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REPORT
of
The Real Property Survey
WILMINGTON, NORTH CAROLINA

1939-1940

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REPORT
of
The Real Property Survey
WILMINGTON, NORTH CAROLINA

WORK PROJECTS ADMINISTRATION

O. P. 65-1-32-148

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SPONSORED BY

NORTH CAROLINA STATE PLANNING BOARD
CITY OF WILMINGTON
NEW HANOVER COUNTY

PUBLISHED WITH THE ASSISTANCE OF
HOUSING AUTHORITY OF THE CITY OF WILMINGTON

WILLIAM H. LEVITT
State Supervisor

1939-1940

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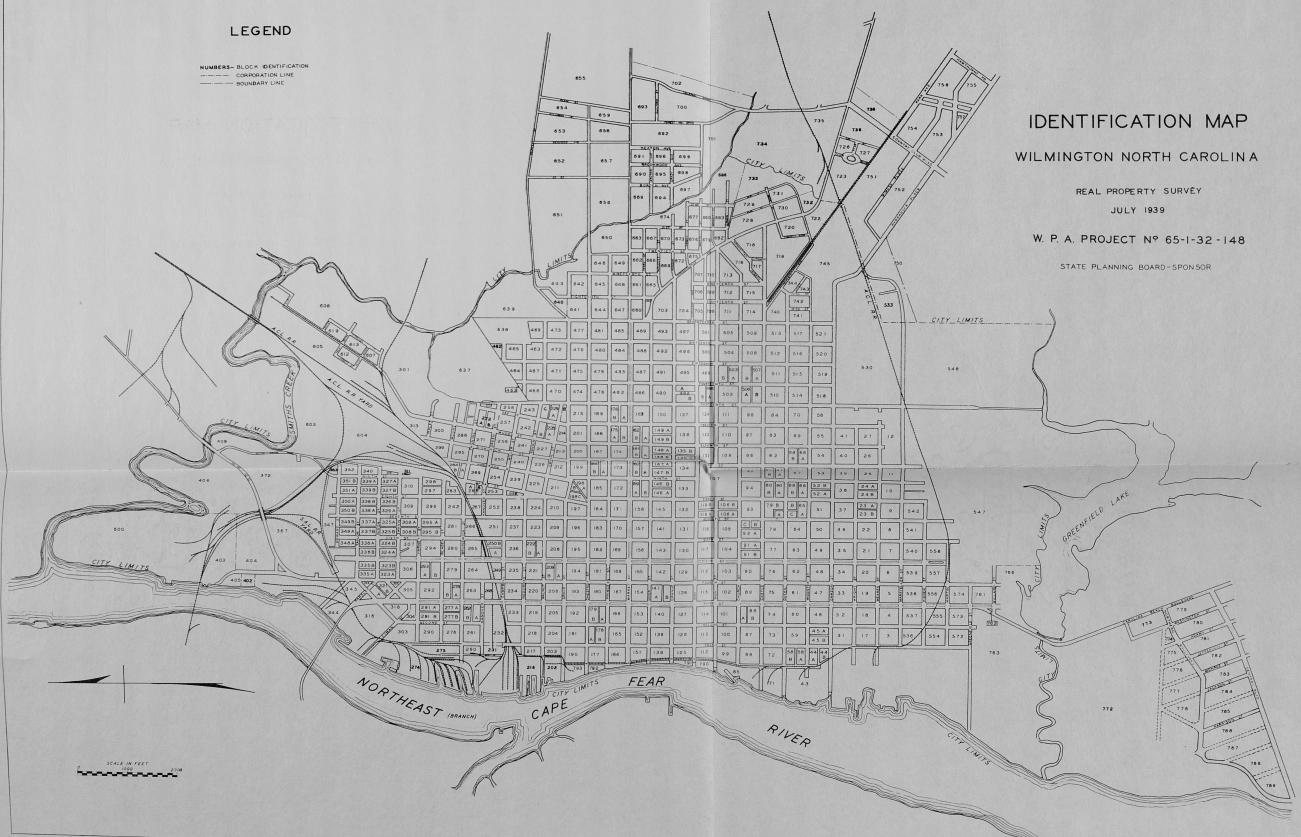
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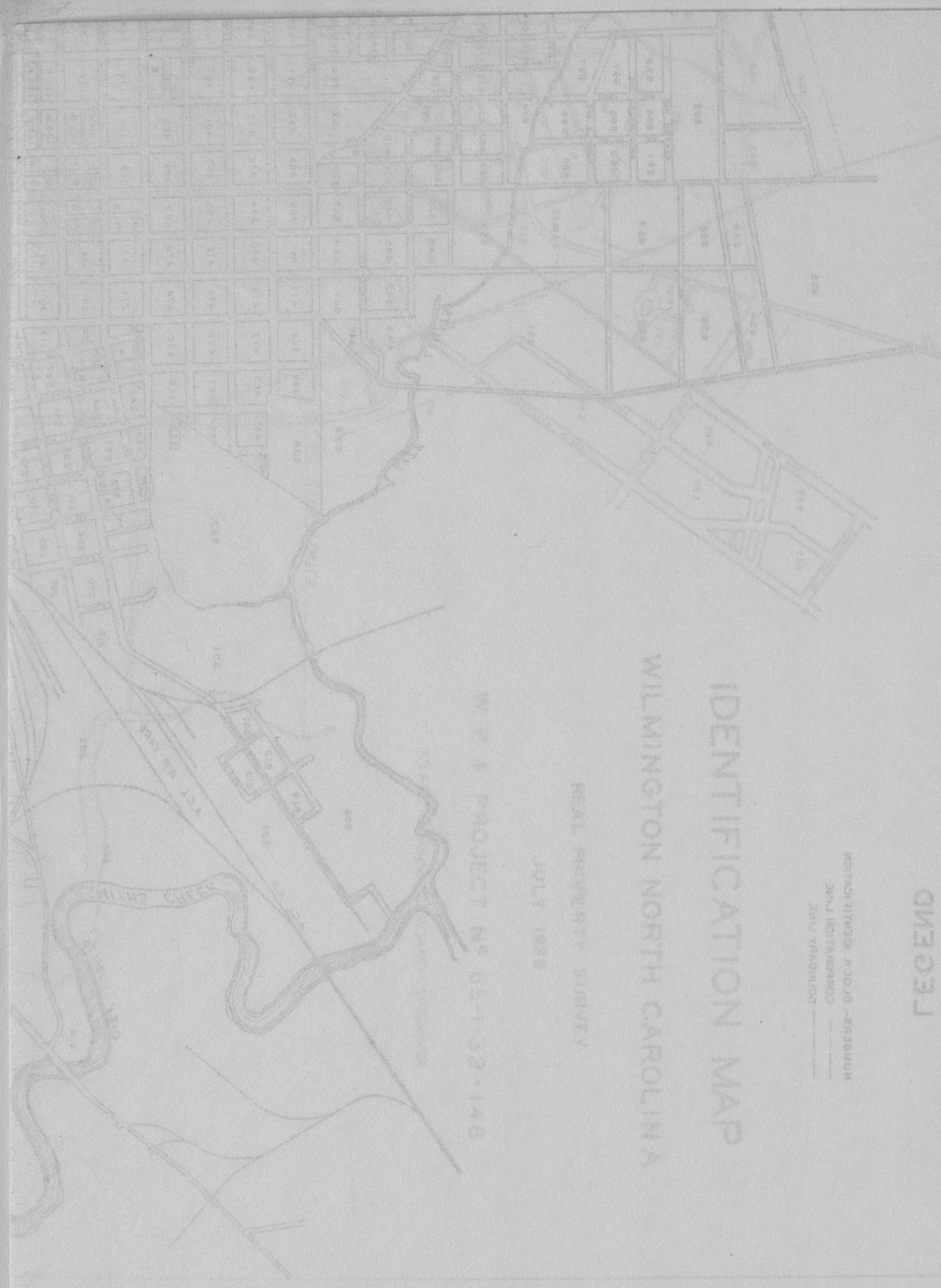
IDENTIFICATION MAP
WILMINGTON NORTH CAROLINA

REAL PROPERTY SURVEY
JULY 1939

W. P. A. PROJECT NO 65-1-32-148

STATE PLANNING BOARD - SPONSOR





IDENTIFICATION MAP
WILMINGTON NORTH CAROLINA

W.P.A. PROJECT No. 03-1-32-140

REAL PROPERTY SURVEY

JULY 1988

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INTRODUCTION

The seriousness of the housing problem throughout the nation has been aggravated by years of depression and neglect. It has long been recognized by those interested in a solution to this problem that basic data must first be made available about structural conditions, population, income, rents, and facilities. 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 us with a unique opportunity to obtain this vital information, while providing 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 by 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 recognition of the 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 real property, low income families, and land use in several North Carolina cities and towns, of which Wilmington 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 is of great value to a community as a guide to the formulation of policies in regard to zoning, communication facilities, parks and playgrounds, as well as the location of future enterprise.

Every dwelling unit on each block was canvassed and a real property schedule filled in 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 and central heating. They also indicate the number and age of all persons who occupy the city's dwellings, the length of time they have lived there, the number of roomers and extra families in each dwelling and the race of all occupants. This constitutes the dwelling survey. The tabulation of the information on the real property dwelling 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 this information. For each of the significant factors of the survey--age and condition of structures, the number of dwellings occupied by owners or tenants and the duration of their respective occupancies, the percent mortgaged, the percent overcrowded, and several others--a separate map has been prepared. By means of differently shaded cross-hatchings each of these factors is portrayed for every block in the city. Thus, at a glance, contiguous blocks or areas of the city can be compared or analyzed for any one or all of the significant housing factors covered by the survey.

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. This study is called the "Low Income Housing Area Survey." It furnishes data on the income, age, relationship,

marital status, sex, and occupation of each individual who is inadequately housed, as well as the place and type of work, transportation facilities, and the length of time required of each employed member of these families to reach his place of work. It also makes available information on the annual expenditures of the family for facilities in addition to rent. Following a separate technique entitled the Low Income Housing Area Survey, which was set up as a standard procedure by the same federal agencies responsible for the real property survey technique with the addition of the United States Housing Authority, these data on low income families were treated as a separate survey. The original schedules, after their enumeration had been checked, were coded and transcribed to data cards from which 147 tables were derived.

The Real Property Survey set up an office in Wilmington 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. The schedules were then sent to Raleigh, the state headquarters of the survey, for tabulation, analysis, and mapping. The project was opened in Wilmington on January 21, 1939 and closed there on May 17, 1939. The 55 employees were all furnished by the local WPA. New Hanover County and the city of Wilmington provided the office, equipment, supplies, forms, and other materials necessary for the completion of the survey.

Accuracy in enumerating and tabulating the data for this survey was stressed as of paramount importance throughout its duration. Although complete accuracy is impossible to achieve in surveys of this type, every precaution was taken to keep the percentage of error down to a minimum. In spite of those elements of normal human fallibility which are always present, and the necessity for speed as a possible factor operating against the quality of the work of the enumerators, a spot check, in which 5 percent of the total enumeration was reworked, showed an average error of only 3 percent for the entire survey. It is believed, therefore, that the accuracy of the basic data gathered in this study will compare favorably with that of similar survey work, and furthermore that the small percentage of error which does occur is largely offset by the mathematical law of averages as applied to compensatory errors.

The tables prepared by the survey are designed to present in as lucid a manner as possible the exact results of the enumeration. However, a sound understanding of each table is necessary to make reliable any interpretation of the figures presented. A practical attempt has been made below to analyze the statistical information to the point where it should readily be susceptible to a pertinent workable interpretation.

The Real Property Survey could not have been completed successfully had it not been for the excellent spirit of co-operation displayed by the city government and the local citizenry of Wilmington, along with the fine reception accorded it by the press. Evidence of keen interest in the whole problem of housing was found everywhere, and the work of the survey was followed closely by many civic groups and individuals, most particularly the Wilmington Housing Authority, which gave valuable advice and assistance and which has had occasion to make definite use of the findings of the survey, particularly those on low income families.

The materials and results of the project will be distributed as follows: Basic dwelling schedules will be turned over to the city of Wilmington. Block tabulations, general tabulations, and a set of correlation tables derived from the general tabulations will be turned over to the city. Basic schedules on low income families, as well as general tabulations and derived summaries of the general tabulations of low income family data will be placed with the Wilmington Housing Authority. Copies of the final report will be filed with the Housing Authority, universities, libraries, and proper city departments. In addition, such agencies as the Federal Housing Administration, the United States Housing Authority, and the Home Owners Loan Corporation will be furnished copies of the report.

It is hoped that the results of this survey will assist in the future planning and development of housing in the city of Wilmington, and also help lay the groundwork for the amelioration of those social ills commonly acknowledged as the concomitants of a housing problem.

CHAPTER I

HISTORICAL BACKGROUND

Wilmington, the seat of New Hanover County, is on the inland end of a narrow peninsula extending 30 miles southward into the Atlantic Ocean. Its situation at the mouth of the wide and deep Cape Fear River has been the greatest single factor governing its development and growth, supplemented by the fertile soil and mild climate of the region. Wilmington, for many years North Carolina's only deep water port, has been an important commercial center since colonial days, when it was first settled. Indians travelled, fished, and fought on the historic land along the river. Pirates used its coves and inlets and the first settlers built along its banks in 1665.

The first permanent plantation was established in 1725. Settlement on the present site of Wilmington dates from 1730, when colonists built log shacks at the junction of the northeast and northwest branches of the river and called it Liverpool. Settlers from down the river came up for protection from pirates and for the good harbor facilities which the new location afforded. In 1773 John Watson obtained a royal grant of 640 acres opposite Liverpool, changing the name to New Town. In 1734 Governor Johnston again changed the name to Wilmington in honor of Spencer Compton, Earl of Wilmington.

For years the river was the only means of communication, and the port city formed greater bonds, both socially and economically, with coastal cities in Virginia and South Carolina than with those in the interior of its own state. Every home of any consequence had its barge to facilitate communication and travel along the intercoastal waterways. The city soon became a center of trade and commerce between the North and the South.

Wilmington played a significant role in the American Revolution. It was the scene, in 1765, of the first uprising against the Stamp Act, and later participated in the relief of the city of Boston just before the war started. Lord Cornwallis made the city his headquarters in 1781, after the battle of Guilford Courthouse. As a port Wilmington also played an important role in the War of 1812. During the Civil War the city, protected by Forts Fisher and Caswell, was the chief ingress for Confederate blockade runners. Wilmington was the last port to fall to the Federals, thus contributing to the doom of the Confederate cause.

In the nineteenth century Wilmington further developed its commercial status with the advent of the railroad. The city became an important north and south route. The railroad operated steamers between Wilmington and Charleston, and provided the most direct and quickest transportation system between the South and the East. Eventually the road from Wilmington to Richmond became part of the Atlantic Coast Line System, the headquarters of which are in Wilmington. The city also

serves as division headquarters for the Seaboard Air Line Railroad. Both railroads have well developed facilities for the handling and storage of freight, including waterfront developments for handling rail-and-water shipments through the port.

Important factors in the early commercial development of Wilmington were the timber and naval stores of the surrounding district. Pine lumber and its turpentine, tar, and resin products were shipped through Wilmington's port in tremendous quantities. The city also became an important center for the cotton export trade, the manufacture of fertilizer, the distribution of oil and gasoline, and a sizeable fruit and truck gardening commerce.

By the turn of this century Wilmington was the most advanced commercial center in North Carolina, and until 1910 the largest city in the state. Since then the rapid industrialization of the Piedmont section of the state has developed other cities which surpass Wilmington in size. The lumber industry has declined considerably, due to the depletion of the pine forests. The derivative production of naval stores has naturally been affected by this decline. However, both industries continue to exist, and with the growth of new forests maintain a small but steady production. The city's propitious location as a port of call for ships from Europe, South America, the West Indies, and Florida, carrying such raw materials as potash and phosphates, has influenced the growth of the fertilizer industry to the point where it is now first among Wilmington's industries. Fish are also a source of fertilizer, and the fishing industry, with its fleets of trawlers which make weekly voyages up and down the coast, is fairly extensive. The West Indies ship much of their molasses exports to this country through Wilmington's port. Oil and gasoline are received at the port in tank steamers and distributed to inland points by rail and by huge trailer trucks. The city is the converging point of five combined Federal-State major highways. These highways make Wilmington a convenient distributing point not only for oil but for the products of the surrounding fruit and truck gardening areas. Recently the section has also been found especially suitable to tulip culture and the commercial raising of bulbs is an expanding occupation.

During the World War three shipyards were built by the United States government and several vessels were launched from Wilmington. Within the last decade the channel has been deepened to allow entry to all but the largest vessels. The cotton export trade has fallen off considerably due to the increased consumption of the North Carolina crop by the manufacturing industry of the Piedmont section of the state. The state's other large agricultural crop--tobacco--has, however, become one of Wilmington's important export commodities within the last decade, though lack of storage facilities makes it necessary to handle only that part of the crop which is to be shipped immediately. The tonnage of tobacco shipments showed a steady increase until 1939, when it fell off because of the war.

Wilmington is a popular resort city. It is only nine miles from Wrightsville Beach, and fifteen from Carolina Beach. Fishing in the spring and summer and hunting in fall and winter draw tourists throughout the year. The city has a free

yacht basin located at a point a mile and a half below the city on the river.

The port city has shown a steady growth in population. Though the 1920 census showed a larger population than that of 1930, the greater figure was undoubtedly due to the wartime influx of navy yard workers and the extensive development of suburban areas outside the city limits. However, the housing survey, though not meant to function as a census, shows an increase over 1930 in the city's population today. Available statistics on population growth are as follows:

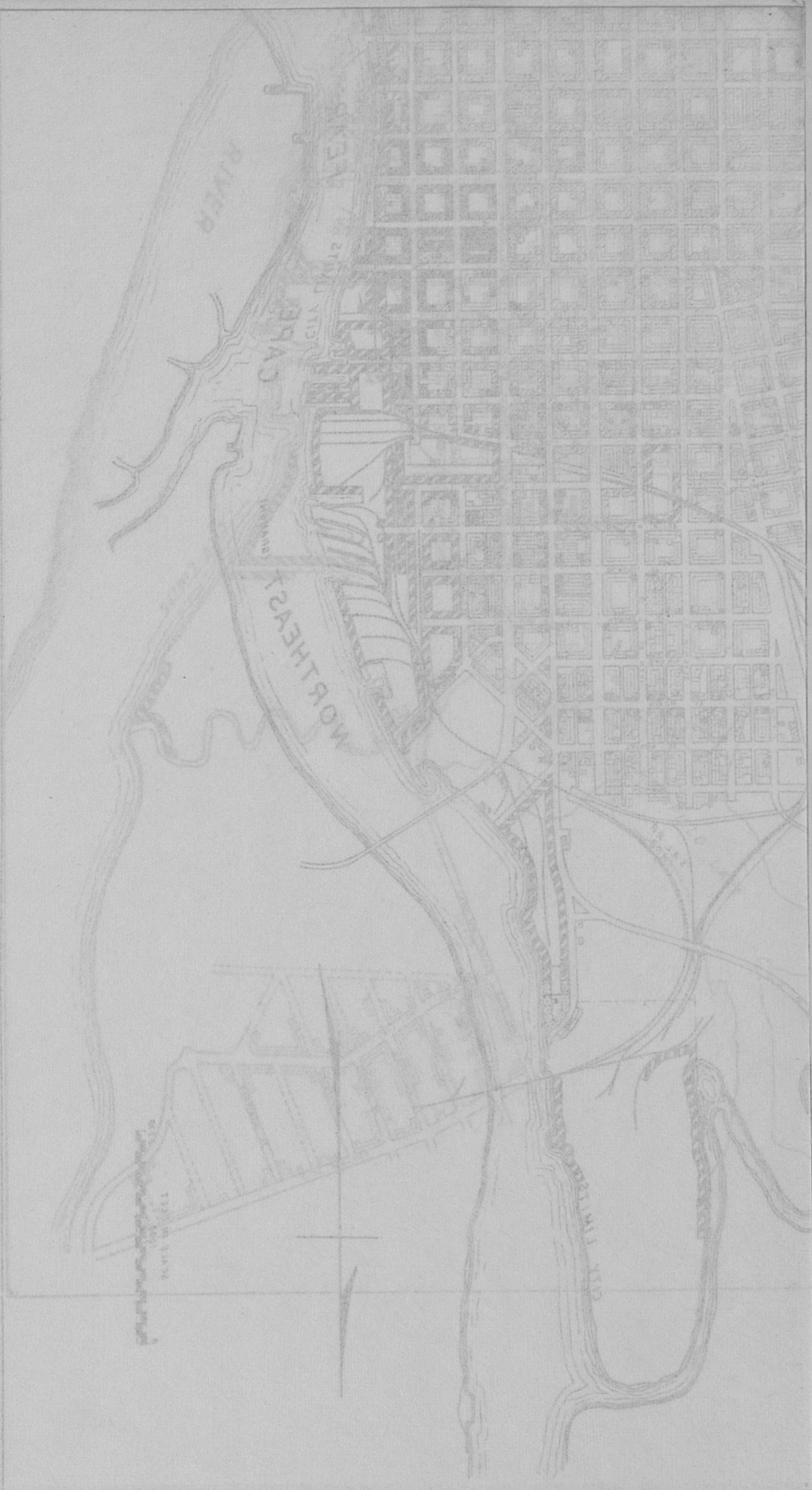
<u>Year</u>	<u>Population</u>	<u>Year</u>	<u>Population</u>
1850	7,264	1900	20,976
1860	9,552	1910	25,748
1870	13,446	1920	33,372
1880	17,350	1930	32,270
1890	20,056	1940	32,980

The construction and replacement of dwelling structures has failed to keep up with the growth of the city, having lagged particularly during the depression years. The new construction which has taken place has followed a common tendency toward suburban developments for the higher and middle income groups in the city, many of whom are able to take advantage of Federal Housing Administration loans. Housing facilities for those in the lower income groups, however, have fallen behind the actual need, leading to congestion in slum areas. Although segregation of races has been the practice, in some instances Negroes and whites are found living in the same blocks.

To meet the needs of the low income groups the Mayor, with the approval of the Commissioners, appointed in 1938 a Housing Authority which is now constructing some 462 new dwelling units for both white and Negro families with low incomes. To assist the Housing Authority in determining its market and in the selection of tenants, as well as to provide data about other income groups, the Real Property Survey presents a detailed picture of housing and land use for all of Wilmington, as well as data for those families living in inadequate dwellings. In this wise the Real Property Survey hopes not only to provide data for the present needs of the city, but to help lay the basis for future city planning.

LEGEND

- SHADES DARKER REPRESENT GREATER FRONTAGE BY USE
- DOTTED AREAS REPRESENT AREAS OF SETBACK
- SEE MAPS FOR AREAS OF SETBACKS IN VARIOUS SECTIONS OF THE CITY AND TERRITORY
- SEE MAP TO DETERMINE EXACT USES
- SEE MAPS FOR SETBACKS IN VARIOUS SECTIONS OF THE CITY AND TERRITORY
- SEE MAPS FOR SETBACKS IN VARIOUS SECTIONS OF THE CITY AND TERRITORY



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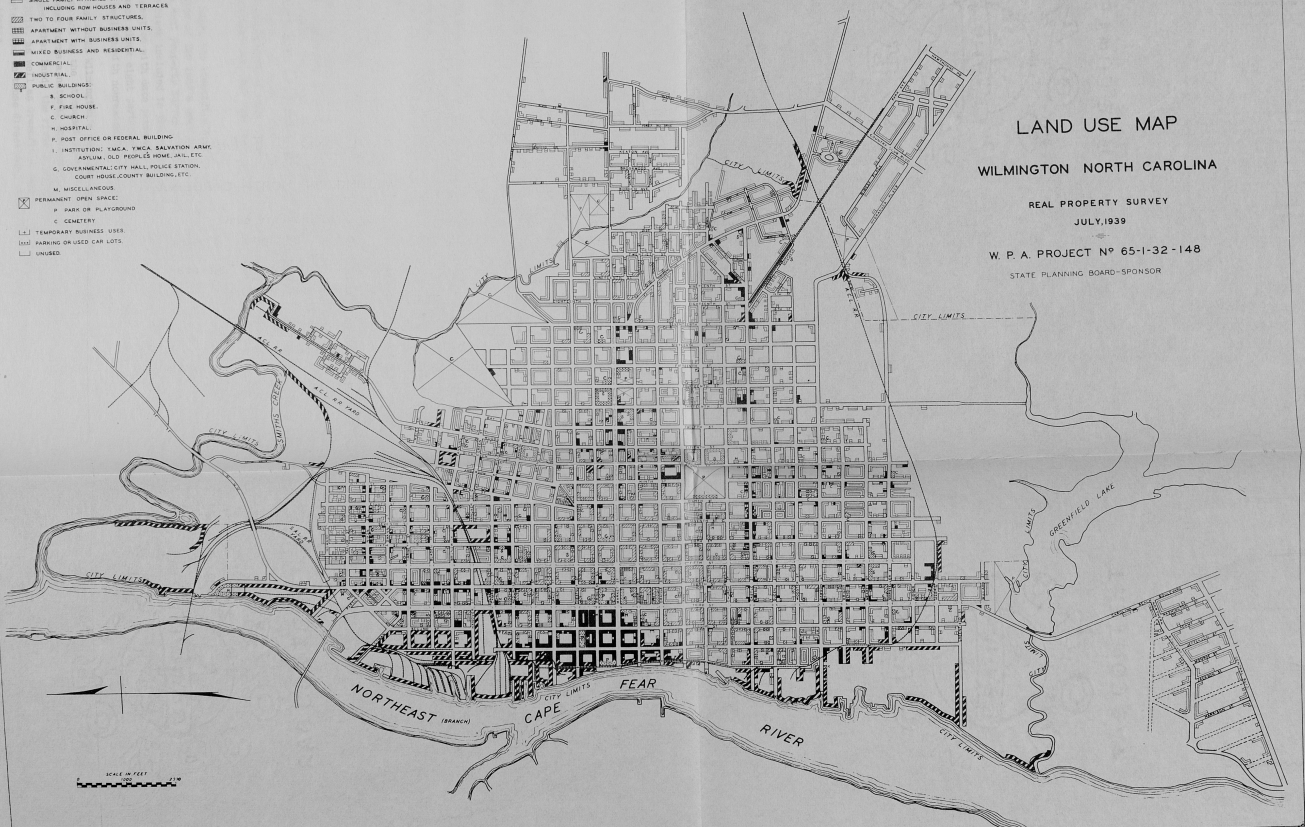
SHADED BANDS REPRESENT STREET FRONTAGE BY USE
NOT ACTUAL AREA OF BUILDING

- ☐ SINGLE FAMILY ATTACHED OR DETACHED STRUCTURES
- ▨ HOLDING ROOM HOUSES AND TERRACES
- ▩ 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
 - G. GYMNASIUM
 - H. HOSPITAL
 - P. POST OFFICE OR FEDERAL BUILDING
 - I. INSTITUTIONS: YMCA, YWCA, SALVATION ARMY, ASYLUM, OLD PEOPLE'S HOME, JAIL, ETC.
 - C. GOVERNMENTAL: CITY HALL, POLICE STATION, COURT HOUSE, COUNTY BUILDING, ETC.
- ▧ MISCELLANEOUS
 - PERMANENT OPEN SPACE
 - ▣ PARK OR PLAYGROUND
 - ▤ CEMETERY
 - ▥ TEMPORARY BUSINESS UNITS
 - ▦ PARKING OR USED CAR LOTS
 - ▧ UNUSED

LAND USE MAP
WILMINGTON NORTH CAROLINA

REAL PROPERTY SURVEY
JULY, 1939

W. P. A. PROJECT N° 65-1-32-148
STATE PLANNING BOARD—SPONSOR



CHAPTER II

LAND USE

The total area covered by the Survey extends about one square mile beyond the four and one-half within the city limits, thus including contiguous territory to the east and south generally considered within the social and economic environs of Wilmington.

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 is to discover what 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 the following uses: 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 regarding structures 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 connection 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 nonresidential structures.

The uses to which Wilmington's land has been put have naturally been affected by its location and by the attendant fact of its being a port city. The Cape Fear River to the west forms a natural barrier to the city's further growth in that direction. On the other hand, the river's tributary creeks, Smith to the north and northeast and Mill, as well as Greenfield Lake to the south, have not limited the spread of construction in those directions, where residential developments exist beyond the city limits.

The principal commercial section is located near the Cape Fear River, lying for the most part along streets parallel thereto. The industries of the city are

Table 1
AREA OF LAND BY USE

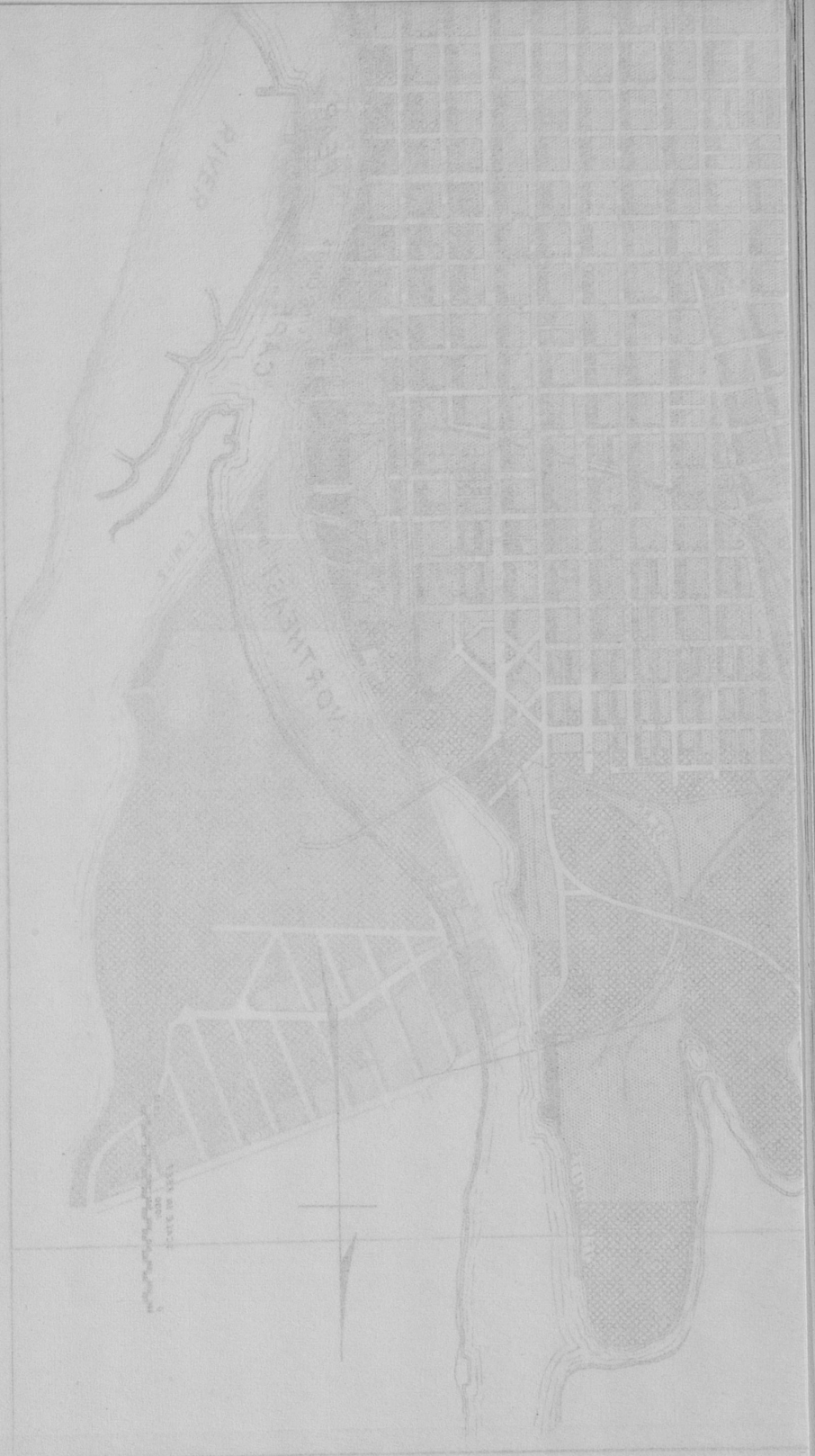
Type of Use	Area (in square feet) or percent
Total area of land	152,010,000
Area of land in permanent use	87,751,690
Land in permanent use as percent of all land	57.8
Land coverage of major structures	13,704,427
Land covered by major structures as percent of land in permanent use	15.6

almost entirely along the river, its creeks, or the railroads, for the obvious advantages of proximity to transportation facilities.

Recreation facilities within the city are provided by several parks both within the center of the city and among the outlying districts. Wrightsville and Carolina Beach, nearby, are additional sources of recreation and add to the city's value as a resort center.

The sites selected by the Housing Authority for the construction of its projects are located as follows: for white families, between Third and Fourth Streets on the east and west and Kidder and Greenfield Streets on the north and south, in the southern part of the city; and for Negro families, between Fourth and Third Streets on the west and east and the Seaboard Airline Railway and Nixon Street on the north and south, in the northern part of the city.

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 more 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.



LEGEND

SHADED AREAS REPRESENT PERCENTAGE COVERAGE
NOT ACTUAL LOCATION OF THE LAND USE

- LAND NOT IN PERMANENT USE - UNUSED LAND
PARKING LOTS, USED CAR LOTS AND LAND
WITH OTHER TEMPORARY BUSINESS USES
- LAND IN PERMANENT USE BUT NOT COVERED
BY MAJOR STRUCTURES
- AREA COVERED BY MAJOR STRUCTURES

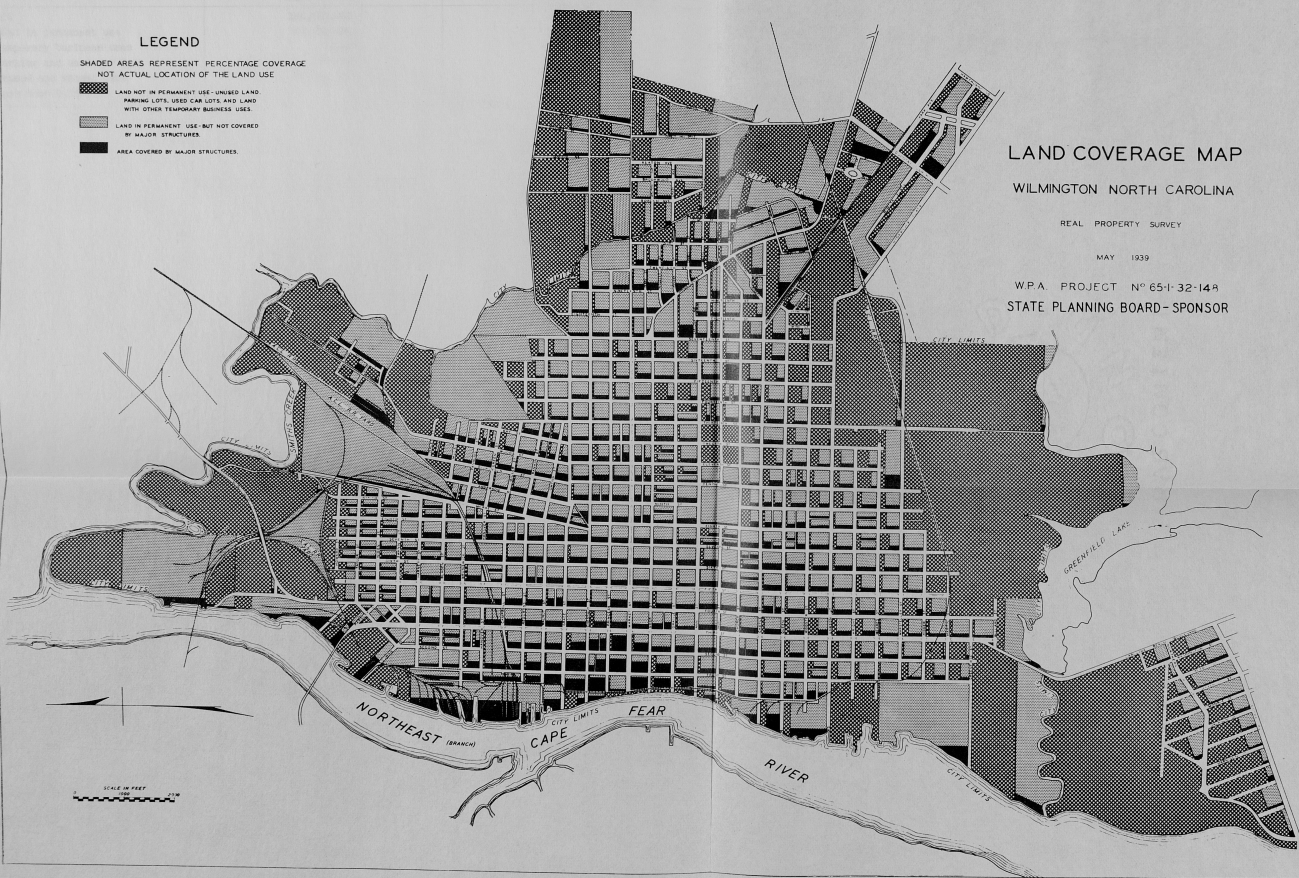
LAND COVERAGE MAP

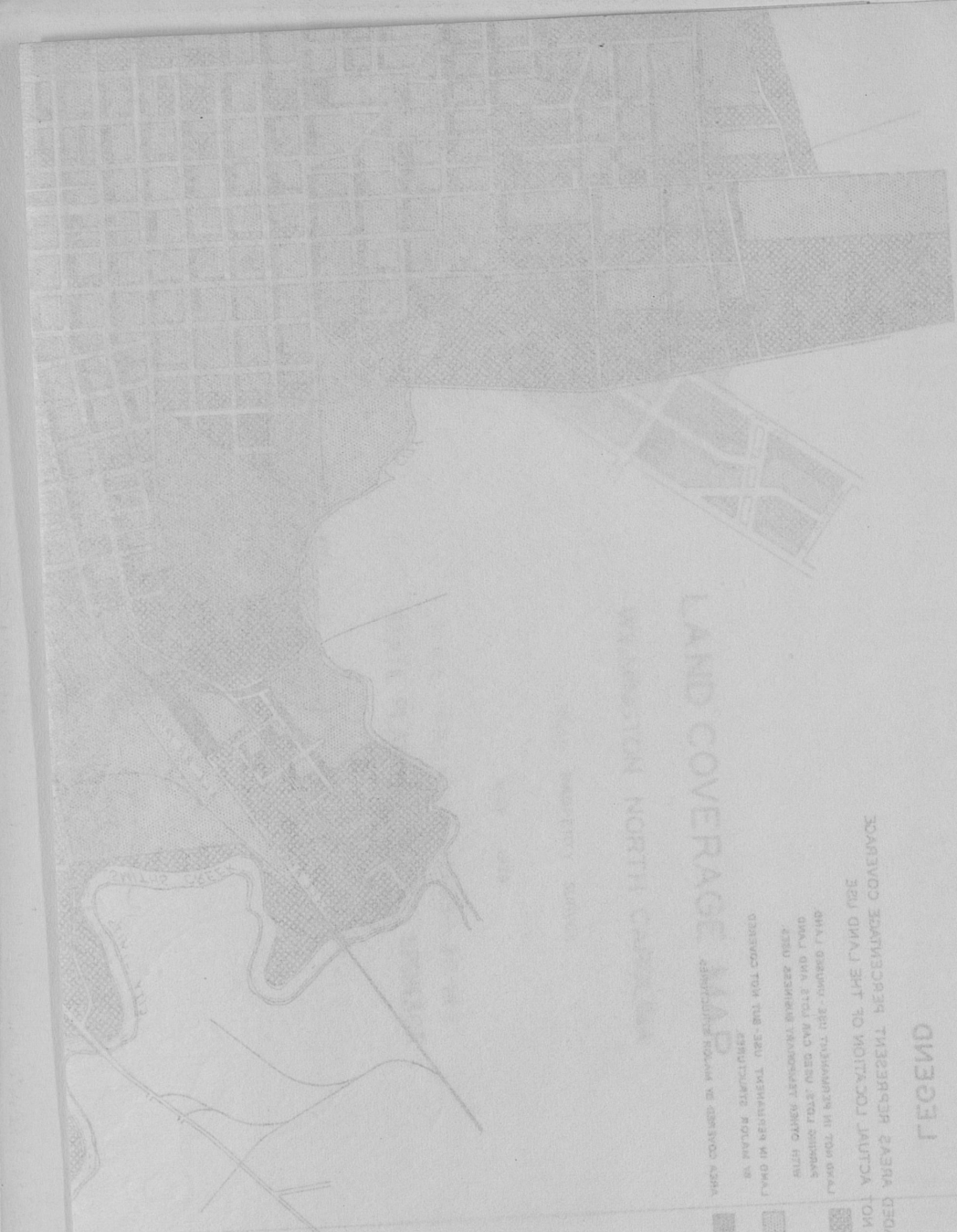
WILMINGTON NORTH CAROLINA

REAL PROPERTY SURVEY





MAY 1939

W.P.A. PROJECT NO 65-1-32-14A
STATE PLANNING BOARD - SPONSOR





WASHINGTON NORTH CAROLINA
 LAND COVERAGE MAP

- 
 LAND COVERED BY WHICH SURVEYING POLARIS IS OBSERVED
- 
 LAND IN NEIGHBORHOOD OF WHICH SURVEYING POLARIS IS OBSERVED
- 
 OTHER LANDS WHICH SURVEYING POLARIS IS OBSERVED FROM
- 
 LAND NOT IN NEIGHBORHOOD OF WHICH SURVEYING POLARIS IS OBSERVED

LEGEND

NO. 1. LOCATION OF THE POLARIS OBSERVATION POINTS

Table II
DISTRIBUTION OF LAND BY TYPE OF USE

Type of use	Area of land (square feet)	Percent distribution of area
Total	152,010,000	100.0
Land in permanent use	87,751,690	57.8
Temporary business uses	8,120	*
Parking and used car lots	522,080	0.3
Unused and vacant land	63,728,110	41.9
* Less than 0.1%		

Table III
NUMBER AND AREA OF STRUCTURES BY TYPE

Type of structure	Number of structures		Area of structure		Average area of structures (square feet)
	Number	Percent distribution	Total area (square feet)	Percent distribution	
Total	9008	100.0	13,704,427	100.0	1,521
Single-family structures	7235	80.3	7,919,466	57.9	1,094
2-4 family structures	749	8.3	1,040,361	7.6	1,389
Apartments without business units	21	0.2	66,736	0.5	3,178
Apartments with business units	1	*	2,560	*	2,560
Mixed business and residential	224	2.5	373,184	2.7	1,666
Commercial	510	5.7	1,266,532	9.3	2,483
Industrial	136	1.5	2,437,567	17.8	17,923
Public buildings	132	1.5	598,021	4.2	4,530
* Less than 0.1%					

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 the more important physical characteristics of Wilmington'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.

Type of Structure

At the time of the survey, there were 8,213 structures in Wilmington, containing 9,585 dwelling units. Seventeen structures were under construction, of which 15 were single-family dwellings, and the other two business structures combined with a dwelling unit. The greatest number of existing structures, 7,018, are of the single-family detached type. The next largest group, 700 structures, are two-family dwellings. Structures combining business with dwelling uses comprise 2.6 percent of all structures. The 154 structures listed as "other non-converted" types include a number of house-boats in use as permanent residences, trailers, and single-family homes which, with no structural changes involved, are now used as multiple dwellings. Wilmington's 18 apartment houses with 155 dwelling units represent a sizeable number of such structures for a city which is not characteristically metropolitan.

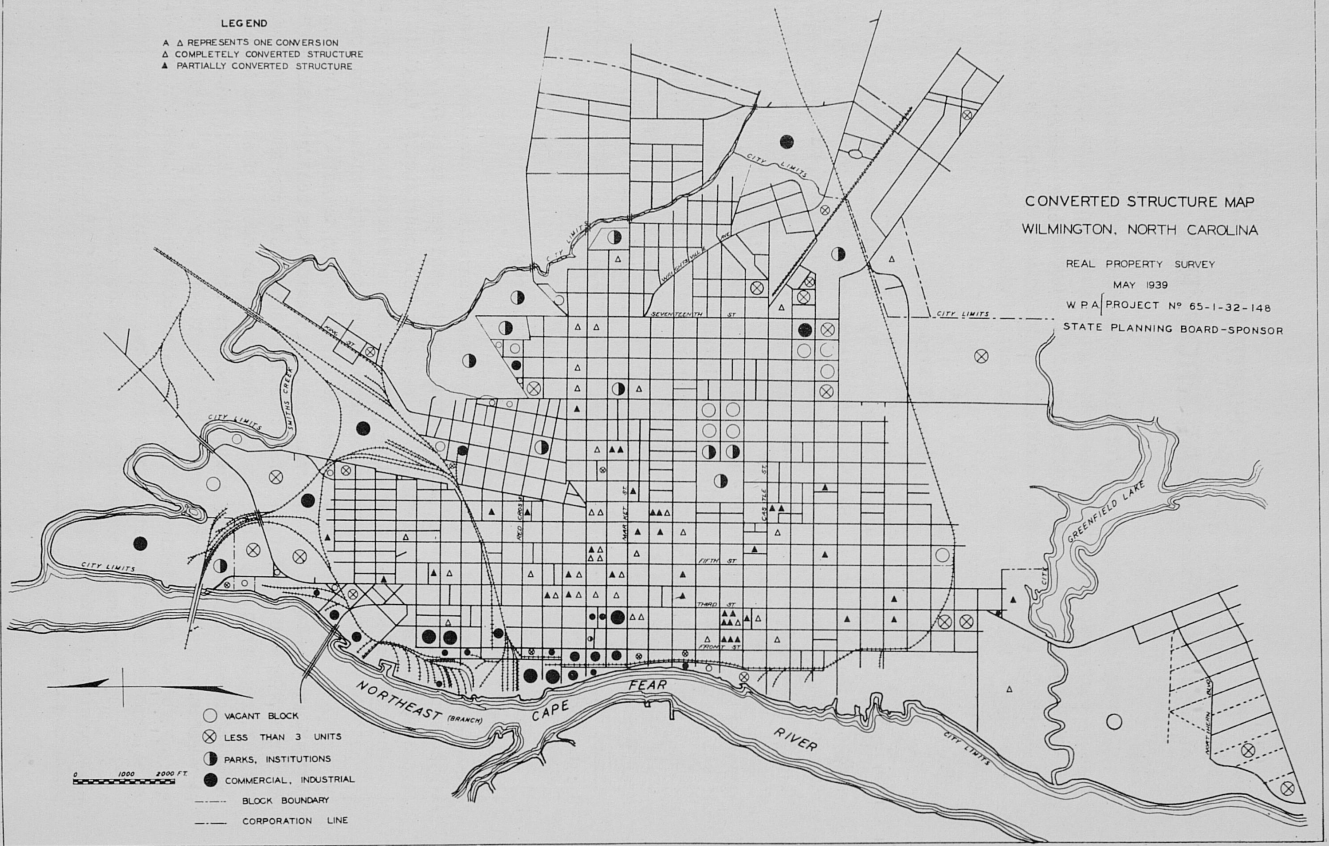
Converted Structures

The conversion of structures to new uses generally occurs when a city experiences a precipitous rather than gradual growth, and very frequently when economic depression prevents investment in the necessary new construction implicit in such growth. Converted properties almost always have a deleterious effect on the neighborhoods in which they occur and on surrounding property values. Any trend toward such changes in use should therefore be considered an undesirable condition. Wilmington, whose steady growth during the last decade has been gradual, reported only 77, or merely one percent, of its structures converted from their original use. Most of the changes in structural use were made during the last ten years and can be attributed to the need of individual owners for additional income. Thirty-three conversions were made from single-family to two-family houses. Eighteen structures were converted from single-family homes to structures with three or more dwelling units, and six were converted into structures combining business with dwelling uses. Of the remaining twenty conversions, most were originally store buildings now adapted to residential or combined business with residential uses. It is obvious that converted structures are not a very significant factor in Wilmington's housing sit-

LEGEND
 Δ REPRESENTS ONE CONVERSION
 Δ COMPLETELY CONVERTED STRUCTURE
 ▲ PARTIALLY CONVERTED STRUCTURE

**CONVERTED STRUCTURE MAP
 WILMINGTON, NORTH CAROLINA**

REAL PROPERTY SURVEY
 MAY 1939
 W.P.A. PROJECT NO 65-1-32-148
 STATE PLANNING BOARD-SPONSOR



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

0 1000 2000 FT

uation at present. The city's problems arise principally, as further analysis will show, from the failure, during the depression period, to replace obsolete structures and to repair and improve existing ones to meet standards of adequacy.

Condition

Considerably less than one-third of Wilmington's dwellings are reported to be in good condition. Over a third are in need of minor repairs, evidence of depression years and the consequent postponement of necessary improvements, and 33.5 percent are classified as in need of major repairs or "unfit for use." The 2,923 structures, comprising 3,210 dwelling units, which fall into these last two categories present the greatest problem to the city. In terms of community welfare the greatest proportion of undesirable characteristics occurs among these structures. As the maps which will be found elsewhere in this analysis reveal, structures in poor condition are rarely isolated, but rather tend to blight whole areas, thus influencing community relationships, health, delinquency, and crime. More than one-third of Wilmington's children live in these structures. They represent the great-

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 rental value	Total units		Occupancy status					
			Owners		Tenants		Vacant	
	All dwelling units	All in poor condition	Total	In poor condition	Total	In poor condition	Total	In poor condition
Total reports on rental	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
\$ 4.99 or less	4.5	9.2	0.5	1.7	4.7	6.4	22.7	37.3
5.00 - \$ 9.99	24.9	48.8	9.3	36.0	32.3	53.1	29.9	40.5
10.00 - 14.99	24.0	29.5	19.4	37.3	27.2	30.0	16.1	14.6
15.00 - 19.99	10.9	7.1	10.5	11.9	11.4	6.5	9.1	4.1
20.00 - 24.99	7.8	2.5	9.4	5.6	7.3	2.0	5.2	1.6
25.00 - 29.99	7.1	1.5	9.5	3.3	5.8	1.0	7.0	1.6
30.00 - 39.99	9.0	0.9	14.5	2.2	6.4	0.7	6.3	0.3
40.00 - 49.99	4.6	0.3	9.3	0.9	2.6	0.3	1.8	0.0
50.00 - 74.99	5.1	0.2	11.9	0.9	2.1	*	1.6	0.0
75.00 - 99.99	1.6	*	4.4	0.2	0.2	0.0	0.3	0.0
100.00 - 149.99	0.4	0.0	1.1	0.0	*	0.0	0.0	0.0
150.00 or more	0.1	0.0	0.2	0.0	0.0	0.0	0.0	0.0
* Less than 0.1%								

est proportion of low rentals, poor facilities, old and overcrowded dwellings in the city. Of all dwellings in these condition categories 58 percent rent for less than \$10 a month, and over 87 percent rent for less than \$15 a month. The low rentals which these properties command in turn reduce 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 their rental value on neighborhood conditions. More than 80 percent of the dwellings in poor repair have inadequate sanitary facilities, making them doubly undesirable.

Tenant-occupied units show a considerably greater proportion in poor repair than those occupied by owners. While less than 18 percent of the units occupied by the latter are in poor condition, almost 40 percent of the tenants in Wilmington are housed in dwellings which require either major repairs or are unfit for use. Negro families constitute the largest group inhabiting such structures. Over 60 percent of the Negro population was found in structures of poor condition, as compared with about 14 percent of the white residents. Dwelling in poor repair show a greater percentage of overcrowding than the average for the city as a whole. The proportion of families taking in roomers is also greater among those living in houses in poor condition than for the city as a whole.

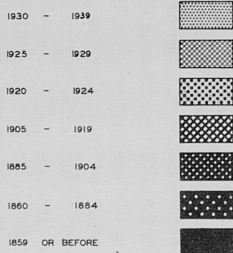
It is obvious that for a considerable group of these dwellings a comparatively reasonable outlay would effect the degree of improvement necessary for the maintenance of housing standards and investment values. The need for new construction, however, is apparent from the relatively large number of structures whose poor condition is aggravated by their age, their low value, and their lack of necessary facilities. The extent to which private investment can profitably undertake this new construction will be discussed in the analysis of low income families.

Age of Structures

A definite correlation exists between the age of structures and their condition. As structures increase in age the percentage requiring repair mounts. Thus, while less than 10 percent of the structures in Wilmington which were built from 1920 to 1939 were reported in poor repair, 42.3 percent of those built prior to 1920 were in need of major repairs or unfit for use. The proportion rises to the point where almost 50 percent of the structures built before 1905, the age group into which more than half of all structures in Wilmington fall, are in poor condition categories.

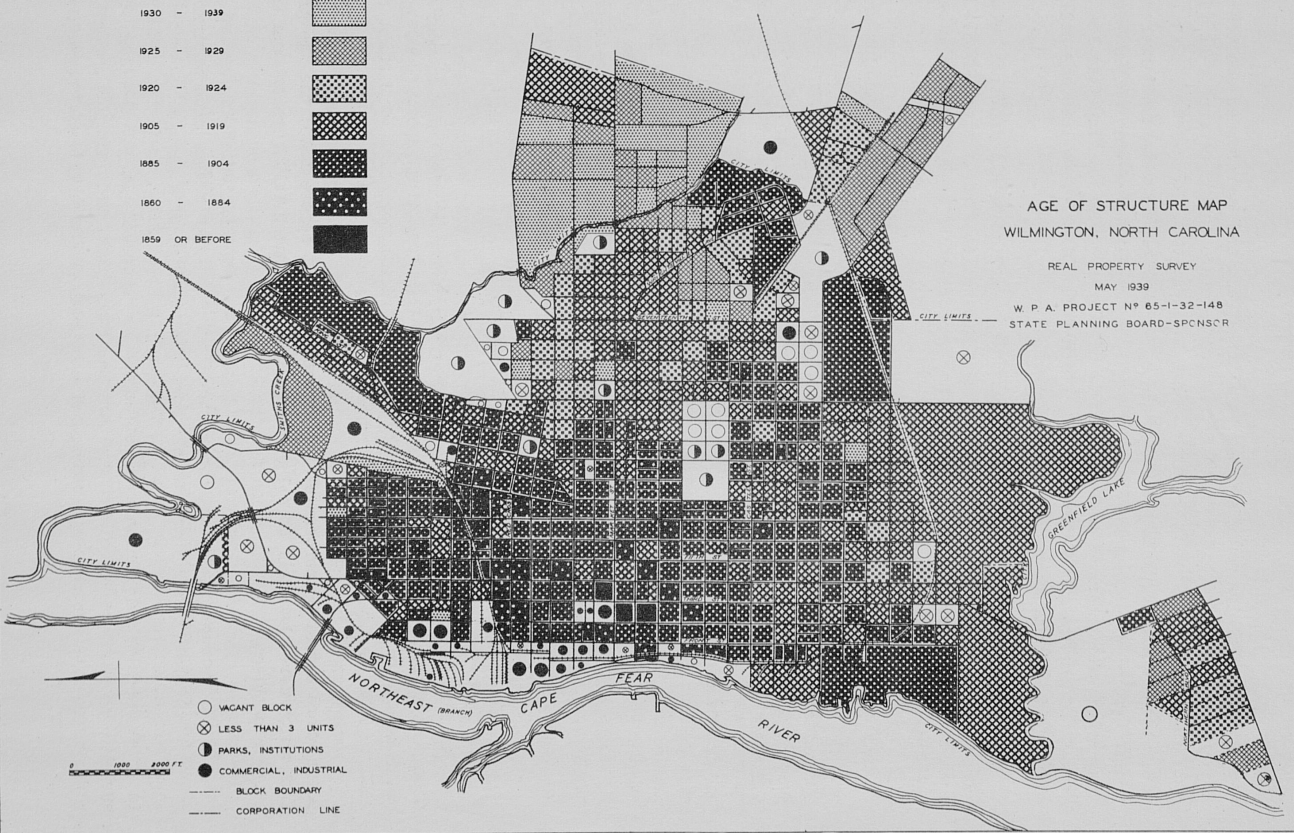
Using reports on the age of existing structures as a basis, the annual rate of construction has continued to decline from the peak years 1895-1904, which account for almost one-fourth of all structures in Wilmington, until the 1935-1939 interval, when a slight rise in construction is reported. During the time of the survey (three months) 17 structures were under construction. If this amount of building is extended in similar proportion over the next five years, some 300 odd

MEDIAN YEAR BUILT

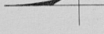
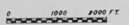


AGE OF STRUCTURE MAP
WILMINGTON, NORTH CAROLINA

REAL PROPERTY SURVEY
MAY 1939
W. P. A. PROJECT N° 65-1-32-148
STATE PLANNING BOARD-SPCNCR



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



additional structures will be built, a total no greater than the amount of construction reported for the last five years.

It is interesting to note that all of Wilmington's 18 apartment houses were built before 1920, though the use of multiple dwellings has only become popular to any great extent since that time. It is also interesting to find that 188 structures, comprising 258 dwelling units, which were built before 1859 are still in existence in Wilmington.

Though owners occupy slightly less than one-third of all dwelling units, they account for the largest group of occupants of dwellings built since 1925. Those dwellings built before 1925 show a rising proportion of tenant occupancy as their age increases.

The amount of construction reported for the last five years, during which time lending for such purposes has been greatly facilitated, is only 1 percent greater than that reported for the period 1930-1934, which included the worst depression years. In view of the high proportion of houses dating back to the turn of the century, and the high incidence of poor repair among them, it can safely be said that a good part of Wilmington's present structures are obsolete and should be replaced by new construction.

Other Structural Factors

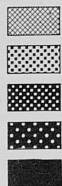
Other physical characteristics of structures considered in the survey are exterior material, number of stories, and the presence or absence of basements and garages. Even more than is true of most cities in this region, wooden structures prevail in Wilmington, accounting for 93.6 percent of the total. Brick, as the type of exterior material used, is reported in 5.4 percent of the cases. The remaining 1 percent of dwelling structures in the city are built of stone, stucco, or other building materials. Although the greatest proportion of dwellings in poor repair are of wooden construction, no conclusions about the comparative utility of that construction material can be drawn because of the small number of cases reporting the use of other materials.

It is questionable whether the small number of structures with basements, 6.2 percent of the total, can be dismissed on the grounds that the climate of Wilmington does not necessitate space for the installation of furnace heating equipment. The lack of adequate basements undoubtedly means improper underpinning and constitutes a structural problem. In contrast to the smaller number with basements, almost 35 percent of the structures report the presence of a garage.

As is consistent with the non-metropolitan development of the city, over 70 percent of all dwelling structures are one story high, and about 29 percent are one and a half and two stories. Less than 1 percent of the city's structures exceed two stories in height.

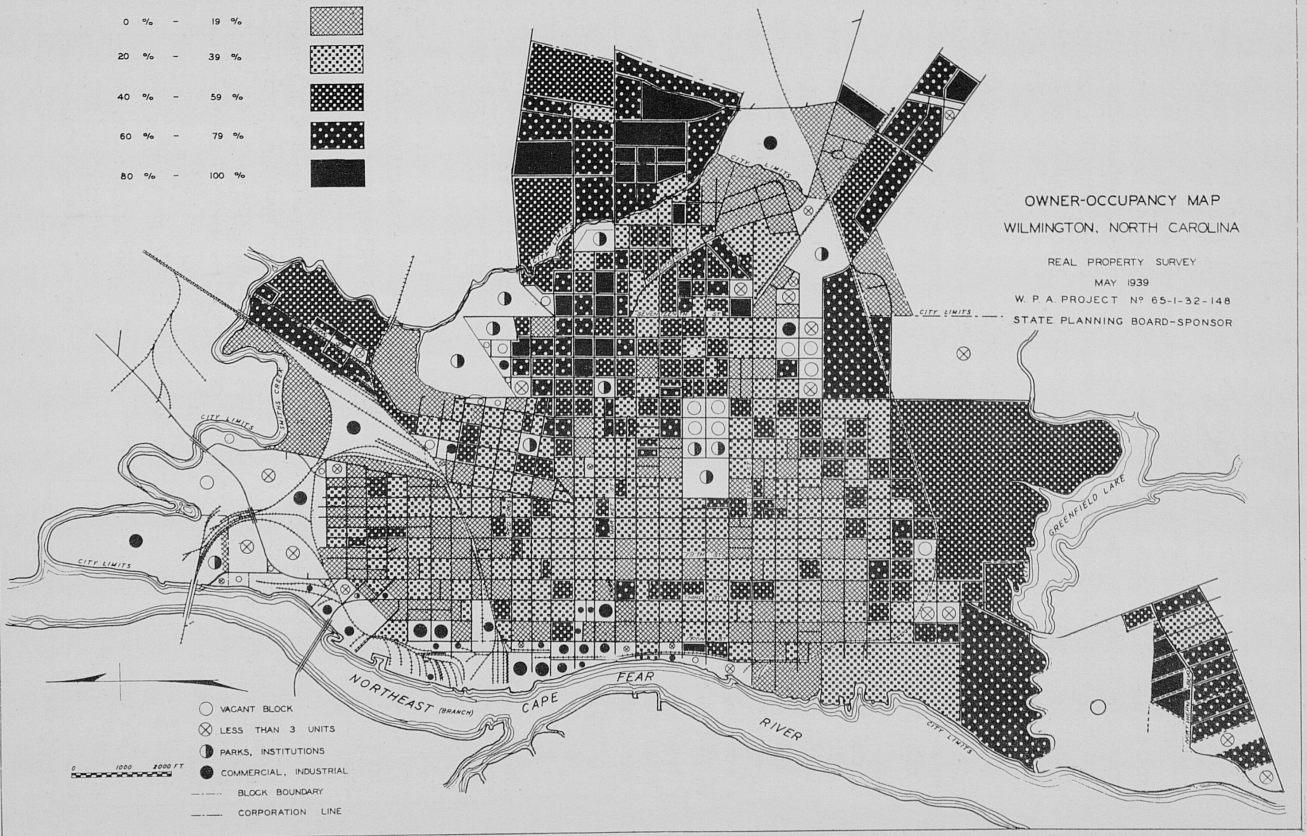
PERCENT OF DWELLING UNITS
OCCUPIED BY OWNER

- 0 % - 19 %
- 20 % - 39 %
- 40 % - 59 %
- 60 % - 79 %
- 80 % - 100 %



OWNER-OCCUPANCY MAP
WILMINGTON, NORTH CAROLINA

REAL PROPERTY SURVEY
MAY 1939
W. P. A. PROJECT NO 65-1-32-148
STATE PLANNING BOARD-SPONSOR



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

0 1000 2000 FT

Owner-Occupancy

In terms of housing and its related community factors, the extent of home ownership is significant because of the higher proportionate occurrence, 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 population are all affected by the extent of owner-occupancy.

In Wilmington 3,030, or 36.9 percent of the 8,213 structures, are owner-occupied. When considered in terms of dwelling units rather than structures the percentage is naturally smaller, amounting to 31.6 percent. The predominance of single-family structures, with an incidence of 88.5 percent of all owner-occupancies, is not surprising, considering the fact that over 85 percent of all structures in the city fall into that type.

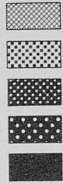
It is interesting to note, in connection with home ownership, that with 38.5 percent of all units in Wilmington occupied by Negroes, 34.3 percent of all owners, or almost the same racial proportion, are Negro; while 40.6 percent of all tenants are Negro, again a fair proportion. A surprisingly small difference in the extent of ownership among both races exists in Wilmington, where 36.1 percent of all white families and 30.1 percent of all Negro families are owners. This small difference in the proportionate amount of ownership by races is interesting, in view of the findings of the 1934-1936 urban surveys conducted by the Department of Commerce in 64 principal cities throughout the nation. Those surveys revealed that on the whole the proportion of home-ownership among white families was more than twice that among Negroes, as contrasted with a difference of only 6 percent in Wilmington.

Table V
NUMBER AND PERCENT DISTRIBUTION BY OCCUPANCY STATUS FOR OCCUPIED DWELLING UNITS BY RACE OF HOUSEHOLD

Race of household	All occupied dwelling units		Owner-occupied dwelling units		Tenant occupied dwelling units	
	Number	Percent distribution	Number	Percent distribution	Number	Percent distribution
Total reports on color or race	8969	100.0	3030	33.8	5939	66.2
White	5519	100.0	1991	36.1	3528	63.9
Negro	3447	100.0	1038	30.1	2409	69.9
"Other" race	3	100.0	1	33.3	2	66.7

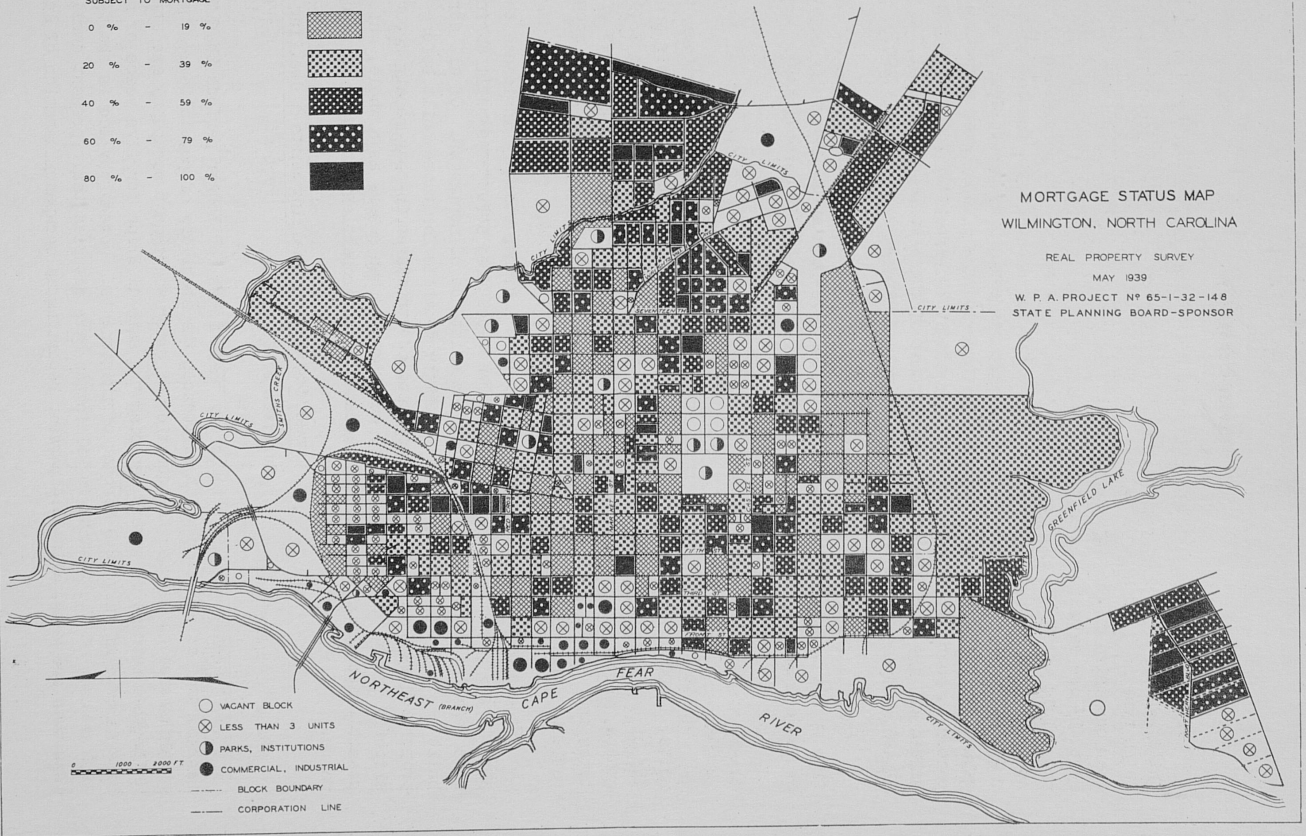
PERCENT OF OWNER-OCCUPIED STRUCTURES
SUBJECT TO MORTGAGE

0 % - 19 %	[Pattern: 1x1 grid]
20 % - 39 %	[Pattern: 2x2 grid]
40 % - 59 %	[Pattern: 3x3 grid]
60 % - 79 %	[Pattern: 4x4 grid]
80 % - 100 %	[Pattern: 5x5 grid]



MORTGAGE STATUS MAP
WILMINGTON, NORTH CAROLINA

REAL PROPERTY SURVEY
MAY 1939
W. P. A. PROJECT N° 65-1-32-148
STATE PLANNING BOARD-SPONSOR



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

0 1000 2000 FT

Value of Property

The median value for owner-occupied structures containing one to four dwelling units is from \$3,000 to \$3,999. For single family owner-occupied structures (into which type most structures fall), the median lies between \$2,500 and \$2,999. More than one-third of the structures of this type are valued at less than \$2,000, almost 40% are valued between \$2,000 and \$4,999, while 690 of them, or 25.7 percent, are valued at \$5,000 or over. As is to be expected, a high percentage of those structures in need of major repairs or unfit for use falls in the low value groups. The one-third of all owner-occupied structures containing one to four dwelling units valued at less than \$2,000 claims over three-fourths of the owner structures reported in poor repair, which constitute almost 70 percent of those structures valued at less than \$1,000, over 40 percent of those valued between \$1,000 and \$1,499, and almost 21 percent of those valued between \$1,500 and \$1,999.

Over half the single family owner-occupied structures in Wilmington consist of five or six rooms. The median value of the five-room structures falls between \$1,500 and \$1,999, whereas that for the six-room units is between \$3,000 and \$3,999.

Mortgage Status

Of the 2,871 owners occupying structures containing from one to four dwelling units, 1,107 or 38.6 percent report the existence of mortgages on their properties. The highest proportion of mortgaged structures occurs in the \$2,500 to \$3,999 value groups, which represent about one-fifth of all owner-occupied structures of these types and which report 46.9 percent mortgaged. All other value groups show little variation from the percentage for owners as a whole.

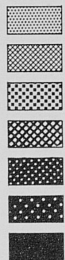
Houses of more recent construction show a higher mortgage incidence than older structures. Over 65 percent of those owner-occupied structures built during the five year interval 1935-1939 report the existence of mortgages. Of all structures built since 1920, 48.3 percent are mortgaged, while for those built before then the proportion is 33.8 percent. Owner-occupied structures in poor repair report a slightly larger proportion free of encumbrance than owners as a whole, which is possibly attributable to the poor loan risk of properties seriously in need of repairs.

Duration of Occupancy

The tendency of owners to occupy their homes for longer periods than tenants is important as a factor which influences the stability of population. The comparative differences between the duration of owner and tenant occupancy are striking. While 81.4 percent of owners occupied the same dwelling for five years or more, the same is true of only 22.8 percent of the tenants. Noteworthy too is the fact that 32.5 percent of the tenants in Wilmington have occupied their present dwellings for less than one year, with 20.4 percent reporting an occupancy duration of less than

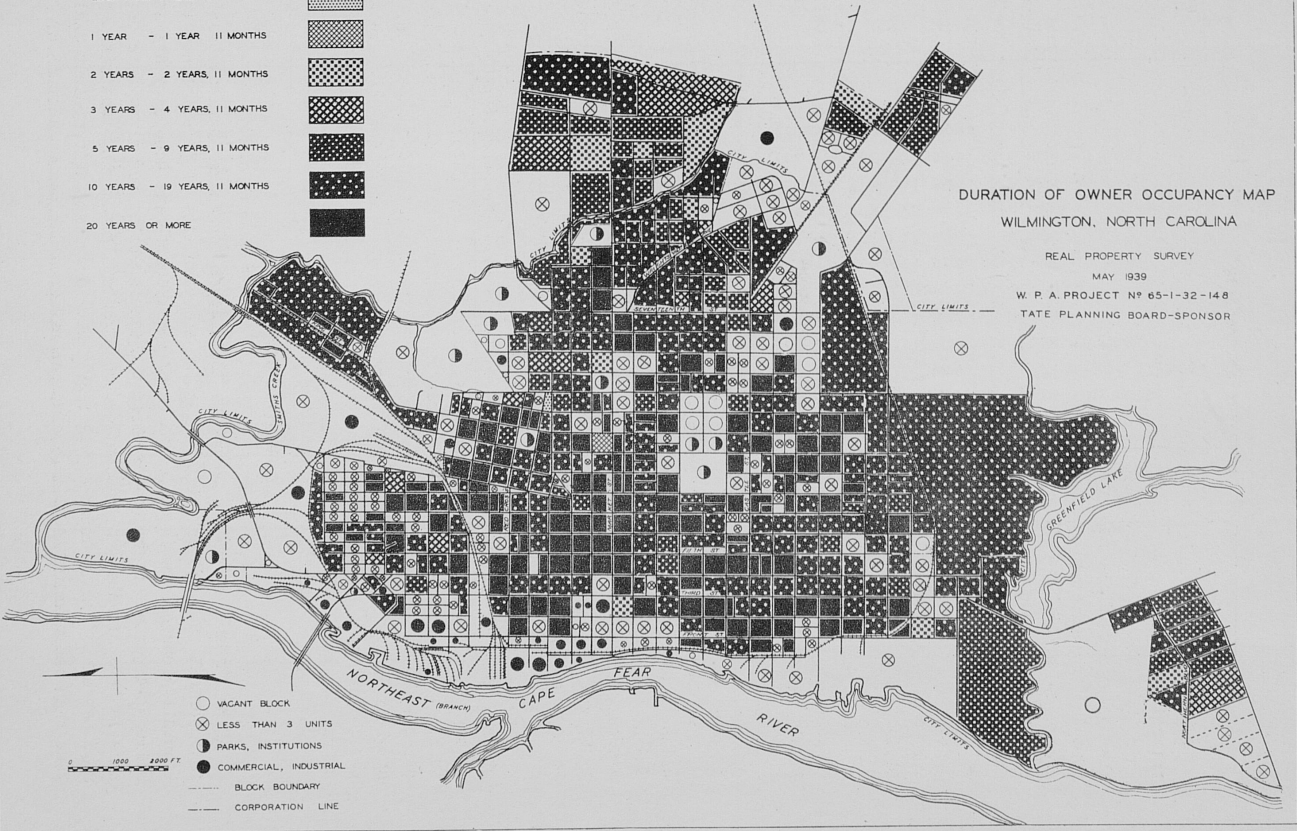
MEDIAN DURATION OF OCCUPANCY
OF OWNER-OCCUPIED UNITS
LESS THAN 1 YEAR

- 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 - 19 YEARS 11 MONTHS
- 20 YEARS OR MORE



DURATION OF OWNER OCCUPANCY MAP WILMINGTON, NORTH CAROLINA

REAL PROPERTY SURVEY
MAY 1939
W. P. A. PROJECT N° 65-1-32-148
TATE PLANNING BOARD-SPONSOR



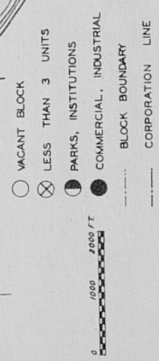
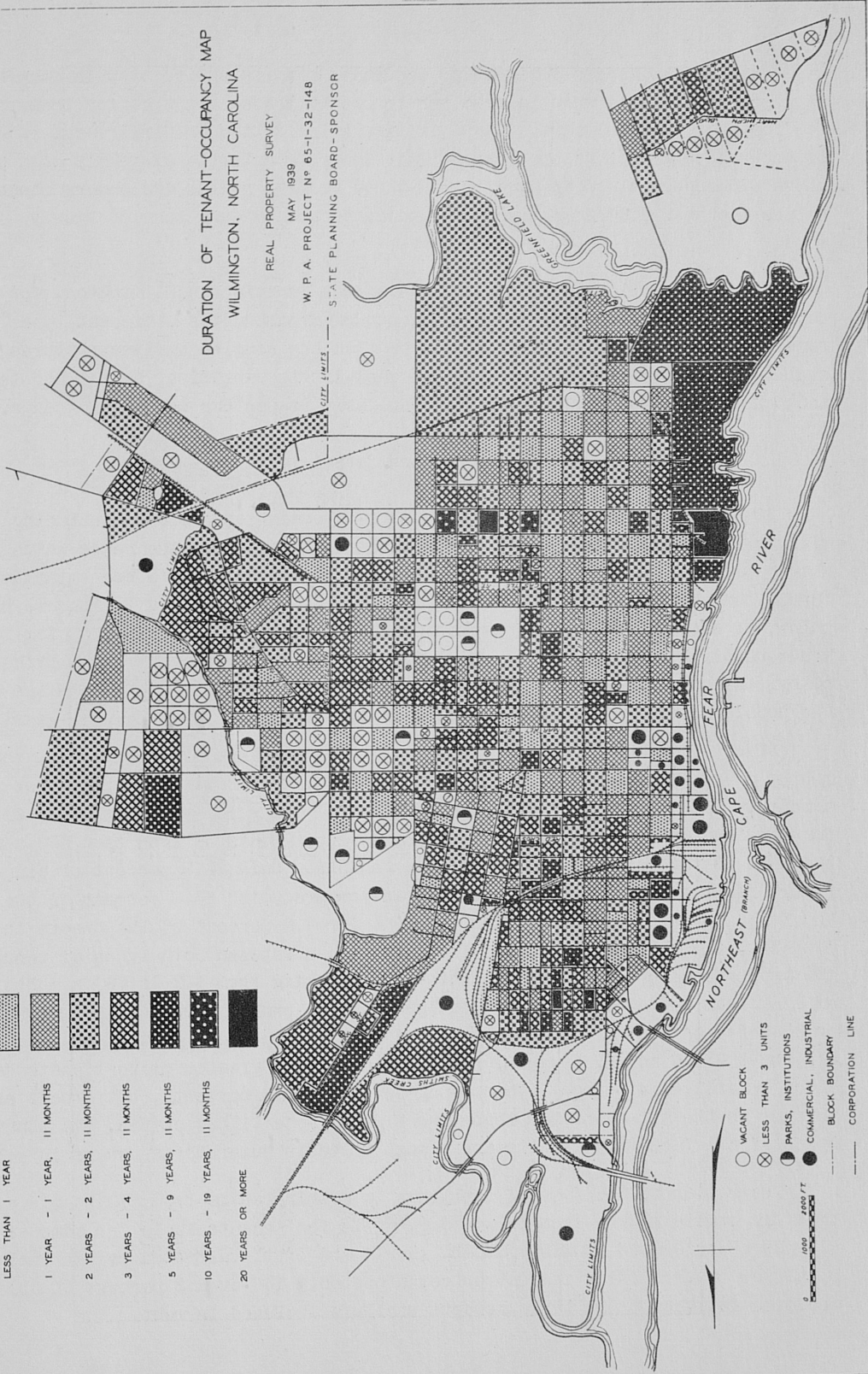
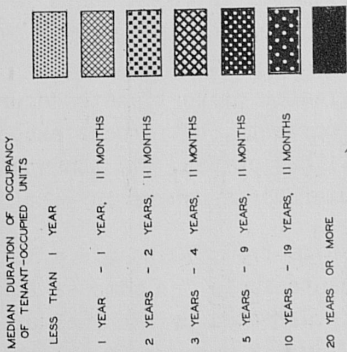
- VACANT BLOCK
 - ⊗ LESS THAN 3 UNITS
 - PARKS, INSTITUTIONS
 - COMMERCIAL, INDUSTRIAL
 - BLOCK BOUNDARY
 - CORPORATION LINE
- 0 1000 2000 FT.

Table VI
 MEDIAN DURATION OF OCCUPANCY AND VACANCY FOR ALL DWELLING UNITS BY
 OCCUPANCY STATUS BY MONTHLY RENTAL OR RENTAL VALUE

Monthly rental or rental value	Owner-occupied dwelling units	Tenant-occupied dwelling units	Vacant dwelling units
Total reports on rental	10 yrs.-19 yrs. 11 mos. 20 yrs. or more	2 yrs.-2 yrs. 11 mos. 2 yrs.-2 yrs. 11 mos.	6 mos.-8 mos. 3 yrs. or more
\$ 4.99 or less	10 yrs.-19 yrs. 11 mos.	2 yrs.-2 yrs. 11 mos.	1 yr.-1 yr. 11 mos.
5.00 - \$ 9.99	10 yrs.-19 yrs. 11 mos.	2 yrs.-2 yrs. 11 mos.	3 mos.-5 mos.
10.00 - 14.99	10 yrs.-19 yrs. 11 mos.	2 yrs.-2 yrs. 11 mos.	2 mos.
15.00 - 19.99	10 yrs.-19 yrs. 11 mos.	1 yr.-1 yr. 11 mos.	2 mos.
20.00 - 24.99	10 yrs.-19 yrs. 11 mos.	2 yrs.-2 yrs. 11 mos.	3 mos.-5 mos.
25.00 - 29.99	10 yrs.-19 yrs. 11 mos.	2 yrs.-2 yrs. 11 mos.	2 mos.
30.00 - 39.99	10 yrs.-19 yrs. 11 mos.	2 yrs.-2 yrs. 11 mos.	2 mos.
40.00 - 49.99	10 yrs.-19 yrs. 11 mos.	2 yrs.-2 yrs. 11 mos.	3 mos.-5 mos.
50.00 - 74.99	10 yrs.-19 yrs. 11 mos.	3 yrs.-4 yrs. 11 mos.	6 mos.-8 mos.
75.00 - 99.99	20 yrs. or more	3 yrs.-4 yrs. 11 mos.	- -
100.00 - 149.99	20 yrs. or more	- - -	- -
150.00 or more			

DURATION OF TENANT-OCCUPANCY MAP
WILMINGTON, NORTH CAROLINA

REAL PROPERTY SURVEY
MAY 1939
W. P. A. PROJECT N° 65-1-32-148
STATE PLANNING BOARD - SPONSOR



six months. The median duration of occupancy for the entire city is from three to five years, for owners it is from ten to twenty years, but that for tenants falls to from two to three years. There is little indication of differences in duration of occupancy by rent groups, except that among tenants the extremely high brackets above \$75 report a median duration of three to five years, and owners whose rental values are over \$100 a month report median occupancy durations of twenty years or more.

Size of dwellings does not seem to affect duration in Wilmington, nor can any conclusions be drawn about duration of occupancy among the different types of structures, since the sampling of types other than the single-family structures is so small. Structures in poor repair also show little variation, both among tenants and owners, from the median duration for their respective occupancy groups.

Rental and Rental Value

Although rent prices are determined by a number of factors, including demand, 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 housing below, of such minima and the market for them; 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.

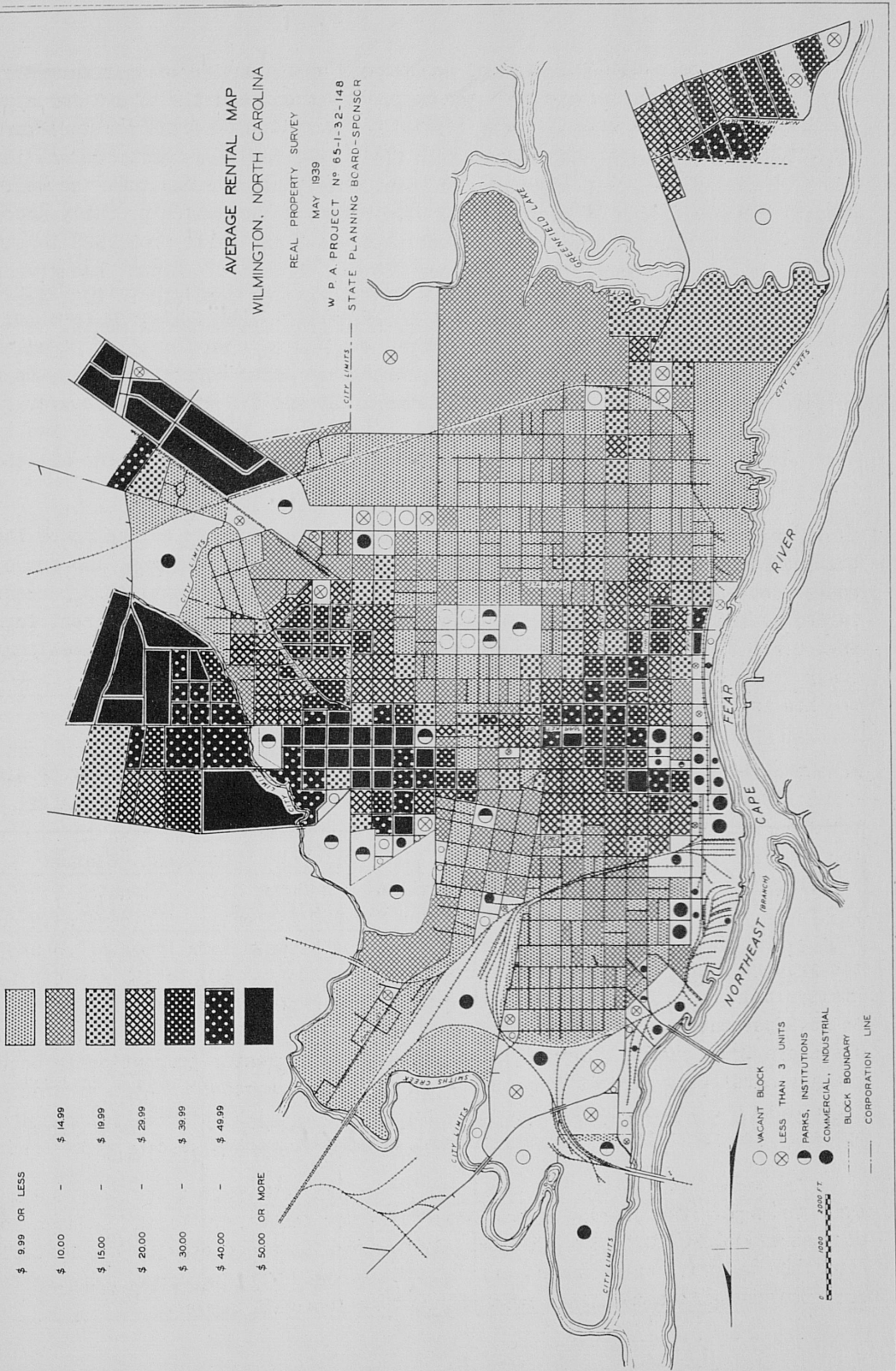
Almost 65 percent of all dwelling units in Wilmington rent for less than \$20 a month, over half rent for less than \$15 a month, and about 30 percent rent under \$10 a month. The proportion of owners whose rental values are low is much smaller than for tenants. While 39.7 percent of owners report rents of less than \$20 a month, the same is true of 75.6 percent of the tenants. Only 29.2 percent of all owners report rents of less than \$15 a month, as compared with 64.2 percent of the tenants, and rents of less than \$10 a month account for 9.8 percent of the owners in contrast with 37 percent of the tenants. The differences between both types of tenure in the proportionate occurrence of rent values ranging from \$20 to \$30 a month is smaller than those in any other rent group, such rent values occurring among owners in 18.9 percent of the cases as compared with 13.1 percent of the tenants. In rentals above \$30 a month, however, not only is there a greater proportionate occurrence among owners (41.4 percent) than among tenants (11.3 percent), but owners exceed tenants in the actual number reporting higher rents (1,254 owners, 674 tenants), in spite of the fact that tenants are almost twice as numerous as owners in Wilmington.

The median rental for all dwellings in Wilmington is from \$10 to \$15 a month, that for owners ranges from \$25 to \$30, while for tenants it is the same as for the city as a whole--\$10 to \$15 a month. Rents are little affected by the inclusion of furniture or facilities in rent price, since only 146 or 2.2 percent of all tenant-occupied and vacant dwellings report furniture included in rent.

AVERAGE RENTAL MAP
WILMINGTON, NORTH CAROLINA

REAL PROPERTY SURVEY
MAY 1939
W. P. A. PROJECT NO 65-1-32-148
STATE PLANNING BOARD-SPONSOR

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



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

Owner-occupied structures built since 1935 show the highest median rent, \$40 to \$50, for this type of tenure. The median drops to from \$15 to \$20 for structures built from 1885 through 1894, but rises to from \$20 to \$25 for structures built between 1860 and 1884, and to from \$30 to \$40 for those built before 1860. The last two age groups, comprising 311 dwellings, number among them the well-preserved, large mansions of historic old Wilmington, a fact which probably accounts for their high rental value. Tenant-occupied dwellings built from 1925 through 1929 report the greatest median rent, between \$25 and \$30, of all tenant age groups. Tenants in all other age groups report a median rent of from \$10 to \$15, except those built since 1930, the median for which is from \$15 to \$20 a month.

Of the sixteen reports on rent for structures under construction at the time of the survey, four were estimated at between \$50 and \$75 a month, one over that sum, three from \$40 to \$50, two from \$30 to \$40, three from \$15 to \$30, two from \$10 to \$15, and one from \$5 to \$10 a month. The median rent value for all these is from \$40 to \$50 a month.

The relationship which the condition of structures bears to the rents they command has been discussed above. Stated in terms of rent returns, the survey reveals that of all dwellings which rent for less than \$10 a month, 65.9 percent are in the poor condition categories, as are 41.1 percent of those which rent for from \$10 to \$15 a month, rent groups which include over 50 percent of all dwelling units

Table VII
DWELLING UNITS IN NEED OF MAJOR REPAIRS OR UNFIT FOR USE AS PERCENT OF ALL DWELLING UNITS BY OCCUPANCY STATUS BY MONTHLY RENTAL OR RENTAL VALUE.

Monthly rental or rental value	All dwelling units	Occupancy Status		
		Owner Occupied	Tenant Occupied	Vacant
Total reports on rental	33.5	17.8	38.7	60.1
\$ 4.99 or less	67.8	64.3	52.7	98.6
5.00 - 9.99	65.6	68.6	63.6	81.5
10.00 - 14.99	41.1	34.2	42.8	54.5
15.00 - 19.99	21.7	20.1	22.1	26.8
20.00 - 24.99	10.8	10.5	10.4	18.8
25.00 - 29.99	7.1	6.3	7.0	14.0
30.00 - 39.99	3.3	2.7	3.9	2.6
40.00 - 49.99	2.5	1.8	3.9	0.0
50.00 - 74.99	1.2	1.4	0.8	0.0
75.00 - 99.99	0.7	0.8	0.0	0.0
100.00 - 149.99	0.0	0.0	0.0	0.0
150.00 or more	0.0	0.0	0.0	0.0

in Wilmington.

Other interesting conclusions may be drawn from an analysis of the dwellings in the different rent groups and the families living in them. Dwellings reporting low rentals show a greater proportion of families with children under 15 than those reporting higher rentals. Of all occupied dwellings in the city, 47.6 percent report the presence of children. The proportion is greater than this average for dwelling units with a rental value of less than \$20 a month. Those dwelling units in rent groups exceeding \$20 a month show a decreasing proportion of families with children as the rents rise. Since the greatest number of units rent for from \$5 to \$15 a month, it is natural to find the largest number of families, regardless of their respective sizes, in these rent groups. It is interesting, however, to note that, as the size of the group increases, the proportion paying low rents increases.

Table VIII
PERCENT DISTRIBUTION BY MONTHLY RENTAL OR RENTAL VALUE FOR
OCCUPIED DWELLING UNITS BY NUMBER OF PERSONS IN UNIT

Monthly rental or rental value	Total reports on persons	Number of persons in dwelling unit					
		1-2 persons	3-4 persons	5-6 persons	7-8 persons	9-10 persons	11 persons or more
Total reports on rental	100.0	100.0	100.0	100.0	100.0	100.0	100.0
\$ 4.99 or less	3.3	5.5	2.8	1.7	2.0	1.5	0.0
5.00 - \$ 9.99	24.6	29.3	23.0	20.9	24.6	26.4	15.9
10.00 - 14.99	24.5	20.4	22.8	28.9	32.8	40.1	46.6
15.00 - 19.99	11.1	9.7	10.5	12.7	14.3	15.7	13.7
20.00 - 24.99	8.0	8.1	8.3	8.3	7.2	3.1	3.4
25.00 - 29.99	7.1	6.6	8.2	6.7	5.1	2.5	2.3
30.00 - 39.99	9.2	9.0	10.6	8.6	5.6	3.1	1.1
40.00 - 49.99	4.8	4.7	5.6	4.3	3.5	2.0	3.4
50.00 - 74.99	5.4	4.7	6.1	5.7	2.5	3.6	10.2
75.00 - 99.99	1.6	1.4	1.6	2.0	1.7	2.0	1.1
100.00 - 149.99	0.4	0.5	0.4	0.2	0.7	0.0	2.3
150.00 or more	*	0.1	0.1	0.0	0.0	0.0	0.0
Median monthly rental or rental value	\$10.00-\$14.99	\$10.00-\$14.99	\$15.00-\$19.99	\$10.00-\$14.99	\$10.00-\$14.99	\$10.00-\$14.99	\$10.00-\$14.99
* Less than 0.1%							

Thus while 49.8 percent of those groups containing one and two people pay from \$5 to \$15 a month for rent, 57.4 percent of the groups with seven and eight people, and 66.5 percent of those with nine or ten people pay these low rentals.

It is manifest that Wilmington's greatest housing problem is to be found among that largest part of its tenant population which lives in low-renting units. From the large proportionate occurrence of undesirable characteristics among these low-rental dwellings, two conclusions can be drawn; first, that low rentals are maintained in Wilmington by the perpetuation of inadequate conditions; and second, that inadequate conditions are tolerated because of an inability to pay the higher rentals that adequacy demands if any profit is to be realized.

Size of Dwellings

The five-room dwelling predominates in Wilmington, accounting for 24.4 percent of all units. The four- and six-room units, respectively, are next in order of frequency, the former representing 20.2 percent of all dwelling units and the latter 17.8 percent. In addition, 15.6 percent of all dwellings consist of three rooms. The remaining dwelling sizes, which include the one-, two-, seven-, and eight-or-more-room units, respectively, represent less than 10 percent of the total units in the city, with the one-room dwelling occurring in less than one percent of the cases and the eight-or-more-rooms in 8.8 percent of the total.

The proportionate occurrence of the different size groups varies with owner- and tenant-occupancy. Thus, while the greatest number, amounting to more than one-half of all owners, lives in five- or six-room dwellings, most tenants fall into the four- or five-room size groups, with a slightly greater number in the four-room units. Only 4.2 percent of owners occupy dwellings of three rooms or less, while 29.8 percent of the tenants occupy units of this size. The median size for all dwellings in the city is five rooms, that for owners is six, while for tenants it is four. Although owners occupy only 31.6 percent of all dwellings, they represent 66.7 percent of all units containing seven rooms or more. Of all owners 85.6 percent live in units of five or more rooms, but this is true of only 45.5 percent of the tenants.

The average size of dwelling unit varies considerably with the type of structure. Thus, although the five-room unit predominates both in the city as a whole and among single-family detached structures, the three-room size unit is most prevalent in almost all other types of structure. The exceptions are the two-family two-decker and the four-family double two-decker types, which report 1,000 dwelling units in Wilmington, and which average four rooms. Among the 300 odd dwelling units listed as "other non-converted" types, the two-room unit is average.

Units with four rooms or less show a greater proportion in the poor condition categories than larger units. Almost 50 percent of all dwellings in Wilmington containing one to four rooms are in poor condition, as compared with 23.2 percent of those units with five or more rooms. Although one- to four-room units represent 41.9 percent of the city's total, they include 59.8 percent of all dwellings in poor condition. In general, each successive size group reports a decreasing propor-

tion of units in poor condition. White families report slightly greater proportions in the one- and two-room units than Negroes, whose largest proportionate occurrence is in the three-, four-, and five-room units. The proportionate racial occupancy of units with six rooms or more is far greater among white than among Negro families. However, Negroes occupy almost half of all three- and four-room units, although their total occupancy represents only 38.5 percent of all units in Wilmington.

Units of from one through three rooms report a median rent of from \$5 to \$10 a month, the median for four- and five-room units rises to from \$10 to \$15, that for six rooms to from \$20 to \$25, for seven rooms to from \$25 to \$30, and for units of eight or more rooms the median ranges from \$40 to \$50 a month. Over 65 percent of the two- and three-room units, and 46 percent of the four-room units pay less than \$10 a month for rent.

Physical 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 terms of health, safety, morals, and general welfare.

In Wilmington 74.1 percent of all dwellings have installed electric lights. The remaining 25.9 percent still utilize oil lamps and other lighting devices. Owners indicate that 11.4 percent of their number are without installed electric lighting, as are 30.6 percent, or almost one-third of all tenant-occupied units. Over 67 percent of all units renting for less than \$5 a month, and almost 62 percent of those renting for from \$5 to \$10 a month, the rent group which contains the greatest number of units in the city, are not wired for electricity. The \$10 to \$15 rent group, the next largest in the city, reports 27.7 percent, or over one-fourth of its number, without electric lighting. In all, 47 percent of those dwellings which rent for less than \$15 a month do not have installed lighting.

Three hundred and fifty, or 3.7 percent of all dwelling units lack installed heating of any kind, only 10.2 percent have installed furnace heating equipment, and the greatest number of units, 8,250, or 86.1 percent of the city's total, rely on "other installed" heating facilities, such as fireplaces, oil burners, wood and coal stoves, etc. While less than one percent of all dwellings renting under \$20 a month have furnace heat installed, the proportion of dwellings so equipped rises tremendously with each successively higher rent group. It is therefore likely, on the basis of evidence of other lacks in adequate housing among these same low-rent groups, that climate is not the only factor responsible for the absence of modern heating equipment.

The presence of plumbing facilities is one of the most incontrovertible standards of adequacy in housing. The fact that 48.5 percent, or almost half of Wilmington's dwellings, lack adequate sanitary facilities represents a serious problem in terms of the general welfare of the city. Included in the 4,646 units which do not have a minimum of one private indoor toilet and bath are 2,102 dwellings, or 21.9 percent of the total, which have a toilet but no bath; 917 units, or 9.6 percent, which share toilet facilities; 133 units, or 1.4 percent, which have running water but do not extend that utility for toilet and bathing purposes; and 1,494 units, or 15.6 percent, which have neither running water nor access to indoor toilets and baths.

Table IX
DWELLING UNITS IN NEED OF MAJOR REPAIRS OR UNFIT FOR USE AS PERCENT OF
ALL DWELLING UNITS BY OCCUPANCY STATUS BY PLUMBING EQUIPMENT

Plumbing equipment	All dwelling units	Occupancy status		
		Owner occupied	Tenant occupied	Vacant
Total reports on plumbing equipment	33.5	17.8	38.7	60.1
At least 2 toilets and at least 2 bathing units	2.9	1.9	5.5	8.3
At least 2 toilets and 1 bathing unit	4.8	2.0	12.1	0.0
1 toilet and at least 1 bathing unit	13.5	8.2	17.1	17.5
At least 1 toilet, less than 1 bathing unit	55.1	50.6	54.8	81.0
Shared toilet, with running water	20.4	9.1	21.4	23.5
Shared toilet, no running water	58.3	50.0	50.0	100.0
No toilet, with running water	65.4	56.5	65.7	87.5
No toilet, no running water	78.6	62.1	77.2	96.9

The distribution of sanitary facilities by occupancy reveals that among owners 26.1 percent report less than the minimum standards, while among tenants 58.4 percent are inadequately equipped. That other factors have to be dealt with when considering the high incidence of inadequate facilities is attested by the fact that over half the plumbing inadequacies in Wilmington (56.2 percent) occur in units which are either in need of major repairs or unfit for use. As with other undesirable aspects of housing, the lack of adequate sanitary facilities is preponderant among the low-renting units. Thus, over 98 percent of those dwellings renting under \$5 are ill-equipped, 95.5 percent of those renting between \$5 and \$10, and 65.8 percent of those renting between \$10 and \$15 a month are similarly without proper facilities. Here again, as rent values rise, the incidence of dwellings inadequately equipped declines sharply.

As far as "desirable" facilities are concerned, about the same number of dwellings in Wilmington are equipped with mechanical refrigeration as with gas or electric stoves. The former is present in 2,967, or 31 percent of all dwelling units, and the latter in 2,987, or 31.2 percent. Among owners, over 50 percent report mechanical refrigeration and gas or electric cooking equipment, while a little less than one-fourth of the tenants report these facilities. The use of electricity for refrigeration and gas for cooking predominates in Wilmington; in each case the other modern utility is used in less than one percent of all dwellings. Over 63 percent of all dwelling units still use coal, wood, or oil ranges for cooking, and 48.6 percent still use ice for refrigeration. Tenants show a greater proportionate use of the less modern equipment, with over 55 percent of that tenure group reporting the use of ice, and 76 percent the use of other installed cooking equipment, as compared to about 45 percent among owners who still use ice and 47 percent who cook without gas or electricity. A little more than 4 percent of Wilmington's owners and 20 percent of its tenants manage without any refrigeration equipment whatsoever, while less than one percent of the owners and 1.2 percent of the tenants report no installed cooking facilities.

Table X
PERCENT OF ALL DWELLING UNITS WITH MODERN
FACILITIES BY RENTAL VALUE

Rental value	Central Heating	Electric Lighting	Adequate Plumbing	Electric or Gas Cooking	Mechanical Refrigeration
Total reports on rent	10.3	74.1	51.5	31.2	31.0
\$ 4.99 or less	0.7	32.4	1.8	0.0	0.9
5.00 - \$ 9.99	0.0	38.1	4.5	0.6	2.8
10.00 - 14.99	0.3	72.3	34.2	4.3	4.7
15.00 - 19.99	1.6	95.4	76.4	22.3	35.0
20.00 - 24.99	3.2	97.7	87.3	51.1	48.0
25.00 - 29.99	6.8	99.3	93.5	70.9	60.7
30.00 - 39.99	19.2	99.4	96.5	84.3	76.4
40.00 - 49.99	43.8	99.6	98.4	92.6	85.8
50.00 - 74.99	72.6	99.8	99.6	94.5	88.4
75.00 - 99.99	91.2	100.0	100.0	91.2	93.2
100.00 - 149.99	84.2	100.0	100.0	89.5	92.1
150.00 or more	83.3	100.0	100.0	100.0	100.0

The proportion of dwellings with mechanical refrigeration and modern cooking facilities increases with the rising rental values of dwellings. Only 2.2 percent of all dwelling units which rent for less than \$15 a month report the presence of

PERCENT OF OCCUPIED DWELLING UNITS
OF A RACE OTHER THAN WHITE

0 %
1 % - 9 %
10 % - 49 %
50 % - 89 %
90 % - 100 %



RACE OF HOUSEHOLD MAP
WILMINGTON, NORTH CAROLINA

REAL PROPERTY SURVEY
MAY 1939

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

30



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

electric or gas cooking, as compared with the presence of such facilities in the case of 64.4 percent of those dwellings which pay \$15 or more for rent; while 3.5 percent of those dwellings renting under \$15 a month, in contrast with 62.5 percent of those renting for \$15 or more, are equipped with mechanical refrigeration. Unfortunately, the greatest lack, as in the case of other perhaps more vital equipment, exists in those rent groups below \$15 a month, which include the greatest number of Wilmington's dwelling units.

Race Distribution

Although the proportion of ownership among Negroes compares favorably with that among whites (see Table V), the differences between the races in the degree of structural inadequacies, as well as other undesirable housing characteristics, is very marked for both owners and tenants. Table XI indicates that, while for the city as a whole 31.7 percent of all occupied units are in the poor condition categories, 60.1 percent of the Negro dwellings fall into these groups, as compared with only 13.9 percent of the white. Although the white occupancies in the city exceed those of Negroes by 2,075 units, Negro dwellings not only show a greater proportion in poor repair than do the white, but they also outnumber the white occupants living in such condition groups by 1,308 units. A glance at the owner and tenant columns of Table XI indicates the consistent differences in condition between the race groups for both types of tenure. While 5.9 percent of white owners live in dwellings in poor condition, 40.6 percent of the Negro owners live under similar circumstances. White tenants report 18.4 percent of their number in the poor condition groups, as compared with 68.6 percent of the Negro tenants. Of all

Table XI
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	28.1	40.8	7.8	44.5	59.3	16.3	19.7	30.4	4.1
Minor repairs	40.2	45.3	32.1	37.7	34.8	43.1	41.5	51.2	27.3
Major repairs	30.2	13.1	57.4	17.2	5.7	39.4	36.8	17.3	65.2
Unfit for use	1.5	0.8	2.7	0.6	0.2	1.2	2.0	1.1	3.4

* Includes "other" race, of which there were 3 reports

units in poor repair, 27 percent are occupied by white families, and 73 percent by Negroes. Of all owners in the poor condition categories, 21.7 percent are white, and 78.3 percent Negro; of all tenants 28.2 percent are white and 71.8 percent Negro.

Negroes in Wilmington also occupy the greatest proportion of low-rental dwellings. While 14.3 percent of the city's white residents pay less than \$10 a month for rent, 49.5 percent, or almost half of the Negroes, fall in this rent group. Over one-third of the Negroes pay between \$10 and \$15 a month for rent, as compared with only one-sixth of the white occupants. A little over 8 percent of the Negro dwellings report rentals of from \$15 to \$20, less than 5 percent report \$20 to \$30 rentals, and less than 1 percent report rents in excess of \$30 a month. Over half of all rentals below \$5 a month, 70 percent of those between \$5 and \$10 a month, and 58 percent of those between \$10 and \$15 a month report Negro occupancy. For units renting in excess of \$15 a month, the proportion of Negroes falls far below that of white residents, as Table XII indicates. Negro owners occupy an even greater proportion of all owner-occupied dwellings with low rental value than do Negro tenants among all low-renting tenant occupancies. Over 70 percent of all owner-occupied units with a rental value of less than \$5 a month, 91.5 percent of those between \$5 and \$10 a month, 76.2 percent of those between \$10 and \$15 a month, and

Monthly rental or rental value	All occupied dwelling units	Owner-occupied dwelling units	Tenant-occupied dwelling units
Total reports on rental	38.5	34.3	40.6
\$ 4.99 or less	51.9	71.4	50.9
5.00 - \$ 9.99	70.5	91.5	67.4
10.00 - 14.99	58.2	76.2	51.6
15.00 - 19.99	28.3	52.5	16.9
20.00 - 24.99	15.1	30.2	5.1
25.00 - 29.99	7.0	14.2	0.9
30.00 - 39.99	2.9	5.0	0.5
40.00 - 49.99	0.7	1.1	0.0
50.00 - 74.99	0.4	0.6	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	16.7	16.7	0.0
* Includes "other" race of which there were 3 reports			

52.5 percent of those between \$15 and \$20 a month are occupied by Negroes, proportions which greatly exceed the total proportionate occurrence of Negro occupancy for the city as a whole, which is 38.5 percent.

Density

The average number of persons per dwelling unit for all occupied dwellings in Wilmington is 3.8 persons, with Negro dwellings showing a slightly higher average-- 3.9 persons. The greatest number of units in the city are occupied by two or three people, constituting 47.3 percent of all occupied units. Slightly more than 30 percent of the city's dwellings are occupied by groups of four and five persons. Each of the other group sizes occurs in less than 10 percent of the total number of units.

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 only size-of-dwelling group in Wilmington which reports more than one and one-half persons per room are the 77 one-room units, which average two persons per room. Units of five rooms or more report an average ranging from 4.0 persons to 4.5 persons per unit. Negroes in units of five or more rooms report somewhat larger average group sizes than do white occupants. Although the average number of persons for all dwelling units, except those of one room, does not exceed the standard of one and one-half persons per room, actually 644 units, or slightly more than 7 percent of the city's total, report the presence of more than the standard number of persons per room. The greatest proportion of such overcrowding exists among tenants, who report 9.7 percent of their units inadequate for the size of their groups, as compared to 2.1 percent of owner-occupied units. In both types of tenure, those units occupied by Negroes report greater proportions of overcrowding than those by white.

Table XIII

DWELLING UNITS WITH MORE THAN 1½ PERSONS PER ROOM AS PERCENT OF ALL OCCUPIED DWELLING UNITS, BY OCCUPANCY, BY RACE

Race of household	All-occupied dwelling units	Owner-occupied dwelling units	Tenant-occupied dwelling units
Total reports on color or race	7.2	2.1	9.7
White and "other"	5.3	1.1	7.7
Negro	10.2	4.2	12.8

Note: These percentages are obtained from derived figures and not from tabulated results.

These 644 dwellings house, in inadequate space, 13.7 percent of all individuals enumerated in the survey. Here again tenants show the greatest proportion of overcrowding, with 17.6 percent of all persons, as compared with 5.3 percent of those in owner-occupied dwellings, living in units which house more than one and one-half persons per room. The preceding table demonstrates the number of units overcrowded and the percentage they represent of all units in the city.

Since the one-room units averaged more than the standard number of people per room, it is not surprising that units of this size should show a higher proportion of overcrowding than units of any other size. In general, smaller dwellings report a greater degree of overcrowding than larger units. Sixty-one percent of all one-room units, 12.4 percent of all two-room, and 15.2 percent of all three-room units in the city house more than one and one-half persons per room. The proportion decreases progressively for units beyond three rooms in size. On the other hand, the proportion of overcrowding amounts strikingly as the size of the group increases, to the point where over half of those units which house eight or nine persons, and almost three-fourths of the units housing ten persons or more have inadequate space.

That the different factors which constitute housing problems tend to occur in the same places or in the same structures is further evidenced by the fact that over 50 percent of the dwellings which are overcrowded are also either in need of major repairs or unfit for use. Conversely, though little more than 7 percent of Wilmington's dwellings are overcrowded, over 12 percent of those in need of major repairs, and 17 percent of those unfit for use are overcrowded. Overcrowding also occurs more frequently in low-renting units than in others. More than 22 percent of those units which rent for less than \$5 a month, 14 percent of those renting for from \$5 to \$10 a month, and 9.2 percent of those renting for from \$10 to \$15 a month are overcrowded, while all other and higher rent groups show decreasing proportions of overcrowding, and in all cases less than five percent.

A little less than half of Wilmington's occupied dwelling units report the presence of children. Of these units almost 14 percent report inadequate dwelling space, while those without children report only 1.2 percent overcrowded. More than a third of the people enumerated were under 20 years of age at the time of the survey. While 13.7 percent of all persons in the enumerated area live under crowded conditions, 23.5 percent of those under 20 years old, as compared with only 8.5 percent of those 20 or more years of age, were found in overcrowded homes, and over a fourth of all children under 15 years of age were similarly situated. More than half of those people living in dwellings which are too small for their groups are under 20 years old; 46.6 percent of them are children under 15 years of age.

Overcrowding in itself--that is, the presence of more than one and one-half persons per room, is not the only factor to be considered in examining the adequacy of a dwelling for its particular occupants. Frequently rental payments can only be met by "doubling up" and taking in roomers, with the subsequent undesirable effects of such action on the familial organization within the home.

For the purpose of the dwelling survey, only those families who reported "doubling up" for economic reasons were considered extra families. Within the limits of this definition, 399 units, or 4.5 percent of the total enumerated, report the presence of one or more extra families. Over half of these extra families are composed of two persons, almost 20 percent are three-person families, and 48, or 10.9 percent, of the extra families consist of four or more persons. In 17 percent of the cases reporting the presence of extra families, the latter were the cause of overcrowding in the dwelling. This is more true of tenant-occupied units than owners. In the latter instance only 7.2 percent of dwellings with extra families were overcrowded as against 22.2% among tenants. In any event, dwellings with no extra families show a much smaller proportion of overcrowding (6.7 percent) than those with extra families.

Less than 10 percent of all dwellings in the city report the presence of roomers, 7.7 percent report one or two roomers, and 1.9 percent report from three to eleven roomers. Those dwellings in poor repair, however, report the presence of roomers in 12.7 percent of their number. Overcrowded dwellings also show a slightly higher proportion with roomers than dwellings of adequate size.

Units with a larger number of people in them tend more to attain their group size by virtue of the presence of roomers than do units with a smaller number of people. Thus, while only 3.6 percent of the units with two persons, and 8.5 percent of those with three persons in them report roomers, almost 12 percent of the units with four or five persons, 15 percent of those with six persons, and about 20 percent of those with seven or more persons living in them are of these group sizes because of the presence of roomers. An encouraging aspect of the rooming situation in Wilmington, however, is the fact that groups which originally consisted of one person show the greatest proportion renting to roomers--23.7 percent, while all other groups, of two or more people originally, show little difference, in the proportionate occurrence of roomers, from the 9.6 percent which is true for the city as a whole.

In general, inadequate occupancy factors are not a serious problem in Wilmington. To the extent that they do exist, however, the above analysis has attempted to show that each occurs along with other factors of inadequacy, particularly structural ones, and must therefore be considered an element contributing to the city's housing problems.

Vacant Units

Of Wilmington's 9,585 dwelling units, 616 or 6.4 percent of the total were vacant at the time of the survey. These dwellings can hardly be considered in terms of the supply of houses available for an expanding city, since almost three-fourths of them are inadequate either because of poor repair or the lack of necessary facilities, such as installed plumbing, heating, and lighting. As a matter of

fact, a greater proportionate incidence of all undesirable characteristics is evident among vacant houses than among owner- or tenant-occupied units.

Three-fifths or 370 of the vacant units are in the poor condition categories, with 216 of these classified as "unfit for use." Sixty-three percent of all vacancies lack adequate plumbing facilities, 53.3 percent are not wired for electric lighting, and 50.5 percent have no installed heating facilities.

That a large part of Wilmington's vacant units have virtually been abandoned as unrentable, is confirmed by the fact that 44 percent of all vacancies have not been occupied for a year or more, and of these 88.2 percent are in need of major repairs or unfit for use, as compared with an incidence of 38 percent in poor repair among units vacant for less than a year. Table XIV below indicates the duration of vacancy for all units and the proportionate occurrence of vacant units in poor condition for each duration interval.

Table XIV		
VACANT UNITS IN NEED OF MAJOR REPAIRS OR UNFIT FOR USE AS PERCENTAGE OF ALL VACANT UNITS, BY DURATION OF VACANCY		
Duration of vacancy	Number	Percent
Total reports on duration	370	60.1
Less than 1 month	9	24.3
1 month	35	31.0
2 months	21	36.8
3-5 months	37	46.3
6-8 months	29	54.7
9-11 months	0	0.0
1 year-1 year 11 months	49	75.4
2 years-2 years 11 months	38	88.4
3 years or more	152	93.3

The median rental value of all vacant units is from \$5 to \$10. A rental value of less than \$5 is reported for 140 of these units. Every one of these 140 units is inadequate in some respect; 98.6 percent are in poor condition, 97.1 percent lack adequate plumbing facilities, and 95 percent lack adequate lighting facilities. The median duration of vacancy for the units with a rental value of less than \$5 a month is three years or more. Of the 184 vacant units with a rental value between \$5 and \$10, 95.7 percent are inadequate in some respect; 81.5 percent are in poor condition, 90.8 percent lack adequate plumbing facilities, and 75 percent lack adequate lighting facilities. The median duration of vacancy for all units in this group is from one year to one year and 11 months. All other (and higher) rent groups reveal median vacancy durations of less than a year. Since units in these two low-rent groups constitute over 50 percent of all vacant units, it is obvious that only a small portion of vacancies in the city can at present be considered habitable.

Vacant units in Wilmington are, for the most part, older than occupied units. While little over 50 percent of the latter were built before 1905, almost 70 percent of all vacant units are so antedated.

CHAPTER IV

LOW INCOME HOUSING

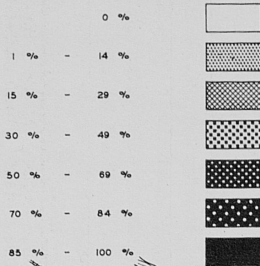
While the housing problem cannot be confined within a city to any one group, distinct aspects of the problem exist for different income levels. Problems of planning, construction, and encumbrance apply to all groups, but the pile-up of "lacks" in adequate housing falls within the limits of low income groups. A Housing Authority was appointed by the city of Wilmington to investigate the need and to make provisions for housing these groups, now living in substandard dwellings and unable, because of insufficient income, to better their conditions. It was the task of the Real Property Survey to make a study of these groups and to determine the number of substandard units within the city, the income levels of the families living in them, and other pertinent information relative to a planned housing program.

The concept of adequacy for dwelling units cannot be defined very 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 was found to exist: (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 a half persons per room, two or more families in the same dwelling unit; providing monthly rent is less than \$25.00 per month should only one of the above occupancy factors exist.

The facts presented here are those found during the taking of the survey and, while conditions may have changed since the actual enumeration, hardly enough reconstruction has taken place to affect the authenticity of the results.

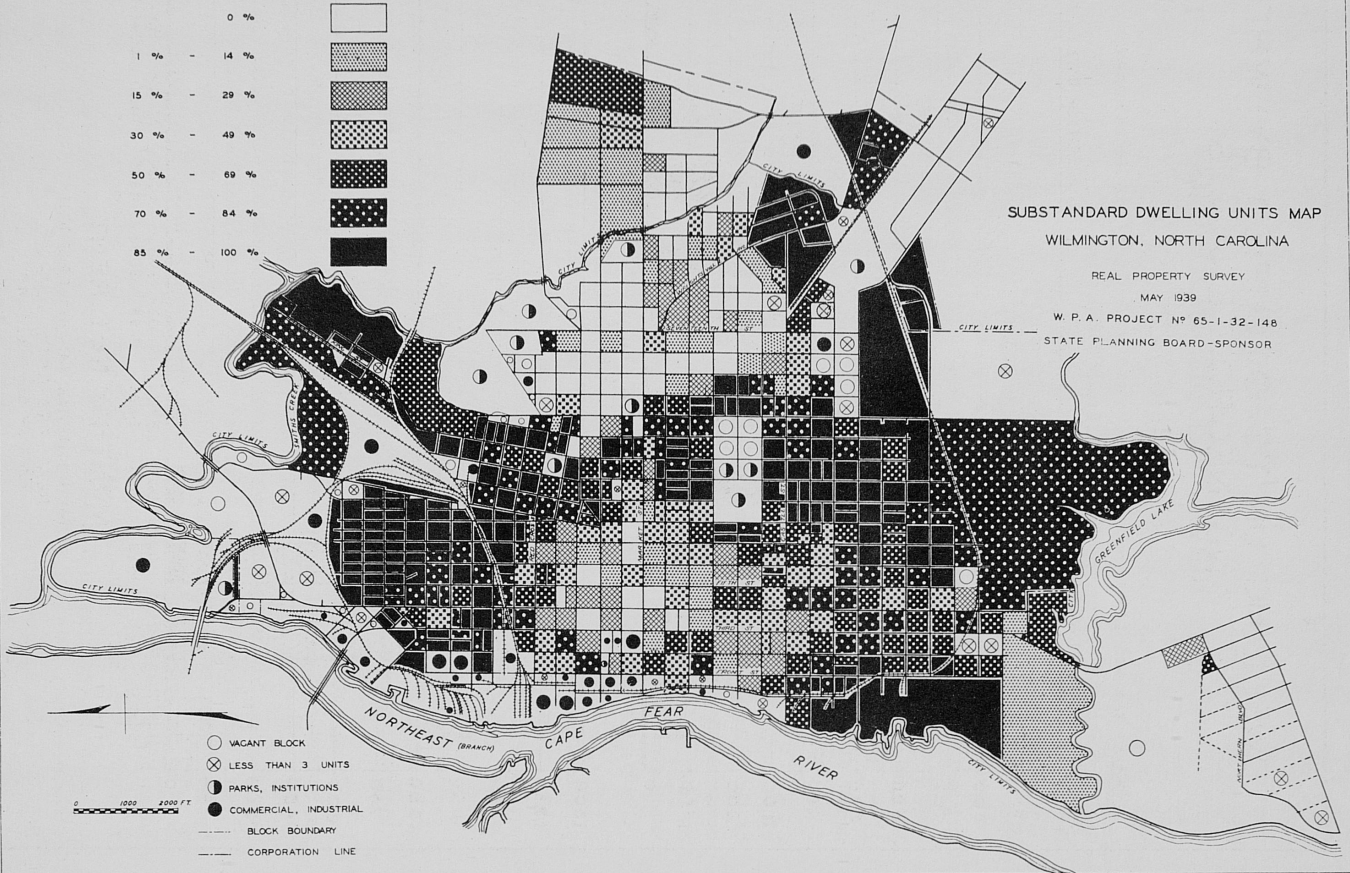
Of a total of 9,585 units, 4,678 occupied units containing 5,195 groups were designated substandard on the basis of at least one of the factors listed above. Many of the units listed as substandard are so because of a single factor. By repairing a roof here, installing electricity there, or piping water into a house, some of the substandard units might be reclaimed for standard and healthful usage. Nevertheless, it was found that well over 50 percent of all the substandard units were so for more than one factor. It is this group of houses that largely constitutes the city's slums. Many of these houses were poorly built at the outset. Some have outlived their usefulness, and others have been deteriorating for too long a period to be reclaimed. Patchwork and repairs on these houses will only tend to forestall their inevitable classification as unfit for use. A large number of these houses should be demolished.

PERCENT OF DWELLING UNITS WHICH ARE SUBSTANDARD



SUBSTANDARD DWELLING UNITS MAP
WILMINGTON, NORTH CAROLINA

REAL PROPERTY SURVEY
MAY 1939
W. P. A. PROJECT NO 65-1-32-148
STATE PLANNING BOARD-SPONSOR



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

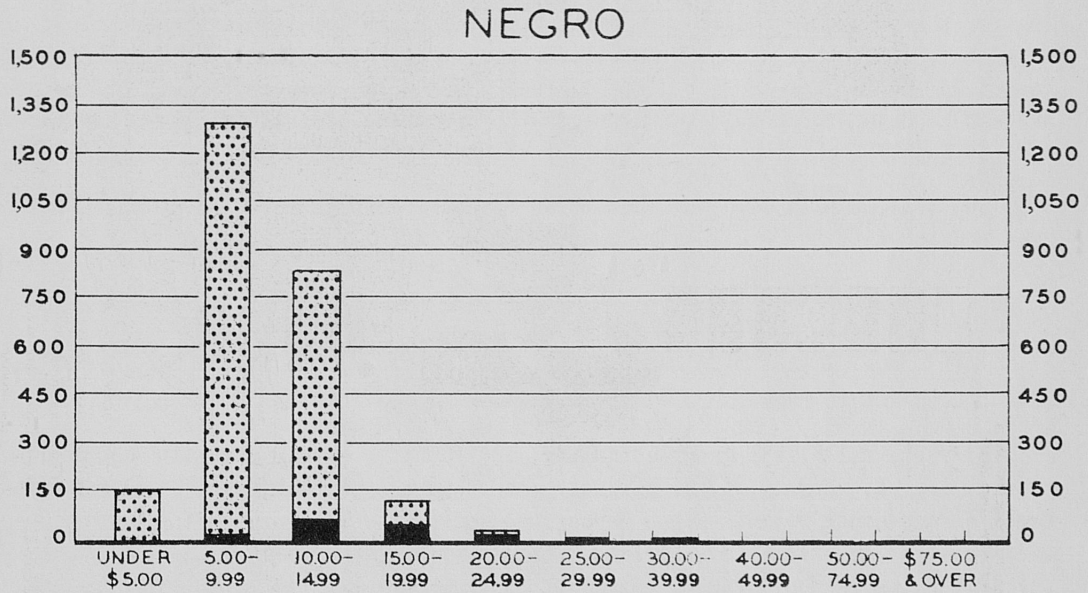
0 1000 2000 FT

DWELLING UNITS OCCUPIED BY WHITE AND NEGRO TENANTS

WILMINGTON, N. C.

■ STANDARD

▨ SUBSTANDARD



MONTHLY NET RENT

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

In terms of community life, it is of little moment for a family to live in a standard home in the midst of squalor and poor housing conditions. The effect of a neighborhood upon the family group is as definite as that of the dwelling itself. The housing program, therefore, is far more extensive than the effort to replace unsafe and insanitary dwellings.

Slum conditions are costly to a city. Actually, for many degressive slum areas, a program of subsidization necessarily exists. Tax returns from these areas are at a minimum, tax delinquency is common, and the per capita tax return is far below that of other sections of the city. On the other hand, all city services and facilities must be accentuated within these areas. Police costs are often in excess of thrice those for other areas. Costs for fire protection are naturally excessive. 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, entirely 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.

A small part of the task of removing slums has been undertaken by the Housing Authority of the City of Wilmington which is building 216 standard units for white and 246 units for Negro tenants, and is preparing for the elimination of an equal number of substandard houses. This represents the first step toward planned housing for the lowest income groups of the city. The new low-income houses, along with their recreation centers and modern facilities, will attempt to build a small community in place of the substandard area. Much work, however, remains to be done and can be done with private investments, co-operative efforts of owners and tenants in repair work, and through the furtherance of a public housing program.

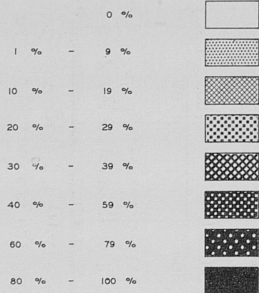
The total substandard units occupied by both races as revealed by the Low Income Housing Area Survey is as follows:

	<u>Total</u>	<u>Owner</u>	<u>Tenant</u>
Total all races	4,678*	950	3,728
White race	1,828	267	1,561
Negro race	2,850	683	2,167

Of these units, the greatest number, 4,617 units, were physically substandard to some degree. Merely 61, or slightly more than one percent, were substandard because of occupancy factors alone as defined above; i. e., overcrowding or the presence of extra families. Overcrowding and doubling up are not serious factors in Wilmington, as is indicated by the small contrast between the proportion for the

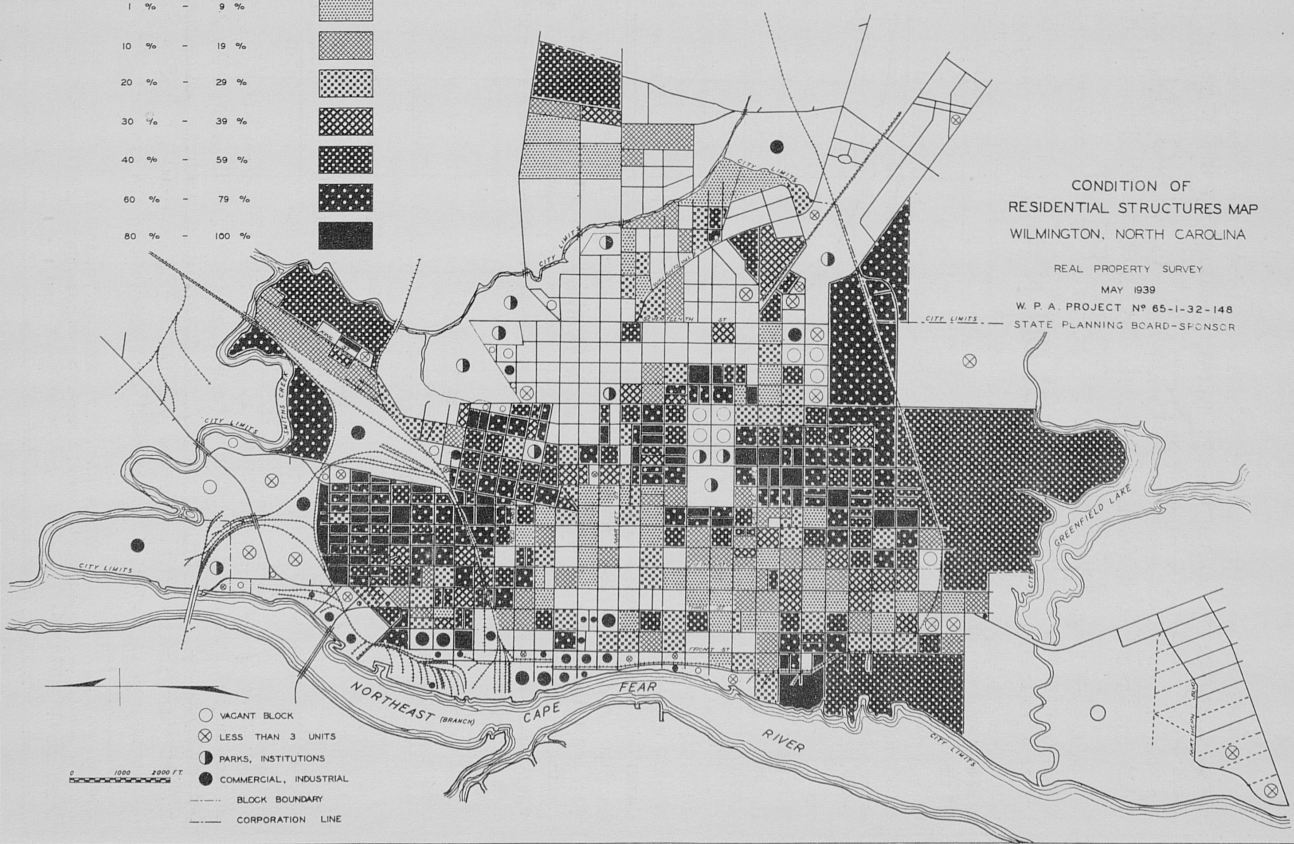
* In addition to this total there were 647 substandard units either vacant or not interviewed.

PERCENT OF RESIDENTIAL STRUCTURES
IN NEED OF MAJOR REPAIRS
OR UNFIT FOR USE

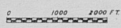


CONDITION OF
RESIDENTIAL STRUCTURES MAP
WILMINGTON, NORTH CAROLINA

REAL PROPERTY SURVEY
MAY 1939
W. P. A. PROJECT N° 65-1-32-148
STATE PLANNING BOARD-SFONSCR

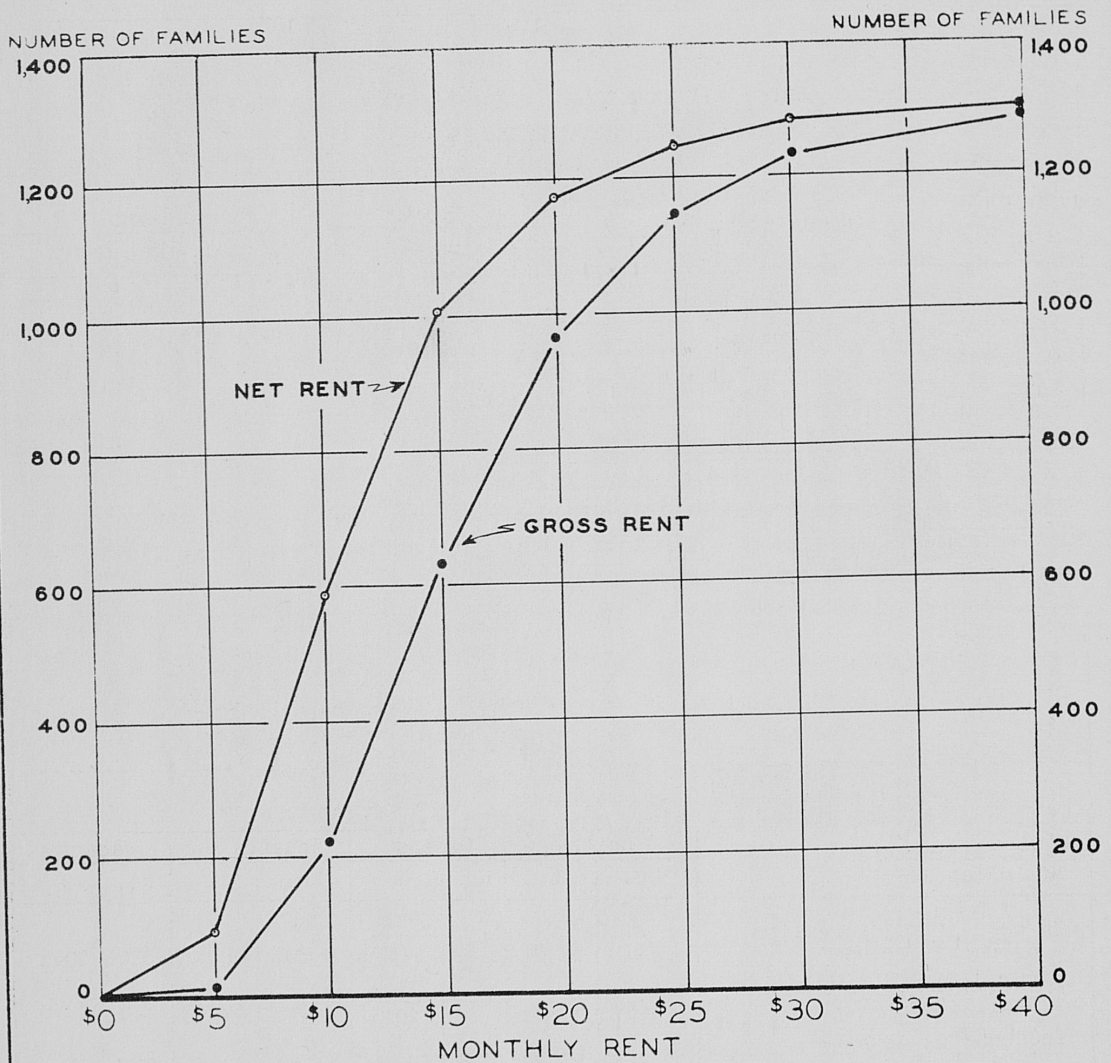


- VACANT BLOCK
- ⊗ LESS THAN 3 UNITS
- PARKS, INSTITUTIONS
- COMMERCIAL, INDUSTRIAL
- BLOCK BOUNDARY
- CORPORATION LINE



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

WILMINGTON, N. C.



* EXCLUDES
DWELLING UNITS WITH
2 OR MORE GROUPS

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

city in general, about 11 percent, and that for substandard dwellings, nearly 18 percent. Little difference was found between the size of families living in standard and substandard homes. The average size of family for the whole city was 3.6 persons, standard units averaged 3.6 persons, and substandard units 3.7 persons. Overcrowded conditions among substandard units, therefore, cannot be attributed to any preponderance of large families among the low-income groups, but is rather the result of doubling up or the limitation of living space to an unhealthy degree in order to reduce rent payments to sums within the financial reach of the family with a low income.

Table XV
ALL OCCUPIED SUBSTANDARD UNITS BY OCCUPANCY, BY RACE
OF HOUSEHOLD, BY SUBSTANDARD CATEGORY

Substandard category	Total occupied units	Owners			Tenants		
		Total	White	Negro	Total	White	Negro
Total units substandard	4,678	950	267	683	3,728	1,561	2,167
Physically substandard	3,792	801	223	578	2,991	1,264	1,727
Occupancy substandard	61	21	11	10	40	28	12
Physically and occupancy substandard	825	128	33	95	697	269	428

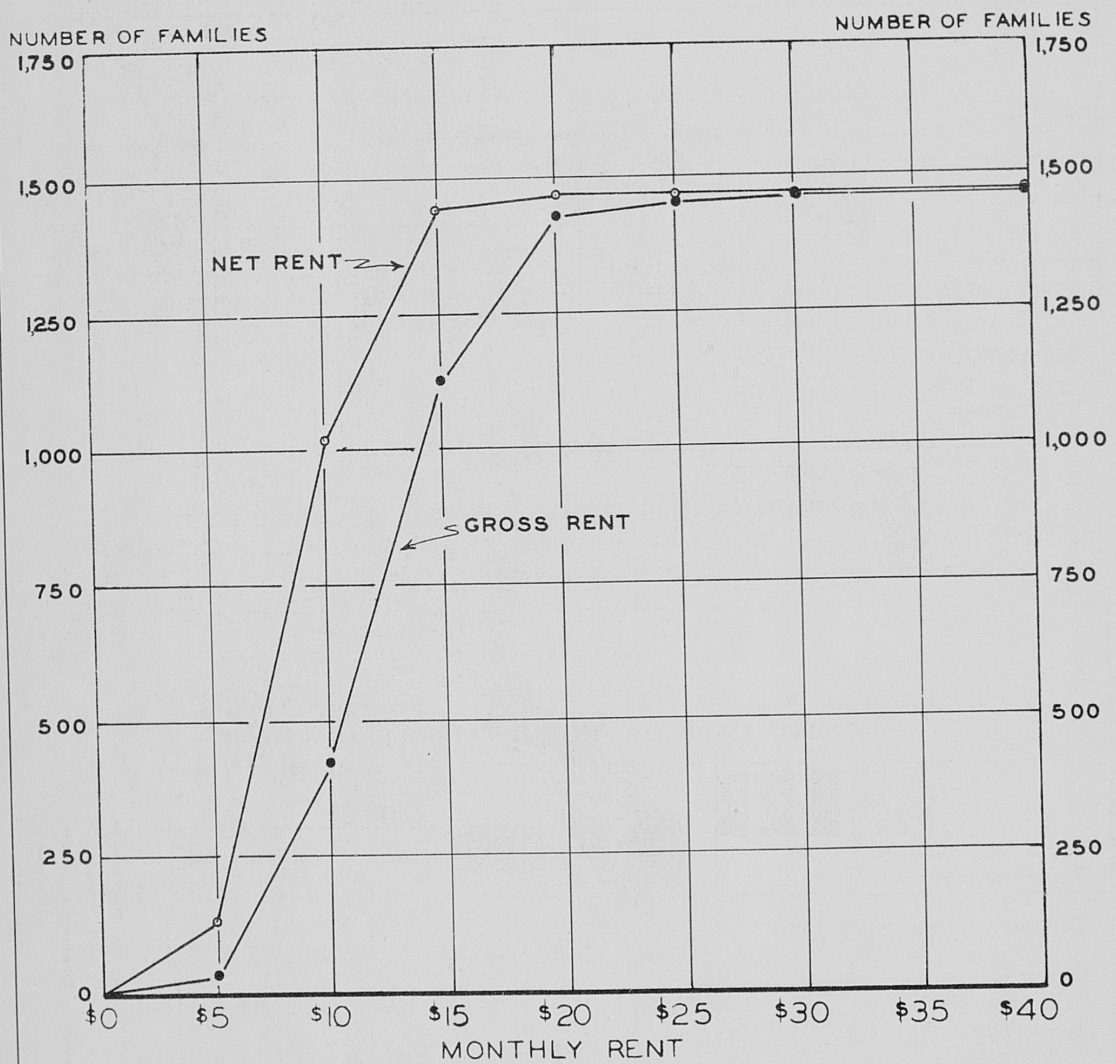
The incidence of those physical factors which are used to designate a unit as substandard and the proportion that they claim of each occupancy group is as follows among the different occupancy groups.

Table XVI
INADEQUATE DWELLING UNITS AS PERCENT OF ALL DWELLING UNITS
BY OCCUPANCY STATUS, BY PHYSICAL FACTORS OF INADEQUACY

Physical factors of inadequacy	All dwelling units		Occupancy					
			Owners		Tenants		Vacant	
	No.	%	No.	%	No.	%	No.	%
In need of major repairs or unfit for use	3,210	33.5	539	17.8	2,301	38.7	370	60.1
Inadequate sanitary facilities	4,646	48.5	791	26.1	3,467	58.4	388	63.0
Inadequate lighting facilities	2,477	25.8	339	11.2	1,811	30.5	327	53.1
Inadequate heating facilities	350	3.7	5	0.2	34	0.6	311	50.5

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

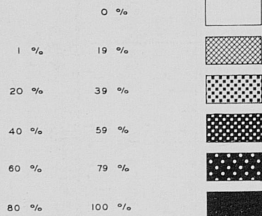
WILMINGTON, N. C.



* EXCLUDES
DWELLING UNITS WITH
2 OR MORE GROUPS

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

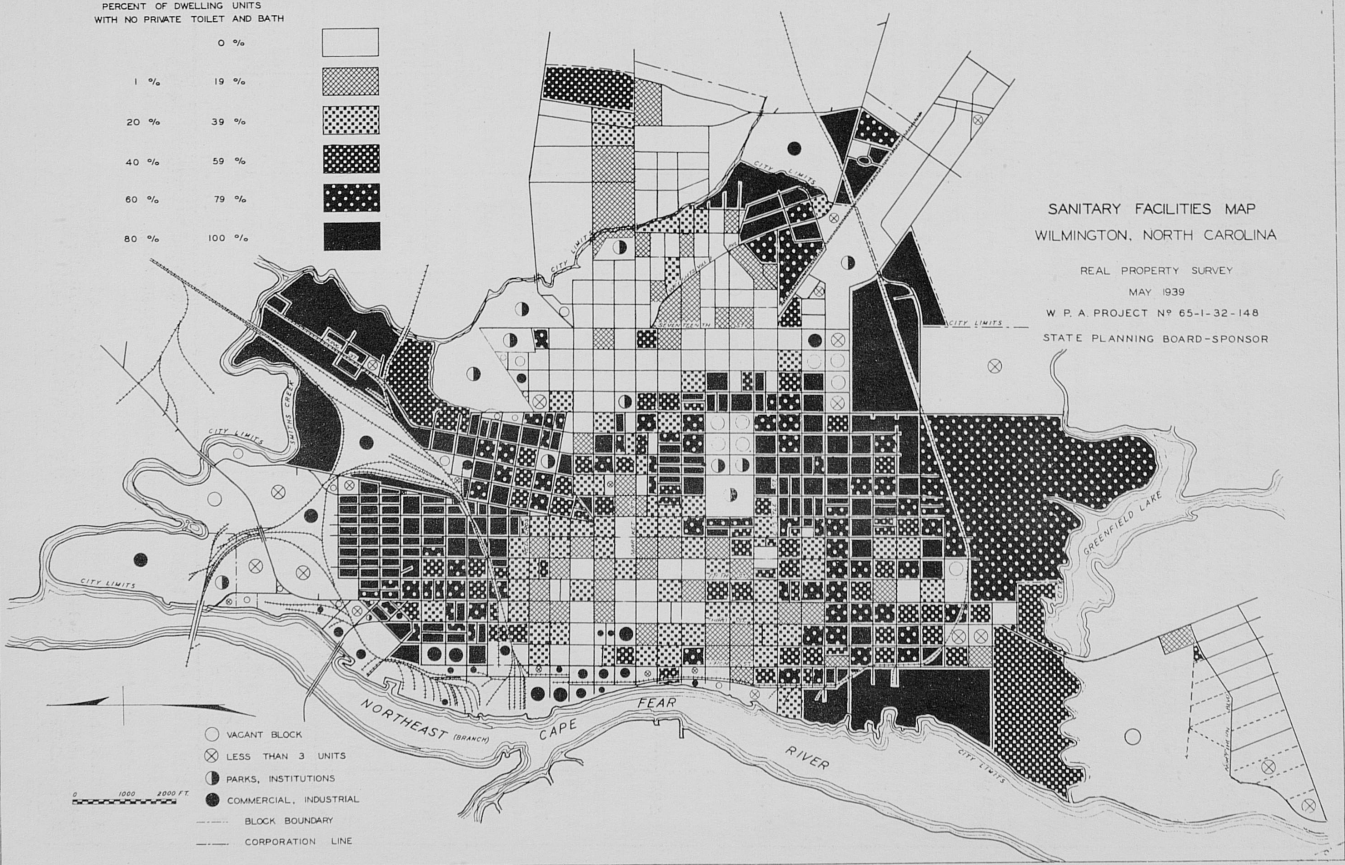
PERCENT OF DWELLING UNITS
WITH NO PRIVATE TOILET AND BATH



SANITARY FACILITIES MAP
WILMINGTON, NORTH CAROLINA

REAL PROPERTY SURVEY
MAY 1939
W. P. A. PROJECT N° 65-1-32-148
STATE PLANNING BOARD-SPONSOR

45



From the above percentages it can be seen that owners show the smallest proportion of units in physically substandard condition. Owners account for about one-fifth of all substandard units, with white owners claiming less than 6 percent of the total substandard count. It is quite likely that a large number of these units can be made adequate through improvements and repairs either privately or with the assistance of existing lending agencies. Vacant units, as the above table indicates show a very high occurrence of each factor of inadequacy, from which the conclusion may be drawn that many of the vacancies are caused by the condition of the structures rather than by the lack of demand for housing facilities.

The major problem in regard to substandard units lies in the field of tenant groups. Part of its solution may be found in a study of the facts concerning the cost of standard units and the tenants' ability to pay rentals which would assure adequate dwellings. An analysis of family incomes and rentals is, therefore, necessary to determine the extent to which private capital can be economically utilized to provide low-income housing of an adequate nature. These data are also necessary to find the upper and lower levels which a public body, such as the United States Housing Authority, should reach in order to accomplish the needed rehousing without infringing upon the proper and legitimate private investment market. The data for this survey were gathered with the object in mind of providing such an analysis both for public and private housing.

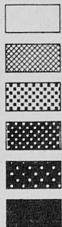
Without emphasis upon proximity to employment centers or to city services and the effect of this factor on construction expense, a minimum cost of \$2,000 would be required to buy land, pay taxes, construct, and maintain a standard unit of four rooms. To insure a ten percent investment return \$200 a year, or better than \$17.00 a month, would be the minimum rental on such properties. Since the accepted criterion for rent expenditure is a maximum of one-fifth of the total income (one-sixth in cases of more than six dependents), only families whose total income is in excess of \$1,000 a year can be housed adequately by private capital with any assurance of an economic return. It must be borne in mind, however, that these cheaply constructed units will have a shorter "life span" and, consequently, present the possibility through rapid deterioration of becoming substandard in a few years. This of course excludes houses already built which could be brought up to adequacy standards, many of which would have a similar short life.

In order to present the data on low-income families in the most useful form for the purposes of the United States Housing Authority, units occupied by two or more families and units occupied by single persons or more than 7 persons were excluded from the following analysis.

In the group of substandard tenant units occupied by single families of from two to seven persons, 76.8 percent reported incomes of less than \$1,000 a year. Over three-fifths of the white tenants fell under the \$1,000 income level, and more than 90 percent of the Negro tenants did likewise. Less than 24 percent of the tenants living in substandard units, therefore, can possibly be adequately rehoused

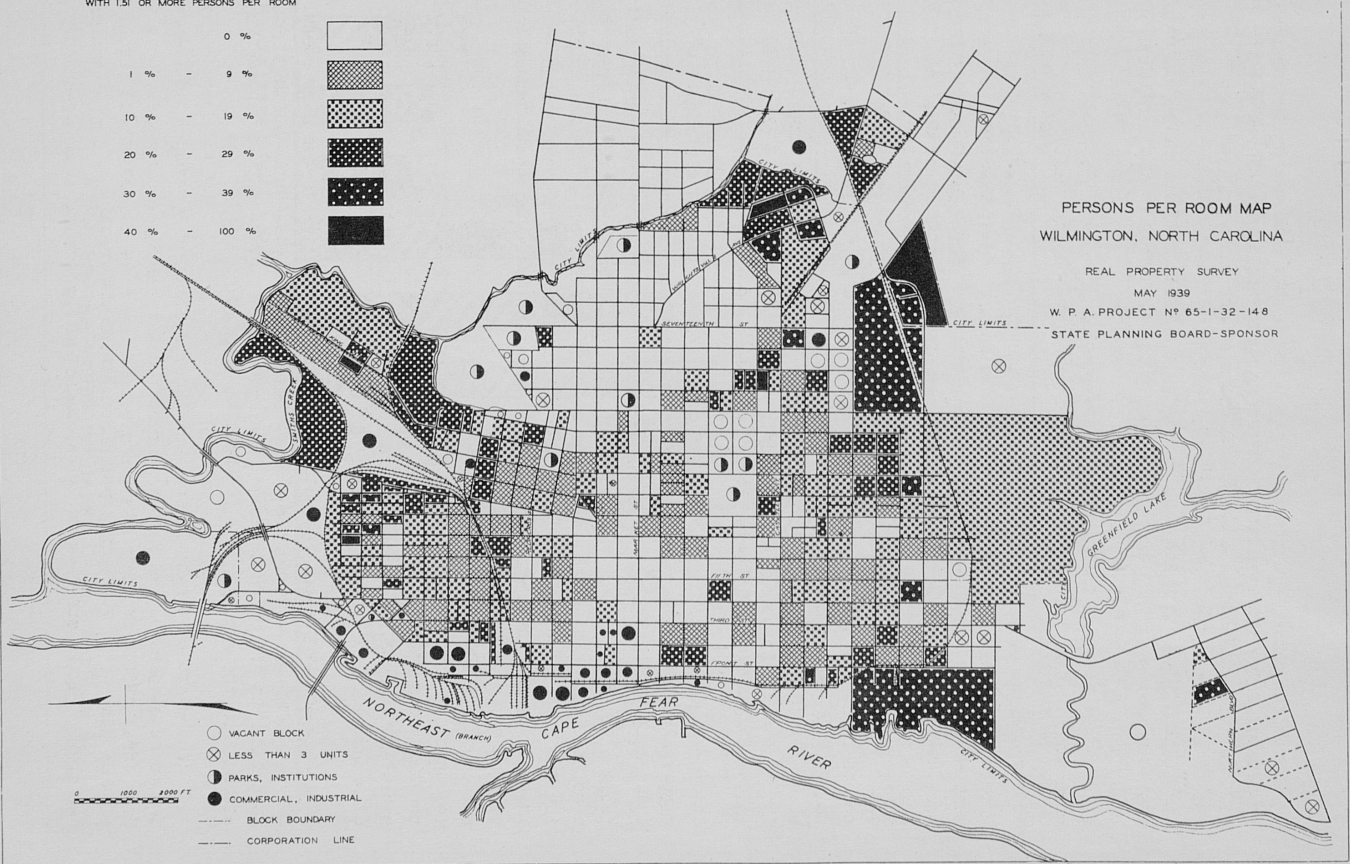
PERCENT OF OCCUPIED DWELLING UNITS
WITH 1.51 OR MORE PERSONS PER ROOM

0 %
1 % - 9 %
10 % - 19 %
20 % - 29 %
30 % - 39 %
40 % - 100 %



PERSONS PER ROOM MAP
WILMINGTON, NORTH CAROLINA

REAL PROPERTY SURVEY
MAY 1939
W. P. A. PROJECT N° 65-1-32-148
STATE PLANNING BOARD-SPONSOR

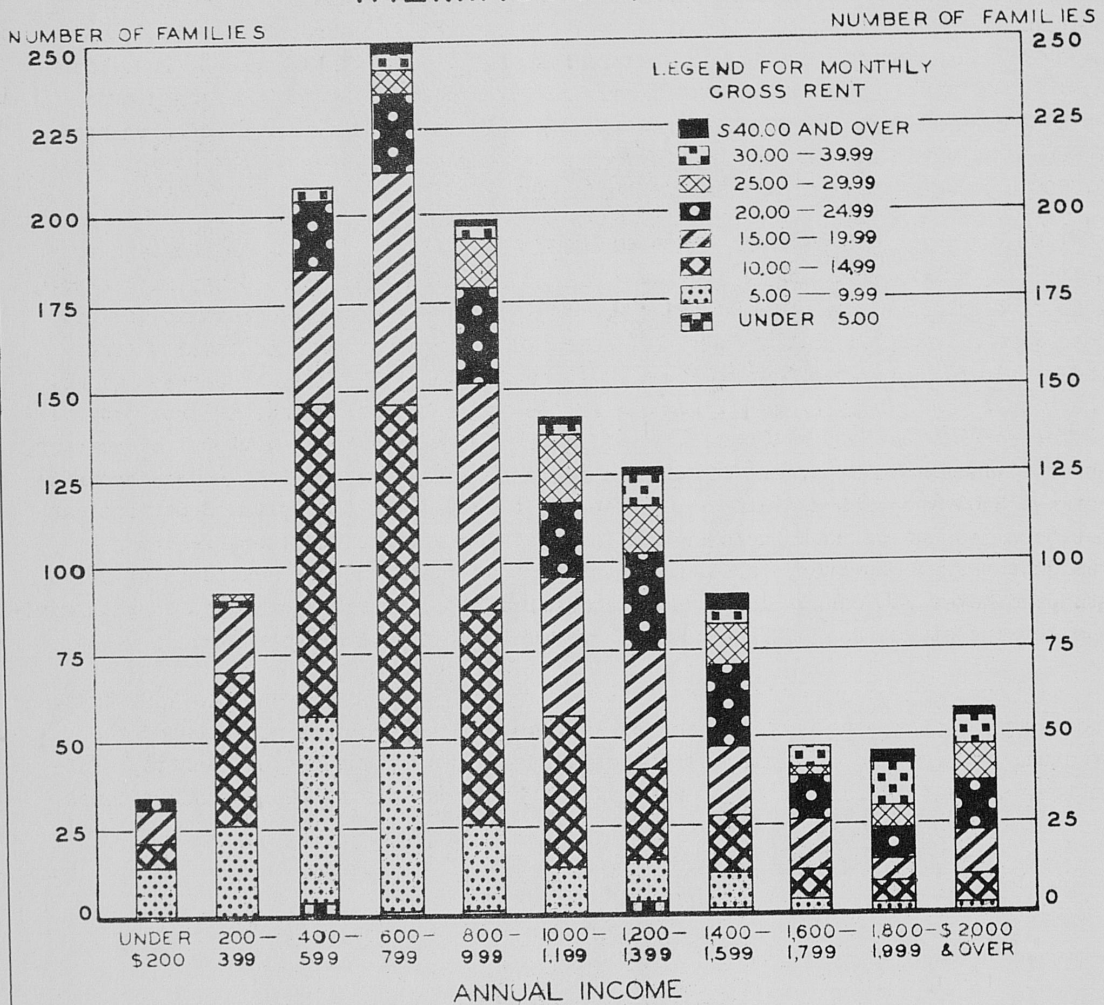


- VACANT BLOCK
- ⊗ LESS THAN 3 UNITS
- PARKS, INSTITUTIONS
- COMMERCIAL, INDUSTRIAL
- BLOCK BOUNDARY
- CORPORATION LINE

0 1000 2000 FT

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

WILMINGTON, N. C.



* EXCLUDES
DWELLING UNITS WITH
2 OR MORE GROUPS

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

by private capital.

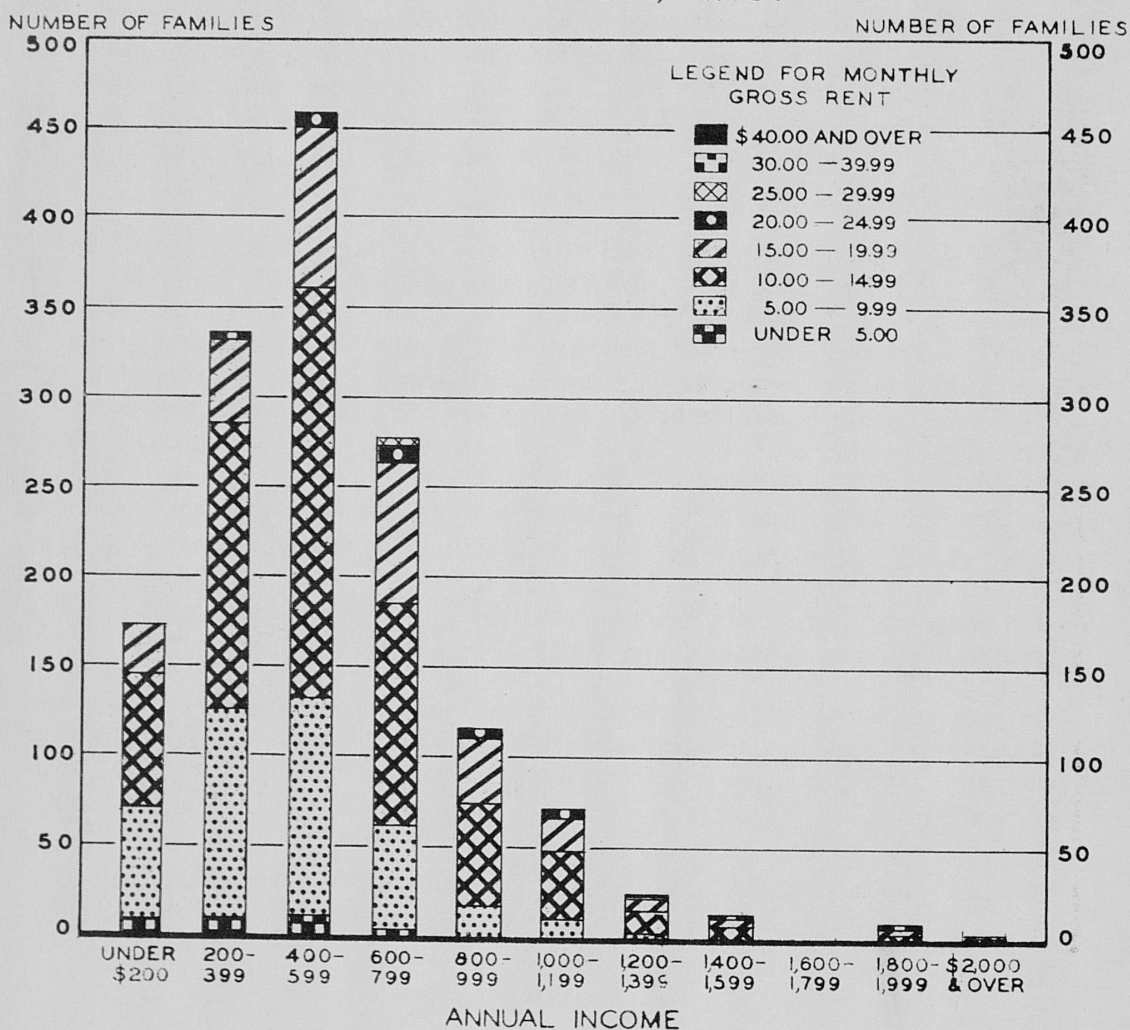
To live in an adequate dwelling unit furnished by private capital, on the basis of the above figures, a tenant would necessarily pay a minimum gross rent of about \$20.00 per month. This rental includes an allowance of from two to three dollars per month for utilities in addition to rent. In Wilmington 73.6 percent of the white tenants living in substandard dwelling units paid a gross rent of less than \$20.00 per month. Among Negro tenants in substandard units 97.2 percent paid a gross rent of less than \$20.00 per month. Adequate dwellings for Negroes might possibly be constructed profitably by private capital for a return of \$15.00 per month, as compared to the \$20.00 minimum for white occupants because of lower land costs. It is still apparent that a good many Negro families cannot afford even this minimum, since nearly 84 percent of the Negro tenants surveyed reported annual incomes of less than \$800, which is even less than the minimum income of which a \$15.00 monthly expenditure represents one-fifth.

Nearly 34 percent of the Negro tenants, 496 families, living in substandard units, reported annual incomes of less than \$400 while 954, or 65.0 percent, earned less than \$600 a year. Of the white groups, 9.9 percent reported incomes of less than \$400 a year and 25.8 percent less than \$600 a year. It is doubtful whether the groups with incomes below \$400 a year, which comprise nearly 23 percent of all the groups now poorly housed, could be reached even by public housing programs. It would probably be only a little less difficult to service the additional 666 groups, which represent 24.0 percent of the occupants of substandard units, whose income is between \$400 and \$600 annually. In effect, it is obvious that slum conditions cannot be wiped out without increases in family incomes for a considerable group now resident there. However, for the largest part of that group of occupants of substandard homes who cannot be serviced economically by private construction with minimum housing standards, public housing programs can effectively operate.

In general, through the co-operative and planned effort of private investors, individual owners, and public agencies lengthy strides could be made 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.

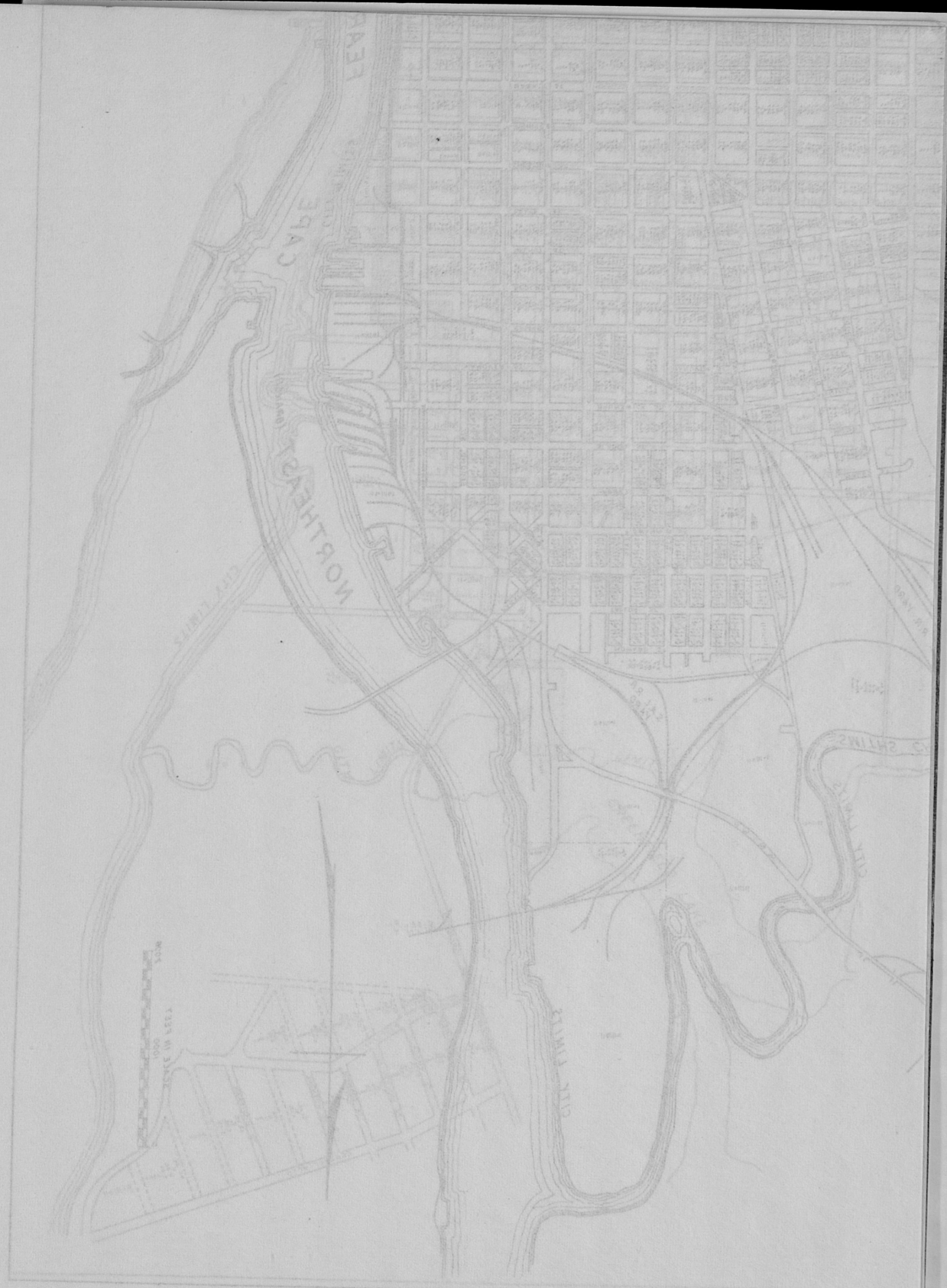
NUMBER OF NEGRO TENANT SINGLE* FAMILIES
OF 2 TO 7 PERSONS LIVING IN
SUBSTANDARD DWELLINGS, BY ANNUAL
INCOME AND MONTHLY GROSS RENT

WILMINGTON, N. C.



* EXCLUDES
DWELLING UNITS WITH
2 OR MORE GROUPS

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



LEGEND

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

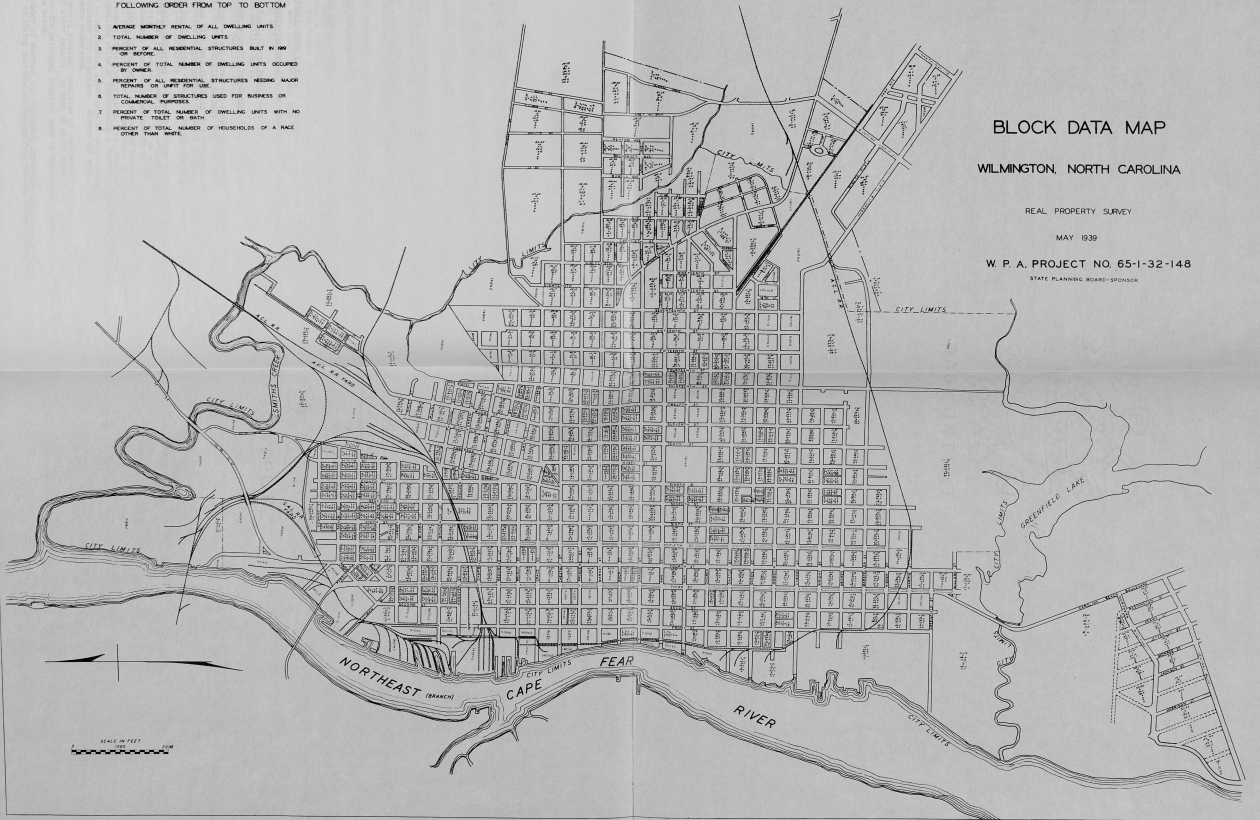
1. AVERAGE MONTHLY RENTAL OF ALL DWELLING UNITS
2. TOTAL NUMBER OF DWELLING UNITS
3. PERCENT OF ALL RESIDENTIAL STRUCTURES BUILT IN 1949 OR BEFORE
4. PERCENT OF TOTAL NUMBER OF DWELLING UNITS OCCUPIED BY OWNER
5. PERCENT OF ALL RESIDENTIAL STRUCTURES NEEDING MAJOR REPAIRS OR SUIT FOR USE
6. TOTAL NUMBER 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 RACE OTHER THAN WHITE

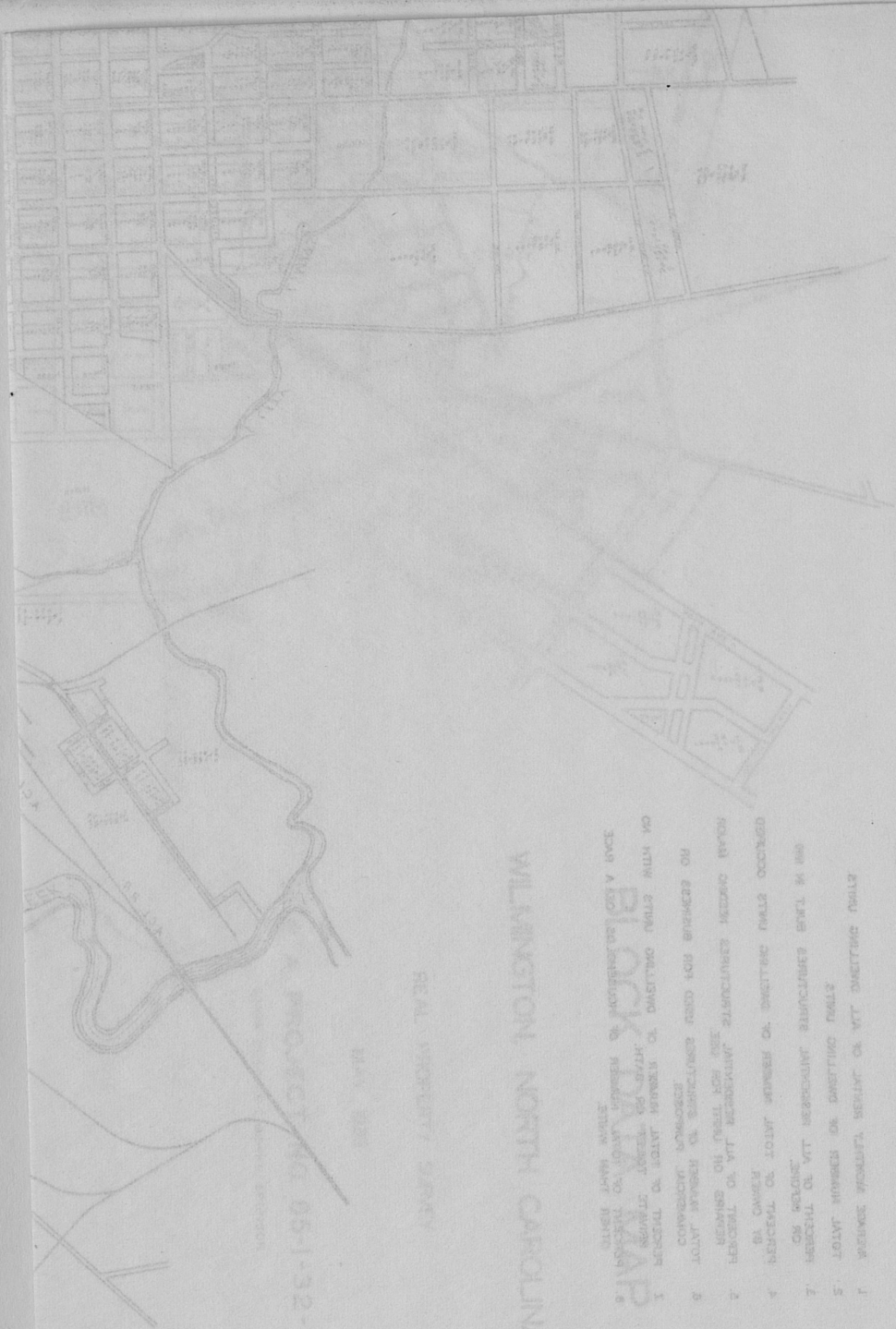
BLOCK DATA MAP
WILMINGTON, NORTH CAROLINA

REAL PROPERTY SURVEY

MAY 1939

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





WILMINGTON, NORTH CAROLINA

REAL PROPERTY

MAP

PROJECT NO. 05-1-52-148

LEGEND

THE MAP SHOWS THE GENERAL LAYOUT OF THE
 LOTS TO BE DEVELOPED IN THE

1. THE GENERAL LAYOUT OF THE LOTS TO BE DEVELOPED IN THE
2. THE GENERAL LAYOUT OF THE LOTS TO BE DEVELOPED IN THE
3. THE GENERAL LAYOUT OF THE LOTS TO BE DEVELOPED IN THE
4. THE GENERAL LAYOUT OF THE LOTS TO BE DEVELOPED IN THE
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7. THE GENERAL LAYOUT OF THE LOTS TO BE DEVELOPED IN THE

GLOSSARY

1. 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 residential structures, 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 as possible an estimate 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.

Industrial -- buildings devoted to light or heavy manufacturing and other industrial uses; such as factories, railway 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, 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.

III. Low Income Housing Survey -- that additional part of the Real Property Survey conducted for the purpose of obtaining special, detailed, information on housing conditions among people 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, or both.

Physically Substandard -- inadequacy 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 -- inadequacy 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 \$25.00 a month)

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

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

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.

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

I. Structure Data

A. Type of Structure	Total		Owners		Non-Owners	
	Number	Percent	Number	Percent	Number	Percent
Total reports	8213	100.0	3030	100.0	5183	100.0
Single family detached	7018	85.4	2682	88.5	4336	83.6
Single family attached	0	0.0	0	0.0	0	0.0
2-family side-by-side	252	3.1	51	1.7	201	3.9
2-family 2-decker	448	5.5	133	4.4	315	6.1
3-family 3-decker	3	*	1	*	2	*
4-family double 2-decker	26	0.3	6	0.2	20	0.4
Apartment	18	0.2	4	0.1	14	0.3
Business with dwelling units	217	2.6	69	2.3	148	2.9
Other non-converted structures	154	1.9	51	1.7	103	2.0
Partially converted structures	37	0.5	16	0.5	21	0.4
Completely converted structures	40	0.5	17	0.6	23	0.4
* Less than 0.1%						
B. Structures by Year Built						
Total reports	8213	100.0	3030	100.0	5183	100.0
1935-1939	324	3.9	172	5.7	152	2.9
1930-1934	250	3.1	156	5.1	94	1.8
1925-1929	458	5.6	284	9.4	174	3.4
1920-1924	663	8.1	320	10.6	343	6.6
1915-1919	800	9.7	358	11.8	442	8.5
1905-1914	1523	18.5	562	18.5	961	18.5
1895-1904	1989	24.2	554	18.3	1435	27.8
1885-1894	1230	15.0	311	10.2	919	17.7
1860-1884	788	9.6	250	8.3	538	10.4
1859 or before	188	2.3	63	2.1	125	2.4
C. Encumbrance by Value - Owner Occupied Structures, types 1-6						
Total reports	Total		Mortgaged		Unencumbered	
	Number	Percent	Number	Percent	Number	Percent
Total reports	2871	100.0	1107	100.0	1764	100.0
\$ 499 or less	18	0.6	8	0.7	10	0.6
500 - \$ 999	222	7.7	82	7.4	140	7.9
1000 - 1499	377	13.2	131	11.8	246	14.0
1500 - 1999	326	11.3	129	11.7	197	11.2
2000 - 2499	262	9.1	95	8.6	167	9.5
2500 - 2999	201	7.0	93	8.4	108	6.1
3000 - 3999	405	14.1	191	17.2	214	12.1
4000 - 4999	287	10.0	108	9.8	179	10.1
5000 - 5999	197	6.9	74	6.7	123	7.0
6000 - 7999	231	8.1	81	7.3	150	8.5
8000 - 9999	118	4.1	42	3.8	76	4.3
10000 - 14999	128	4.5	41	3.7	87	4.9
15000 - 19999	49	1.7	15	1.4	34	1.9
20000 - 29999	35	1.2	11	1.0	24	1.4
30000 or more	15	0.5	6	0.5	9	0.5

I. Structure Data (Cont'd.)

	Total			Total	
	Number	Percent		Number	Percent
D. Basements			E. Garages		
Total reports	8213	100.0	Total reports	8213	100.0
No basement	7702	93.8	No garage	5343	65.1
With basement	511	6.2	With garage	2870	34.9
F. Stories			G. Exterior Material		
Total reports	8213	100.0	Total reports	8213	100.0
1 story	5812	70.7	Wood	7682	93.6
1½ stories	152	1.9	Brick	447	5.4
2 stories	2198	26.8	Stone	18	0.2
2½ stories	15	0.2	Stucco	43	0.5
3 or 3½ stories	30	0.4	Other	23	0.3
4 or 4½ stories	5	*			
5 to 9½ stories	1	*			
10 stories or more	0	0.0			

* Less than 0.1%

II. Dwelling Unit Data

	Total		Owner		Tenant		Vacant	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
A. Monthly Rent or Rental Value								
Total reports	9585	100.0	3030	100.0	5939	100.0	616	100.0
\$ 4.99 or less	435	4.5	14	0.5	281	4.7	140	22.7
5.00 - \$ 9.99	2387	24.9	283	9.3	1920	32.3	184	29.9
10.00 - 14.99	2300	24.0	588	19.4	1613	27.2	99	16.1
15.00 - 19.99	1049	10.9	318	10.5	675	11.4	56	9.1
20.00 - 24.99	748	7.8	285	9.4	431	7.3	32	5.2
25.00 - 29.99	676	7.1	288	9.5	345	5.8	43	7.0
30.00 - 39.99	861	9.0	441	14.5	381	6.4	39	6.3
40.00 - 49.99	445	4.6	281	9.3	153	2.6	11	1.8
50.00 - 74.99	492	5.1	360	11.9	122	2.1	10	1.6
75.00 - 99.99	148	1.6	132	4.4	14	0.2	2	0.3
100.00 - 149.99	38	0.4	34	1.1	4	*	0	0.0
150.00 or more	6	0.1	6	0.2	0	0	0	0.0
* Less than 0.1%								
B. Condition								
Total reports	9585	100.0	3030	100.0	5939	100.0	616	100.0
Good condition	2606	27.2	1350	44.5	1171	19.7	85	13.8
In need of minor repairs	3769	39.3	1141	37.7	2467	41.5	161	26.1
In need of major repairs	2859	29.8	522	17.2	2183	36.8	154	25.0
Unfit for use	351	3.7	17	0.6	118	2.0	216	35.1
C. Adequacy								
Total reports	9585	100.0	3030	100.0	5939	100.0	616	100.0
Standard	4160	43.4	2023	66.8	1975	33.3	162	26.3
Substandard - Total:	5425	56.6	1007	33.2	3964	66.7	454	73.7
Physically only	4539	47.3	847	27.9	3238	54.5	454	73.7
Occupancy only	132	1.4	50	1.7	82	1.4	-	-
Physically and occupancy	754	7.9	110	3.6	644	10.8	-	-

11. Dwelling Unit Data (Cont'd.)

	Total		Owner		Tenant		Vacant	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
D. Rooms								
Total reports	9585	100.0	3030	100.0	5939	100.0	616	100.0
1 room	80	0.8	3	0.1	74	1.2	3	0.5
2 rooms	512	5.3	23	0.8	446	7.5	43	7.0
3 rooms	1491	15.6	99	3.3	1254	21.1	138	22.4
4 rooms	1934	20.2	310	10.2	1464	24.7	160	26.0
5 rooms	2342	24.4	755	24.9	1448	24.4	139	22.5
6 rooms	1705	17.8	826	27.3	803	13.5	76	12.3
7 rooms	681	7.1	419	13.8	235	4.0	27	4.4
8 rooms or more	840	8.8	595	19.6	215	3.6	30	4.9
E. Heating								
Total reports	9585	100.0	3030	100.0	5939	100.0	616	100.0
Central steam or hot water	578	6.0	316	10.4	245	4.1	17	2.8
Central warm air	407	4.2	268	8.8	131	2.2	8	1.3
Other installed	8250	86.1	2441	80.6	5529	93.1	280	45.4
None installed	350	3.7	5	0.2	34	0.6	311	50.5
F. Lighting								
Total reports	9585	100.0	3030	100.0	5939	100.0	616	100.0
Electric	7098	74.1	2686	88.6	4124	69.4	288	46.7
Gas	10	0.1	5	0.2	4	0.1	1	0.2
Other	2477	25.8	339	11.2	1811	30.5	327	53.1
G. Cooking								
Total reports	9585	100.0	3030	100.0	5939	100.0	616	100.0
Electric	71	0.8	44	1.5	27	0.5	0	0.0
Gas	2916	30.4	1522	50.2	1325	22.3	69	11.2
Other installed	6089	63.5	1450	47.9	4516	76.0	123	20.0
None installed	509	5.3	14	0.4	71	1.2	424	68.8
H. Refrigeration								
Total reports	9585	100.0	3030	100.0	5939	100.0	616	100.0
Electric	2931	30.6	1507	49.8	1413	23.8	11	1.8
Gas	36	0.4	16	0.5	20	0.3	0	0.0
Ice	4656	48.6	1361	44.9	3277	55.2	18	2.9
None	1962	20.4	146	4.8	1229	20.7	587	95.3
I. Plumbing								
Total reports	9585	100.0	3030	100.0	5939	100.0	616	100.0
At least 2 toilets and 2 bathing units	482	5.0	361	11.9	109	1.8	12	2.0
At least 2 toilets and 1 bathing unit	210	2.2	148	4.9	58	1.0	4	0.7
1 toilet and at least 1 bathing unit	4247	44.3	1730	57.1	2305	38.9	212	34.4
At least 1 toilet, less than 1 bathing unit	2102	21.9	536	17.7	1450	24.4	116	18.8
Shared toilet and running water	905	9.5	77	2.5	794	13.4	34	5.5

II. Dwelling Unit Data (Cont'd.)

	Total		Owner		Tenant		Vacant	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
I. Plumbing (Cont'd.)								
Shared toilet, no running water	12	0.1	2	0.1	8	0.1	2	0.3
No toilet but with running water	133	1.4	23	0.8	102	1.7	8	1.3
No toilet and no running water	1494	15.6	153	5.0	1113	18.7	228	37.0
	Total	Occupied	Owner		Tenant		Vacant	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
J. Duration of Occupancy or Vacancy								
Total reports	8969	100.0	3030	100.0	5939	100.0	616	100.0
Less than 6 months	1276	14.2	63	2.1	1213	20.4	287	46.6
6 months-11 months	774	8.6	53	1.8	721	12.1	58	9.4
1 year-1 year 11 months	1069	11.9	121	4.0	948	16.0	65	10.6
2 years-2 years 11 months	864	9.6	128	4.2	736	12.4	43	7.0
3 years-4 years 11 months	1168	13.0	197	6.5	971	16.3	163#	26.4
5 years-9 years 11 months	1286	14.4	421	13.9	865	14.6		
10 years-19 years 11 months	1362	15.2	1001	33.0	361	6.1		
20 years or more	1170	13.1	1046	34.5	124	2.1		

3 years or more.

III. Occupied Dwelling Unit Data

	Total		Owner		Tenant	
	Number	Percent	Number	Percent	Number	Percent
A. Race of Household						
Total reports	8969	100.0	3030	100.0	5939	100.0
White	5519	61.5	1991	65.7	3528	59.4
Negro	3447	38.5	1038	34.3	2409	40.6
Other	3	*	1	*	2	*
* Less than 0.1%						
B. Size of Household						
Total reports	8969	100.0	3030	100.0	5939	100.0
1 person	498	5.6	206	6.8	292	4.9
2 persons	2103	23.4	759	25.0	1344	22.6
3 persons	2142	23.9	723	23.9	1419	23.9
4 persons	1628	18.2	535	17.7	1093	18.4
5 persons	1098	12.2	376	12.4	722	12.2
6 persons	621	6.9	190	6.3	431	7.3
7 persons	349	3.9	113	3.7	236	4.0
8 persons	245	2.7	64	2.1	181	3.0
9 persons	119	1.3	25	0.8	94	1.6
10 persons	78	0.9	16	0.5	62	1.0
11 persons or more	88	1.0	23	0.8	65	1.1

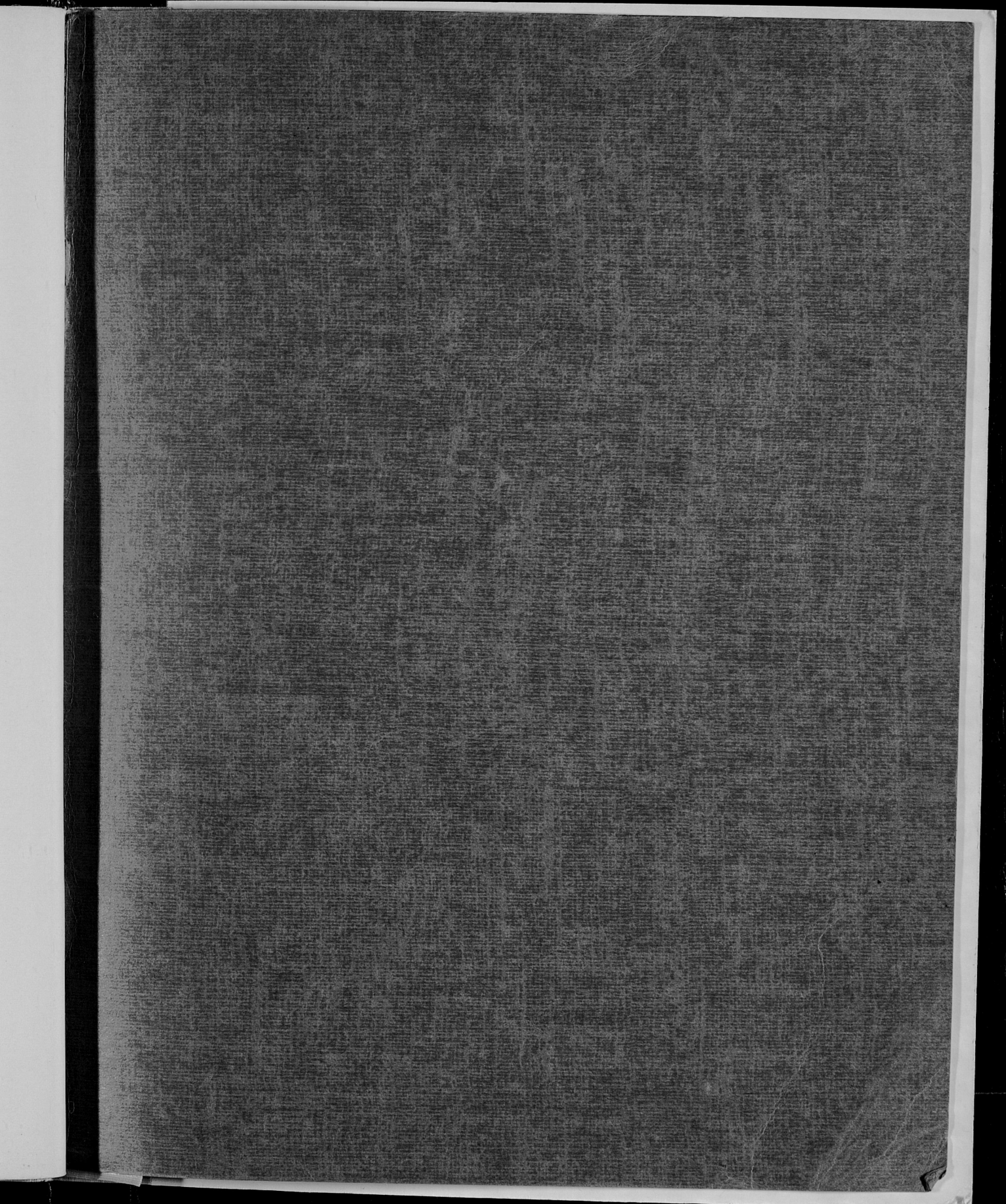
III. Occupied Dwelling Unit Data (Cont'd.)

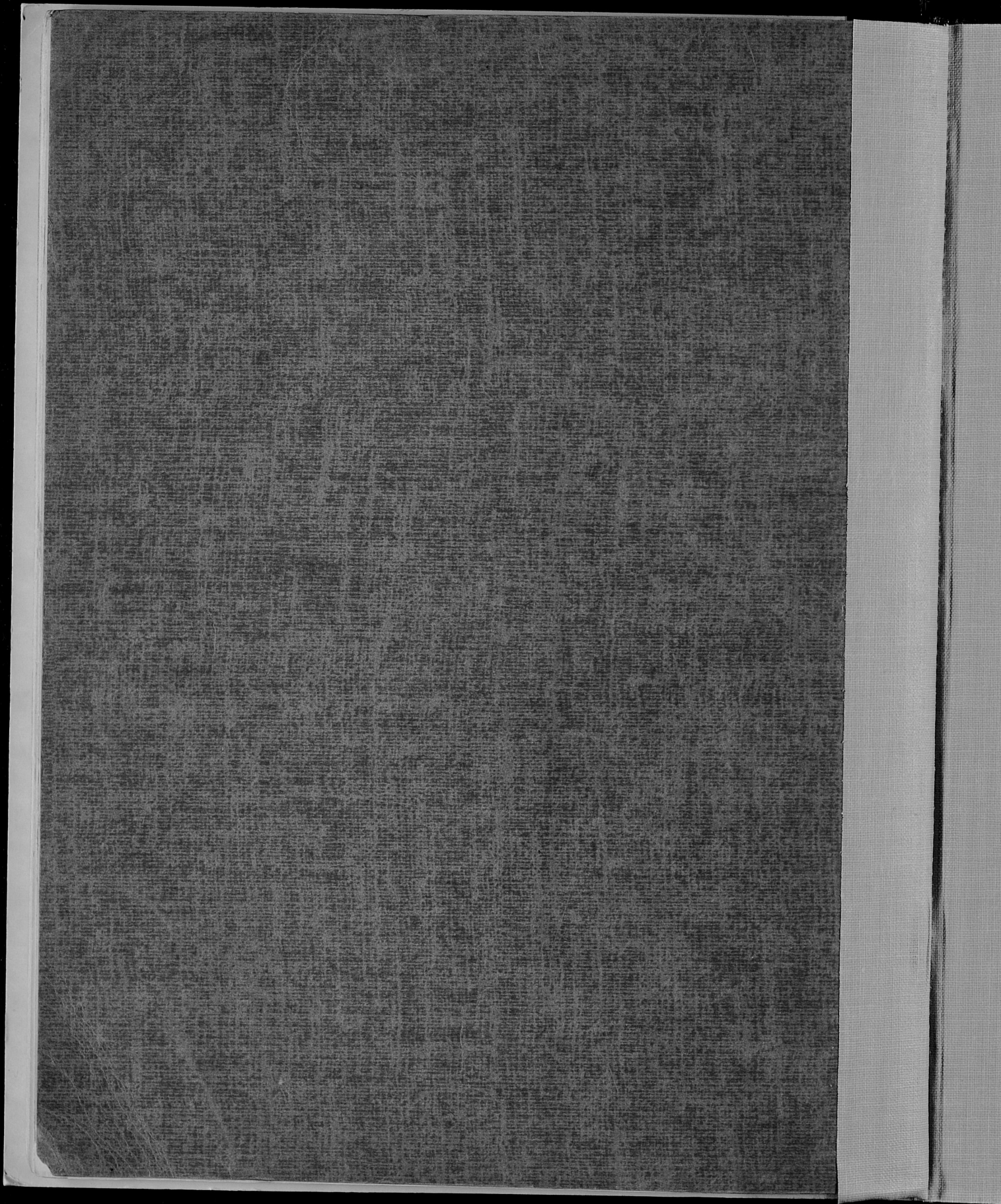
	Total		Owner		Tenant	
	Number	Percent	Number	Percent	Number	Percent
C. Extra Families						
Total reports	8969	100.0	3030	100.0	5939	100.0
No extra families	8570	95.5	2892	95.4	5678	95.6
1 extra family	366	4.1	132	4.4	234	3.9
2 or more extra families	33	0.4	6	0.2	27	0.5
D. Persons Per Room						
Total reports	8969	100.0	3030	100.0	5939	100.0
.50 or less	2732	30.4	1497	49.4	1235	20.8
.51 - .75	2231	24.9	756	25.0	1475	24.8
.76 - 1.00	2212	24.7	534	17.6	1678	28.3
1.01 - 1.50	1150	12.8	178	5.9	972	16.4
1.51 - 2.00	478	5.3	49	1.6	429	7.2
2.01 or more	166	1.9	16	0.5	150	2.5
E. Children Under 15 Years of Age						
Total reports	8969	100.0	3030	100.0	5939	100.0
No children	4702	52.4	1908	63.0	2794	47.1
1 child	2035	22.7	615	20.3	1420	23.9
2 children	1146	12.8	287	9.5	859	14.5
3 or 4 children	895	10.0	168	5.5	727	12.2
5 children or more	191	2.1	52	1.7	139	2.3
F. Roomers						
Total reports	8969	100.0	3030	100.0	5939	100.0
No roomers	8112	90.4	2802	92.5	5310	89.4
1 roomer	500	5.6	131	4.3	369	6.2
2 roomers	191	2.1	56	1.9	135	2.3
3 or 4 roomers	105	1.2	27	0.9	78	1.3
5 to 10 roomers	55	0.6	13	0.4	42	0.7
11 roomers or more	6	0.1	1	*	5	0.1

* Less than 0.1%

IV. Low Income Housing Data

	Total		Owner				Tenant			
			White		Negro		White		Negro	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
A. Size of Family Group										
Total groups	4317	100.0	244	100.0	572	100.0	1564	100.0	1937	100.0
2 persons	1438	33.3	81	33.2	226	39.5	404	25.8	727	37.6
3 persons	1108	25.7	71	29.1	148	25.9	433	27.6	456	23.6
4 persons	687	15.9	37	15.2	72	12.6	306	19.6	272	14.0
5 persons	464	10.7	29	11.9	49	8.6	194	12.4	192	9.9
6 persons	252	5.8	11	4.5	30	5.2	90	5.8	121	6.2
7 persons	149	3.5	4	1.6	24	4.2	53	3.4	68	3.5
8 or more persons	219	5.1	11	4.5	23	4.0	84	5.4	101	5.2
B. Net Annual Rental										
Total dwelling units	4678	100.0	267	100.0	683	100.0	1561	100.0	2167	100.0
Less than \$60	504	10.8	6	2.2	44	6.5	114	7.3	340	15.7
\$ 60 - \$119.99	2086	44.6	33	12.4	266	39.0	583	37.4	1204	55.6
120 - 179.99	1448	30.9	83	31.1	282	41.3	507	32.5	576	26.6
180 - 239.99	358	7.7	50	18.8	65	9.5	200	12.8	43	2.0
240 - 299.99	145	3.1	38	14.2	20	2.9	84	5.4	3	0.1
300 - 359.99	72	1.5	22	8.2	5	0.7	44	2.8	1	*
360 - 479.99	45	1.0	20	7.5	1	0.1	24	1.5	0	0.0
480 or more	20	0.4	15	5.6	0	0.0	5	0.3	0	0.0
* Less than 0.1%										
C. Annual Income										
Total dwelling units	4678	100.0	267	100.0	683	100.0	1561	100.0	2167	100.0
None	161	3.4	12	4.5	47	6.9	25	1.6	77	3.6
Less than \$200	433	9.3	18	6.7	89	13.0	43	2.8	283	13.1
\$ 200 - \$ 399.99	739	15.8	21	7.9	108	15.8	108	6.9	502	23.1
400 - 599.99	1097	23.5	28	10.5	168	24.6	258	16.5	643	29.6
600 - 799.99	779	16.7	34	12.7	110	16.1	291	18.6	344	15.9
800 - 999.99	468	10.0	37	13.9	67	9.8	223	14.3	141	6.5
1000 - 1199.99	309	6.6	17	6.4	36	5.3	159	10.2	97	4.5
1200 - 1399.99	233	5.0	23	8.6	23	3.4	150	9.6	37	1.7
1400 - 1599.99	151	3.2	16	6.0	12	1.8	106	6.8	17	0.8
1600 - 1799.99	80	1.7	8	3.0	5	0.7	64	4.1	3	0.1
1800 - 1999.99	75	1.6	10	3.7	6	0.9	51	3.3	8	0.4
2000 or more	100	2.1	24	9.0	7	1.0	64	4.1	5	0.2
No reports	53	1.1	19	7.1	5	0.7	19	1.2	10	0.5





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