16.9
3 or 4 children	1015	10.9	249	8.1	766	12.3
5 children or more	216	2.3	35	1.1	181	2.9
<b>F. Roomers</b>						
Total reports	9289	100.0	3077	100.0	6212	100.0
No roomers	8353	90.0	2728	88.7	5625	90.6
1 roomer	430	4.6	155	5.0	275	4.4
2 roomers	260	2.8	99	3.2	161	2.6
3 or 4 roomers	143	1.5	61	2.0	82	1.3
5 to 10 roomers	85	0.9	29	0.9	56	0.9
11 roomers or more	18	0.2	5	0.2	13	0.2

IV. Low Income Housing Data

	Total		Owner				Tenant			
			White		Negro		White		Negro	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<b>A. Size of family Group</b>										
Total groups	4876	100.0	672	100.0	201	100.0	2726	100.0	1277	100.0
2 persons	1451	29.7	181	26.9	75	37.3	732	26.9	463	36.3
3 persons	1209	24.8	159	23.7	38	18.9	734	26.9	278	21.8
4 persons	916	18.8	123	18.3	37	18.4	546	20.0	210	16.5
5 persons	555	11.4	91	13.5	20	9.9	317	11.6	127	9.9
6 persons	336	6.9	56	8.3	12	6.0	182	6.7	86	6.7
7 persons	179	3.7	26	3.9	8	4.0	105	3.9	40	3.1
8 persons or more	230	4.7	36	5.4	11	5.5	110	4.0	73	5.7
<b>B. Net Annual Rental</b>										
Total dwelling units	5002	100.0	705	100.0	234	100.0	2670	100.0	1393	100.0
Less than \$60	365	7.3	3	0.4	8	3.4	246	9.2	108	7.8
\$ 60 - \$119.99	1325	26.5	91	12.9	24	10.3	713	26.7	497	35.6
120 - 179.99	2121	42.4	191	27.1	121	51.7	1123	42.1	686	49.2
180 - 239.99	776	15.5	220	31.2	55	23.5	418	15.7	83	6.0
240 - 299.99	232	4.6	96	13.6	20	8.5	97	3.6	19	1.4
300 - 359.99	109	2.2	56	8.0	6	2.6	47	1.8	0	0.0
360 - 479.99	58	1.2	36	5.1	0	0.0	22	0.8	0	0.0
480 or more	16	0.3	12	1.7	0	0.0	4	0.1	0	0.0
<b>C. Annual Income</b>										
Total dwelling units	5002	100.0	705	100.0	234	100.0	2670	100.0	1393	100.0
None	107	2.1	39	5.5	13	5.6	31	1.2	24	1.7
Less than \$200	138	2.7	16	2.3	8	3.4	44	1.6	70	5.0
\$ 200 - \$ 399.99	422	8.4	38	5.4	23	9.8	158	5.9	203	14.6
400 - 599.99	704	14.1	55	7.8	35	15.0	316	11.8	298	21.4
600 - 799.99	919	18.4	92	13.1	37	15.8	479	18.0	311	22.4
800 - 999.99	606	12.1	84	11.9	31	13.3	339	12.7	152	10.9
1000 - 1199.99	573	11.5	80	11.3	34	14.5	316	11.8	143	10.3
1200 - 1399.99	460	9.2	71	10.1	19	8.1	288	10.8	82	5.9
1400 - 1599.99	334	6.7	62	8.8	11	4.7	219	8.2	42	3.0
1600 - 1799.99	256	5.1	44	6.2	10	4.3	166	6.2	36	2.6
1800 - 1999.99	169	3.4	38	5.4	4	1.7	111	4.2	16	1.1
2000 or more	314	6.3	86	12.2	9	3.8	203	7.6	16	1.1
No reports	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0







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