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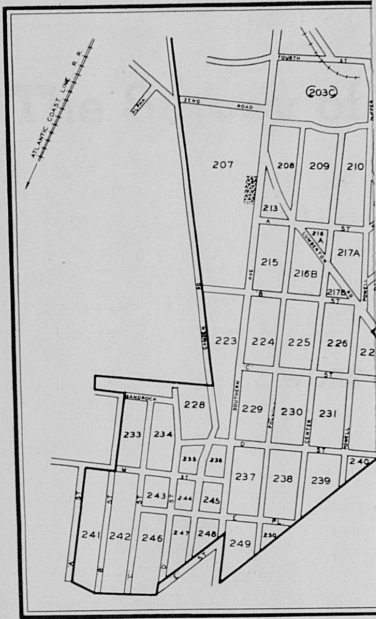
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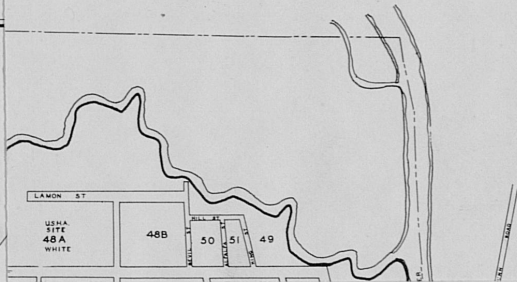
**REPORT**  
**of**  
**The Survey of**  
**Low Rent Housing Needs**  
**WAYETTEVILLE, NORTH CAROLINA**

**April 1941**

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The

REPORT  
of  
**The Survey of Low-Rent Housing Needs**

WORK PROJECTS ADMINISTRATION

O. P. 165-1-32-384

SPONSORED BY  
CITY OF FAYETTEVILLE  
NORTH CAROLINA STATE PLANNING BOARD

*April 1941*

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## INTRODUCTION

The serious housing shortage, particularly in small urban localities, which have arisen because of the migration of population to centers of defense activity, have in reality served only to aggravate conditions of housing inadequacy which already existed before the sudden expansion of population. For several years the investigation of the nature and extent of this inadequacy in the nation's housing has been carried on as a basis for construction programs designed to ameliorate living conditions of groups with low incomes. In 1938 the Work Projects Administration approved a project proposed by the North Carolina State Planning Board and set into operation the Real Property Survey which has since then surveyed land use, real property, and low-income housing areas in fifteen North Carolina cities and towns. The survey of low-rent housing needs in Fayetteville was instituted by these same agencies at the request of the city officials and the local housing authority in April 1941.

The standard procedure used in the past for gathering the basic data necessary for determining low-rent housing needs was modified by the Division of Research and Statistics of the United States Housing Authority in 1940, principally to avoid a duplication of data gathered by the 1940 housing census, as well as to profit by experience with minor deficiencies in the applicability to analysis of the schedules formerly in use. This new procedure, entitled Technique for a Survey of Low-Rent Housing Needs, provides for the use of uniform schedules wherever a survey is made, as well as for the training of personnel, checking of enumerations, reviewing of schedules, and careful organization of the tabulations and map work.

The survey is designed to obtain such factual data as will assist in reaching conclusions regarding the number of dwellings to be provided in a construction program, the income groups to be reached, the rentals to be set, the size of dwellings to be built, and the location of the new dwellings. These data which will serve as the basis for an immediate and long-range low-rent housing program, include information on the number of substandard units which might be replaced by standard ones, the number of families living in substandard units, the size of such families, their color or race, relief status, tenure, present rent, and income.

Only those sections both within the city and adjoining it where housing conditions are largely substandard were designated for enumeration. These exclude areas where there are no houses, industrial sections, parks, schools, those parts of the city which have recently been developed and the better residential areas where houses are known to be in good condition. Those areas in which it is believed only a few scattered substandard dwellings exist were also excluded. The areas selected for the survey of Fayetteville are delineated on the Master Control Map. Within these areas, each house was enumerated, by blocks. Information relating to housing conditions and rental payments was obtained for each dwelling unit. These data were collected on one schedule for all dwellings on a block. This block schedule, when completed, re-

vealed at a glance those dwellings which were substandard. A dwelling was considered substandard for either or both of two reasons. The structure itself may have been in bad condition or may have lacked proper facilities; or it may have been overcrowded. A separate schedule was then prepared for each occupied dwelling unit which was designated substandard. The series of maps which are included in this volume are based on the tabulations derived from these two sets of data.

Obviously the most economical plan for handling the temporary need for additional living quarters created by the emergency defense situation is one which would have a permanent value. It was with this idea of laying the basis for a permanent program that the survey of low-rent housing needs was undertaken in Fayetteville. Because of the nature of the data obtained, the effectiveness of using the survey as a basis for a long-range program is not altered by the fact that it was carried out in Fayetteville at a time when conditions were abnormal. The actual number of substandard dwellings which might be replaced by standard ones is most likely little affected by the sudden influx of population, while the very suddenness of this expansion makes it also quite likely that the tenure and racial classifications of occupants of the surveyed dwellings are also unaffected by the new situation. Thus it is scarcely likely that any program undertaken now should not fit the normal needs of the city. The incomes and rental payments reported in the survey are probably affected by the emergency situation. However, requirements for eligibility to participation in an immediate program, if based on these income and rental data, would be currently valid, and could be revised later if the situation in regard to incomes and rentals warranted such revisions.

In recognition of the sudden change in local conditions, the dwelling schedule was slightly expanded to include information on the duration of residence in Fayetteville of all gainfully employed persons living in the substandard homes surveyed. An attempt will be made to see if any significant differences occur between groups whose occupancy dates from before the inception of the defense program and those who have migrated to the city since then.

The enumeration of the entire survey was done in April 1941, by 14 enumerators, both white and Negro, employed by the city, which also provided the office space, equipment, supplies, forms, and other materials necessary for the enumeration and checking of the schedules. The schedules were then sent to the Raleigh office of the Real Property Survey for coding, mapping, tabulation and analysis.

Copies of the general tabulation have already been filed with the Housing Authority of the City of Fayetteville and the United States Housing Authority. Basic schedules will be filed with the Housing Authority of the City of Fayetteville and copies of the final report with interested public departments and institutions.

## CHAPTER I

# HISTORICAL BACKGROUND

Fayetteville was first settled as Campbelltown by a group of Scots early in the 18th century. A few years later another Scottish group of political expatriates established the village of Cross Creek, a mile northwest of the earlier settlement. Several minor encounters of the Revolutionary War took place in the town, which was occupied by Cornwallis en route to Wilmington in 1781. In 1783 both Scottish settlements united and were incorporated. By this time the earlier Tory sentiment among the settlers had shifted and the name of the newly incorporated town was changed to Fayetteville, in honor of the Revolutionary hero, Lafayette.

Fayetteville served as the state capital from 1789 to 1793. It was the scene of many historic events in the state, including the declaration of independence from England, the ratification of the Federal Constitution, and the chartering of the University of North Carolina. On May 29, 1831 the most destructive fire in the United States up to that time destroyed 600 homes, 124 business houses, several churches, and the convention hall where sessions of the general assembly had been held. In 1865 Sherman occupied the town, wrecking its only printing press and burning some of its mills.

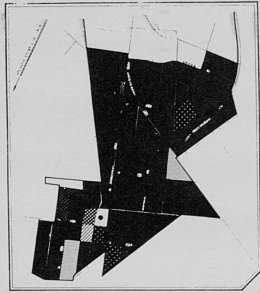
Situated on the west bank of the Cape Fear River, Fayetteville was accessible to light commercial craft and early in the 19th century had become a center of trade and commerce second only to Wilmington in the state. At that time the production of turpentine, tar, and resin was an important industrial activity in Fayetteville, but the depletion of the timber supply reduced such occupation to insignificance. Sea commerce through the river also dwindled until by 1923 river traffic was completely suspended.

With the development of railroads and highways Fayetteville became an important trade center for the surrounding agricultural areas, as well as a shipping center for local farm products. Industrial activity is now principally connected with the manufacture of such textile products as cotton, silk, and rayon yarn, hosiery, and other goods. In addition, many of the more than 3,000 persons who are employed in industrial enterprises are engaged in the manufacture of lumber and planing mill products, veneers and plywoods, metal, stone, clay, and glass products, etc. Since 1936, when a dam was constructed at Tolar's Landing, making a slack-water channel available for entry to the city, a dock, terminal, and storage facilities have been constructed and river trade has been resumed to some extent. Barge deliveries of gasoline for transshipment by rail and truck are increasing in quantity, and plans for handling deliveries of miscellaneous products are under way.

The growth of Fayetteville is indicated in the following census figures on population:

<u>Year</u>	<u>Population</u>	<u>Percent Increase</u>
1890	4,222	--
1900	4,670	10.6
1910	7,045	50.9
1920	8,877	26.0
1930	13,049	47.0
1940	17,428	33.6

Fort Bragg, largest artillery post in the United States, is situated nine miles northwest of Fayetteville. Since the enumeration of the 1940 census, a tremendous influx of population has occurred because of the national defense program which called for the enlargement of Fort Bragg from a post at which about 3,000 officers and enlisted men were stationed, to one with facilities for about 80,000 persons. One of the most acute problems which have developed from this sudden population increase is the shortage of housing facilities.



LEGEND

PERCENT OF ALL  
SUBSTANDARD DWELLING UNITS

1% - 5%	(diagonal lines /)
5% - 10%	(diagonal lines \)
10% - 15%	(cross-hatch)
15% - 20%	(stippled)
20% - 25%	(horizontal lines)
25% - 30%	(vertical lines)
30% - 35%	(solid black)
35% - 40%	(solid black)
40% - 45%	(solid black)
45% - 50%	(solid black)
50% - 55%	(solid black)
55% - 60%	(solid black)
60% - 65%	(solid black)
65% - 70%	(solid black)
70% - 75%	(solid black)
75% - 80%	(solid black)
80% - 85%	(solid black)
85% - 90%	(solid black)
90% - 95%	(solid black)
95% - 100%	(solid black)

PUBLIC PROPERTY (stippled)

PUBLIC HOUSING PROJECT (diagonal lines /)

ROAD RESERVATION OR UNLAWY LAND (dashed line)

CORPORATION LIMIT (dotted line)

SURVEY BOUNDARY (solid line)

SCALE: 1" = 1/4 MILE

SUBSTANDARD DWELLING UNITS  
 FAYETTEVILLE, NORTH CAROLINA  
 SURVEY OF LOW-RENT HOUSING NEEDS  
 APRIL 1941  
 W. R. A. PROJECT NO 165-1-32-384  
 STATE PLANNING BOARD — SPONSOR





## CHAPTER II

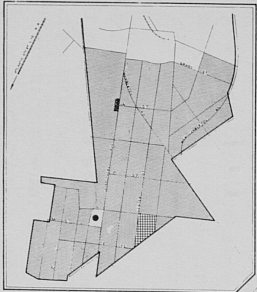
# ADEQUACY DATA

The area covered by the survey of low-rent housing needs in Fayetteville contains 3,902 dwelling units. Almost 700 of these are located in sections adjoining the city limits, particularly Massey Hill, a cotton mill settlement. The 3,200-odd dwelling units which were surveyed inside the city limits represent about three-fourths of the total number of units found inside the city limits by the 1940 housing census.

A majority of the dwelling units surveyed, 54.7 percent, were occupied by white groups, and 43.8 percent by Negroes. The remaining 1.5 percent of all dwelling units were vacant at the time of enumeration. Almost 85 percent of all the units in the selected areas were substandard. Table I indicates the distribution of all the units surveyed, and of the standard and substandard units by the tenure and race of their occupants. As is to be expected in such selected areas, the percentage of home-ownership is low, but those who do own their homes are much more desirably situated from the point of view of adequacy than are tenants. There were about three tenants for every owner living in the entire area, but only about 1.1 tenant for every owner living in standard or adequate homes. Actually, this adequacy is heavily concentrated among white owners. Relatively, Negro owners lived in substandard homes almost as frequently as did Negro tenants, who were the least desirably situated group from an adequacy standpoint. Negroes were living in more than two-fifths of the dwellings surveyed, but in only a little more than one-fifth of the standard dwellings. While over one-fifth of all white groups (21.5 percent) in the area lived in standard homes, only 7.4 percent of the Negro groups were similarly situated.

The shortage of dwellings which existed in the city at the time of enumeration is evidenced by the extent of overcrowded dwellings. Almost one-fourth (24.3 percent) of all the occupied dwellings enumerated were overcrowded. These include 28.6 percent of all the occupied substandard dwellings. However, the proportion of the total inadequacy which can be attributed solely to overcrowding is negligible, since only 38, or 1 percent of all the occupied homes surveyed, were designated as substandard on the basis of overcrowding alone, while in the remaining 895 overcrowded dwellings inadequate living space occurred in conjunction with structural inadequacy.

The proportions of each race and tenure group living in substandard homes, as well as the factors which caused dwelling unit inadequacy, are illustrated in Table III. The lack of at least one private indoor flush toilet and bath per dwelling was the principal factor influencing the extent of inadequacy in the area surveyed. As Table III reveals, just about four out of every five occupied



LEGEND

PERCENT OF ALL HOUSES  
WHICH WERE OCCUPIED  
BY RACE OTHER THAN WHITE

0%	[White box]
1%	[Horizontal lines]
2%	[Vertical lines]
3%	[Diagonal lines (top-left to bottom-right)]
4%	[Diagonal lines (bottom-left to top-right)]
5%	[Cross-hatch]
6%	[Dense cross-hatch]
7%	[Dotted pattern]
8%	[Solid black]

PUBLIC PROPERTY  
PUBLIC HOUSING PROJECT  
RESIDENTIAL BY TRACT LEAS  
CORPORATION LIMIT  
SURVEY BOUNDARY

RACE OF HOUSEHOLD

FAYETTEVILLE, NORTH CAROLINA  
SURVEY OF LOW-RENT HOUSING NEEDS  
APRIL 1941  
W. R. A. PROJECT NO. 165-1-32-334  
STATE PLANNING BOARD — SPONSOR

Table I

NUMBER AND PERCENT DISTRIBUTION, BY TENURE AND RACE  
 OF ALL DWELLING UNITS, BY ADEQUACY STATUS

Tenure and race	Total units		Adequacy status			
			Standard		Substandard	
	Number	Percent	Number	Percent	Number	Percent
All dwelling units	3902	100.0	591	100.0	3311	100.0
Owner-occupied	987	25.3	274	46.4	713	21.5
White race	533	13.7	214	36.2	319	9.6
Other race	454	11.6	60	10.2	394	11.9
Tenant-occupied	2858	73.2	311	52.6	2547	76.9
White race	1600	41.0	245	41.4	1355	40.9
Other race	1258	32.2	66	11.2	1192	36.0
Vacant	57	1.5	6	1.0	51	1.6

Table II

OVERCROWDED UNITS AS PERCENT OF ALL UNITS AND OF ALL SUBSTANDARD UNITS  
 IN ENUMERATED AREAS, BY TENURE AND RACE

Tenure and race	Percent of all occupied units in enumerated areas	Percent of all occupied substandard units
All overcrowded units	24.3	28.6
Occupied by white race	23.8	30.3
Occupied by other race	24.9	26.9
All overcrowded owner-occupied units	10.2	14.2
Occupied by white race	10.5	17.6
Occupied by other race	9.9	11.4
All overcrowded tenant-occupied units	29.1	32.7
Occupied by white race	28.2	33.3
Occupied by other race	30.3	32.0

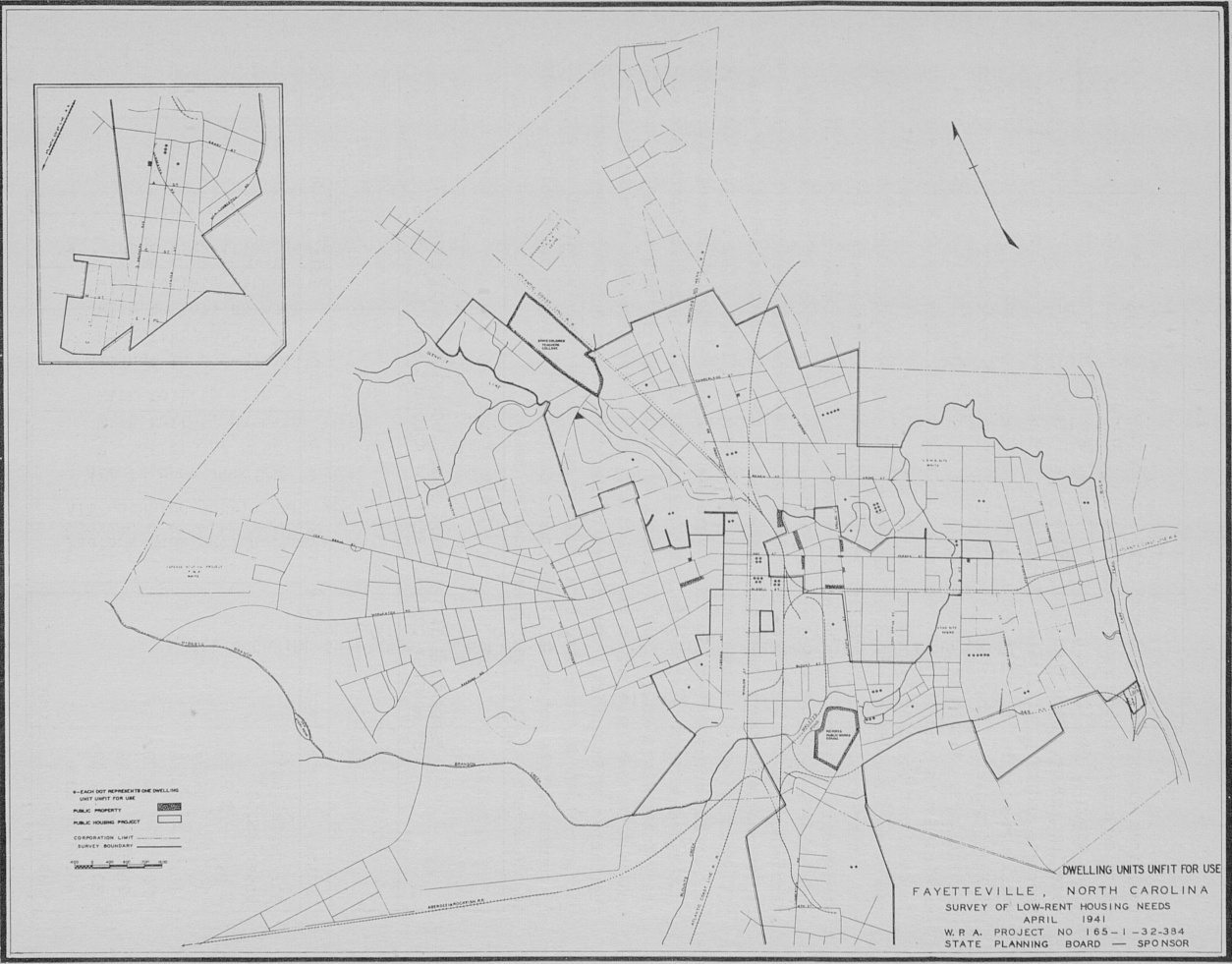
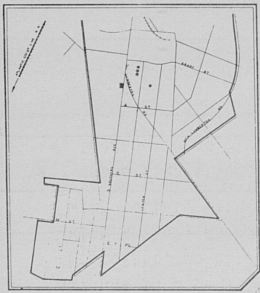
Table III

ALL OCCUPIED SUBSTANDARD DWELLING UNITS AS PERCENT OF ALL OCCUPIED DWELLING UNITS  
IN ENUMERATED AREA, BY INCIDENCE OF FACTORS CAUSING INADEQUACY,  
BY TENURE AND RACE

Factors causing inadequacy	All occupied units			Owner-occupied units			Tenant-occupied units		
	Total	White	Other	Total	White	Other	Total	White	Other
All occupied substandard units	84.8	78.5	92.6	72.2	59.8	86.8	89.1	84.7	94.8
All in poor repair*	46.9	43.4	51.3	27.8	23.8	32.6	53.9	49.9	58.1
No toilet, no bath	33.2	30.4	36.6	21.0	18.0	24.5	37.4	34.6	41.0
With toilet, no bath	9.5	6.9	12.8	3.8	2.4	5.5	11.5	8.3	15.5
With toilet, with bath	4.2	6.1	1.9	3.0	3.4	2.6	4.6	7.0	1.6
All not in poor repair*	37.9	35.1	41.3	44.4	36.0	54.2	35.6	34.8	36.7
No toilet, no bath	30.1	31.1	28.8	38.6	33.0	45.2	27.2	30.4	23.0
With toilet, no bath	6.8	2.6	12.0	5.3	2.1	9.0	7.3	2.8	13.0
With toilet, with bath**	1.0	1.4	0.5	0.5	0.9	0.0	1.1	1.6	0.7

\* Those classified as in need of major repairs or unfit for use are considered in poor repair.

\*\* Inadequate solely because of overcrowding, or the absence of installed heating facilities.



• EACH DOT REPRESENTS ONE DWELLING UNIT UNFIT FOR USE  
PUBLIC HOUSING PROJECT  
CORPORATION LIMIT  
SURVEY BOUNDARY

DWELLING UNITS UNFIT FOR USE  
FAYETTEVILLE, NORTH CAROLINA  
SURVEY OF LOW-RENT HOUSING NEEDS  
APRIL 1941  
W. R. A. PROJECT NO 165-1-32-384  
STATE PLANNING BOARD — SPONSOR

dwellings enumerated lacked such minimum sanitary facilities. Dwellings occupied by white owners were much more extensively equipped with adequate facilities than any other group of dwellings. Even among these, however, more than one-half (55.5 percent) were inadequate. More than four-fifths of all tenant-occupied units enumerated lacked adequate sanitary facilities. These units included over three-fourths of all the dwellings occupied by white tenants, and more than 90 percent of those occupied by Negro tenants. The other determinant of structural inadequacy was the condition of dwellings. Almost 47 percent of all the occupied dwellings in the entire area were either in need of major repairs or unfit for use. Here the extent of adequacy in dwellings occupied by owners was even more sharply contrasted against that of tenant-occupied units, with 27.8 percent of all owner-occupied, but 53.9 percent of all tenant-occupied units falling in the poor condition categories. While poor structural condition was more extensive among dwellings occupied by Negroes than among those occupied by white groups, differences in the extent of this inadequacy factor between dwellings occupied by the two races were not so marked as in the case of inadequate sanitary facilities. The lack of sanitary facilities and poor structural condition were generally combined in the same dwellings. Thus, only about 4 percent of all occupied dwelling units were designated as structurally substandard solely because of their poor repair, and 37.9 percent solely because of inadequate sanitary facilities, while about 43 percent were inadequate in both respects. More than one-half the dwellings which lacked sanitary facilities were also in need of major repairs or unfit for use. The degree of inadequacy represented by the incidence of either or both of these structural factors must be extended in the case of almost 30 percent of the substandard homes under consideration, where overcrowding was added to the urgency of their occupants' housing needs.

Table IV

PERCENTAGE DISTRIBUTION OF ALL OCCUPIED RENTAL UNITS,  
BY MONTHLY CONTRACT RENT, BY ADEQUACY STATUS, BY RACE

Monthly contract rent	All occupied standard units			All occupied substandard units		
	Total	White	Other	Total	White	Other
All rental units	100.0	100.0	100.0	100.0	100.0	100.0
Under \$5.00	0.3	0.4	0.0	5.3	5.8	4.9
\$ 5.00 - \$ 9.99	5.1	5.3	4.5	41.4	33.5	50.3
10.00 - 14.99	15.4	8.6	41.0	35.4	30.8	40.6
15.00 - 19.99	15.8	14.3	21.2	9.0	14.4	2.8
20.00 - 24.99	12.9	14.3	7.6	4.2	6.9	1.2
25.00 - 29.99	15.4	14.3	19.7	2.2	4.1	*
30.00 - 39.99	16.1	19.2	4.5	1.9	3.5	*
40.00 or more	19.0	23.6	1.5	0.6	1.0	0.2
*Less than 0.1 percent						

The average monthly rental for all rental units (tenant-occupied and vacant) in the enumerated area was \$12.55. Those dwellings which were adequate or standard averaged \$26.31, while substandard dwellings averaged \$10.88 a month. More than one-half the standard units rented for \$25 or more per month and over one-third for at least \$30 a month, but less than 5 percent of the substandard units commanded rentals of \$25 or more per month, while more than four out of every five rented for less than \$15 a month. These lower rental ranges included fully 70 percent of the substandard dwellings occupied by white tenant groups and more than 95 percent of those occupied by Negro tenants, 55 percent of whom paid less than \$10 a month for rent.

From 95 to 100 percent of all dwellings in the enumerated areas with rental values of less than \$15 a month were substandard. The percentage of substandard dwelling units naturally declined with each interval of increasing rental values, as Table V indicates. The latter table also reveals the decreasing concentration of significant factors of inadequacy as rental values increase. Thus, not only are almost all the dwellings which rent for less than \$15 a month inadequate or substandard, but the major portion of the inadequacy among them is caused by a combination of factors, making these dwellings doubly undesirable. On the other hand, in the case of most of the dwellings in the area which rent for \$15 or more per month, the inadequacy which exists is due more to the presence of a single undesirable structural factor. (Overcrowding, when it occurred in conjunction with structural inadequacy, was omitted from consideration as an additional factor of inadequacy.) Table V also indicates how the least urgent factors of inadequacy, overcrowding by itself, or the absence of any installed heating facilities, occur in increasing proportions among units of higher rental value.

Since the 1940 housing census data on rentals in Fayetteville are not yet available, it is impossible to draw any conclusions about the effect of the emergency situation on the rentals which prevailed in the surveyed areas at the time of enumeration. However, in spite of the housing shortage, average rentals reported in the substandard dwellings in Fayetteville do not vary greatly from those reported for substandard units in other North Carolina cities and towns surveyed during the last two years.



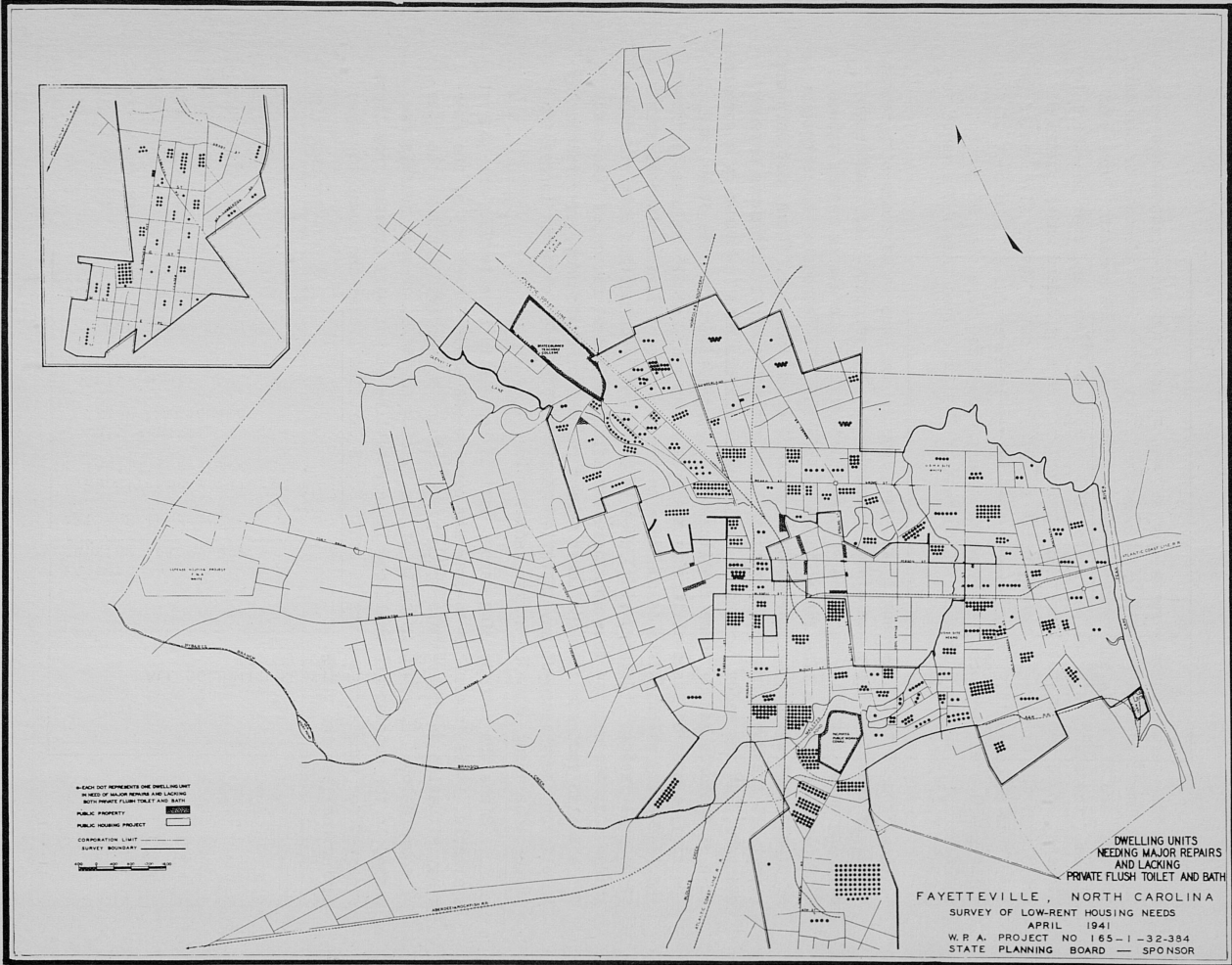


Table V

ALL OCCUPIED SUBSTANDARD RENTAL UNITS IN EACH RENTAL VALUE INTERVAL AS PERCENT OF ALL OCCUPIED RENTAL UNITS IN ENUMERATED AREA, BY INCIDENCE OF FACTORS CAUSING INADEQUACY

Factors causing inadequacy	All occupied rental units	Monthly contract rent							
		Under \$5.00	\$5.00-9.99	\$10.00-14.99	\$15.00-19.99	\$20.00-24.99	\$25.00-29.99	\$30.00-39.99	\$40.00 or more
All substandard	89.1	99.3	98.5	94.9	82.3	73.0	54.3	49.0	21.3
Repair and sanitary facilities inadequate	48.9	70.1	61.8	50.4	29.2	27.0	20.0	16.3	5.3
Only sanitary facilities inadequate	34.4	29.2	32.8	41.2	41.2	29.1	15.2	25.5	8.0
Only repair inadequate	4.6	0.0	3.3	2.8	10.1	12.2	14.3	4.1	5.3
Other inadequacies*	1.2	0.0	0.6	0.5	1.8	4.7	4.8	3.1	2.7

\*Solely because of overcrowding or the absence of installed heating facilities.



### CHAPTER III

## GROUP DATA

Data concerning the groups living in substandard homes were obtained in 3,250 of the 3,260 substandard dwelling units in the enumerated areas. These 3,250 dwellings housed 3,844 groups, almost 95 percent of which were family groups. The undesirable effect of shared dwellings on the familial organization within the home is a problem with which more than 28 percent of these groups who lived in shared dwellings had to cope, in addition to the physical inadequacy of the structures they occupied. In all, about 15 percent of the occupied substandard dwellings surveyed (see Table VI) were occupied by more than one group of persons. Owner-occupied homes were more frequently shared than were those occupied by tenants, and dwellings occupied by Negroes were shared by two or more families to a greater extent than were those occupied by white groups.

Although the data regarding the duration of residence in the city which were gathered for gainfully employed persons living in substandard homes were not nearly so complete as other data obtained in the survey, they reveal that the greatest proportion of newcomers to the city were found among lodgers and among secondary groups in shared dwellings. Few owner groups in either racial category had migrated only recently to Fayetteville but, as Table VII indicates, about 18 percent of the white tenant groups, and 13 percent of the Negro tenant groups reporting had lived in the city for less than nine months, a period which corresponds roughly with the development of the defense construction program at nearby Fort Bragg. More than two-fifths of the secondary groups in white and Negro shared tenant households had resided in the city for less than nine months at the time of enumeration, and more than 85 percent of the white lodgers as well as about three-fifths of the total number of Negro lodgers reporting had a residence of equally short duration. A little more than 15 percent of all groups were secondary groups living in shared dwellings, but almost two-fifths of all groups reporting less than nine months' residence in the city were secondary groups.

Overcrowding was almost twice as frequent among groups living in shared dwellings as among those occupying a unit singly. One-fourth of the groups occupying separate dwellings averaged more than one and one-half persons per room, and almost one-half the groups in shared dwellings were similarly overcrowded. From Table VIII it is apparent that the proportion of groups, as well as of unattached lodgers living in overcrowded homes was larger, on the whole, for recent migrants to Fayetteville than for groups and lodgers with lengthier residence.

Excluding lodgers from consideration, there were more cohesive groups consisting of two persons (34.1 percent of all groups) than of any other size. The three- and four-person group, respectively, were next most prevalent. In all, more than three-fourths of the groups enumerated consisted of less than five persons, and

Table VI

PERCENTAGE DISTRIBUTION BY SINGLE OR SHARED OCCUPANCY OF ALL SUBSTANDARD DWELLING UNITS OCCUPIED BY FAMILY GROUPS\* AND OF ALL FAMILY GROUPS, BY RACE AND TENURE

Single or shared occupancy	All races			White race			Other race		
	Total	Owner	Tenant	Total	Owner	Tenant	Total	Owner	Tenant
All substandard dwellings occupied by family groups	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Occupied by a single family	84.5	85.5	80.5	88.4	88.9	83.6	80.1	81.4	75.9
Occupied by two or more families	15.5	14.5	19.5	11.6	11.1	16.4	19.9	18.6	24.1
All family groups	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
One family per dwelling	71.4	73.3	64.9	78.1	79.0	74.2	64.6	66.9	57.9
Two or more families per dwelling	28.6	26.7	35.1	21.9	21.0	25.8	35.4	33.1	42.1

\*Excludes nonfamily households.

Table VII

PERCENTAGE DISTRIBUTION BY DURATION OF RESIDENCE IN FAYETTEVILLE OF PRIMARY AND SECONDARY TENANT GROUPS AND OF UNATTACHED LODGERS, BY RACE

Duration of residence in Fayetteville	All tenant groups		Primary tenant groups		Secondary tenant groups		Unattached lodgers	
	White	Other	White	Other	White	Other	White	Other
All reports on residence	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Less than 3 months	4.4	3.4	3.3	1.3	14.9	13.6	20.3	19.8
3-5 months	7.2	5.8	5.9	3.5	19.2	17.5	28.8	25.5
6-8 months	10.1	6.0	9.2	4.1	17.7	15.4	37.2	14.1
9-11 months	2.3	0.8	2.2	0.6	3.5	1.8	1.0	3.1
1 year-1 year, 11 months	5.7	3.0	5.5	2.6	7.1	4.8	3.2	10.1
2 years or more	70.3	81.0	73.9	87.9	37.6	46.9	9.5	27.4

only about one-fifth of from five to seven persons. These proportions were similar for all groups, particularly family groups, in both racial and tenure classifications. Nonfamily groups, who represent about 5 percent of all groups, consisted mainly of lone persons. Only 36 nonfamily groups consisted of more than one person. Of these larger nonfamily groups, all but two were Negro.

The incomes of inadequately housed groups are perhaps the most significant factors affecting a housing program. Data regarding incomes are necessary for the determination of the proportion of the ill-housed population which is able to pay for dwelling adequacy furnished by private enterprise, and the part which requires subsidization in order to obtain dwelling adequacy.

With a knowledge of what minimum rentals for adequate dwellings are in the city, the accepted criteria for rental expenditure--one fifth of the income in the case of groups with less than three minor dependents, and one-sixth in the case of groups with three or more minor dependents--may be applied to all groups living in substandard homes to determine what proportion of them can afford to pay for adequacy. Although it is not yet possible to report the general rental levels for adequate houses in Fayetteville, it is fairly safe to assume, on the basis of information obtained in the survey regarding average rentals for standard houses in the substandard areas, that adequate housing can scarcely be obtained at a cost of less than \$20 a month in Fayetteville. While rentals for substandard dwellings may not have been affected greatly by the sudden housing shortage, it seems likely that rentals for standard dwellings have increased during the emergency situation, and that the \$20 a month hypothetical minimal rental for adequate dwellings is therefore a conservative figure.

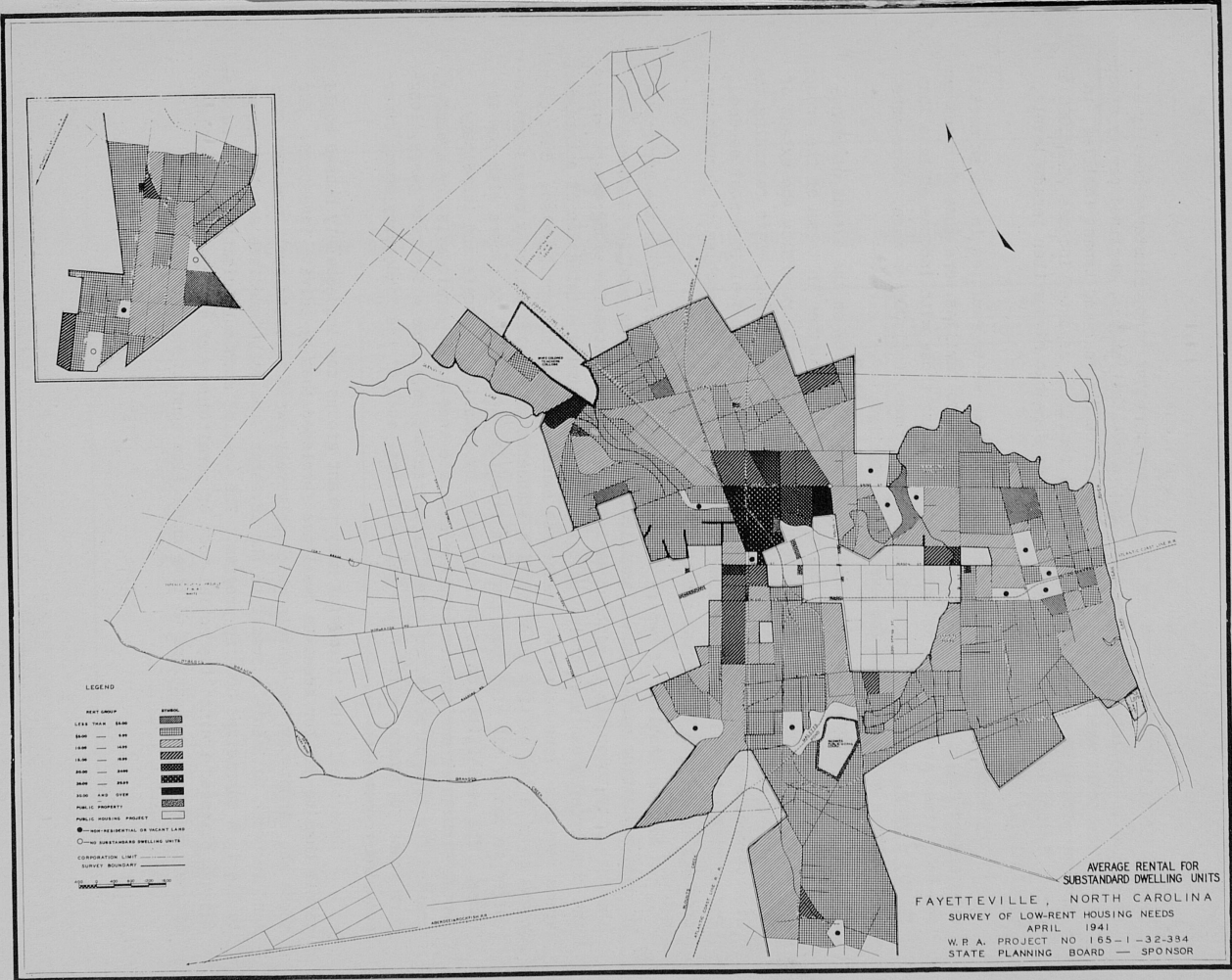
Although many groups with smaller incomes probably pay a disproportionate share of their incomes for rent in order to obtain adequacy, theoretically, on the basis of a \$20 minimum rental, only groups with incomes of at least \$1,000 a year, of which \$20 a month is one-fifth, can afford the rental price of adequate dwellings. However, fully 65 percent of all groups in the substandard dwellings surveyed reported incomes of less than \$1,000 for the year preceding enumeration. Such large proportions with low incomes were true of family, as well as of nonfamily groups.

As is to be expected, incomes of Negro families were considerably lower than those of white families. Not quite 50 percent of the latter (owners and tenants) reported incomes of less than \$1,000, but such incomes occurred in the case of at least four out of every five Negro families. (See Table IX.) More of the families studied were represented by incomes ranging from \$600 to \$699 than by any other \$100-income interval, but the spread among all income intervals, ranging from less than \$100 to \$2,000 or more, was much more even for white groups than for Negroes, who tended to congregate around the low income levels. The decline in the number of families in the successive \$100-income intervals above \$799 was erratic among white families, and, as a matter of fact, actually ceased in certain higher intervals, as in the case of families reporting incomes around \$1,500 and those with

Table VIII

PERCENT OF ALL TENANT GROUPS AND UNATTACHED LODGERS LIVING IN OVERCROWDED DWELLINGS,  
BY RACE, BY DURATION OF RESIDENCE IN FAYETTEVILLE

Duration of residence in Fayetteville	All tenant groups		Primary tenant groups		Secondary tenant groups		Unattached lodgers	
	Percent overcrowded		Percent overcrowded		Percent overcrowded		Percent overcrowded	
	White	Other	White	Other	White	Other	White	Other
All reports on residence	37.9	35.9	35.2	32.1	63.1	54.8	50.7	40.3
Less than 3 months	68.3	45.7	61.9	53.3	81.0	41.9	52.4	46.5
3-5 months	51.5	47.5	47.4	45.0	63.0	50.0	50.7	41.5
6-8 months	46.2	41.5	42.4	40.4	64.0	42.9	58.2	32.1
9-11 months	36.4	54.5	32.1	57.1	60.0	50.0	0.0	50.0
1 year-1 year, 11 months	45.7	39.0	40.8	30.0	80.0	63.6	25.0	56.9
2 years or more	32.9	33.9	31.8	30.7	52.8	63.6	31.3	31.6





incomes of \$2,000 or more. Negro incomes, on the other hand, clustered heavily around the income intervals below \$800, and, above that amount, declined pretty steadily to the point where only 2.4 percent of all Negro owner and tenant families, in contrast with 11.3 percent of all such white families, reported incomes of \$2,000 or more. Income levels for owners were naturally somewhat higher than tenant levels, particularly among Negro families.

Although there were almost as many Negro as white families in the enumerated substandard dwellings, as Table X illustrates, Negro families were more than one and one-half times as prevalent as white families among those with incomes of less than \$1,000 a year, while in the groups reporting incomes of \$1,000 or more, there were almost three white families for every Negro family.

The need for adequate housing depicted by the data on the extent of structural inadequacy in Fayetteville has now been defined further in terms of the groups of individuals living in these inadequate structures. Data regarding the extent of overcrowding serve to emphasize the need for additional housing. Data regarding the size of groups now inadequately housed indicate the size of dwellings most needed. Income data compared with prevailing housing costs point the problem of furnishing adequacy by private enterprise and by subsidization.

Housing problems of owners and tenants differ, necessitating the separation of data concerning each tenure classification. Although the need for adequacy and the inability to obtain it without assistance, is more extensive among tenant groups, the data briefly analyzed above indicate that the ultimate elimination of substandard areas requires plans regarding inadequate owner-occupied properties also. Such plans might involve the setting up of housing standards with which property owners are required to comply but with some plan for financial assistance to owners with low incomes. The rehabilitation of neighborhoods by demolishing unsafe and insanitary rental structures and constructing new adequate ones would permit existing agencies, created for such purposes, to extend or guarantee, on a more widespread basis, long-term loans to owners, which would help eliminate much of the inadequacy among owner-occupied properties.

Undoubtedly the incomes of many tenant groups now inadequately housed would permit them to pay for adequate dwellings furnished them by private investors. For those who cannot pay the rentals which privately-owned adequate dwellings must command in order to insure a profit to the investor, the only immediate solution seems to lie in a subsidized housing program. The cost of such subsidization might equitably be balanced against the social cost of permitting such a large segment of the city's population to continue to live under slum conditions.

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**Table IX**  
**PERCENTAGE DISTRIBUTION OF ALL FAMILY GROUPS IN SUBSTANDARD DWELLINGS,**  
**BY ANNUAL INCOME, BY TENURE AND RACE**

Annual income	All families			Owner			Tenant		
	Total	White	Other	Total	White	Other	Total	White	Other
All family incomes	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Under \$100	4.0	3.0	5.0	3.8	3.2	4.4	4.0	3.0	5.2
\$ 100 - \$ 199	4.2	2.4	6.0	4.7	3.8	5.5	4.0	2.1	6.1
200 - 299	6.0	2.6	9.6	5.6	2.0	8.3	6.2	2.7	10.0
300 - 399	5.6	4.0	7.2	5.7	4.3	6.8	5.5	3.9	7.4
400 - 499	6.6	3.4	10.0	4.1	1.5	6.1	7.4	3.8	11.3
500 - 599	8.2	5.6	11.0	7.7	6.1	9.0	8.4	5.5	11.6
600 - 699	9.4	7.6	11.2	7.7	4.9	9.8	9.8	8.2	11.7
700 - 799	8.8	7.9	9.8	7.1	5.8	8.1	9.3	8.4	10.4
800 - 899	5.3	4.9	5.7	5.6	3.2	7.4	5.2	5.3	5.1
900 - 999	5.3	5.7	5.0	4.4	5.5	3.5	5.7	5.8	5.5
1,000 - 1,099	5.8	7.2	4.3	6.7	8.7	5.2	5.5	6.9	4.0
1,100 - 1,199	3.1	3.8	2.4	3.0	2.0	3.7	3.2	4.2	2.0
1,200 - 1,299	3.4	4.4	2.4	4.4	4.6	4.1	3.1	4.3	1.8
1,300 - 1,399	3.8	6.0	1.6	3.5	6.1	1.5	4.0	6.0	1.7
1,400 - 1,599	6.3	9.8	2.7	7.5	10.4	5.2	6.0	9.6	1.8
1,600 - 1,799	3.8	5.3	1.8	4.4	5.8	3.3	3.3	5.2	1.3
1,800 - 1,999	2.9	4.5	1.3	4.1	6.7	2.2	2.6	4.0	1.1
2,000 or more	6.8	11.2	2.4	9.1	14.2	5.2	6.2	10.5	1.4
No report	0.7	0.7	0.6	0.9	1.2	0.7	0.6	0.6	0.6

Table X

PERCENTAGE DISTRIBUTION BY RACE AND TENURE OF ALL FAMILIES IN SUBSTANDARD HOMES WITH ANNUAL INCOMES OF LESS THAN \$1,000 AND OF \$1,000 OR MORE, AND RATIO OF LOWER TO HIGHER INCOMES FOR EACH RACE AND TENURE CLASSIFICATION

Race and tenure classifications	All incomes	Incomes under \$1,000	Incomes \$1,000 or more	Ratio of family incomes under \$1,000 to incomes \$1,000 or more
	Percent distribution	Percent distribution	Percent distribution	
All families	100.0	100.0	100.0	1.77
White	50.8	37.7	73.9	0.90
Other	49.2	62.3	26.1	4.23
All families	100.0	100.0	100.0	1.77
Owner	22.1	19.8	26.4	1.33
Tenant	77.9	80.2	73.6	1.93
All families	100.0	100.0	100.0	1.77
White owners	9.5	6.1	15.6	0.68
Other owners	12.6	13.7	10.8	2.25
White tenants	41.3	31.6	58.3	0.96
Other tenants	36.6	48.6	15.3	5.64

## CHAPTER IV

# TENANT-FAMILY DATA

Subsidized housing is designed for families whose incomes are so low that they cannot afford to pay the rent required by private enterprise for decent, safe, and sanitary accommodation. It is not the purpose of this brief analysis to delimit the actual market for a subsidized housing program in Fayetteville, but merely to summarize, on the basis of the collected data, the findings regarding several of the factors which would influence the determination of such a market among the groups now living in substandard homes.

Existing practices in regard to subsidized housing programs almost always eliminate the data concerning certain groups from consideration in attempting to determine the nature and size of a construction program. Thus data regarding owner-occupants of substandard homes are generally not included in market estimates, both because the rent-paying ability of owners can be estimated only from their incomes and from the rent-paying practices actually observed for tenants, and also because owners are rarely willing to become tenants, even in order to secure dwelling adequacy.

The need for insuring stable occupancy is one of the factors which governs the practice of limiting participation in a housing project only to family groups with no provision made, generally, for the housing of nonfamily groups or single persons. The data obtained, therefore, are dichotomized into family and nonfamily classifications, and ordinarily only the former is utilized in making estimates of the market for a housing program. Finally, since separate quarters for each family is the socially desirable objective of the program, data regarding families in shared dwellings are eliminated from consideration in planning a practical and immediate program and in determining standards of eligibility to participation in such a program. The data, therefore, from which project estimates are generally made are limited to those obtained regarding tenant families of both races who occupy separate substandard dwelling units.

There were 2,064 such tenant families in the surveyed areas of Fayetteville, with a total population of about 7,900 persons. Almost three-fifths of these families, 1,180, were white. Less than 1 percent of the white and only 1.5 percent of the Negro tenant families were classified as relief families (see Glossary).

The average income of all primary tenant families in substandard dwellings was \$902 for the year preceding enumeration. Incomes of white families, who averaged \$1,136 per family as compared with \$637 per Negro family, tended to raise the average income of the whole group of tenants. However, as Table XI demonstrates, a considerable proportion of the white tenant families living in separate dwellings, as well as of the Negro families, reported incomes for the preceding year, which, disregarding other factors, were low enough to permit their participation in a

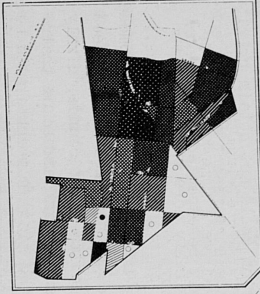
subsidized program. Thus 46.5 percent of the white tenant families reported incomes of less than \$1,000 and 53.5 percent of less than \$1,100, while 82.5 percent of the Negro families included here reported incomes of less than \$1,000 and 87.5 percent of less than \$1,100.

**Table XI**

**NUMBER AND PERCENT OF ALL TENANT FAMILIES OCCUPYING SEPARATE SUBSTANDARD DWELLINGS WITH ANNUAL INCOMES OF LESS THAN SPECIFIED AMOUNT, BY RACE**

Annual Income	All tenant families					
	Total		White		Other	
	Number	Percent	Number	Percent	Number	Percent
Less than \$ 100	36	1.7	17	1.4	19	2.2
" " 200	100	4.9	38	3.2	62	7.0
" " 300	211	10.3	64	5.4	147	16.7
" " 400	324	15.7	109	9.3	215	24.4
" " 500	459	22.3	154	13.1	305	34.6
" " 600	622	30.2	217	18.4	405	46.0
" " 700	834	40.5	313	26.6	521	59.1
" " 800	1032	50.1	408	34.7	624	70.8
" " 900	1140	55.4	470	39.9	670	76.0
" " 1,000	1274	61.9	547	46.5	727	82.5
" " 1,100	1401	68.1	630	53.5	771	87.5
" " 1,200	1479	71.9	685	58.2	794	90.1
" " 1,300	1549	75.3	738	62.7	811	92.1
" " 1,400	1640	79.7	811	68.9	829	94.1
" " 1,600	1771	86.1	928	78.8	843	95.7
" " 1,800	1857	90.2	1000	85.0	857	97.3
" " 2,000	1916	93.1	1048	89.0	868	98.5
All reports on income	2058	100.0	1177	100.0	881	100.0

Both white and Negro families averaged 3.8 persons per family. About 70 percent of all families in each racial classification consisted of from two to four persons (Table XII). No data were obtained regarding the age of individuals in the family groups, but it appears that incomes of over \$1,000 were somewhat more frequent with larger families, among whom there are potentially more employable and gainfully employed members, than with smaller families of two or three persons. It would seem therefore that the families whose size it is most necessary to accommodate in planning the size of dwellings to be constructed are the families most in need of accommodations on the basis of low income levels. While it is, of course, highly desirable to rehouse the larger families, whose need is greater because of their size, it is economically more practical to distribute the size of dwellings to be constructed on the basis of the distribution of family sizes observed among all



LEGEND

INCOME LEVEL	STANDARD
LESS THAN \$200	[Diagonal lines /]
\$200 - \$250	[Diagonal lines \]
\$250 - \$300	[Horizontal lines]
\$300 - \$350	[Vertical lines]
\$350 - \$400	[Cross-hatch]
\$400 - \$450	[Dotted]
\$450 - \$500	[Solid black]
PUBLIC PROPERTY	[White box]
PUBLIC HOUSING PROJECT	[White box with border]
RENTAL RESIDENTIAL OR TENANT LOTS	[Circle with dot]
WHITE TENANT FAMILIES IN SUBSTANDARD UNITS	[Circle with dot]
CORPORATION LIMIT	[Dashed line]
SURVEY BOUNDARY	[Solid line]

0 100 200 300 400 500



AVERAGE INCOME  
OF WHITE TENANT FAMILIES  
IN SUBSTANDARD DWELLING UNITS  
FAYETTEVILLE, NORTH CAROLINA  
SURVEY OF LOW-RENT HOUSING NEEDS  
APRIL 1941  
W. R. A. PROJECT NO 165-1-32-384  
STATE PLANNING BOARD — SPONSOR

families included in the pool of eligible families, thus assuring the demand for the units to be constructed, and avoiding possible vacancies.

**Table XII**  
**NUMBER AND PERCENT DISTRIBUTION OF ALL TENANT FAMILIES OCCUPYING SEPARATE DWELLINGS BY NUMBER OF PERSONS IN FAMILY, AND PERCENT OF FAMILIES IN EACH SIZE INTERVAL WITH INCOMES OF LESS THAN \$1,000**

Size of family	All tenant families		White		Other		% with incomes less than \$1,000		
	No.	% dist.	No.	% dist.	No.	% dist.	All	White	Other
Total persons	2064	100.0	1180	100.0	884	100.0	61.7	46.4	82.2
2 persons	600	29.1	321	27.2	279	31.6	70.7	55.4	89.2
3 persons	520	25.2	294	24.9	226	25.6	62.9	49.7	80.1
4 persons	344	16.7	217	18.4	127	14.4	57.0	40.6	85.0
5 persons	245	11.9	151	12.8	94	10.6	57.6	43.0	80.9
6 persons	159	7.7	90	7.6	69	7.8	57.9	43.3	76.8
7 persons	90	4.3	54	4.6	36	4.1	44.4	25.9	72.2
8 persons	51	2.5	26	2.2	25	2.8	52.9	26.9	80.0
9 persons or more	55	2.6	27	2.3	28	3.2	49.1	37.0	60.7

Detailed data regarding customary gross rental payments; that is, contract rent plus the cost of utilities, are necessary for the determination of rental levels for a housing project. Monthly gross rental expenditures in more than 55 percent of the substandard dwellings occupied by single tenant families were under \$15.00. Such gross rental expenditures were representative in about 46 percent of the dwellings occupied by single white tenant families and in 68.5 percent of those occupied by single Negro tenant families. Tables XIII A and XIII B indicate the proportions of each racial group of tenant families of different sizes who spend less than the specified amounts for monthly gross rent, while on Tables XIV A and B families of each race within the various income levels are distributed by their monthly expenditures for gross rent. It should be noted that in households with lodgers the gross rentals have been adjusted by deducting the rents paid by lodgers.

Obviously, on the basis of the gross rental expenditures prevailing among them, a majority of the tenant families under discussion could not obtain privately owned adequate dwellings. Families for whom such rentals represent at least one-fourth or one-fifth of their total incomes can scarcely be expected to increase their rental expenditures in order to purchase adequacy.

It is not the objective of a housing program to reduce the rental payments of families with low incomes living in substandard dwellings, but rather to furnish adequate houses to as many of these families as is possible on the basis of customary rental expenditures. While families with incomes around and above levels which have been established as permitting the renting of privately-constructed adequate houses are excluded from participating in a housing project, minimum income

Table XIII A

PERCENT OF ALL WHITE TENANT FAMILIES IN SEPARATE DWELLING UNITS PAYING LESS THAN SPECIFIED AMOUNTS FOR MONTHLY GROSS RENT, BY NUMBER OF PERSONS IN FAMILY

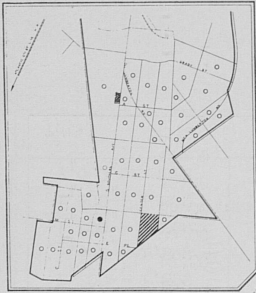
Monthly gross rental	White tenant families								
	Total	2 persons	3 persons	4 persons	5 persons	6 persons	7 persons	8 persons	9 or more persons
Less than \$ 2.50	2.9	0.9	1.7	5.5	1.3	8.9	7.4	0.0	0.0
" " 5.00	4.5	3.1	2.7	8.3	2.6	8.9	9.2	0.0	0.0
" " 7.50	8.0	9.4	5.8	11.5	4.6	8.9	12.9	0.0	0.0
" " 10.00	16.0	19.7	14.0	20.7	12.0	12.2	16.6	0.0	3.7
" " 12.50	32.0	36.0	32.7	36.8	24.7	31.1	22.2	11.5	22.2
" " 15.00	46.5	46.9	48.7	48.8	45.4	47.8	33.3	26.9	48.2
" " 17.50	62.3	59.7	65.0	64.9	64.1	61.2	55.5	50.0	63.0
" " 20.00	73.5	71.6	75.5	73.6	76.1	75.6	68.5	57.7	77.8
" " 25.00	86.7	87.5	86.4	85.6	88.1	90.0	83.3	73.1	83.9
" " 30.00	93.9	94.7	94.6	92.1	93.4	96.7	92.6	88.5	92.6
" " 40.00	98.1	99.4	98.0	98.6	96.7	98.9	96.3	96.2	96.3
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0



Table XIII B

PERCENT OF ALL OTHER TENANT FAMILIES IN SEPARATE DWELLING UNITS PAYING LESS THAN SPECIFIED AMOUNTS FOR MONTHLY GROSS RENT, BY NUMBER OF PERSONS IN FAMILY

Monthly gross rental	Other tenant families								
	Total	2 persons	3 persons	4 persons	5 persons	6 persons	7 persons	8 persons	9 or more persons
Less than \$ 2.50	3.9	4.3	4.8	4.7	2.1	2.9	2.8	0.0	0.0
" " 5.00	5.5	6.8	5.2	6.3	4.2	2.9	2.8	0.0	7.1
" " 7.50	11.3	15.4	11.8	11.0	5.3	8.8	2.8	0.0	10.7
" " 10.00	23.6	33.3	23.3	22.8	13.8	17.6	8.4	4.0	14.3
" " 12.50	45.6	55.5	46.9	45.6	37.2	35.3	27.8	24.0	28.6
" " 15.00	68.5	77.0	69.0	70.1	70.2	51.5	44.5	52.0	50.0
" " 17.50	86.4	90.6	87.6	86.6	87.2	70.6	86.0	76.0	75.0
" " 20.00	95.1	96.7	96.0	92.9	95.7	89.7	91.6	92.0	96.4
" " 25.00	98.5	98.9	98.7	98.4	98.9	95.6	97.2	96.0	100.0
" " 30.00	99.6	99.6	100.0	99.2	98.9	98.5	100.0	100.0	100.0
" " 40.00	99.9	100.0	100.0	100.0	98.9	100.0	100.0	100.0	100.0
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0



**LEGEND**

INCOME GROUP	SYMBOL
LESS THAN \$200	[Diagonal lines, top-left to bottom-right]
\$200 - 250	[Diagonal lines, top-right to bottom-left]
250 - 300	[Horizontal lines]
300 - 350	[Vertical lines]
350 - 400	[Cross-hatch]
400 - 450	[Diagonal lines, top-left to bottom-right]
450 - 500	[Diagonal lines, top-right to bottom-left]
500 - 550	[Horizontal lines]
550 - 600	[Vertical lines]
600 - 650	[Cross-hatch]
650 - 700	[Diagonal lines, top-left to bottom-right]
700 - 750	[Diagonal lines, top-right to bottom-left]
750 - 800	[Horizontal lines]
800 - 850	[Vertical lines]
850 - 900	[Cross-hatch]
900 - 950	[Diagonal lines, top-left to bottom-right]
950 - 1,000	[Diagonal lines, top-right to bottom-left]
1,000 - 1,100	[Horizontal lines]
1,100 - 1,200	[Vertical lines]
1,200 - 1,300	[Cross-hatch]
1,300 - 1,400	[Diagonal lines, top-left to bottom-right]
1,400 - 1,500	[Diagonal lines, top-right to bottom-left]
1,500 - 1,600	[Horizontal lines]
1,600 - 1,700	[Vertical lines]
1,700 - 1,800	[Cross-hatch]
1,800 - 1,900	[Diagonal lines, top-left to bottom-right]
1,900 - 2,000	[Diagonal lines, top-right to bottom-left]
2,000 - 2,100	[Horizontal lines]
2,100 - 2,200	[Vertical lines]
2,200 - 2,300	[Cross-hatch]
2,300 - 2,400	[Diagonal lines, top-left to bottom-right]
2,400 - 2,500	[Diagonal lines, top-right to bottom-left]
2,500 - 2,600	[Horizontal lines]
2,600 - 2,700	[Vertical lines]
2,700 - 2,800	[Cross-hatch]
2,800 - 2,900	[Diagonal lines, top-left to bottom-right]
2,900 - 3,000	[Diagonal lines, top-right to bottom-left]
3,000 - 3,100	[Horizontal lines]
3,100 - 3,200	[Vertical lines]
3,200 - 3,300	[Cross-hatch]
3,300 - 3,400	[Diagonal lines, top-left to bottom-right]
3,400 - 3,500	[Diagonal lines, top-right to bottom-left]
3,500 - 3,600	[Horizontal lines]
3,600 - 3,700	[Vertical lines]
3,700 - 3,800	[Cross-hatch]
3,800 - 3,900	[Diagonal lines, top-left to bottom-right]
3,900 - 4,000	[Diagonal lines, top-right to bottom-left]
4,000 - 4,100	[Horizontal lines]
4,100 - 4,200	[Vertical lines]
4,200 - 4,300	[Cross-hatch]
4,300 - 4,400	[Diagonal lines, top-left to bottom-right]
4,400 - 4,500	[Diagonal lines, top-right to bottom-left]
4,500 - 4,600	[Horizontal lines]
4,600 - 4,700	[Vertical lines]
4,700 - 4,800	[Cross-hatch]
4,800 - 4,900	[Diagonal lines, top-left to bottom-right]
4,900 - 5,000	[Diagonal lines, top-right to bottom-left]
5,000 - 5,100	[Horizontal lines]
5,100 - 5,200	[Vertical lines]
5,200 - 5,300	[Cross-hatch]
5,300 - 5,400	[Diagonal lines, top-left to bottom-right]
5,400 - 5,500	[Diagonal lines, top-right to bottom-left]
5,500 - 5,600	[Horizontal lines]
5,600 - 5,700	[Vertical lines]
5,700 - 5,800	[Cross-hatch]
5,800 - 5,900	[Diagonal lines, top-left to bottom-right]
5,900 - 6,000	[Diagonal lines, top-right to bottom-left]
6,000 - 6,100	[Horizontal lines]
6,100 - 6,200	[Vertical lines]
6,200 - 6,300	[Cross-hatch]
6,300 - 6,400	[Diagonal lines, top-left to bottom-right]
6,400 - 6,500	[Diagonal lines, top-right to bottom-left]
6,500 - 6,600	[Horizontal lines]
6,600 - 6,700	[Vertical lines]
6,700 - 6,800	[Cross-hatch]
6,800 - 6,900	[Diagonal lines, top-left to bottom-right]
6,900 - 7,000	[Diagonal lines, top-right to bottom-left]
7,000 - 7,100	[Horizontal lines]
7,100 - 7,200	[Vertical lines]
7,200 - 7,300	[Cross-hatch]
7,300 - 7,400	[Diagonal lines, top-left to bottom-right]
7,400 - 7,500	[Diagonal lines, top-right to bottom-left]
7,500 - 7,600	[Horizontal lines]
7,600 - 7,700	[Vertical lines]
7,700 - 7,800	[Cross-hatch]
7,800 - 7,900	[Diagonal lines, top-left to bottom-right]
7,900 - 8,000	[Diagonal lines, top-right to bottom-left]
8,000 - 8,100	[Horizontal lines]
8,100 - 8,200	[Vertical lines]
8,200 - 8,300	[Cross-hatch]
8,300 - 8,400	[Diagonal lines, top-left to bottom-right]
8,400 - 8,500	[Diagonal lines, top-right to bottom-left]
8,500 - 8,600	[Horizontal lines]
8,600 - 8,700	[Vertical lines]
8,700 - 8,800	[Cross-hatch]
8,800 - 8,900	[Diagonal lines, top-left to bottom-right]
8,900 - 9,000	[Diagonal lines, top-right to bottom-left]
9,000 - 9,100	[Horizontal lines]
9,100 - 9,200	[Vertical lines]
9,200 - 9,300	[Cross-hatch]
9,300 - 9,400	[Diagonal lines, top-left to bottom-right]
9,400 - 9,500	[Diagonal lines, top-right to bottom-left]
9,500 - 9,600	[Horizontal lines]
9,600 - 9,700	[Vertical lines]
9,700 - 9,800	[Cross-hatch]
9,800 - 9,900	[Diagonal lines, top-left to bottom-right]
9,900 - 10,000	[Diagonal lines, top-right to bottom-left]

**PUBLIC PROJECTS**

- Public Housing Project: [Solid black rectangle]
- Other Public Project: [White rectangle with black border]

**Other Symbols:**

- - Intersection of Main Lane
- - All Tenants Families of Other Race or Substandard Units
- - Corporation Limit
- - - - - Survey Boundary

AVERAGE INCOME  
 OF TENANT FAMILIES  
 OTHER THAN WHITE  
 IN SUBSTANDARD DWELLING UNITS  
 FAYETTEVILLE, NORTH CAROLINA  
 SURVEY OF LOW-RENT HOUSING NEEDS  
 APRIL 1941  
 W. R. A. PROJECT NO 165-1-32-384  
 STATE PLANNING BOARD — SPONSOR

Table XIV A

NUMBER AND PERCENT DISTRIBUTION OF INCOMES OF ALL WHITE TENANT FAMILIES  
IN SEPARATE DWELLINGS, BY MONTHLY GROSS RENT

Annual income	All white tenant families		Percentage distribution by monthly gross rent							
	Number	Percent	Less than \$5.00	\$5.00-9.99	\$10.00-14.99	\$15.00-19.99	\$20.00-24.99	\$25.00-29.99	\$30.00-39.99	\$40.00 or more
Total reports on income	1177	100.0	4.5	11.5	30.5	27.0	13.2	7.2	4.2	1.9
Under \$200	38	100.0	15.8	28.9	31.6	10.5	5.3	5.3	2.6	0.0
\$ 200--\$ 399	71	100.0	8.5	29.6	32.3	12.7	14.1	1.4	1.4	0.0
400-- 599	108	100.0	5.6	18.5	42.6	22.2	6.5	3.7	0.0	0.9
600-- 799	191	100.0	2.6	14.7	40.9	28.8	6.8	3.1	2.6	0.5
800-- 999	139	100.0	2.2	10.1	33.3	33.3	6.5	5.1	8.0	1.5
1,000-- 1,199	138	100.0	3.6	9.4	25.4	29.7	20.3	8.7	2.2	0.7
1,200-- 1,399	126	100.0	2.4	9.5	33.4	28.6	14.3	6.3	3.1	2.4
1,400-- 1,599	117	100.0	3.4	4.3	23.1	26.5	17.9	13.7	8.5	2.6
1,600-- 1,799	72	100.0	4.2	4.2	23.5	25.0	22.2	9.7	5.6	5.6
1,800-- 1,999	48	100.0	2.1	0.0	31.2	25.0	16.7	16.7	2.1	6.2
2,000 or more	129	100.0	8.5	5.4	14.0	32.6	17.8	10.9	7.7	3.1

Table XIV B

NUMBER AND PERCENT DISTRIBUTION OF INCOMES OF ALL OTHER TENANT FAMILIES  
IN SEPARATE DWELLINGS, BY MONTHLY GROSS RENT

Annual income	All other tenant families		Percentage distribution by monthly gross rent							
	Number	Percent	Less than \$5.00	\$5.00- 9.99	\$10.00- 14.99	\$15.00- 19.99	\$20.00- 24.99	\$25.00- 29.99	\$30.00- 39.99	\$40.00 or more
Total reports on income	881	100.0	5.4	18.2	44.8	26.7	3.4	1.1	0.3	0.1
Under \$200	62	100.0	12.9	22.6	50.0	11.3	3.2	0.0	0.0	0.0
\$ 200--\$ 399	153	100.0	5.9	29.4	44.5	17.7	1.3	0.6	0.6	0.0
400-- 599	190	100.0	3.7	14.2	46.8	31.1	2.1	1.6	0.5	0.0
600-- 799	219	100.0	4.1	15.5	47.5	30.1	2.3	0.5	0.0	0.0
800-- 999	103	100.0	5.8	17.5	43.7	22.3	8.7	1.0	0.0	1.0
1,000-- 1,199	67	100.0	4.5	14.9	43.3	29.8	6.0	1.5	0.0	0.0
1,200-- 1,399	35	100.0	8.6	17.1	34.3	28.6	5.7	5.7	0.0	0.0
1,400-- 1,599	14	100.0	21.4	7.1	28.7	35.7	7.1	0.0	0.0	0.0
1,600-- 1,799	14	100.0	0.0	21.4	35.7	42.9	0.0	0.0	0.0	0.0
1,800-- 1,999	11	100.0	0.0	0.0	45.5	36.3	9.1	9.1	0.0	0.0
2,000 or more	13	100.0	0.0	7.7	23.1	61.5	0.0	0.0	7.7	0.0

levels of eligibility are more elastic. Families with incomes of low level who are accustomed to paying the rentals determined upon for housing project units may be included in the market of families eligible for tenancy in the project, even if the rental expenditures of such families represent a disproportionate share of their incomes.

Families with low incomes naturally spend a larger proportion of their incomes for gross rent. Since the income level of all Negro tenant families under discussion was considerably lower than that of white tenant families, it is not surprising to find that more than one-half the Negro families spent 25 percent or more of their incomes for gross rent, while the same proportional expenditures were true of only 30 percent of all white tenant families. However, in both racial classifications, families in the lower income brackets, who constitute the principal market for a subsidized housing program, spent a far larger part of their income for gross rent than did families in the higher income brackets. Thus, 55 percent of all white tenant families with incomes of less than \$1,000 spent at least one-fourth of their incomes for gross rent, in comparison with less than 10 percent of all white families with incomes of \$1,000 or more who spent such proportions of their incomes for gross rent. Three-fifths of all Negro tenant families with incomes of less than \$1,000 spent at least 25 percent of their incomes for gross rent, while only 2 percent of those with incomes of \$1,000 or more spent a similar proportion of their incomes for gross rent. The median percentage of income spent for gross rent is indicated on Table XV for all tenant families of both races in each \$100-income interval.

Slum conditions are costly to a city. Actually, for many degressive slum areas, a program of subsidization necessarily exists. Tax returns from these sections are at a minimum and tax delinquency is common. On the other hand, all city services must be accentuated within these areas. Police costs are in excess of those for other areas, and costs for fire protection are naturally higher. Public health nurses find practically all their work within the boundaries of slum sections. Many studies have shown irrefutable evidence of the high incidence of crime and delinquency in slum areas. The removal of slums will not, of course, eliminate the conditions of poverty which contribute so heavily to their rise. It will, however, help eliminate those decidedly undesirable social conditions attendant upon this poverty which are directly traceable to the insanitary and hazardous dwellings characteristic of slum districts.

The low-income housing program now under way in Fayetteville is a start toward the solution of the housing problems of those families who are financially beyond the reach of private investors. Through the co-operative efforts of private investors, individual owners, city officials, and public agencies much could be accomplished toward the eventual elimination of slums and the establishment of standards of comfort, sanitation, and safety for all groups now living in substandard homes.

Table XV

NUMBER OF TENANT FAMILIES OCCUPYING SEPARATE DWELLINGS DISTRIBUTED BY ANNUAL INCOME,  
AND MEDIAN PERCENTAGE OF INCOME EXPENDED FOR GROSS RENTAL BY ALL FAMILIES IN EACH  
INCOME INTERVAL, BY RACE

Annual income	White tenants		Other tenants	
	Number	Median percentage gross rent to income	Number	Median percentage gross rent to income
All reports on income	1177	18.6	881	25.1
Under \$100	17	60.0 and over	19	60.0 and over
\$ 100 - \$ 199	21	60.0 and over	43	60.0 and over
200 - 299	26	48.8	85	53.6
300 - 399	45	45.6	68	39.5
400 - 499	45	33.8	90	37.1
500 - 599	63	29.4	100	29.2
600 - 699	96	25.5	116	25.2
700 - 799	95	23.2	103	21.7
800 - 899	62	20.9	46	18.2
900 - 999	77	20.4	57	16.1
1,000 - 1,099	83	19.8	44	14.7
1,100 - 1,199	55	19.3	23	18.1
1,200 - 1,299	53	15.7	17	14.5
1,300 - 1,399	73	14.1	18	11.9
1,400 - 1,599	117	14.9	14	10.7
1,600 - 1,799	72	13.7	14	11.1
1,800 - 1,999	48	12.0	11	Under 10.0
2,000 or more	129	Under 10.0	13	Under 10.0

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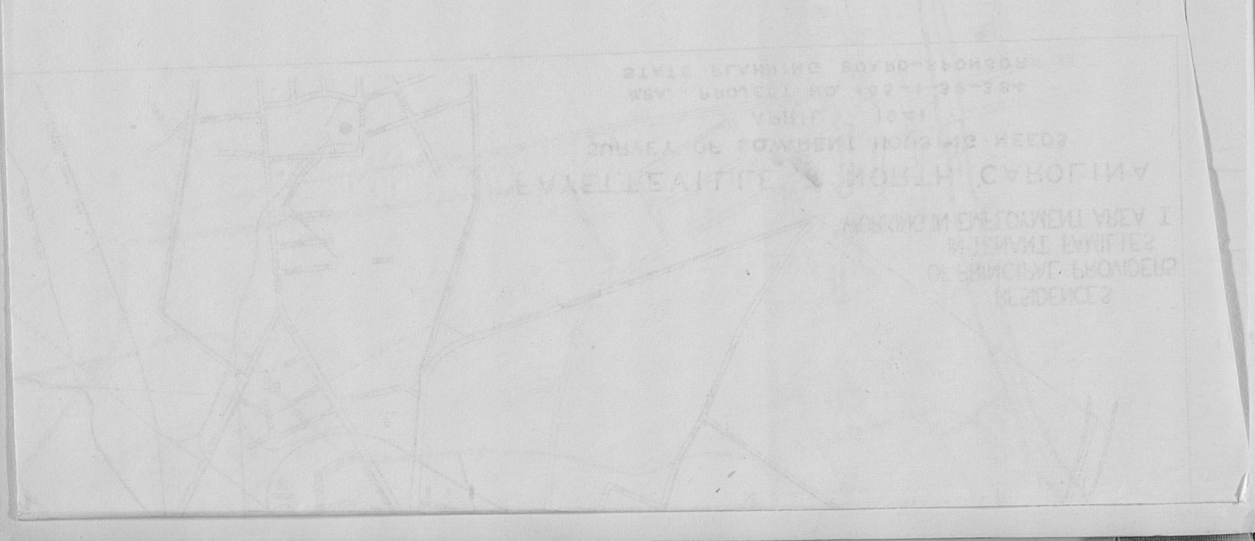
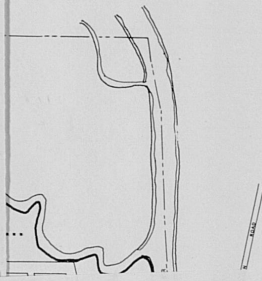
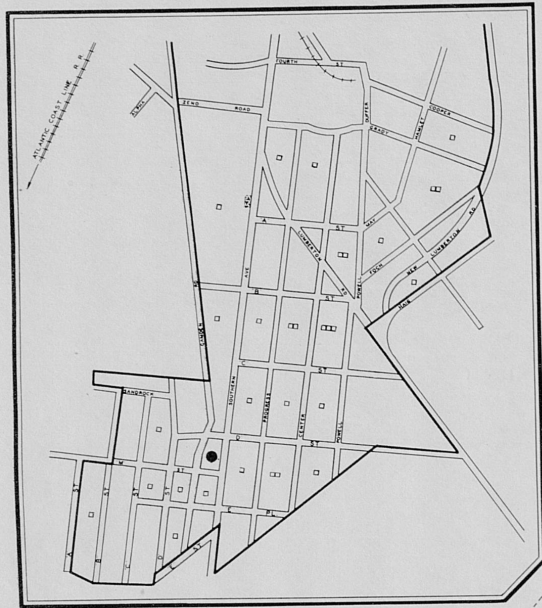
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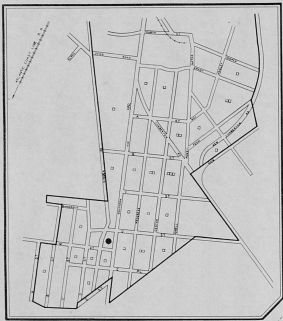
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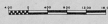




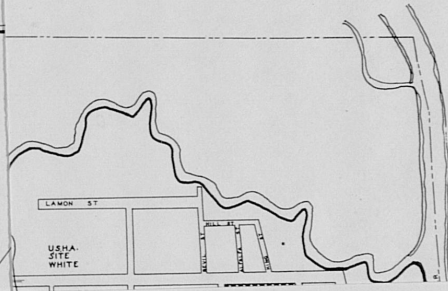
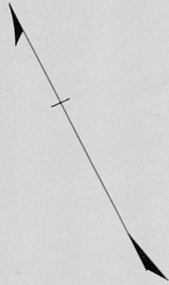
STATE PLANNING BOARD  
RESIDENTIAL DEVELOPMENT  
1961  
COUNTY OF WASHINGTON, NORTH CAROLINA  
ADDITIONAL DEVELOPMENT AREA I  
IN THE CITY OF WASHINGTON  
RESIDENCES



BOUNDARY OF EMPLOYMENT AREA - - - - -  
O EACH SQUARE REPRESENTS ONE WHITE TENANT FAMILY  
+ EACH BLOCK REPRESENTS ONE TENANT FAMILY OF OTHER  
PUBLIC PROPERTY [hatched pattern]  
PUBLIC HOUSING PROJECT [dotted pattern]  
NON-RESIDENTIAL OR VACANT LAND [solid black]  
CORPORATION LIMIT [dashed line]  
SURVEY BOUNDARY [solid line]



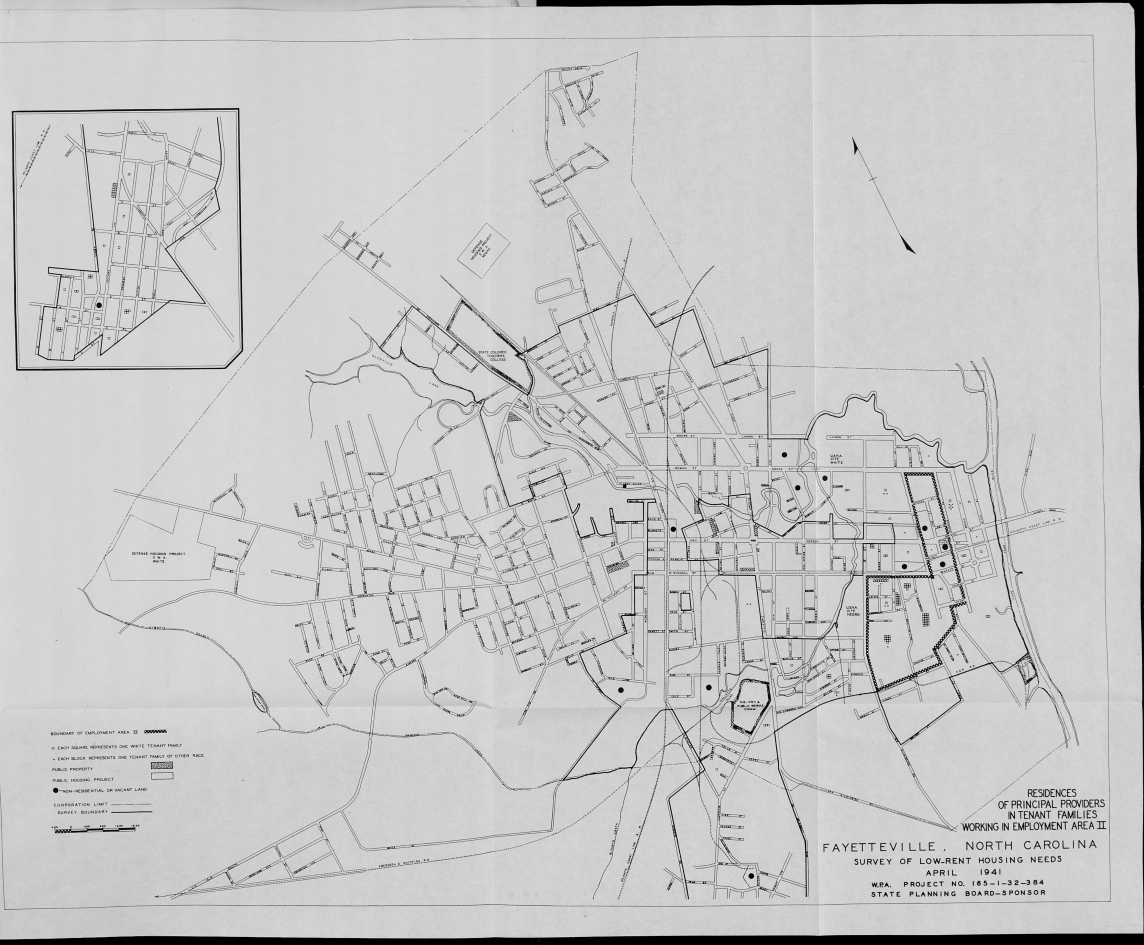
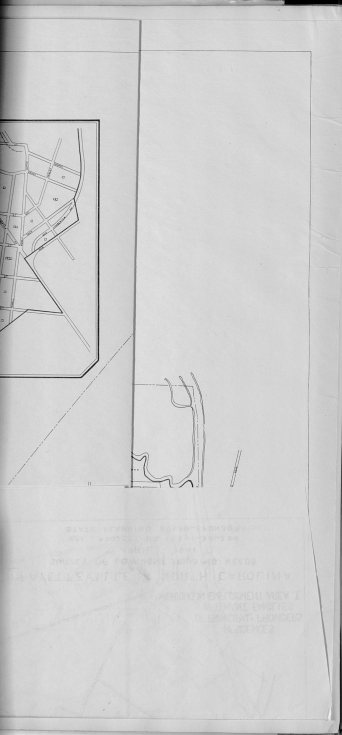
RESIDENCES  
OF PRINCIPAL PROVIDERS  
IN TENANT FAMILIES  
WORKING IN EMPLOYMENT AREA I  
FAYETTEVILLE, NORTH CAROLINA  
SURVEY OF LOW-RENT HOUSING NEEDS  
APRIL 1941  
WPA, PROJECT NO. 165-1-32-384  
STATE PLANNING BOARD-SPONSOR



REVISIONS TO BE MADE TO THE PLAN TO SHOW THE PROGRESS OF THE WORK AND TO CORRECT ANY ERRORS OR OMISSIONS. THE PLAN SHALL BE KEPT UP TO DATE BY THE ENGINEER IN CHARGE OF THE WORK.

APPROVED FOR THE WORKS DEPARTMENT

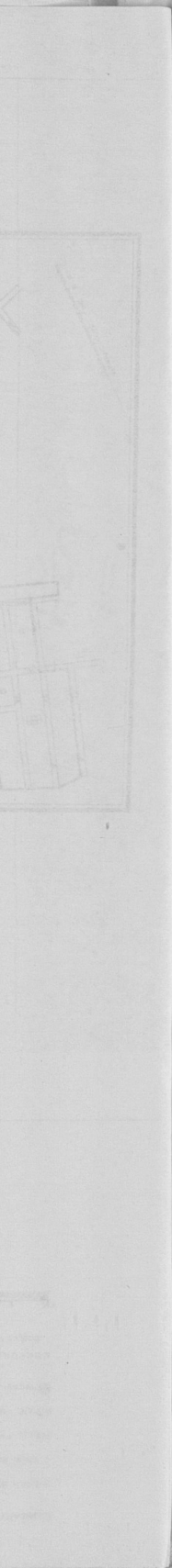
ENGINEER IN CHARGE



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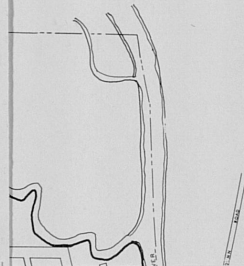
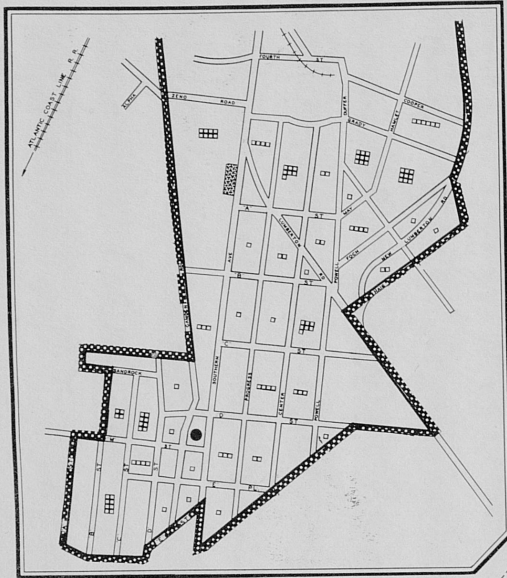
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SECTION 16, T. 33 N., R. 10 W., S. 10 E.

COUNTY OF LEBANON, MISSISSIPPI







STATE PLANNING BOARD  
 PROJECT NO. 100-1-23-281  
 DIVISION OF HOUSING AND COMMUNITY DEVELOPMENT  
 OFFICE OF COMMUNITY DEVELOPMENT  
 1000 MARKET STREET, PHOENIX, ARIZONA 85004  
 TELEPHONE 254-1234

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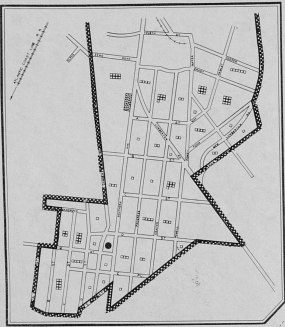
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BOUNDARY OF EMPLOYMENT AREA: 
  
 ○ EACH SQUARE REPRESENTS ONE WHITE TENANT FAMILY
   
 □ EACH BLOCK REPRESENTS ONE TENANT FAMILY OF OTHER RACE
   
 PUBLIC PROPERTY: 
  
 PUBLIC HOUSING PROJECT: 
  
 ● NON-RESIDENTIAL OR VACANT LAND
   
 CORPORATION LIMIT: 
  
 SURVEY BOUNDARY:



RESIDENCES  
 OF PRINCIPAL PROVIDERS  
 IN TENANT FAMILIES  
 WORKING IN EMPLOYMENT AREA III  
**FAYETTEVILLE, NORTH CAROLINA**  
 SURVEY OF LOW-RENT HOUSING NEEDS  
 APRIL 1941  
 W.P.A. PROJECT NO. 165-1-32-384  
 STATE PLANNING BOARD-SPONSOR

## GLOSSARY

**Survey of Low-Rent Housing Needs** -- an inventory of housing conditions and of data on occupants in residences located in specified substandard areas.

**Dwelling Unit** -- 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.

**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.

**Toilet** -- an indoor flush toilet either in a bathroom or in a separate room of its own.

**Bath** -- bathing facilities, including a bathtub or shower, supplied with piped running water.

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

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

- poor structural condition, being in need of major repairs or unfit for use;
- lack of a private flush toilet;
- lack of a private bathing unit;
- lack of installed heating;
- more than 1.5 persons per room.

**Family Household** -- a group of related persons sharing the same dwelling, usually a husband, wife, and children.

**Nonfamily Household** -- a single person or a group of nonrelated persons sharing the same dwelling.

**Primary Group** -- the group containing the head of the entire dwelling unit, with, in most cases, other related individuals who are not themselves parts of other groups in the household.

**Secondary Groups** -- extra groups within a dwelling unit, having their own heads and component members. The heads of these groups may or may not be related to the head of the primary group.

**Relief Family** -- a family group 50 percent or more of whose income during the 12 months preceding enumeration was derived from relief, or 50 percent or more of whose current income was derived from relief.

**Group Income** -- the total annual income (exclusive of lump sum payments received) available to all members of any particular family or nonfamily group.

**Gross Rent** -- the contract rent plus expenditures for utilities.

**Rent-Income Percent** -- the percentage of its income that a family pays for gross rent.



APPENDIX  
SUMMARY TABLES

I. Dwelling Units

	Total		Owner				Tenant				Vacant	
			White		Other		White		Other			
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Adequacy												
All dwelling units in area	3902	100.0	533	100.0	454	100.0	1600	100.0	1258	100.0	57	100.0
Standard	591	15.1	214	40.2	60	13.2	245	15.3	66	5.2	6	10.5
Substandard	3311	84.9	319	59.8	394	86.8	1355	84.7	1192	94.8	51	89.5

II. Occupied Substandard Dwelling Units

	Total		Owner				Tenant				
			White		Other		White		Other		
	No.	%	No.	%	No.	%	No.	%	No.	%	
A. Number and Type of Family											
All occupied substandard units	3260	100.0	319	100.0	394	100.0	1365	100.0	1192	100.0	
Single family in unit	2585	79.3	256	80.2	265	67.2	1180	87.1	884	74.2	
Two or more families in unit	475	14.6	42	13.2	84	21.3	147	10.9	202	16.9	
Nonfamily groups in unit	190	5.8	19	6.0	42	10.7	25	1.8	104	8.7	
Type of group not reported	10	0.3	2	0.6	3	0.8	3	0.2	2	0.2	
B. Substandard Category											
All occupied substandard units	3260	100.0	319	100.0	394	100.0	1355	100.0	1192	100.0	
Unfit or needing major repairs	1804	55.3	127	39.8	148	37.6	798	58.9	731	61.3	
No toilet, no bath	1276	39.1	96	30.1	111	28.2	553	40.8	516	43.3	
With toilet, no bath	366	11.2	13	4.1	25	6.4	133	9.8	195	16.3	
With toilet, with bath	162	5.0	18	5.6	12	3.0	112	8.3	20	1.7	
Not needing major repairs	1418	43.5	187	58.6	246	62.4	532	39.3	453	38.0	
No toilet, no bath	1157	35.5	176	55.2	205	52.0	487	36.0	289	24.2	
With toilet, no bath	261	8.0	11	3.4	41	10.4	45	3.3	164	13.8	
Only overcrowded	38	1.2	5	1.6	0	0.0	25	1.8	8	0.7	

III. Owner Families

	Total		White		Other	
	Number	Percent	Number	Percent	Number	Percent
<b>A. Annual Income</b>						
All owner families	803	100.0	345	100.0	458	100.0
Under \$200	69	8.6	24	7.0	45	9.8
\$ 200--\$ 399	91	11.3	22	6.4	69	15.1
400-- 599	95	11.8	26	7.5	69	15.1
600-- 799	119	14.8	37	10.7	82	17.9
800-- 999	80	10.0	30	8.7	50	10.9
1,000-- 1,199	78	9.7	37	10.7	41	8.9
1,200-- 1,399	63	7.8	37	10.7	26	5.7
1,400-- 1,599	60	7.5	36	10.4	24	5.2
1,600-- 1,799	35	4.4	20	5.8	15	3.3
1,800-- 1,999	33	4.1	23	6.7	10	2.2
2,000 and over	73	9.1	49	14.2	24	5.2
Not reported	7	0.9	4	1.2	3	0.7
<b>B. Size of Family</b>						
All owner families	803	100.0	345	100.0	458	100.0
2 persons	291	36.3	113	32.8	178	38.9
3 persons	187	23.3	74	21.4	113	24.7
4 persons	128	15.9	72	20.9	56	12.2
5 persons	70	8.7	31	9.0	39	8.5
6 persons	61	7.6	24	7.0	37	8.1
7 persons	29	3.6	17	4.9	12	2.6
8 persons	12	1.5	7	2.0	5	1.1
9 persons or more	25	3.1	7	2.0	18	3.9

IV. Single Tenant Families

	Total		White		Other	
	Number	Percent	Number	Percent	Number	Percent
<b>A. Size of Family</b>						
All single tenant families*	2064	100.0	1180	100.0	884	100.0
2 persons	600	29.1	321	27.2	279	31.5
3 persons	520	25.2	294	24.9	226	25.6
4 persons	344	16.7	217	18.4	127	14.4
5 persons	245	11.9	151	12.8	94	10.6
6 persons	159	7.7	90	7.6	69	7.8
7 persons	90	4.3	54	4.6	36	4.1
8 persons	51	2.5	26	2.2	25	2.8
9 persons or more	55	2.6	27	2.3	28	3.2

IV. Single Tenant Families (Cont'd)

	Total		White		Other	
	Number	Percent	Number	Percent	Number	Percent
<b>B. Monthly Gross Rent**</b>						
All single tenant families*	2064	100.0	1180	100.0	884	100.0
Under \$5.00	101	4.9	53	4.5	48	5.4
\$ 5.00--\$ 9.99	295	14.3	135	11.4	160	18.1
10.00-- 14.99	756	36.6	360	30.5	396	44.9
15.00-- 19.99	553	26.8	318	27.0	235	26.6
20.00-- 24.99	185	9.0	155	13.1	30	3.4
25.00-- 29.99	95	4.6	85	7.2	10	1.1
30.00-- 39.99	53	2.6	50	4.2	3	0.3
40.00 and over	23	1.1	22	1.9	1	0.1
Not reported	3	0.1	2	0.2	1	0.1
<b>C. Annual Income</b>						
All single tenant families*	2064	100.0	1180	100.0	884	100.0
Under \$200	100	4.8	38	3.2	62	7.0
\$ 200--\$ 399	224	10.9	71	6.0	153	17.3
400-- 599	298	14.4	108	9.1	190	21.5
600-- 799	410	19.9	191	16.2	219	24.8
800-- 999	242	11.7	139	11.8	103	11.6
1,000-- 1,199	205	9.9	138	11.7	67	7.6
1,200-- 1,399	161	7.8	126	10.7	35	4.0
1,400-- 1,599	131	6.3	117	9.9	14	1.6
1,600-- 1,799	86	4.2	72	6.1	14	1.6
1,800-- 1,999	59	2.9	48	4.1	11	1.2
2,000 and over	142	6.9	129	10.9	13	1.5
Not reported	6	0.3	3	0.3	3	0.3

\* Excludes tenant families living in dwellings occupied by two or more families.

\*\* Gross rent of dwelling units with lodgers adjusted by subtracting rent paid by lodgers.

V. Tenant Families in Dwellings Occupied by Two or More Families

	Total		White		Other	
	Number	Percent	Number	Percent	Number	Percent
<b>A. Size of Family</b>						
All tenant families#	751	100.0	313	100.0	438	100.0
2 persons	393	52.3	158	50.5	235	53.6
3 persons	160	21.3	66	21.1	94	21.5
4 persons	92	12.2	40	12.8	52	11.9
5 persons	50	6.7	21	6.7	29	6.6
6 persons	32	4.3	15	4.8	17	3.9
7 persons	17	2.3	9	2.9	8	1.8
8 persons	6	0.8	3	0.9	3	0.7
9 persons or more	1	0.1	1	0.3	0	0.0

V. Tenant Families in Dwellings Occupied by Two or More Families (Cont'd)

	Total		White		Other	
	Number	Percent	Number	Percent	Number	Percent
<b>B. Annual Income</b>						
All tenant families#	751	100.0	313	100.0	438	100.0
Under \$200	126	16.7	38	12.1	88	20.1
\$ 200--\$ 399	105	14.0	28	9.0	77	17.6
400-- 599	145	19.3	31	9.9	114	26.0
600-- 799	130	17.3	57	18.2	73	16.7
800-- 999	63	8.4	26	8.3	37	8.5
1,000-- 1,199	40	5.3	28	9.0	12	2.7
1,200-- 1,399	39	5.2	28	9.0	11	2.5
1,400-- 1,599	37	4.9	27	8.6	10	2.3
1,600-- 1,799	8	1.1	5	1.5	3	0.7
1,800-- 1,999	14	1.9	11	3.5	3	0.7
2,000 and over	33	4.4	28	9.0	5	1.1
Not reported	11	1.5	6	1.9	5	1.1

# Excludes tenant families living in dwellings occupied by a single family.

VI. Nonfamily Groups

	Total		White		Other	
	Number	Percent	Number	Percent	Number	Percent
<b>A. Size of Family</b>						
All nonfamily groups	226	100.0	46	100.0	180	100.0
1 person	188	83.2	44	95.6	144	80.0
2 persons	28	12.4	1	2.2	27	15.0
3 persons	5	2.2	0	0.0	5	2.7
4 persons	2	0.9	1	2.2	1	0.6
5 persons or more	3	1.3	0	0.0	3	1.7

**B. Annual Income**

All nonfamily groups	226	100.0	46	100.0	180	100.0
Under \$200	83	36.7	20	43.5	63	35.0
\$ 200--\$ 399	57	25.2	9	19.5	48	26.7
400-- 599	31	13.7	5	10.9	26	14.4
600-- 799	24	10.6	7	15.2	17	9.4
800-- 999	9	4.0	0	0.0	9	5.0
1,000-- 1,199	3	1.3	0	0.0	3	1.7
1,200-- 1,399	6	2.7	1	2.2	5	2.8
1,400-- 1,599	6	2.7	2	4.3	4	2.2
1,600-- 1,799	1	0.4	1	2.2	0	0.0
1,800-- 1,999	0	0.0	0	0.0	0	0.0
2,000 and over	2	0.9	1	2.2	1	0.6
Not reported	4	1.8	0	0.0	4	2.2



