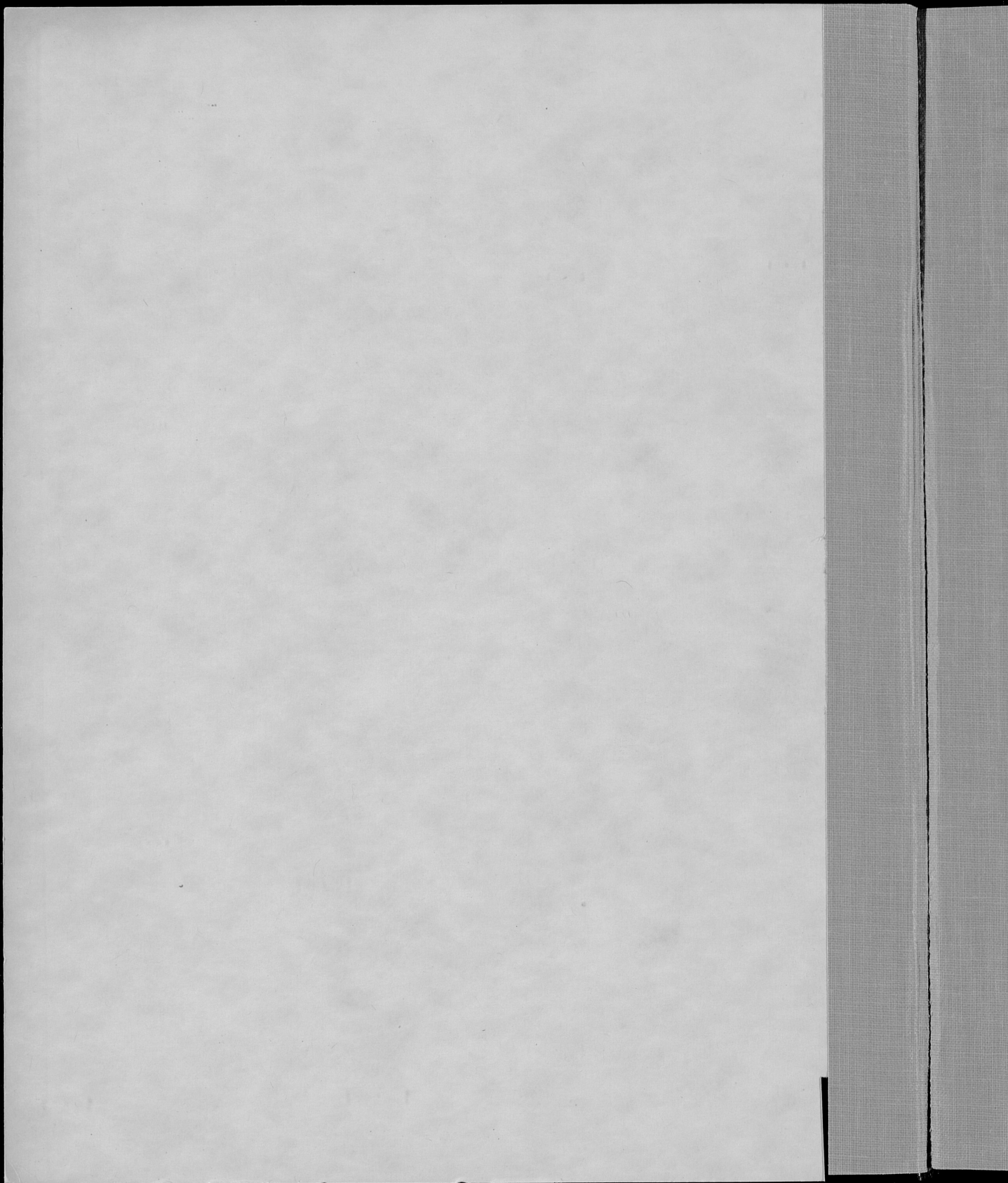


HD
268
.G7
A5
1940





Greensboro

REPORT
of
The Real Property Survey
GREENSBORO, NORTH CAROLINA

1939-1940

LIBRARY
UNIVERSITY OF KENTUCKY

STATE PLANNING BOARD-SPONSOR
SCALE

PROJECT No 65-1-32-148

AUGUST 1939

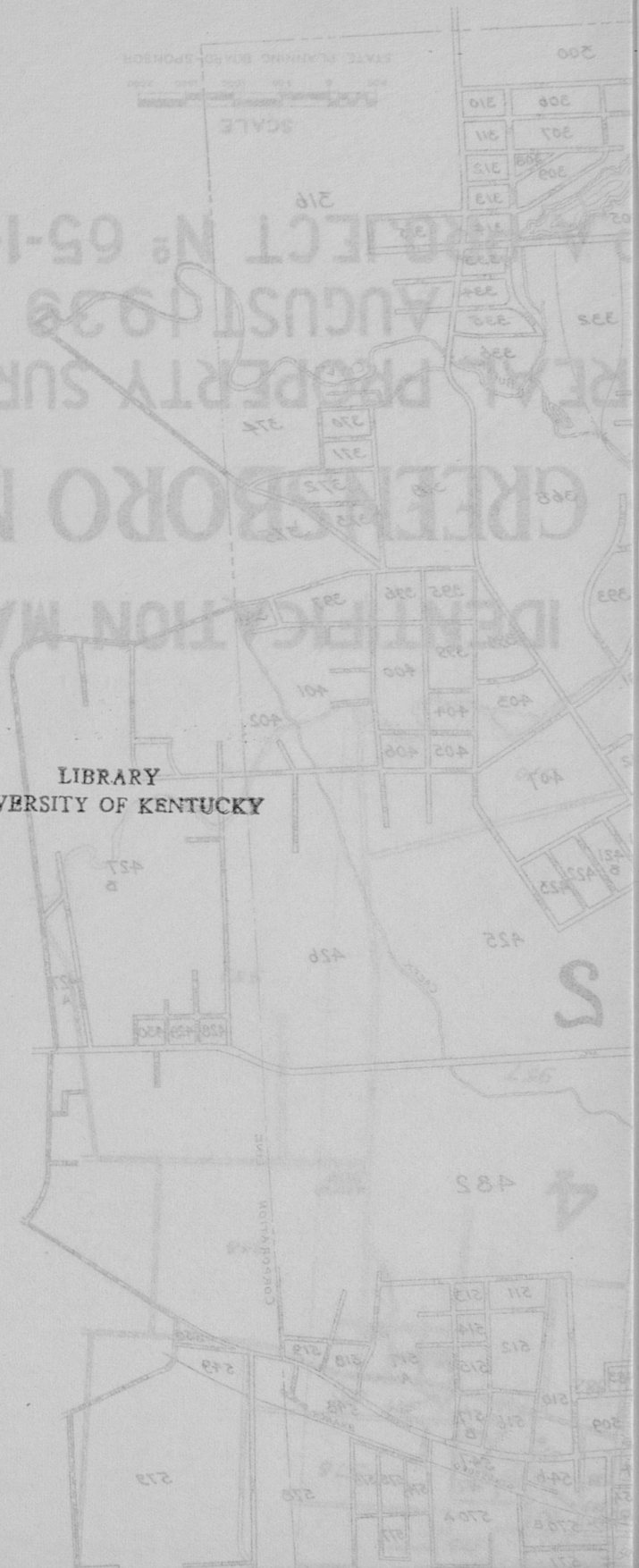
REAL PROPERTY SURVEY

GREENSBORO N.C.

IDENTIFICATION MAP

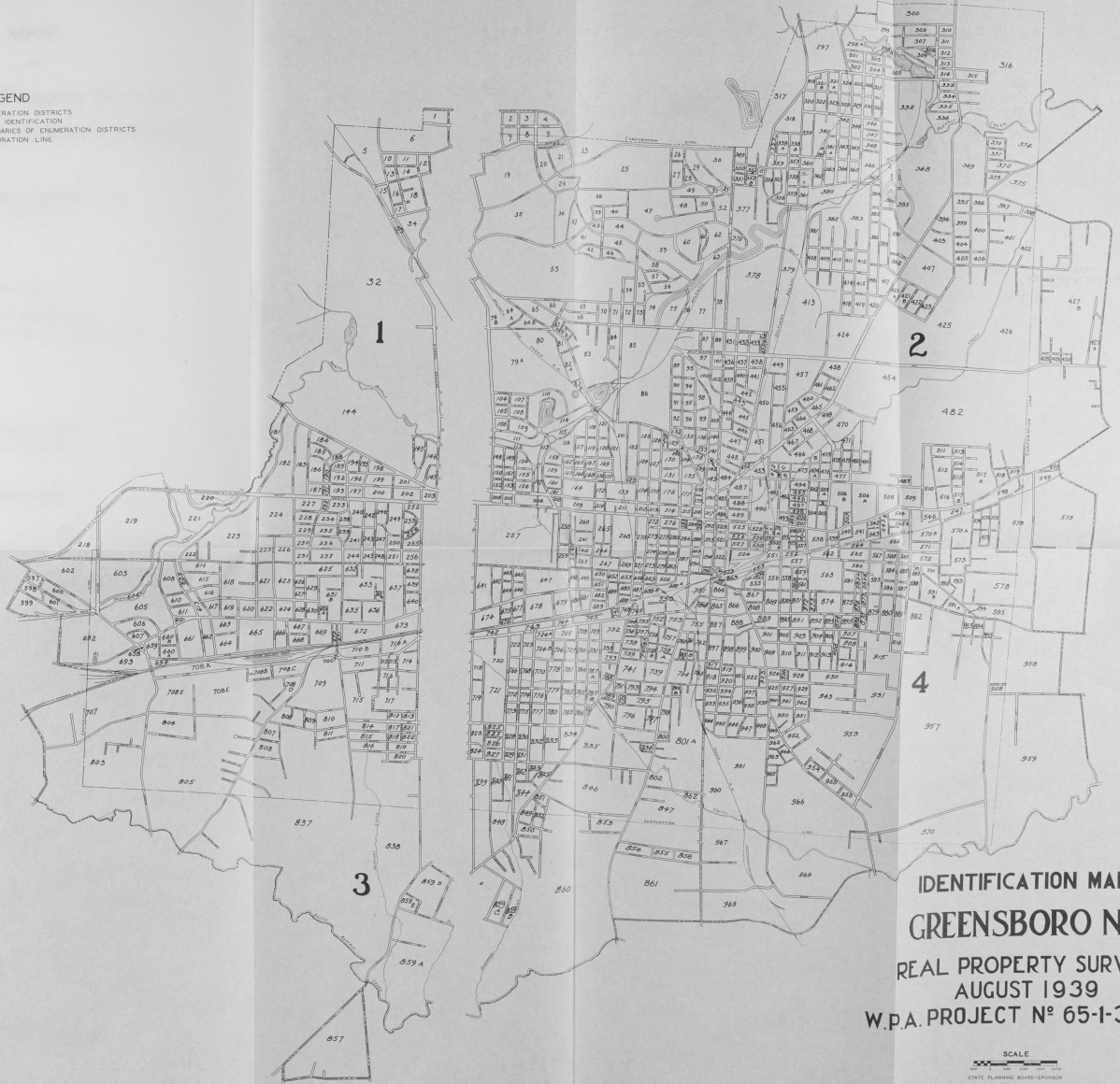
LIBRARY
UNIVERSITY OF KENTUCKY

LARGE
SMALL



The Real Estate

- LARGE NUMBERS — ENUMERATION DISTRICTS
- SMALL NUMBERS — BLOCK IDENTIFICATION
- BOUNDARIES OF ENUMERATION DISTRICTS
- CORPORATION LINE

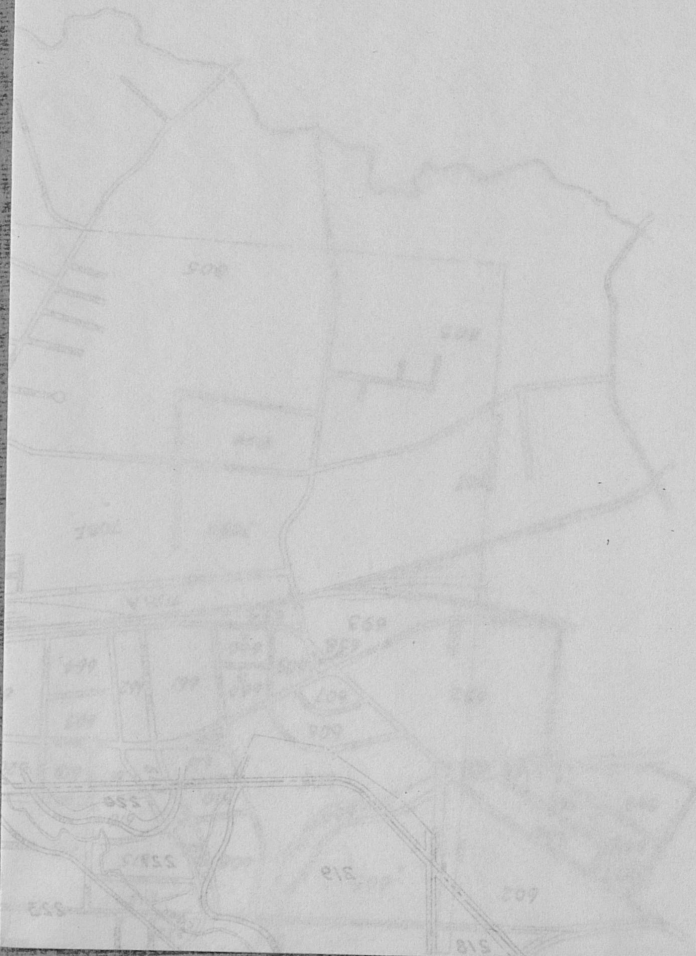


IDENTIFICATION MAP
GREENSBORO N.C.
REAL PROPERTY SURVEY
AUGUST 1939
W.P.A. PROJECT N° 65-1-32-148

SCALE
STATE PLANNING BOARD-SPONSOR

LEGEND

- LARGE NUMBERS — ENUMERATION DISTRICTS
- SMALL NUMBERS — BLOCK IDENTIFICATION
- BOUNDARIES OF ENUMERATION DISTRICTS
- CORPORATION LINE



REPORT
of
The Real Property Survey
GREENSBORO, NORTH CAROLINA

WORK PROJECTS ADMINISTRATION

O. P. 65-1-32-148

SPONSORED BY

CITY OF GREENSBORO
NORTH CAROLINA STATE PLANNING BOARD

WILLIAM H. LEVITT

State Supervisor

1939-1940

HD
268
.97
A5
1940

NORTH CAROLINA STATE PLANNING BOARD

JOHN W. HARRELSON, Chairman
THEODORE S. JOHNSON, Consultant

NORTH CAROLINA WORK PROJECTS ADMINISTRATION

C. C. MCGINNIS, State Administrator
MAY E. CAMPBELL, State Director
Professional and Service Division
CHARLIE HUSS, State Supervisor
Research and Records Section

NORTH CAROLINA REAL PROPERTY SURVEY STAFF

WILLIAM H. LEVITT, State Project Supervisor
JACOB LEVIN, Assistant State Project Supervisor
MINNA K. ABERNETHY, District Project Supervisor
HUDSON C. STANSBURY, District Project Supervisor
H. I. F. NANTON, Supervisor, Negro Work
M. ESTHER KING, Chief Clerk
W. E. THOMAS, City Project Director

CONTENTS

	<u>Pages</u>
Introduction	v, vi
Chapter	
I. Economic and Historical Background	1-2
II. Land Use	3-4
III. Real Property	5-22
IV. Low Income Housing	24-35
Glossary	36-37
Appendix - Summary Tables	38-42

MAPS

	<u>Page</u>
Identification	Frontispiece
Land Use	Following page 2
Land Coverage	" "
Converted Structures	3
Age of Structures	6
Owner-Occupancy	7
Mortgage Status	9
Duration of Owner-Occupancy	10
Duration of Tenant-Occupancy	12
Average Rental	13
Race of Household	15
Substandard Dwelling Units	19
Condition of Residential Structures	23
Sanitary Facilities	26
Persons Per Room	28
Block Data	32
	Following page 37

CHARTS

	Page
Dwelling Units Occupied by White and Negro Tenants, by Adequacy	25
Number of White Tenant Single Families of 2 to 7 Persons Living in Substandard Dwellings by Monthly Net and Gross Rent	29
Number of Negro Tenant Single Families of 2 to 7 Persons Living in Substandard Dwellings by Monthly Net and Gross Rent	30
Number of White Tenant Single Families of 2 to 7 Persons Living in Substandard Dwellings by Annual Income and Monthly Gross Rent	33
Number of Negro Tenant Single Families of 2 to 7 Persons Living in Substandard Dwellings by Annual Income and Monthly Gross Rent	34

TABLES

	Page
Land Use	
I. Area of Land by Use	3
II. Distribution of Land by Type of Use	4
III. Number and Area of Structures by Type	4
Real Property	
IV. Percent Distribution by Monthly Rental of All Dwelling Units and Dwelling Units in Poor Condition (in Need of Major Repairs or Unfit for use), by Occupancy Status	8
V. Number and Percent Distribution by Value of Property of All Single-Family Owner-Occupied Structures, and Percent of Each Value Group Mortgaged, and in Need of Major Repairs and Unfit for Use	11
VI. Number of Dwelling Units by Monthly Rental and Number and Percent of All Dwelling Units Which Are Inadequate in Each Rental Group	16
VII. Dwelling Units in Need of Major Repairs or Unfit for Use as Percent of All Dwelling Units by Occupancy Status by Plumbing Equipment	17
VIII. Percent of All Dwelling Units with Modern Facilities by Monthly Rental or Rental Value	18
IX. Number and Percent Distribution of All Occupied Dwelling Units, by Race of Household, by Occupancy Status	20
X. Number and Percent Distribution by Condition of All Occupied Dwelling Units by Occupancy Status, by Race of Household	20
XI. Dwelling Units with More Than One and One-Half Persons Per Room as Percent of All Occupied Dwelling Units in Each Group, by Occupancy Status, by Race	21
XII. Number of Persons in Units with More Than One and One-Half Persons Per Room as Percent of All Persons in Each Group by Occupancy Status by Age of Persons	22
Low Income Housing	
XIII. Number and Percent Distribution of Dwelling Units in Each Substandard Category, by Occupancy Status, by Race of Household	27
XIV. Number of All Dwelling Units with Physical Inadequacies as Percent of All Dwelling Units by Occupancy Status	27
XV. Number and Percent of Employable Persons Who are Gainfully Employed, by Number of Employable Persons in All Family Groups, by Race, by Occupancy	31

INTRODUCTION

The seriousness of the housing problem, which at present has greater social significance than almost any other phase of our community life, has been aggravated throughout the nation by years of depression and neglect. It has long been recognized by those who are concerned with the acuteness of the problem and are interested in its solution, 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 a unique opportunity to obtain this vital information, while furnishing these workers 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 land use, real property, and low-income families in several North Carolina cities and towns, of which Greensboro 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, central heating, and electric lighting. 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 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 crosshatchings 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 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, set up as a standard procedure by the same federal agencies responsible for the real property survey technique with the assistance of the United States Housing Authority, 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 Greensboro 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 the High Point field center for coding, and tabulating, and thence to Raleigh, state headquarters of the Survey, for mapping and analysis.

Actual work on the state project was begun in October 1938, and the Survey opened the Greensboro unit in June 1939. Some 40 people were employed in Greensboro, white and Negro, who acted as field enumerators, and an office staff of 15 people performed clerical functions and checking duties. Of this total, all but one, Mr. W. E. Thomas, local supervisor, were taken from the certified rolls of the Work Projects Administration. The city of Greensboro provided the office space, equipment, supplies, forms, and other materials necessary for the completion of the survey. By the middle of November the field enumeration was completed and the schedules sent to High Point. Block tabulations and the tabulation of low-income family data were completed in December. General tabulations were completed by the middle of March 1940 and the analysis of the data in June. Presentation maps and charts were completed by the end of July.

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 five percent of the total enumeration was reworked, showed an average error of only 3.9 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 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 local government and the citizenry of Greensboro, 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.

In March 1940 the City Council appointed a Housing Commission of nine members to investigate methods of improving housing conditions in Greensboro. In May the Commission recommended to the City Council the adoption of a building code requiring the maintenance of standards for housing. Since that time around 200 totally inadequate houses have been condemned and several hundred more houses repaired and improved.

Disposition of materials and results of the project is as follows:

Basic schedules both for real property and low-income families will be filed with the city manager of Greensboro. Block tabulations, general tabulations, and a set of correlation tables derived from the general tabulations will also be turned over to the city manager. Presentation maps and land use maps will be given to the city of Greensboro for the use of the city engineer and the zoning commission. Copies of the final report will be filed with the universities, libraries, and proper city and county 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 Greensboro, as well as help lay the groundwork for the amelioration of those social ills commonly acknowledged as the concomitants of a housing problem.

CHAPTER I

ECONOMIC AND HISTORICAL BACKGROUND

Part of the city of Greensboro is built on the site of an original land grant made in 1779 by John Carteret, Earl of Granville, to the Nottingham Company. The grant was intended for the settlement of a colony of Scotch-Irish Presbyterians. At the same time a German colony settled to the east on Stinking Creek, and two groups of Quakers took up land to the west along Deep River and its tributaries.

Guilford County was created from portions of Orange and Rowan in 1770. The first courthouse was built five miles northwest of the present city in 1774 and was the center of the historic village known as Guilford Courthouse, where Cornwallis came near defeat on March 15, 1781. Recruits from this region played prominent parts in the Revolution, as well as in earlier activity against the colonial administration, particularly in the Battle of Alamance in 1771, when Regulators clashed with Governor Tryon's troops on issues precipitated by the colonial tax collection system.

After the Revolution the name of Guilford Courthouse was changed to Martinsville in honor of Governor Alexander Martin, delegate to the Constitutional Convention. In 1808 the general assembly authorized the county commissioners to purchase a 42 acre tract at the geographic center of the county, which was named Greensboro in honor of Nathanael Greene, leader of the colonial forces at Guilford Courthouse. Today no trace of the earlier village of Martinsville remains. In 1810 the new town was incorporated. Citizens of Guilford County took part in the War of 1812, and, although not in favor of secession in 1860, followed the state's joining the Confederacy by sending troops. The city served as a Confederate supply depot during the war.

Settled by pioneers with a zeal for religious and political freedom, the region, in which small holdings of land adaptable to diversified farming practices were characteristic, developed as a sharp contrast, both economically and politically, to the conservative planter society of the eastern part of the state.

Some manufacturing activity already existed early in the 19th century, when factories for making chairs, carriages, wool and fur hats, and tobacco products were established. About 1833 the first steam cotton mill, nucleus of the textile industry, was placed in operation. The economy of the region, however, remained predominantly agricultural, and the city's growth was leisurely, its population by 1890 numbering only 3,317. By the turn of the century, however the natural advantages of its location in the Piedmont section--the proximity to raw materials and the availability of a large labor supply--coupled with the general recovery after the Reconstruction Period and the development of hydro-electric power and transportation facilities, brought rapid industrialization to Greensboro as well as to other cities in the area. In 1900 the population of the city had more than tripled, and the following decade witnessed a further increase equalling more than 50 percent of the 1900 population figure. The phenomenal development of the region during the post war boom years is reflected in the growth of Greensboro during that period, as the following population table reveals:

<u>Year</u>	<u>Population</u>	<u>Year</u>	<u>Population</u>
1890	3,317	1920	19,861
1900	10,035	1930	53,559
1910	15,895	1940	58,786

Though further growth has been slight during the last decade, the city is now a significant commercial and industrial center. The first large textile mills, established by Caesar and Moses Cone, were followed by many others, and today the principal industry of the city, which boasts the largest denim and overall mills in the nation, is the manufacture of textile products. Other textile products manufactured in Greensboro include flannel and cotton print goods, hosiery, work clothes, and underwear, employing from ten to twelve thousand workers. An additional thousand or so workers are employed in the manufacture of silk and rayon products, and in finishing and dyeing processes connected with the manufacture of textiles. Other industrial activity, though on a comparatively small scale, is fairly diversified and includes several large bakeries, lumber and planing mills, the manufacture of cigars, furniture, machinery and machine parts. The home offices of several large insurance companies are located in Greensboro.

Negroes in Greensboro live in several segregated areas around the city, one of which is Warnerville, in the southwest part of the city, which was founded by Yardley Warner, a Quaker who purchased a 34 acre tract of land after the War between the States and sold it to the freedmen. Warnerville is now more or less a slum district. Well-to-do Negroes, professionals and others, live in the larger and more attractive section in the eastern part of the city.

The Woman's College of the University of North Carolina, with an enrollment of about 2,000 students, is located in Greensboro. Other institutions include Greensboro College, one of the oldest Methodist colleges for women in the world, with an enrollment of about 300 students; and two institutions of higher learning for Negroes--Bennett College for Women, established by the Methodist Episcopal Church, with an enrollment of from 300 to 500 students, and the Agricultural and Technical College of North Carolina, a coeducational college for Negroes established by the State with an enrollment of from 600 to 1,000 students.

SCALE
STATE PLANNING BOARD - SPONSOR

PROJECT No 65-1-32-148

AUGUST 1959

REAL PROPERTY SURVEY

GREENSBORO N.C.

LAND-USE MAP

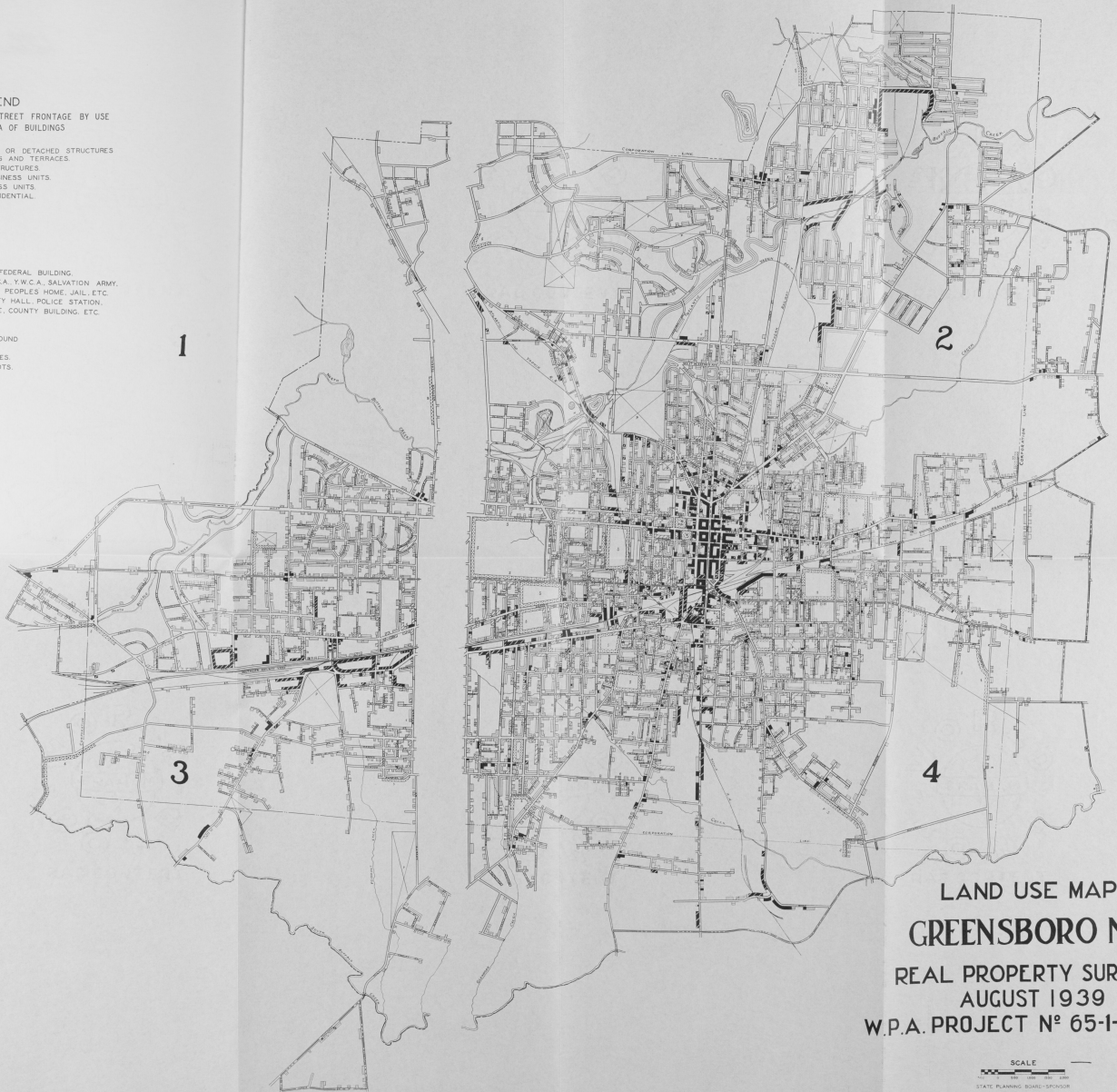
SHADED
PER
CON
LUL



LEGEND

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

- ▬ SINGLE FAMILY ATTACHED OR DETACHED STRUCTURES INCLUDING ROW 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
 - C CHURCH
 - H HOSPITAL
 - P POST OFFICE OR FEDERAL BUILDING
 - I INSTITUTION: Y.M.C.A., Y.W.C.A., SALVATION ARMY, ASYLUM, OLD PEOPLES HOME, JAIL, ETC.
 - G GOVERNMENTAL: CITY HALL, POLICE STATION, COURT HOUSE, COUNTY BUILDING, ETC.
 - M MISCELLANEOUS
- ▬ PERMANENT OPEN SPACE
 - P PARK OR PLAYGROUND
 - C CEMETERY
- ▬ TEMPORARY BUSINESS USES
- ▬ PARKING OR USED CAR LOTS
- ▬ UNUSED

























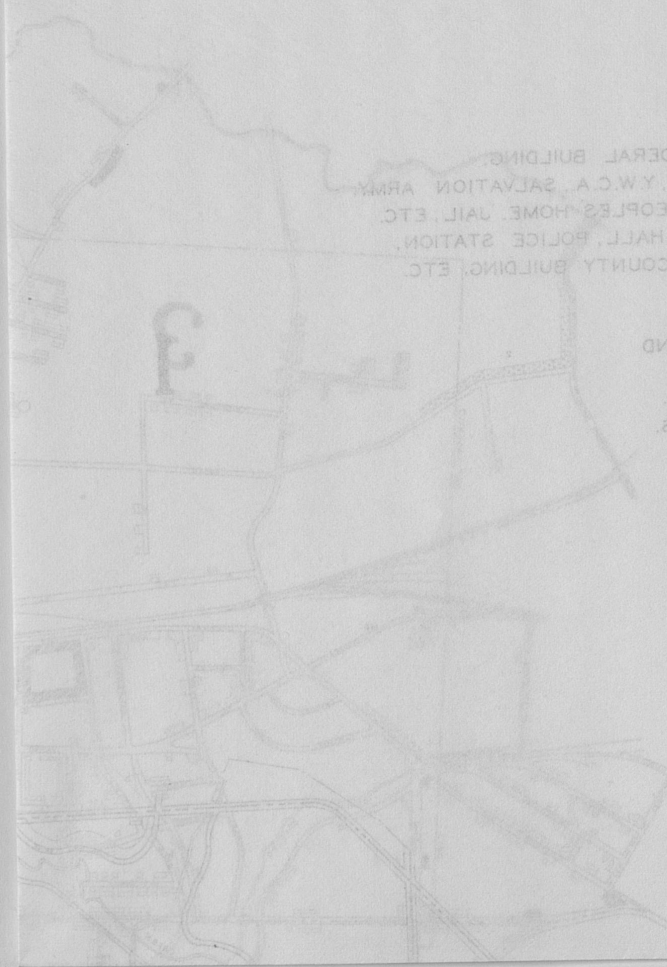
LAND USE MAP
GREENSBORO N.C.
 REAL PROPERTY SURVEY
 AUGUST 1939
 W.P.A. PROJECT N° 65-1-32-148

SCALE
STATE PLANNING BOARD - SPONSOR

LEGEND

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

-  SINGLE FAMILY ATTACHED OR DETACHED STRUCTURES INCLUDING ROW 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
-  C CHURCH
-  H HOSPITAL
-  P POST OFFICE OR FEDERAL BUILDING
-  I INSTITUTION: Y.M.C.A., Y.W.C.A., SALVATION ARMY, ASYLUM, OLD PEOPLES HOME, JAIL, ETC.
-  G GOVERNMENTAL: CITY HALL, POLICE STATION, COURT HOUSE, COUNTY BUILDING, ETC.
-  M MISCELLANEOUS
-  PERMANENT OPEN SPACE
-  P PARK OR PLAYGROUND
-  C CEMETERY
-  TEMPORARY BUSINESS USES
-  PARKING OR USED CAR LOTS
-  UNUSED



CHAPTER II LAND USE

The total area covered by the survey extends beyond the city limits, with the purpose of including such contiguous territory as is generally considered to be within the economic and social environs of Greensboro. Covering a total area of approximately 22 square miles, in contrast with the little over 18 square miles within the city limits proper, the survey extended to the areas on the east and the south immediately adjacent to the city.

The proportion of all land in permanent use, over one-third, is smaller than that found in most cities. This is due to the large area of land included in the city limits and in the survey, much of which, especially along the outside borders, is unused. Many blocks in the outlying districts are either entirely or almost entirely vacant. This, of course, allows much room for more extensive growth within the city limits to counteract the more or less intensive concentration within the center of town.

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

Table I
AREA OF LAND BY USE

Type of use	Area (in square feet) or percent
Total area of land	613,547,827
Area of land in permanent use	219,281,994
Land in permanent use as percent of all land	35.7
Land coverage of major structures	24,258,457
Land covered by major structures as percent of land in permanent use	11.1

Attempts at control and limitation of the unfavorable aspects of the growth of the industrial city have usually arisen too late to halt the developments already taking place. Consequently, their efforts have been centered on attempts to prevent their occurrence elsewhere--mainly through the use of zoning regulations. Such limitations, being of a negative nature insofar as they prevent certain types of uses in certain predetermined areas, are of limited value. Since most of the damage has been done by the time the city has awakened to the importance of some control, the fact that the zoning regulations are not retroactive is a definite hardship to constructive planning. Nor are these laws usually based upon a scientific examination of existing conditions and future needs as much as upon a desire at least to maintain the status quo.

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

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

Type of Use	Area of land (square feet)	Percent distribution of area
Total	613,547,827	100.0
Land in permanent use	219,281,994	35.7
Temporary business uses	119,703	*
Parking and used car lots	464,088	0.1
Unused and vacant land	393,682,042	64.2
* Less than 0.1%		

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

The importance of industry in the composition of Greensboro is indicated by the fact that over one-seventh of all the land covered by major structures is devoted to industrial uses, among which the manufacture of textiles predominates. Practically all industrial establishments are situated near or alongside the Southern or the Atlantic and Yadkin Railways, for the obvious advantages of proximity to transportation facilities.

Over one-tenth of the total area covered by major structures is used by commercial establishments, the majority of which are located in the principal business section in the center of town and the rest scattered throughout the residential districts including the more populous ones outside the city limits.

Public and institutional buildings of various kinds cover over 7 percent of the total land with major structures. Among these are the buildings of the Woman's College of the University of North Carolina, Greensboro College for Women, A & T College, other educational and city and county buildings. Recreational facilities are provided by parks, country clubs, etc., situated in various parts 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 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.

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	13,464	100.0	24,258,457	100.0	1,802
Single-family structures	10,621	78.9	13,183,073	54.3	1,241
2-4 family structures	1,490	11.1	2,215,414	9.2	1,487
Apartments without business units	47	0.3	170,704	0.7	3,632
Apartments with business units	1	*	3,175	*	3,175
Mixed business and residential	136	1.0	348,546	1.4	2,563
Commercial	773	5.7	2,767,734	11.4	3,581
Industrial	186	1.4	3,785,037	15.6	20,350
Public buildings	210	1.6	1,784,774	7.4	8,499
* Less than 0.1%					

nth
x-
r

na-

ies

is,
ed

s
o

SHADED
NOT



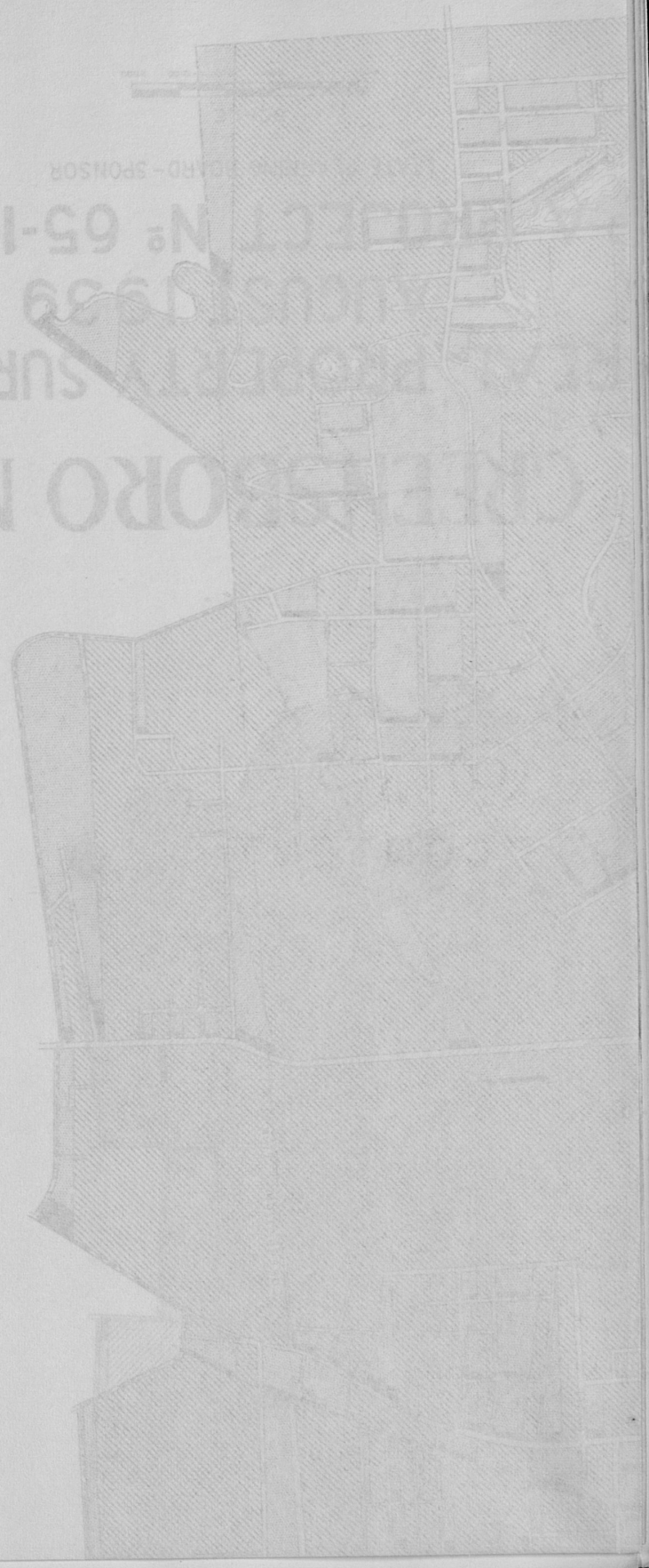
PROJECT No 65-1-32-148

1959

PROPERTY SURVEY

GREENSBORO N.C.

BOARD - SPONSOR



Distribution of Area
 100.0
 85.7
 4
 0.1
 84.2

Distribution of the
 Area shows the
 % of each in
 eight percent
 areas.




as over 200-rooms
 buildings of two
 or three stories
 in the business or
 residential
 districts, the
 present structure
 is

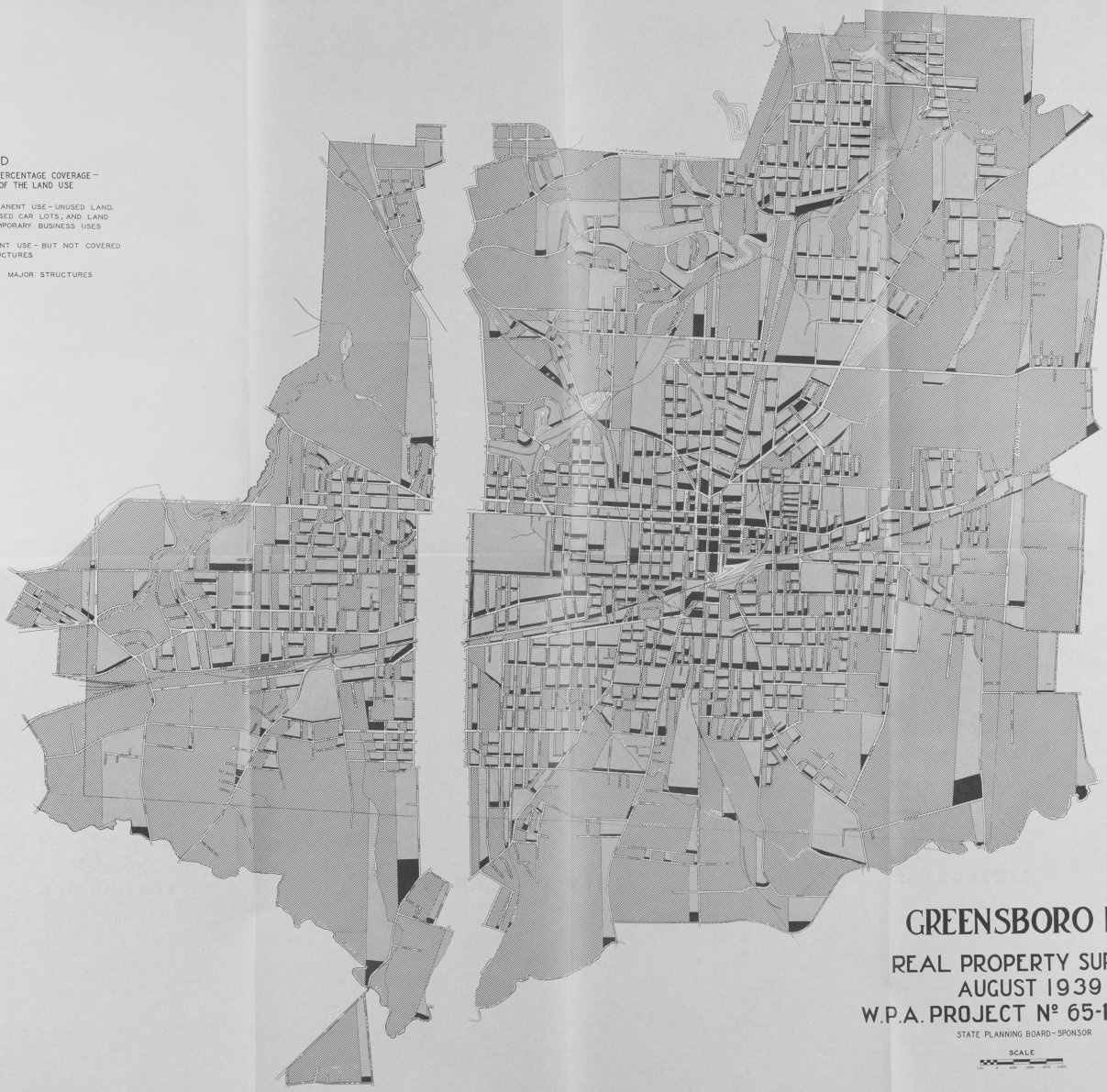
and with major
 structures, opera-
 tions, facilities

by its location
 to use for
 of business
 of business
 of business
 of business
 of business

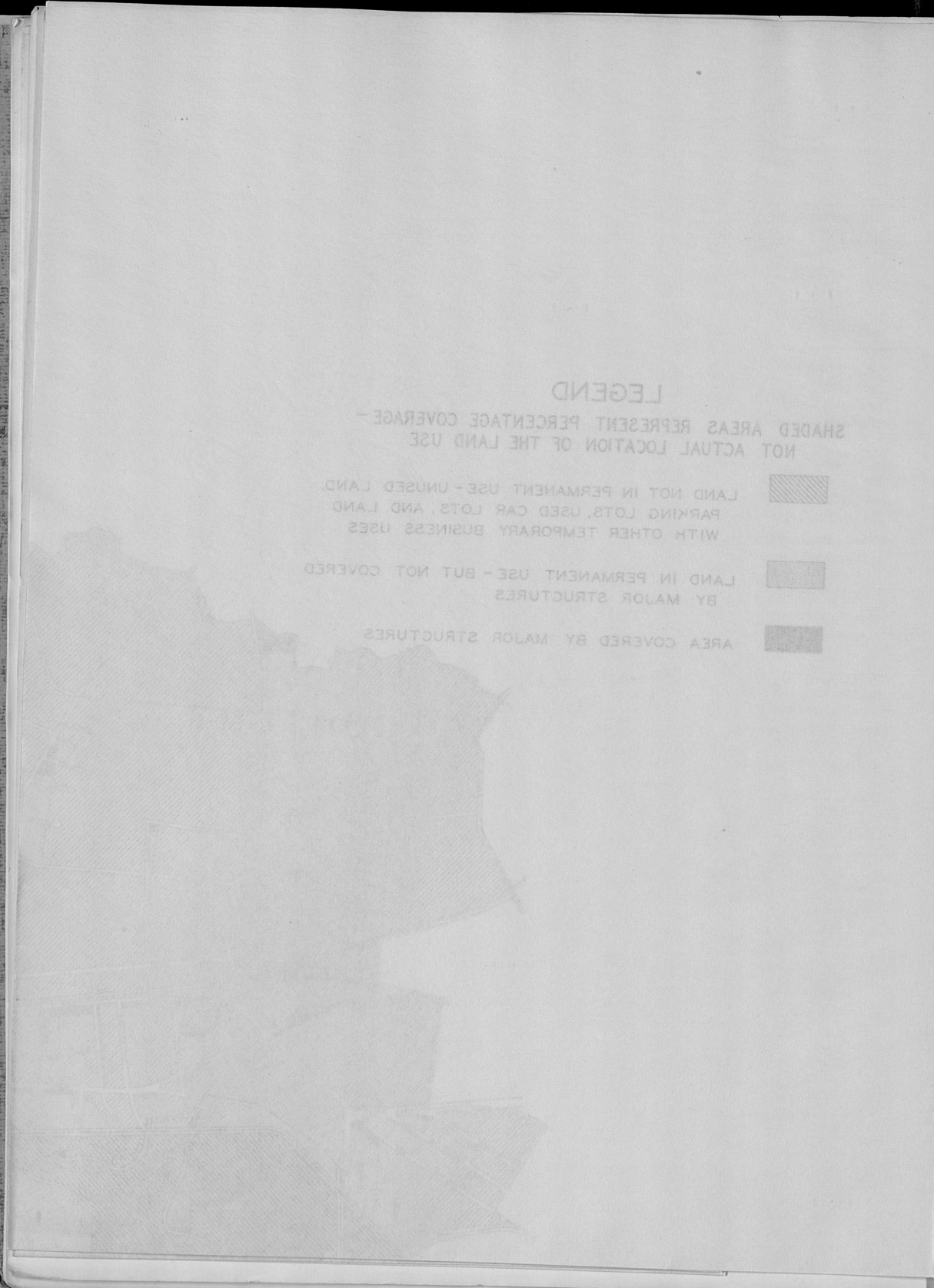
Area	Area
1,000	1,000
1,000	1,000
1,000	1,000
1,000	1,000
1,000	1,000
1,000	1,000
1,000	1,000
1,000	1,000
1,000	1,000
1,000	1,000

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






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



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

presen
istics
findin

A
units.
four -
10,239
next la
dominat
include
tiple d
the con
types s
es in G
partmen

The
than gra
structio
hoods in
consider
Greensbo
structur
now cont
nally st

The
it is sig
indicate

Almo
third are
improveme
1,280 str
represent
contribute
tors disc
extent am
poor repai
is almost
accompany
They comma
property v
to fall in
neighborho

It is
the mainte

CHAPTER III

REAL PROPERTY

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

Dwelling Structures

At the time of the survey there were 12,225 dwelling structures in Greensboro, containing 15,161 dwelling units. Seventy structures were under construction, 62 of which were single-family dwellings, 7 were two- to four-family structures, and one an eight-unit apartment house. The greatest number of existing structures, 10,239, or 83.8 percent of all dwelling structures in the city, are of the single-family detached type. The next largest group of structures, 1074, are duplex structures among which the two-family side-by-side type predominates. The 500 structures containing 1,270 dwelling units, which are listed as "other non-converted" types, include garage apartments, single-family homes which, with no structural changes involved, are now used as multiple dwellings, and other miscellaneous structures not readily classifiable as to type. The tendency toward the construction of single-family dwellings is still prevalent in Greensboro. The building of other structural types seems directed toward the duplex, rather than multiple-apartment structure. There are 47 apartment houses in Greensboro; the greatest proportion of which contain less than 10 dwelling units. Dwelling units in apartment houses account for only 3 percent of all units in the city.

Converted Structures

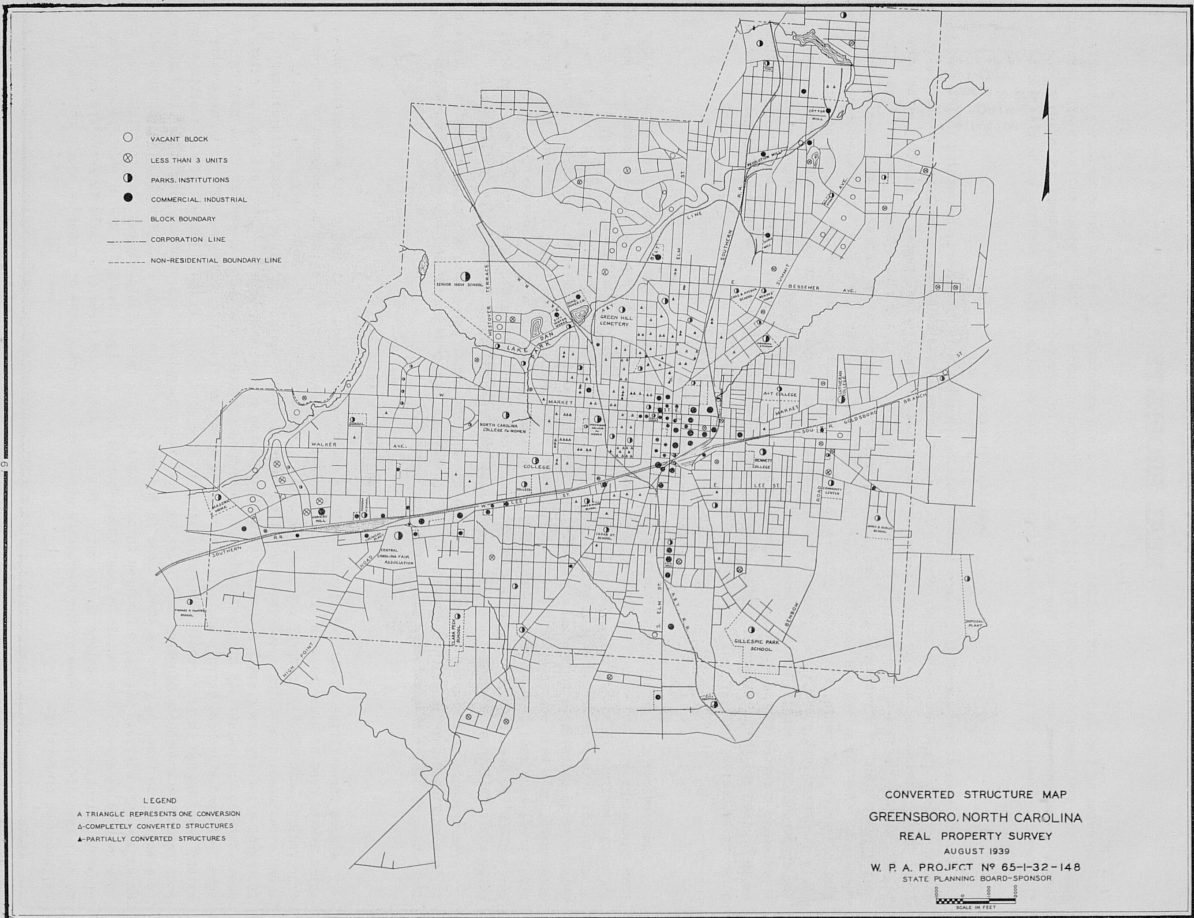
The conversion of structures to new uses generally occurs when a city experiences a precipitous, rather than gradual growth, and very frequently when economic depression prevents investment in the necessary new construction implicit in such growth. Converted properties almost always have a deleterious effect on the neighborhoods in which they occur and on surrounding property values. Any trend toward such changes in use is therefore considered an undesirable condition. Only 123, or little more than 1 percent of all residential structures in Greensboro, have been converted from their original use. Over 95 percent of these conversions, involving 117 structures, were made from structures originally intended for the housing needs of one family. Of these, 47 now contain two dwellings, and 70 contain three or more dwellings. The remaining six conversions were originally store buildings or garages now adapted to residential or combined business and residential uses.

The presence of converted structures is not a striking factor in Greensboro's housing situation. However, it is significant that about three-fourths of all conversions were made during the last ten years, which might indicate a growing tendency toward such changes in usage.

Condition

Almost three-fifths of all dwelling units in Greensboro are in good condition, a little less than one-third are in need of minor repairs, evidence of depression years and the consequent postponement of necessary improvements, and about 10 percent are classified as in need of major repairs or "unfit for use." While the 1,280 structures, comprising 1,495 dwelling units, which fall into these last two poor condition categories, represent a comparatively small proportion of all structures in the city, to the extent that they do exist they contribute to the relatively high proportion of inadequacy engendered by other and equally vital housing factors discussed elsewhere in this analysis. It will be seen that these other factors occur to a far greater extent among houses in poor repair than among those in good condition. About 88 percent of all dwellings in poor repair lack adequate plumbing facilities as well; the proportion of overcrowding among them (19.9 percent) is almost three times as great as among those in the better condition groups (7.3 percent). As the maps which accompany this analysis reveal, structures in poor condition are rarely isolated, but tend to blight whole areas. They command relatively low rentals (almost three-fourths rent for less than \$15 a month) which reduces real property valuation and tax returns to the city. The cycle extends to force other structures in the same area to fall into disrepair because of the depressing effect of the rental value of houses in poor condition on neighborhood properties.

It is obvious that a comparatively reasonable outlay would effect the degree of improvement necessary for the maintenance of housing standards and investment values for a considerable part of those dwellings which are



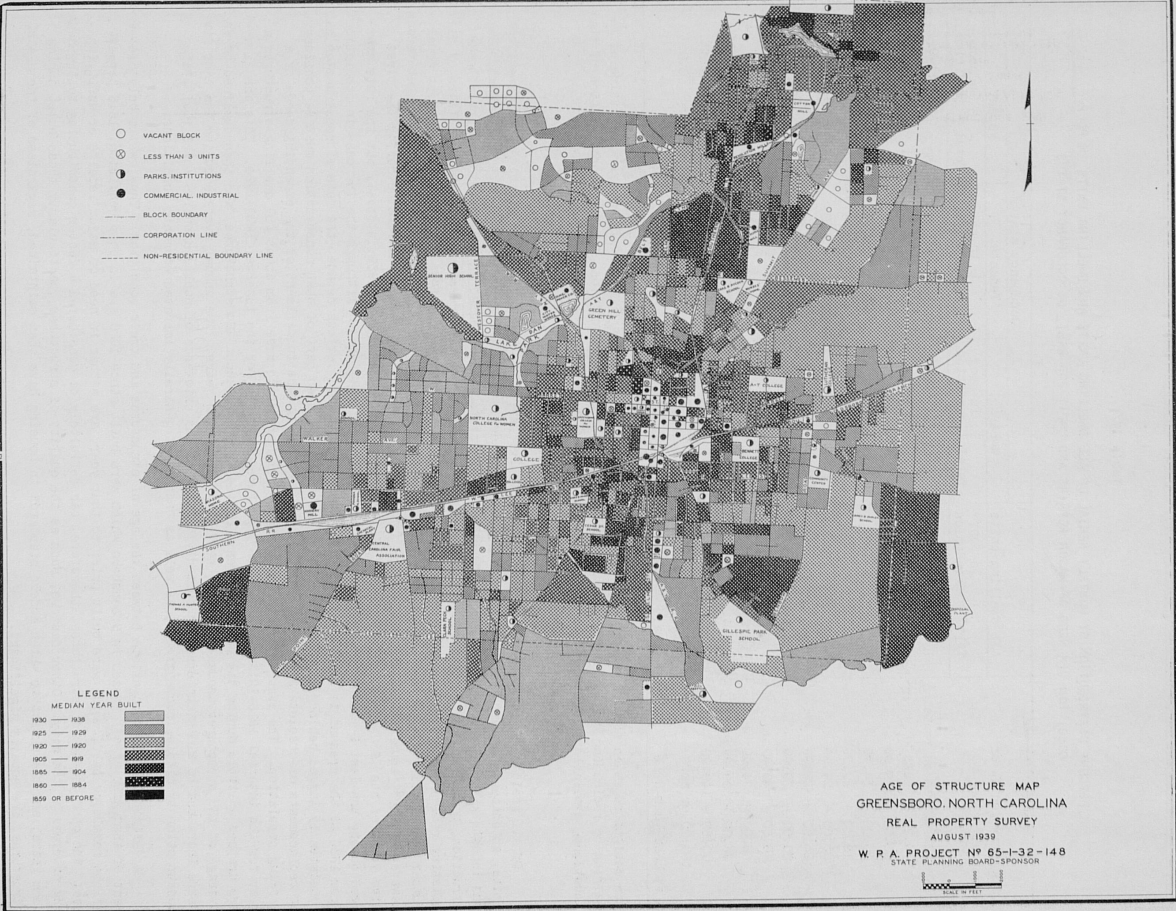


Table IV
 PERCENT DISTRIBUTION BY MONTHLY RENTAL OF ALL DWELLING UNITS AND DWELLING UNITS IN POOR
 CONDITION (IN NEED OF MAJOR REPAIRS AND UNFIT FOR USE), BY OCCUPANCY STATUS

Monthly rental or rental value	All dwelling units		Occupancy status					
			Owners		Tenants		Vacant	
	Total	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	5.9	4.4	0.3	3.8	3.7	4.5	1.2	5.1
5.00 - \$ 9.99	11.5	24.8	2.1	11.4	15.9	26.3	10.1	35.5
10.00 - 14.99	17.9	44.9	7.0	33.7	23.4	47.2	12.6	30.5
15.00 - 19.99	12.0	13.6	3.2	20.1	14.0	12.9	11.2	8.5
20.00 - 24.99	10.4	8.0	11.9	21.8	9.7	5.8	11.7	11.9
25.00 - 29.99	8.1	1.8	10.5	2.2	6.8	1.7	10.1	3.4
30.00 - 39.99	11.4	1.7	15.9	5.4	9.0	1.0	17.1	3.4
40.00 - 49.99	8.8	0.4	13.2	1.1	6.6	0.2	12.2	1.7
50.00 - 74.99	10.6	0.3	21.7	0.5	5.2	0.3	12.2	0.0
75.00 - 99.99	2.4	0.1	6.2	0.0	0.7	0.1	1.4	0.0
100.00 - 149.99	0.8	0.0	2.4	0.0	*	0.0	0.2	0.0
150.00 or more	0.2	0.0	0.6	0.0	0.0	0.0	0.0	0.0

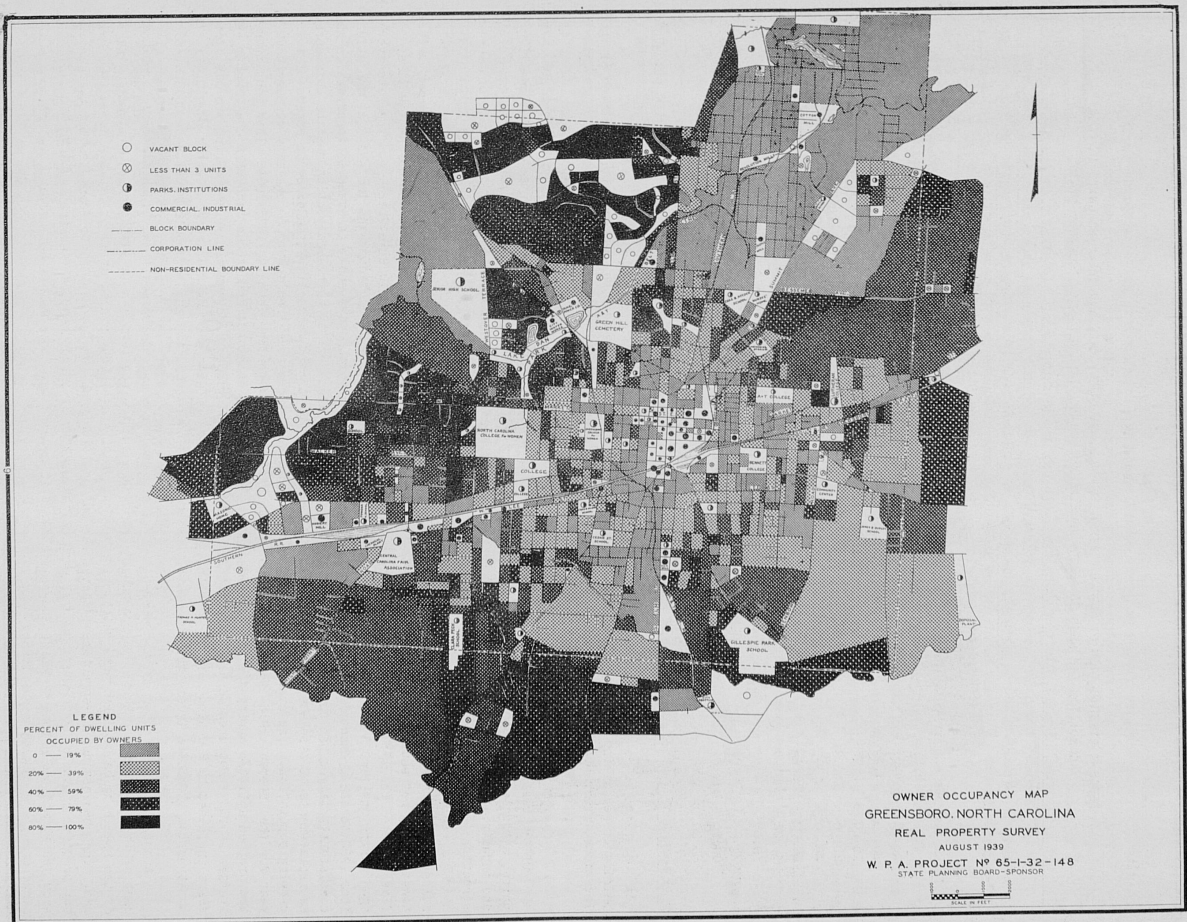
* Less than 0.1%

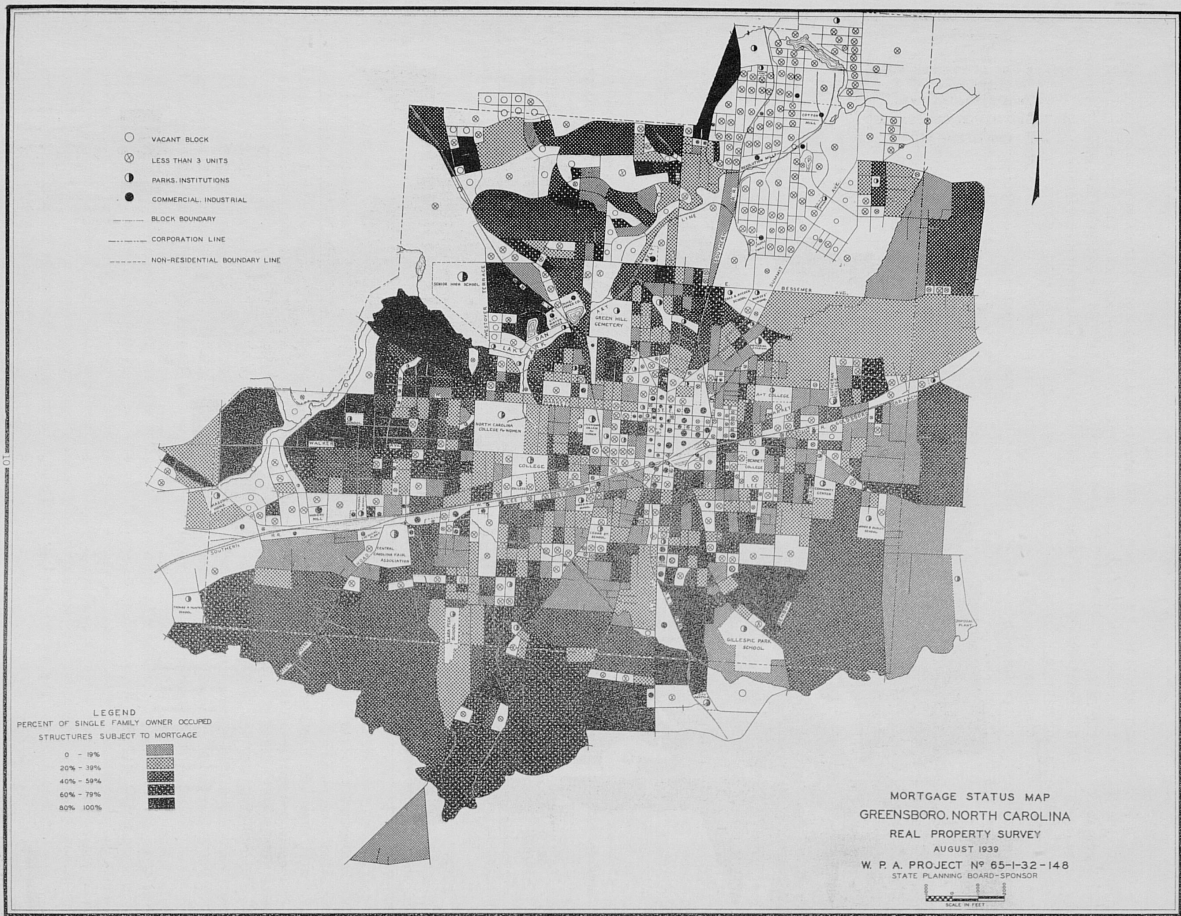
now designated as in need of minor repairs, before they become unsafe for occupancy. However, the value of repairing or reclaiming dwelling structures, particularly those in poor condition, involves consideration of their locations, available facilities, and the rental prices of such improved properties.

Age of Structure

Of all residential structures in Greensboro, only 3.3 percent, or 407 structures containing 580 dwelling units, antedate the year 1895. During the succeeding decades the growth of the city as part of the commercial and industrial development of the Piedmont section of the state, is reflected in the increasing rate of construction, until the sharp drop in building activity occasioned by the depression. More than one-third of all existing residential structures were built in the twenty year interval from 1895 to 1915, and an almost equal number were constructed during the interval from 1920-1930. The increased rate of construction for that decade, however, did not equal the rate of population increase. The sharp decline in construction during the first five years of the 1930's was followed by an appreciable rise during the 1935-1939 interval, but the rate averaged during the last 5 years did not approximate that of the boom period. Although the increase in population from 1930 to the present is slight in comparison with that of the previous decade, the rate of construction has consistently lagged behind growth in population, particularly when part of that construction must be considered as replacements of obsolete structures, rather than entirely as the fulfillment of the expanding needs of a growing population. The average rate of construction in Greensboro rose from about 250 dwelling structures a year for the interval 1915-1919, to about 463 structures annually for the interval 1920-1924. This annual average dropped a little during the last five years of the 1920's to about 424 structures, and then declined to an average of 135 structures annually for the next five depression years. The annual average during the last five years increased to 210 structures, undoubtedly because of the existence of public agencies which facilitate construction by middle income groups, as well as because of generally improved economic conditions.

A definite correlation exists between the age of structures and their condition. Thus, while only 5.4 percent of that half of all houses in Greensboro which were built since 1920 are in poor condition, 15.6 percent of the remaining half, which were built prior to that year, are either in need of major repairs or unfit for use. The obsolescence of structures, therefore, can definitely be considered a factor contributing to the housing problems of the city. Other factors, such as the quality of structures, particularly those built during boom years, and the extent to which modern standards in housing have been maintained, regardless of the age of structures, are equally significant.





1111
 1110
 1109
 1108
 1107
 1106
 1105
 1104
 1103
 1102
 1101
 1100
 1099
 1098
 1097
 1096
 1095
 1094
 1093
 1092
 1091
 1090
 1089
 1088
 1087
 1086
 1085
 1084
 1083
 1082
 1081
 1080
 1079
 1078
 1077
 1076
 1075
 1074
 1073
 1072
 1071
 1070
 1069
 1068
 1067
 1066
 1065
 1064
 1063
 1062
 1061
 1060
 1059
 1058
 1057
 1056
 1055
 1054
 1053
 1052
 1051
 1050
 1049
 1048
 1047
 1046
 1045
 1044
 1043
 1042
 1041
 1040
 1039
 1038
 1037
 1036
 1035
 1034
 1033
 1032
 1031
 1030
 1029
 1028
 1027
 1026
 1025
 1024
 1023
 1022
 1021
 1020
 1019
 1018
 1017
 1016
 1015
 1014
 1013
 1012
 1011
 1010
 1009
 1008
 1007
 1006
 1005
 1004
 1003
 1002
 1001
 1000

Other Structural Factors

Other physical characteristics of structures considered in the survey are their exterior material, the number of stories, and the presence or absence of basements and garages. Wooden dwelling structures prevail in Greensboro, accounting for 84.6 percent of all dwellings. Brick, as the type of exterior next most frequent in use, is reported in 12.9 percent of all cases, while 2.5 percent of all dwelling structures are built of stone, stucco, or other exterior materials. Apartment houses and dwellings connected with business structures indicate a greater use of materials other than wood than do any other types of structure. Although wooden structures show the greatest proportions in poor repair, it would be an over-simplification of the problem to draw any conclusions about the utility of wood as a construction material, since so few cases report the use of other materials.

It is questionable whether the small number of structures with basements, about 28 percent of the total, can be dismissed on the grounds that the climate of Greensboro makes the provision of space for the installation of furnace heating equipment an unnecessary luxury. Furthermore, the lack of basements, though less prevalent in Greensboro than in other cities of the state, frequently indicates improper underpinning and hence constitutes a structural problem. In contrast with the small number of structures with basements, 56.6 percent of the structures enumerated indicate the presence of a garage.

As is consistent with the non-metropolitan development of the city, more than three-fifths of all dwelling structures are one story in height. Nearly all the remaining structures are either one and one-half or two stories high, less than 1 percent exceeding two stories.

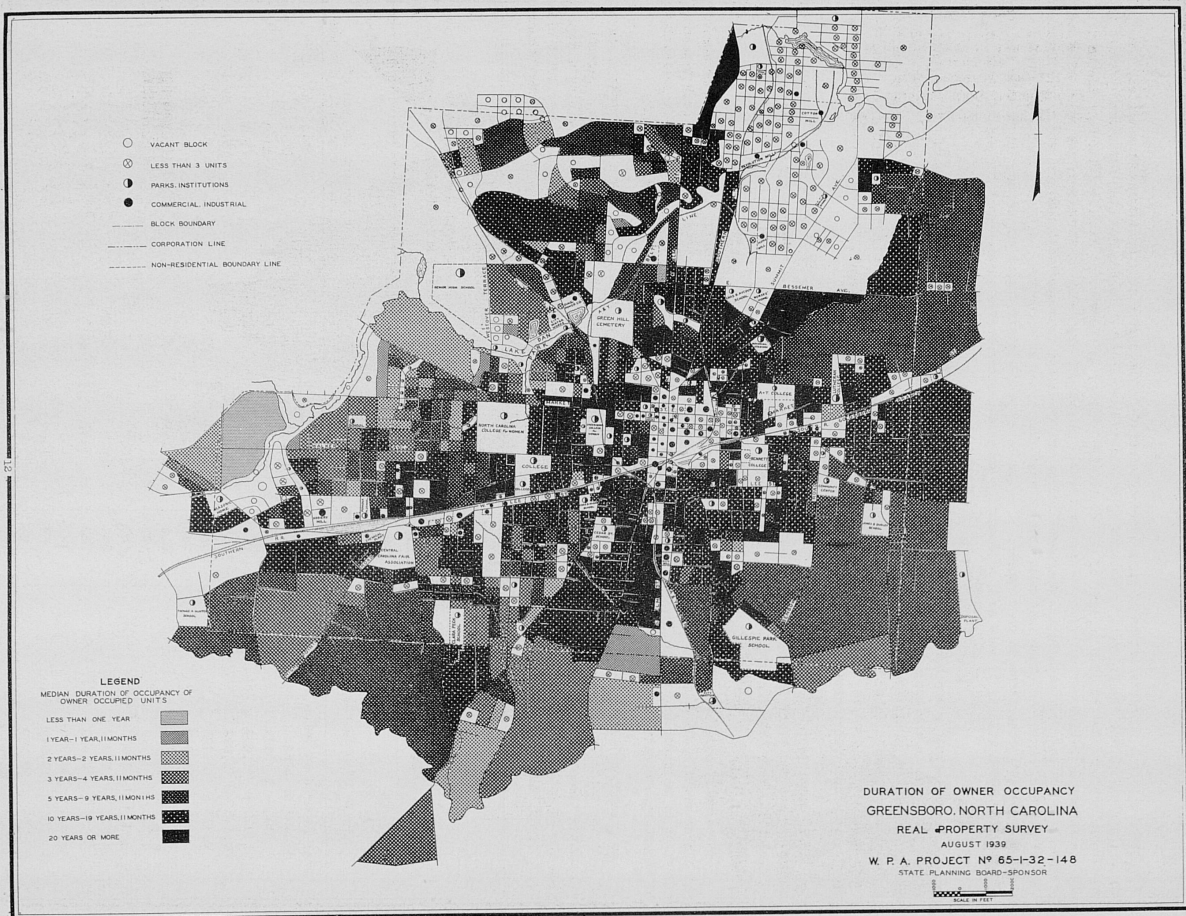
Owner-Occupancy

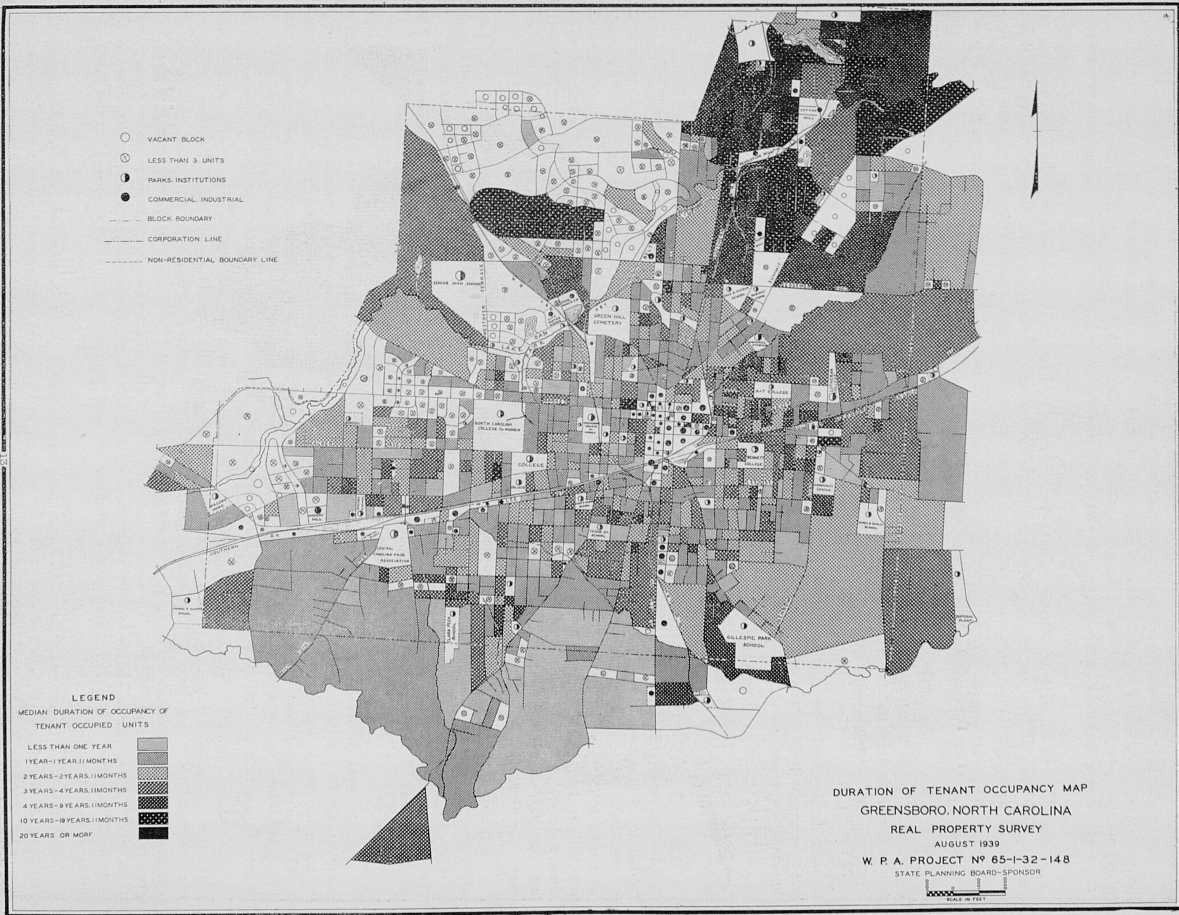
In terms of housing and its related social factors, the extent of home-ownership is significant because of the higher proportionate occurrence, with owner-tenure, of those elements considered desirable. Such important standards of measurement as the condition and adequacy of structures, land values and the resultant desirability of neighborhoods, and the stability of population, are all affected by the extent of owner-occupancy.

In Greensboro 38.7 percent of the 12,225 dwelling structures are owner-occupied. When considered in terms of dwelling units rather than structures, the percentage is naturally smaller, owners occupying 31.2 percent of all units, tenants 66.0 percent and vacancies accounting for the remaining 2.8 percent of all dwelling units. With the increasing age of structures, owner-tenure tends to decline. Of all residential structures built since 1920, almost half are owner-occupied, while of those built prior to 1920, only about 30 percent are owner-occupied.

Table V
NUMBER AND PERCENT DISTRIBUTION BY VALUE OF PROPERTY OF ALL SINGLE-FAMILY OWNER OCCUPIED
STRUCTURES, AND PERCENT OF EACH VALUE GROUP MORTGAGED, AND IN NEED OF MAJOR
REPAIRS AND UNFIT FOR USE

Value of property	Total single-family structures		Percent mortgaged	Percent in need of major repairs or unfit for use
	Number	Percent distribution		
Total reports on value of property	4190	100.0	43.8	4.1
\$ 499 or less	33	0.8	12.1	33.3
500 - \$ 999	174	4.2	25.9	31.0
1,000 - 1,499	246	5.9	29.7	15.4
1,500 - 1,999	386	9.2	36.5	7.3
2,000 - 2,499	355	8.5	37.7	5.1
2,500 - 2,999	285	6.8	47.4	2.8
3,000 - 3,999	614	14.6	47.7	1.1
4,000 - 4,999	493	11.8	51.3	1.0
5,000 - 5,999	439	10.5	53.1	0.2
6,000 - 7,999	584	13.9	49.3	0.2
8,000 - 9,999	235	5.6	44.7	0.0
10,000 - 14,999	191	4.6	46.6	0.0
15,000 - 19,999	69	1.6	33.3	0.0
20,000 - 29,999	65	1.5	21.5	0.0
30,000 or more	21	0.5	28.6	0.0





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

LEGEND
 MEDIAN DURATION OF OCCUPANCY OF
 TENANT OCCUPIED UNITS

LESS THAN ONE YEAR	[Lightest shading]
1 YEAR-11 MONTHS	[Light shading]
2 YEARS-23 MONTHS	[Medium-light shading]
3 YEARS-43 MONTHS	[Medium shading]
4 YEARS-93 MONTHS	[Dark shading]
10 YEARS-19 YEARS 11 MONTHS	[Darkest shading]
20 YEARS OR MORE	[Black shading]

DURATION OF TENANT OCCUPANCY MAP
 GREENSBORO, NORTH CAROLINA
 REAL PROPERTY SURVEY
 AUGUST 1939
 W. P. A. PROJECT Nº 65-1-32-148
 STATE PLANNING BOARD-SPONSOR



Value of Owner-Occupied Structures

Exactly half of all owner-occupied single-family structures (the type which includes 88.7 percent of all owner-occupied structures, and the only one which can be used for analyzing values on a single unit basis), are valued at less than \$4,000, and one-fifth are valued at less than \$2,000 by their owners. More than one-third of the structures of this type are valued between \$4,000 and \$7,999, and about 15 percent are valued at \$8,000 or more.

Almost half of all such structures consist of five or six rooms; the five-room unit is the median size for those valued under \$3,000, and the six-room size for those valued between \$3,000 and \$5,999. The majority of owner-occupied single-family structures which are valued in excess of this amount contain more than six rooms.

It is not surprising to find that, of 179 owner-occupied structures which are in need of major repairs or unfit for use, 170 are valued under \$4,000, and only two are valued at \$5,000 or more.

Mortgage Status

More than two-fifths of all owner-occupied structures in Greensboro are mortgaged. The incidence of mortgaged structures declines progressively with the increasing age of structures. Thus, 63.7 percent of all owner-occupied structures built during the last ten years, and 46.8 percent of those built from 1920 to 1929 are mortgaged, while only 29.8 percent of those built prior to 1920 are encumbered.

The proportion of structures with mortgages rises with rising property values and reaches a peak among those owner-occupied structures valued between \$5,000 and \$5,999, over half of which are encumbered. The proportion of mortgaged structures shows a steady decline as the value of property rises above \$6,000.

Very few of the comparatively small number of owner-occupied structures in poor condition are mortgaged. The liberal terms of existing lending agencies could probably be utilized for the improvement of much of this owner-occupied property.

Duration of Occupancy

The stability of occupancy among owners is one of the characteristics which contributes greatly to the desirability of home-ownership. The comparative differences between the duration of owner- and tenant-occupancy are striking. The proportion of owners who have occupied the same dwelling for five years or more is at least twice as great as the proportion of tenants with such lengthy occupancy durations. Over one-fourth of the tenants in Greensboro have occupied their present dwellings for less than one year, with one-sixth reporting an occupancy duration of less than six months. On the other hand, more than half of all owners have occupied their dwellings for ten years or longer. 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.

In general, instability of residence is not a very serious problem in Greensboro, 45 percent of all tenants having occupied the same residence for three years or more at the time the survey was taken. Poor condition of occupied houses does not seem to affect adversely the duration of occupancy among tenants. In fact, a greater proportion of structures in poor condition occurs among tenants with lengthy occupancy than among those with occupancies of shorter duration.

Rental and Rental Value

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

The largest number of dwellings contained in any one rent group are those with a rental value of from \$10 to \$15 a month, which include 18 percent of all dwelling units in the city. However, only 7 percent of all owner-occupied units, as compared with almost one-fourth of all tenant-occupied ones, fall into this rent group. Dwelling units with a rental value of less than \$10 a month comprise 17.3 percent of all units in the city. Less than 3 percent of all owners, but about another fourth of all tenants occupy units with these lowest rental values. In all, rental values of less than \$20 a month are reported for almost half of all dwelling units in Greensboro. More than three-fifths of all tenants, but less than one-fifth of all owners, occupy units with rental values under \$20 a month.

About one-fifth of all dwelling units in the city have a rental value ranging from \$20 to \$30 a month. The proportionate incidence of rental values of \$30 or more per month is not only greater among owners (60 percent) than among tenants (21.5 percent), but owners also exceed tenants in the actual number reporting these higher rentals (2,839 owners and 2,153 tenants), in spite of the fact that tenants are more than twice as numerous as owners in Greensboro.

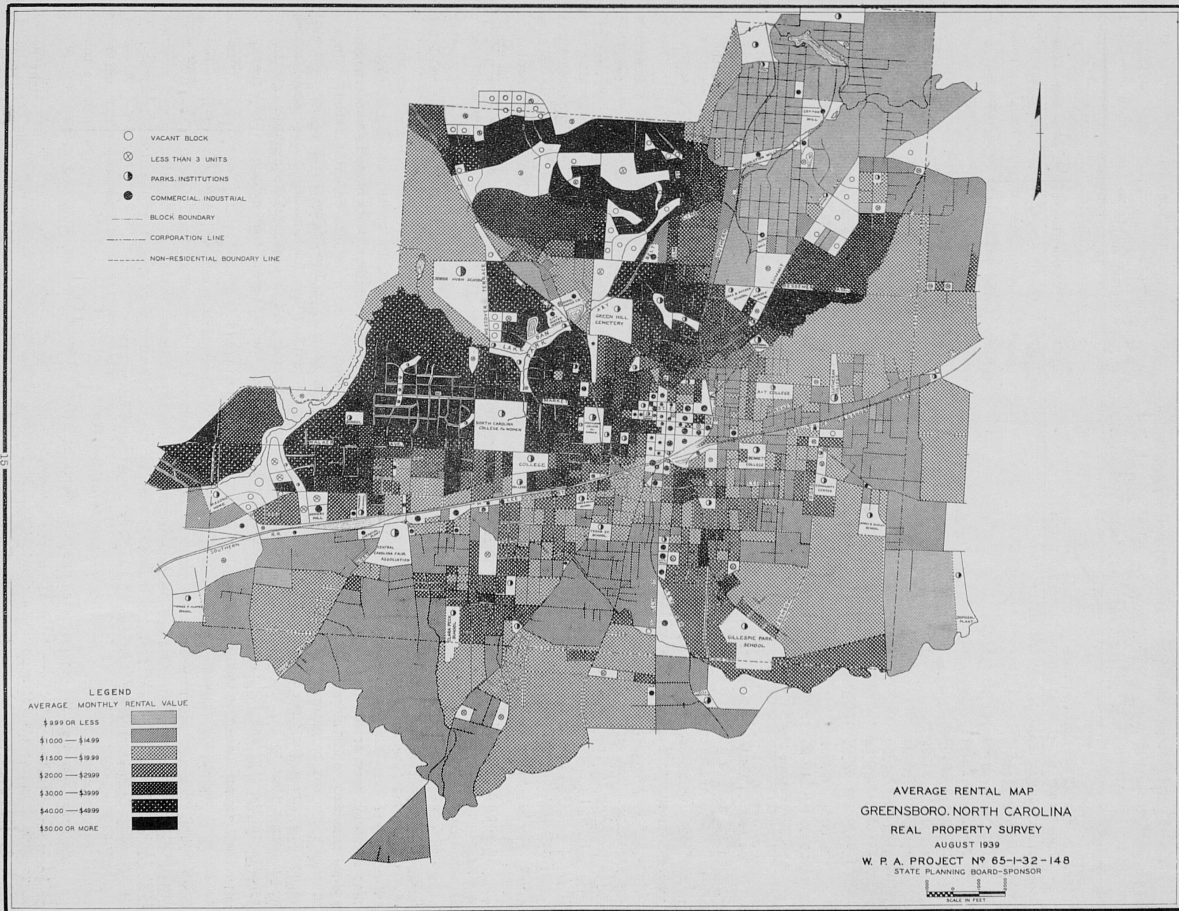


Table VI NUMBER OF DWELLING UNITS BY MONTHLY RENTAL AND NUMBER AND PERCENT OF ALL DWELLING UNITS WHICH ARE INADEQUATE IN EACH RENTAL GROUP			
Monthly rental or rental value	All dwelling units	Inadequate dwelling units	
		Number	Percent of all dwelling units
Total reports on rental	15,161	7,293	48.1
\$ 4.99 or less	889	871	98.0
5.00 - \$ 9.99	1,737	1,643	94.6
10.00 - 14.99	2,723	2,480	91.1
15.00 - 19.99	1,833	1,131	61.7
20.00 - 24.99	1,582	625	39.5
25.00 - 29.99	1,221	254	20.8
30.00 - 39.99	1,725	203	11.8
40.00 - 49.99	1,335	58	4.3
50.00 - 74.99	1,601	23	1.4
75.00 - 99.99	364	4	1.1
100.00 - 149.99	120	1	0.8
150.00 or more	31	0	0.0

The median rental for all dwellings ranges from \$20 to \$25 a month. Tenant-occupied units report a median of from \$15 to \$20 a month, vacant units from \$25 to \$30 a month, and owner-occupied units from \$30 to \$40 a month. Rents are little affected by the inclusion of furniture in rent price, except for the 3.7 percent of all tenant-occupied and vacant units which report furniture included in rent price, and which occur in greatest proportions among those units with a rental value in excess of \$20 a month.

Dwelling structures built during the last fifteen years indicate a higher median rental value, \$25 to \$30 a month, than older structures. The median rental value of the 89 dwelling units under construction at the time of the survey is even higher, ranging from \$40 to \$50 a month, rent prices which families with incomes of less than \$2,000 a year cannot pay.

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 although only about one-tenth of all dwellings in the city are in poor condition, one-fifth of those units which rent for less than \$15 a month, a rent group which includes more than one-third of all dwelling units in Greensboro, are in need of major repairs or unfit for use.

Other salient adequacy factors which are discussed throughout this analysis emphasize even more strikingly than does the physical condition of structures the correlation between inadequacy and low rentals. With almost half of all dwelling units in Greensboro inadequate in some respect, 93.4 percent of those units with a rental value of less than \$15 a month, 61.7 percent of those renting for from \$15 to \$20 a month, and almost 40 percent of those renting for from \$20 to \$25 a month are inadequate. In the comparatively higher rental value group, from \$25 to \$30, one-fifth of all units were found inadequate.

Owners in each rent group indicate a proportionate incidence of inadequacy almost as high as that for tenants. However, the frequency of owner-occupancy in the low-rent brackets, as well as in the city as a whole, is much smaller than that of tenant-occupancy. It is therefore manifest that Greensboro's greatest housing problem is to be found among that largest part (almost four-fifths) of its tenant population which lives in units renting for less than \$30 a month.

From the large proportionate incidence of undesirable characteristics among dwelling units with these rental values, as well as from the data gathered regarding incomes of families living in them, it must be concluded that inadequate conditions are perpetuated because adequate houses, either on account of high construction costs, or because of artificially bolstered rentals due to a shortage of dwellings, apparently command a rental price which a large proportion of the city's residents cannot pay.

Size of Dwellings

The four-room dwelling predominates over all dwelling sizes in Greensboro, accounting for more than one-fifth of all units. Three-room units are next in order of frequency, and represent 18.2 percent of the total. Units with five and six rooms occur in about 16 and 18 percent of all cases, respectively.

The proportionate occurrence of the different size-of-dwelling groups varies with owner- and tenant-occupancy. Less than 5 percent of all owners occupy units smaller than four rooms in size, as compared with more

than one-third of all tenants; and while two-thirds of all owners occupy dwellings which exceed five rooms in size, only little more than one-fifth of all tenants live in dwellings of such sizes. The median size for all dwellings in the city is five rooms, for those occupied by owners it is six, while for tenant-occupied and vacant units it is four rooms.

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 Greensboro, 94.4 percent of all dwelling units are wired for electric lighting. A few dwellings use gas for lighting purposes, and the remaining 5.3 percent still utilize oil lamps and other lighting devices. Of the owner-occupied units 89, or less than 2 percent are without installed lighting, as are 679, or 6.8 percent of all tenant-occupied units. Those dwellings which rent for less than \$15 a month, comprising more than one-third of all dwellings in the city, report 13.9 percent of their number not wired for electric lighting, in contrast with 1.1 percent of those units which rent for \$15 or more per month.

Sixty dwelling units in Greensboro lack installed heating facilities of any type, about 30 percent report installed furnace heating equipment, and the greatest number of units, 10,497, or 69.2 percent of the city's total, rely on "other installed" heating facilities, such as fireplaces, oil burners, coal and wood stoves, etc. Only 2.2 percent of that half of all dwelling units in Greensboro which rent for less than \$20 a month have installed furnace heating equipment, and about 15 percent of those units which rent for between \$20 and \$30 a month are similarly equipped. On the other hand, more than three-fourths of all dwelling units with a rental value of \$30 or more per month are equipped with furnace heating facilities. It is likely, on the basis of evidence of other housing inadequacies among these same dwellings with comparatively low rental values, that the mildness of the southern climate is not the only factor responsible for the absence of modern heating equipment.

Table VII
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	9.9	3.9	12.5	13.8
At least 2 toilets and at least 2 bathing units	0.5	0.1	1.2	6.7
At least 2 toilets and 1 bathing unit	1.3	0.5	2.2	12.5
1 toilet and at least 1 bathing unit	2.3	1.1	3.0	5.3
At least 1 toilet, less than 1 bathing unit	9.2	10.9	8.9	16.7
Shared toilet, with running water	6.7	3.6	7.1	8.2
Shared toilet, no running water	0.0	0.0	0.0	0.0
No toilet, with running water	30.5	19.7	31.8	44.0
No toilet, no running water	38.4	21.2	43.7	64.9

The presence of plumbing facilities is one of the most incontrovertible standards of adequacy in housing. The fact that 45.5 percent of all dwelling units in Greensboro lack adequate sanitary facilities indicates a serious housing problem. Included in the 6,902 units which do not have a minimum of one private indoor flush toilet and bath are 2,565 dwellings, or 16.9 percent of all units in the city, which have a toilet but no bath, and 1,507 dwellings, or about 10 percent of all units in the city, which share toilet facilities. In addition, 1,190 dwellings, 7.8 percent of the city's total, have running water but do not extend that utility for toilet and bath purposes, and an even larger number, 1,640, or 10.8 percent of all units in the city, have neither running water nor private indoor toilets and baths.

The distribution of sanitary facilities by occupancy reveals that about one-fifth of all owner-occupied units, and almost three-fifths (57.7 percent) of all tenant-occupied units lack the minimum standards of adequacy in plumbing equipment. That other factors have to be dealt with when considering the high incidence of inadequate facilities is attested to by the high proportions of plumbing inadequacies which occur in dwellings which are 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 dwelling units with low rental values. More than 90 percent of those units which rent for less than \$15 per month are ill-equipped, and about 45 percent of those units which rent for between \$15 and \$25 a month are lacking in sanitary facilities. Plumbing inadequacy occurs in only 6.6 percent of all units with a rental value of \$25 or more per month, the proportionate incidence of inadequate sanitary facilities decreasing consistently with each rising rent value group.

Table VIII
PERCENT OF ALL DWELLING UNITS WITH MODERN FACILITIES
BY MONTHLY RENTAL OR RENTAL VALUE

Monthly rental or rental value	Dwelling units with facilities				
	At least 1 toilet and 1 bath	Electric Lighting	Central Heating	Electric or Gas Cooking	Mechanical Refrigeration
Total reports on rent	54.5	94.4	30.4	37.9	54.8
\$ 4.99 or less	2.5	93.1	0.8	1.5	46.9
5.00 - \$ 9.99	6.8	80.2	1.9	2.6	37.5
10.00 - 14.99	10.8	87.6	1.1	2.6	15.3
15.00 - 19.99	43.5	97.7	4.7	11.6	33.4
20.00 - 24.99	66.7	98.5	13.7	26.6	50.1
25.00 - 29.99	83.5	99.3	22.9	48.0	68.2
30.00 - 39.99	91.2	99.7	49.2	68.7	81.2
40.00 - 49.99	96.1	99.2	83.1	89.8	90.3
50.00 - 74.99	98.9	99.3	93.1	94.8	93.3
75.00 - 99.99	99.2	99.5	96.2	95.9	95.3
100.00 - 149.99	100.0	100.0	99.2	95.0	95.8
150.00 or more	100.0	100.0	100.0	96.8	100.0

As far as "desirable" facilities are concerned, about 38 percent of all dwellings in Greensboro are equipped with electric or gas stoves, and almost 55 percent with mechanical refrigeration. The use of gas for cooking is about twice as extensive as the use of electricity, but the latter utility is used almost exclusively for mechanical refrigeration. Modern cooking and refrigeration equipment is far more prevalent in owner-occupied units than in tenant-occupied units. However, wood, coal, or oil ranges for cooking purposes are still in use in two-fifths of all owner-occupied units and in more than 70 percent of all tenant-occupied units; and about one-fourth of all owners, and almost half of all tenants still use ice for refrigeration purposes.

The proportion of dwellings with modern facilities increases with the rising rental value of dwellings. Less than 10 percent of all units with a rental value under \$25 a month are equipped with gas or electric cooking facilities, as compared with about four-fifths of those units with a rental value of \$25 a month or more. While about one-third of all units with a rental value under \$25 a month are equipped with mechanical refrigeration facilities, 85 percent of those units with the higher rental values are similarly equipped. Obviously, the greatest lack, as in the case of other, and perhaps more vital equipment, exists among those rent groups below \$25 a month, which include the greatest number of dwelling units in Greensboro.

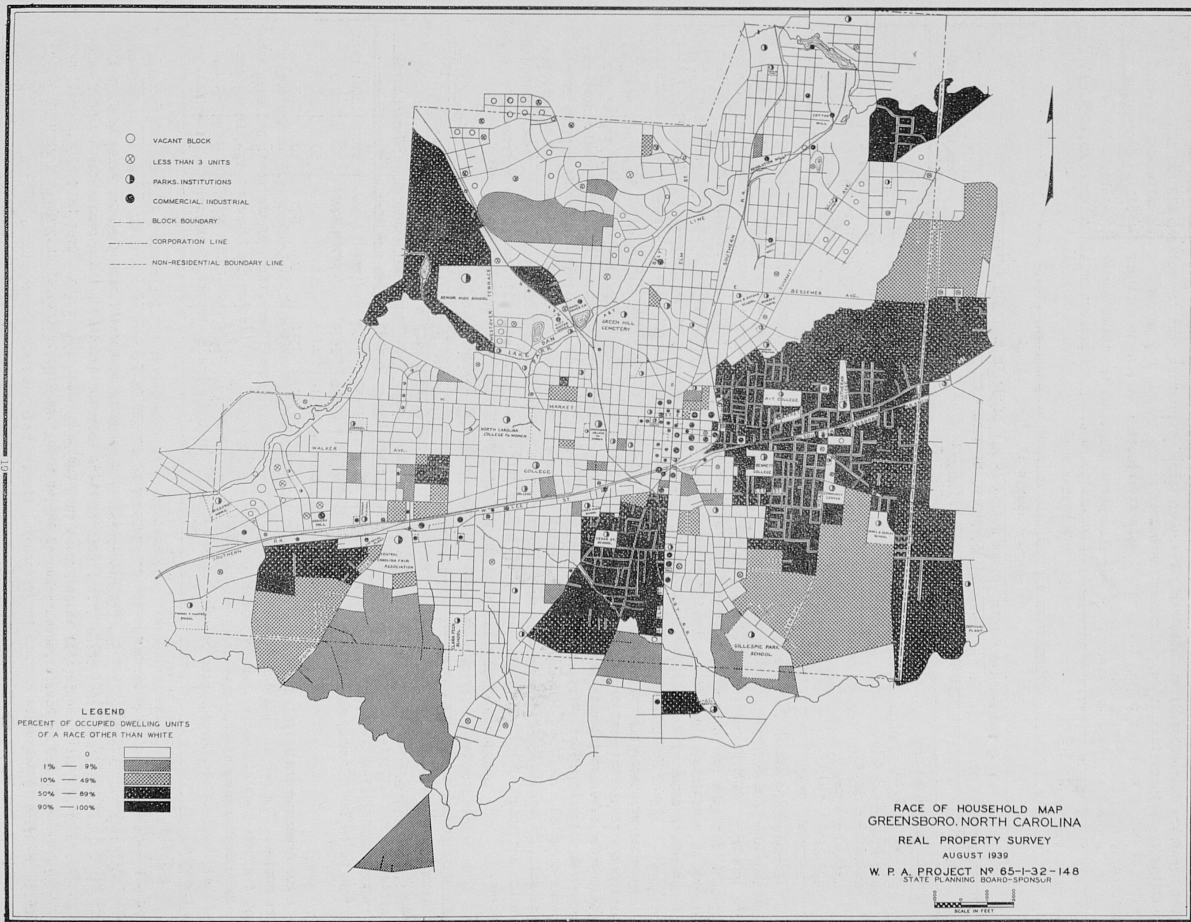
Vacant Units

Of Greensboro's 15,161 dwelling units, 427, or only 2.8 percent of the total, were vacant at the time of the survey. The median duration of all vacancies is two months; almost four-fifths of the total had been vacant for less than six months, and only 43 units, or 10 percent of all vacancies, had been vacant for one year or more at the time of the survey. Of the latter, 26 are in need of major repairs or unfit for use, which, coupled with the lengthy duration of their vacancy, might indicate their virtual abandonment as unrentable properties.

The proportion of vacant units which are inadequate to some degree (37.2 percent), is smaller than that for all occupied units (48.4 percent), but it includes more than 13 percent of the total number of vacant units which are in poor structural repair, one-third which lack adequate plumbing facilities, 7 percent which are not wired for electric lighting, and about 6 percent which have no installed heating facilities.

The median rental value for all vacant units in Greensboro, from \$25 to \$30 a month, is considerably higher than the \$15 to \$20 median for tenant-occupied units. The comparatively high rentals which the small number of adequate vacant units command in Greensboro, limits their availability to middle or high income groups.

Most of the vacant units which are inadequate have a rental value below \$25 a month. Of the 200 vacan-



cies with such rental values, about 70 percent are inadequate for at least one factor, two-thirds have inadequate sanitary facilities, more than one-fourth are in poor structural condition, and 14 percent are not wired for electric lighting.

Race Distribution

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

Race of Household	All-occupied dwelling units		Owner-occupied dwelling units		Tenant-occupied dwelling units	
	No.	Percent distrib.	No.	Percent distrib.	No.	Percent distrib.
Total reports on color or race	14,734	100.0	4,726	32.1	10,008	67.9
White and other	10,880	100.0	3,895	35.8	6,985	64.2
Negro	3,854	100.0	831	21.6	3,023	78.4

Differences between the housing conditions of the races are marked both in the extent of structural inadequacy and in undesirable factors of occupancy. More than 28 percent of all dwellings occupied by Negroes are in need of major repairs or unfit for use, as compared with only 3 percent of the units occupied by white groups. Although for the city as a whole dwelling units occupied by white groups exceed those occupied by Negroes by 7,026 units, not only are a far greater proportion of the dwelling units occupied by Negroes in poor structural conditions, but these are actually more than three times as numerous as dwellings in poor condition which are occupied by white groups. These differences in the housing conditions of the races are as consistent among owner-occupied as among tenant-occupied units. Although Negroes constitute about 18 percent of all owners in the city, Negro owners inhabit almost three-fourths of all owner-occupied units in poor repair. Negro tenants comprise about 30 percent of all tenant-occupants, but they inhabit over three-fourths of all tenant-occupied units in need of major repairs or unfit for use.

Occupancy status	Total reports on condition		Condition of occupied dwelling units							
			Good condition		In need of minor repairs		In need of major repairs		Unfit for use	
	No.	% dist.	No.	% dist.	No.	% dist.	No.	% dist.	No.	% dist.
All occupied units	14,734	100.0	8,684	58.9	4,614	31.3	1,369	9.3	67	0.5
White#	10,880	100.0	7,651	70.3	2,899	26.6	323	3.0	7	0.1
Negro	3,854	100.0	1,033	26.8	1,715	44.5	1,046	27.1	60	1.6
Owner-occupied units	4,726	100.0	3,536	74.8	1,006	21.3	174	3.7	10	0.2
White	3,895	100.0	3,179	81.6	665	17.1	50	1.3	1	*
Negro	831	100.0	357	43.0	341	41.0	124	14.9	9	1.1
Tenant-occupied units	10,008	100.0	5,148	51.4	3,608	36.1	1,195	11.9	57	0.6
White	6,985	100.0	4,472	64.0	2,234	32.0	273	3.9	6	0.1
Negro	3,023	100.0	676	22.4	1,374	45.4	922	30.5	51	1.7

Includes "other" race, of which there were 7 reports
* Less than 0.1%

More than two-fifths of all dwellings occupied by Negroes in Greensboro have a rental value of from \$10 to \$15 a month while more than three-fifths rent for less than \$15 a month. In contrast with this only about one-fourth of all units occupied by white groups rent for less than \$15 a month. Over half of all dwellings occupied by white groups have a rental value of \$25 or more; the same is true of only about 7 percent of the units occupied by Negroes.

As in practically all cities throughout the country, almost every significant aspect of the housing prob-

lem is present in more acute form among Negro groups. Not only is the incidence of structures in poor repair and with low rental values among Negroes out of proportion to the relative number of Negroes in the entire city, but Negro groups, on the whole, while averaging a slightly larger number of persons per dwelling than do white groups, indicate a far greater proportionate occupancy of smaller units than do white groups. The consequent overcrowding becomes a greater problem among Negro than among white groups. However, the fact that 37 percent of all white groups, along with more than four-fifths of all Negro groups, live in dwellings which are inadequate in some respect, makes the problem of housing standards the definite concern of both races.

Density

The average number of persons per occupied dwelling unit in Greensboro is 4.0 persons for white groups and 4.2 persons for Negroes. Tenant- and owner-occupied units, respectively, average 4.0 persons per unit. Units with two or three people are most common, and account for about 45 percent of all dwellings in the city. A little less than one-third of all dwelling units house either four or five persons, and about one-fifth are occupied by groups consisting of more than five persons. There is little difference between owner- and tenant-occupied units in the proportionate incidence of the various size groups, although the former indicate a slightly greater prevalence of groups containing either four or five persons than do the latter. The proportion of units occupied by more than five persons is somewhat greater for those units occupied by Negro than for those occupied by white groups. The largest average group size (4.4 persons) is found in the single-family detached dwelling. Dwellings in apartment houses and converted structures average less than three persons per unit.

The standard used by the Real Property Survey for determining the adequacy of dwelling unit space is one and one-half persons per room. The presence of more than this standard number of persons per room is reported in 1,258 dwellings, or about 8.5 percent of all occupied units. The greatest proportion of such overcrowding exists among tenants, who report 11.5 percent of the units they occupy inadequate for the size of their groups, as compared with only 2.2 percent of all owners. For both types of tenure overcrowding is proportionately greater among Negro than among white groups.

These 1,258 dwellings house, in inadequate space, almost 15 percent of all the individuals reached by the survey. About half of these are Negro. In fact, one-fourth of all Negro persons in Greensboro live in overcrowded homes, as do more than 10 percent of all white persons. Here again, the greatest proportion of overcrowding occurs among dwellings occupied by tenants, where about one-fifth of all persons live in units which house more than one and one-half persons per room, as compared with less than 5 percent of those persons living in owner-occupied units.

Table XI
DWELLING UNITS WITH MORE THAN ONE AND ONE-HALF PERSONS PER ROOM AS PERCENT
OF ALL OCCUPIED DWELLING UNITS IN EACH GROUP, BY OCCUPANCY STATUS, BY RACE

Race of household	All-occupied dwelling units	Owner-occupied dwelling units	Tenant-occupied dwelling units
Total reports on color or race	8.5	2.2	11.5
White and other	6.2	1.5	8.9
Negro	15.0	5.4	17.7

Overcrowding occurs to a far greater degree in smaller, rather than in larger dwelling units. Thus 15 percent of that considerable number of occupied dwelling units which contain less than five rooms are overcrowded, while less than 3 percent of those units which exceed four rooms in size house more than one and one-half persons per room. On the other hand, the proportion of overcrowding mounts strikingly as the size of group increases. Less than 2 percent of the units which house from one to four persons are overcrowded, but well over one-fifth of those housing five persons or more have inadequate space for the groups living in them.

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 overcrowding is far more common among dwellings in need of major repairs or unfit for use than among those in the better physical condition categories. As in the case of dwellings in poor repair, the largest proportions of overcrowding occur in dwellings with comparatively low rental values. Of all occupied dwelling units with a rental value of less than \$20 a month, 16 percent are overcrowded. In contrast, less than 2 percent of those with a rental value of \$20 or more are inadequate in size for the groups they house.

About one-half of all occupied dwellings in Greensboro report the presence of children under 15 years of

age. More than 15 percent of the dwellings with children and only less than 2 percent of those without children are overcrowded. Of all persons enumerated in the survey, almost one-fourth were children under 15 years of age and about one-third were under 20 years of age. Youth in Greensboro bears the brunt of overcrowded conditions; the proportion of such inadequacy among them is about two and one-half times greater than that among people who are 20 years old or more. Although persons under 20 years of age represent about one-third of the enumerated population, they constitute more than half of all individuals living in dwellings with inadequate space.

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 purposes of the dwelling survey, only those families who reported "doubling up" for economic reasons were considered extra families, others were merely included as roomers. Within the limits of this definition, extra families were present in 301 units, or 2.1 percent of all occupied dwellings. The presence of two or more extra families was reported in 37 of these units. A slightly greater proportion of tenants (2.2 percent) share their dwellings with extra families than do owners (1.7 percent).

Table XII
NUMBER OF PERSONS IN UNITS WITH MORE THAN 1½ PERSONS PER ROOM AS PERCENT OF ALL PERSONS IN EACH GROUP BY OCCUPANCY STATUS BY AGE OF PERSONS

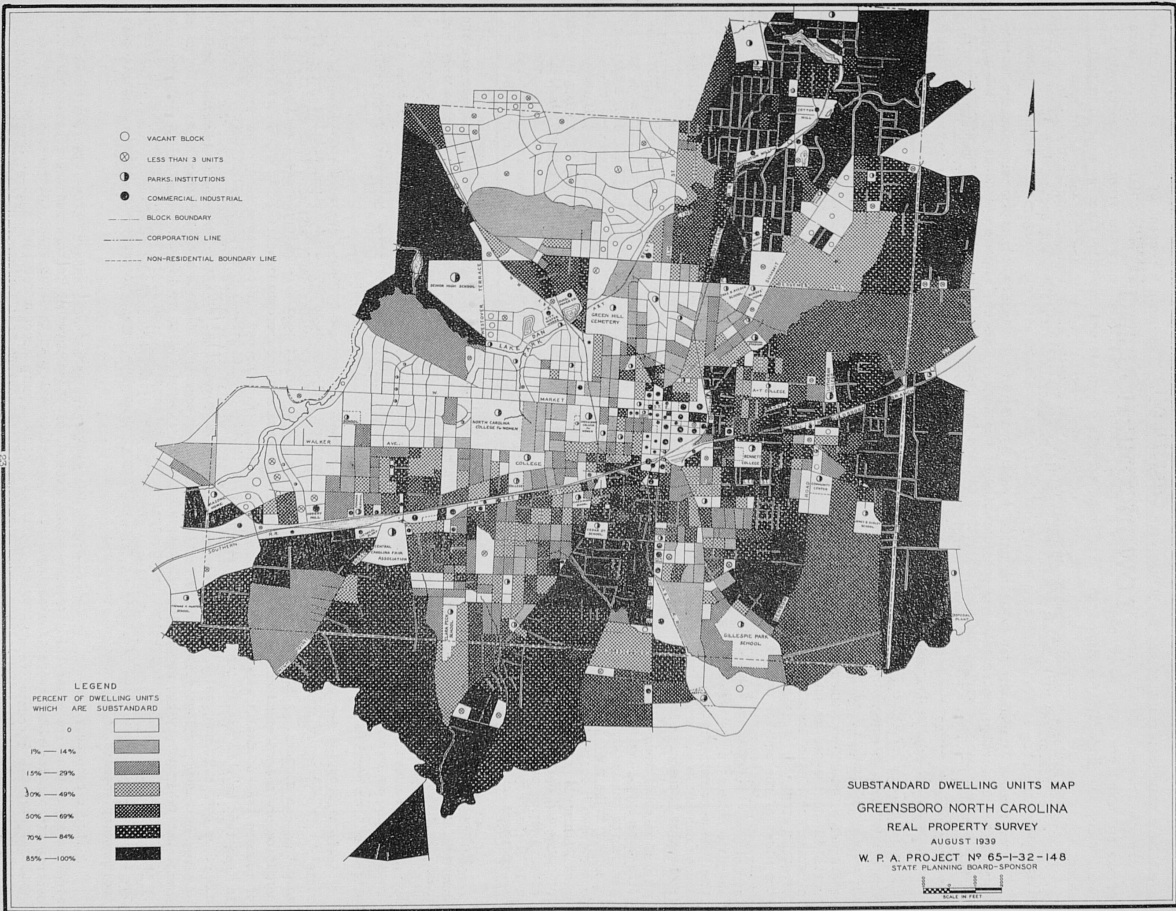
Age of persons.	All-occupied dwelling units	Owner-occupied dwelling units	Tenant-occupied dwelling units
Total reports on age	14.9	4.4	19.8
Under 1 year	29.0	11.9	33.6
1-4 years	28.2	9.3	33.2
5-9 years	28.4	8.6	34.8
10-14 years	23.2	7.9	29.5
15-19 years	19.1	6.7	25.0
20-64 years	10.1	3.0	13.7
65 years or over	6.7	1.8	12.3

In the case of almost one-fourth of all dwellings reporting the presence of extra families, these are the probable cause of the overcrowding which exists. In any event, a much smaller proportion of overcrowding (8.2 percent) exists among those dwellings with no extra families than among those with extra families (24.3 percent).

Three-fifths of all extra families consist of two persons and one-fifth of three persons. Twenty-nine extra families contain more than three persons and 34 consist of a single person.

More than 12 percent of all occupied units in Greensboro, or 1,784 dwellings, indicate the presence of roomers. The greatest number of these rent to one or two roomers, but 469 dwelling units in the city rent to more than two roomers. A higher proportion of dwelling units in poor repair contain roomers than those in good condition or in need of minor repairs, and a greater proportion of overcrowded dwellings indicate the presence of roomers than do dwellings of adequate size for the groups they house. 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 small number of people. Thus, while less than 5 percent of all units with two or three persons, and about 15 percent of those with four or five persons living in them, contain roomers, 22.4 percent of those with six or seven persons, and almost 35 percent of those with eight persons or more living in them are of these group sizes because of the presence of roomers. However, an encouraging aspect of the rooming situation in terms of family life is the fact that dwellings which are occupied by a primary group of one person indicate the largest proportionate incidence of roomers.

Although occupancy factors of inadequacy are not nearly so prevalent in Greensboro as are factors of physical or structural inadequacy, to the extent that they do exist they must be considered a definite element contributing to the housing problems of the city. Where overcrowding and other occupancy factors exist, the above analysis has attempted to show that they consistently occur along with other undesirable characteristics, and that for the most part they can all be localized into a particular segment of the dwelling structures in Greensboro. The analysis of low-income families which follows deals further with this segment of the city's dwellings.



CHAPTER IV LOW INCOME HOUSING

While the problem of housing 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 adequacy naturally falls almost entirely among groups with low incomes.

The concept of adequacy for dwelling units cannot be defined too rigidly, since too many factors, a number of them subjective, enter into any consideration of the term. However, minimum standards were set up for determining adequacy, covering the most objective factors involved. As a result, a house was designated as "substandard" if any one of the following conditions 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 one-half persons per room, and two or more families in the same dwelling unit; provided that monthly rent is less than \$40 per month should only one of the above occupancy factors exist.

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

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

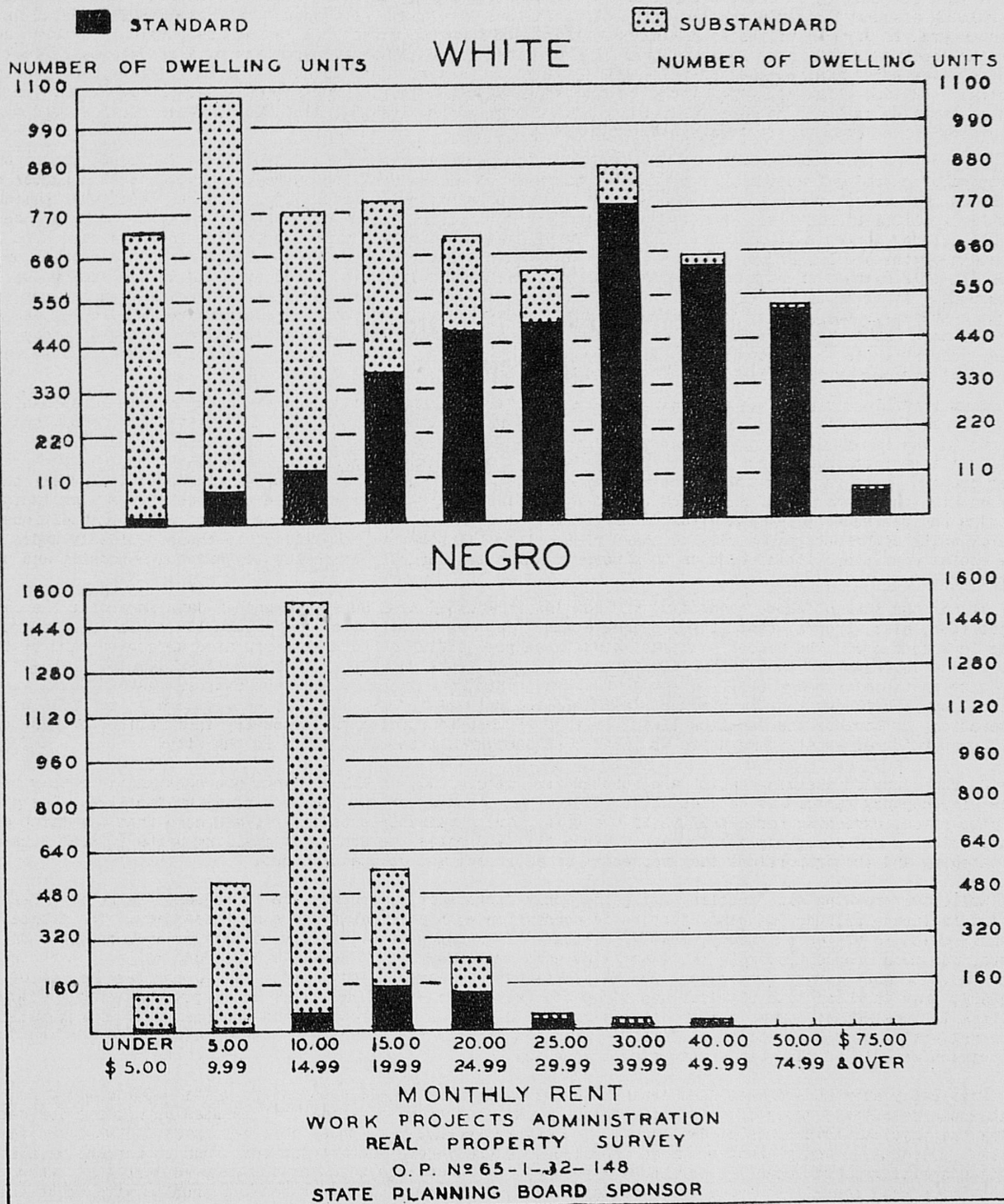
It was the task of those conducting the Low Income Housing Area Survey to gather data regarding the family composition, size, income, rental, employment status, and employability of the groups living in substandard homes in Greensboro. The second enumeration of those residential structures designated as substandard by the dwelling survey revealed that of the 15,161 units in Greensboro, 8,898 occupied dwellings, or 45.5 percent of all units in the city, were still substandard on the basis of at least one of the factors listed above. An additional 258 substandard units, excluded from this analysis either because they were vacant at the time of re-enumeration, or because the families living in them refused to furnish the necessary information, brings the total proportion of substandard units up to 47.2 percent of all dwelling units in the city.

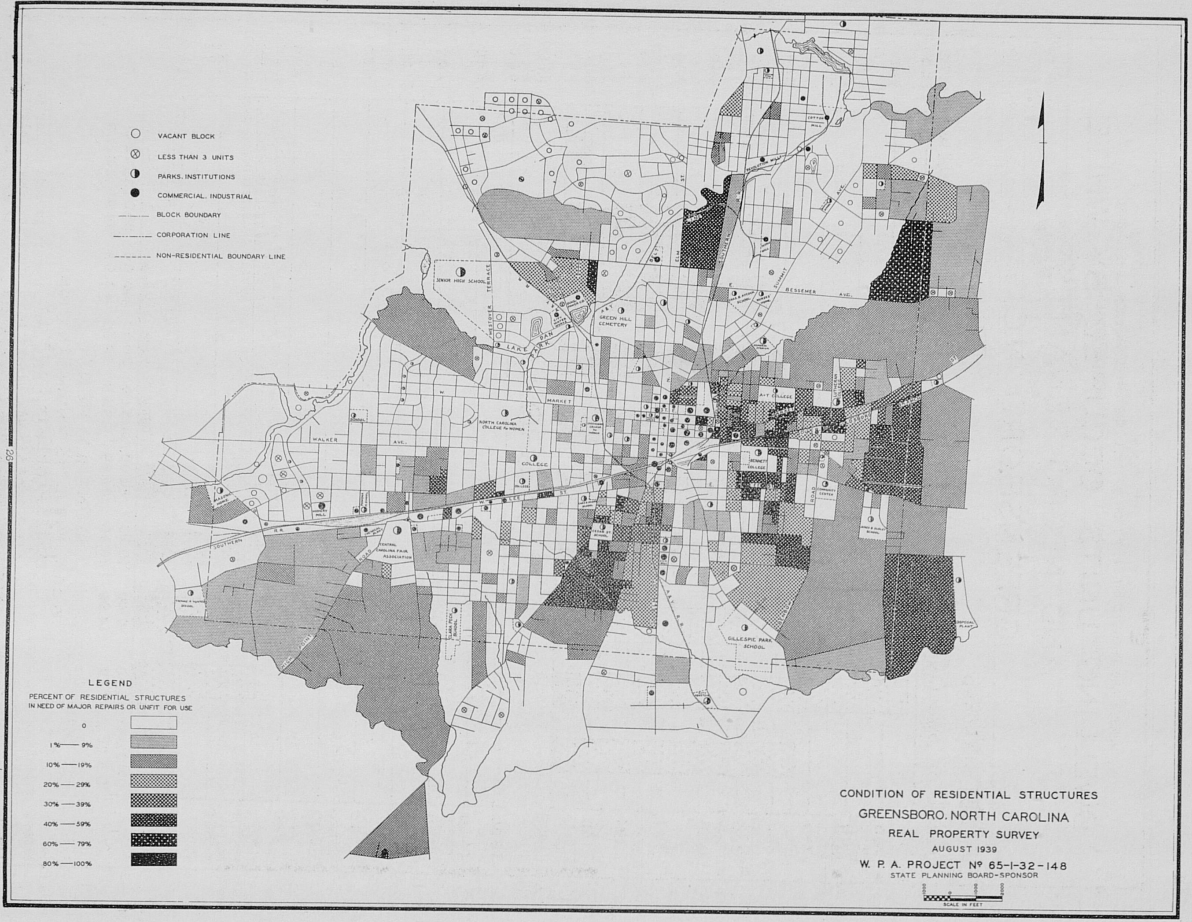
Of the occupied dwellings which are substandard, merely 100, or 1.5 percent, are substandard solely because of occupancy factors as defined above; i. e., overcrowding or the presence of extra families. The greatest proportion, exceeding three-fourths of the total, are physically substandard, and more than one-fifth are both physically and occupancy substandard. Table XIII indicates the number of dwelling units in each substandard category and the proportions they represent of each race and occupancy group.

While overcrowding and "doubling up" as the only factors of inadequacy are infrequent, there is a relatively high incidence of such occupancy factors in connection with physical factors of inadequacy. The substandard category which is of least urgency, that of occupancy inadequacy alone, occurs in greater proportions among owners, and more frequently among white families than among Negroes. Tenants and Negro families, on the other hand, indicate much larger proportions in the substandard category which represents the greatest degree of inadequacy, that in which both physical and occupancy factors exist. Since there is no preponderance of large families in substandard homes, the relatively greater degree of overcrowding and doubling up found there is a sharp reflection of the inability of families with low incomes to finance the cost of adequate space and dwelling privacy as well as the cost of structural adequacy.

Physically substandard dwellings constitute the major part of all substandard units. Table XIV demonstrates the frequency, among the different tenure groups, of those physical factors used as a basis for determining the physical inadequacy of dwellings. The figures reveal that these physical inadequacies occur in smallest proportions among owner-occupied dwellings. Since owners account for less than 15 percent of all substandard dwellings, and vacancies for about 3 percent, it is obvious that tenant-occupied dwellings, which represent more than four-fifths of all substandard units, constitute the major housing problem with which the city has to deal.

DWELLING UNITS OCCUPIED BY WHITE AND NEGRO TENANTS GREENSBORO N.C.





11
12
13
14

15
16
17

18
19
20

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

	Substandard occupied units							
	Total		Physically		Occupancy		Physically & occupancy	
	No.	%	No.	%	No.	%	No.	%
All occupied substandard units	6,898	100.0	5,311	77.0	100	1.4	1,487	21.6
White	3,882	100.0	3,071	79.1	74	1.9	737	19.0
Negro	3,016	100.0	2,240	74.3	26	0.9	750	24.8
Owner-occupied substandard units	1,054	100.0	849	80.6	33	3.1	172	16.3
White	588	100.0	483	82.1	25	4.3	80	13.6
Negro	466	100.0	366	78.5	8	1.7	92	19.8
Tenant-occupied substandard units	5,844	100.0	4,462	76.4	67	1.1	1,315	22.5
White	3,294	100.0	2,588	78.6	49	1.5	657	19.9
Negro	2,550	100.0	1,874	73.5	18	0.7	658	25.8

It is not surprising to find that a higher proportion of dwelling units occupied by Negroes are substandard than of those occupied by white groups. However, the fact that over one-third of all dwellings occupied by white groups, in addition to about four-fifths of those occupied by Negroes, are substandard, precludes the possibility of confining the problem in Greensboro to the one race.

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

Physical factors of inadequacy	All dwelling units		Owners		Occupancy status		Vacant	
	No.	%	No.	%	Tenants		No.	%
					No.	%		
Need of major repairs or unfitness for use	1,495	9.9	184	3.9	1,252	12.5	59	13.8
Inadequate sanitary facilities	6,902	45.5	990	20.9	5,771	57.7	141	33.0
Inadequate lighting facilities	797	5.3	89	1.9	679	6.8	29	6.8
No installed heating facilities	60	0.4	11	0.2	25	0.3	24	5.6

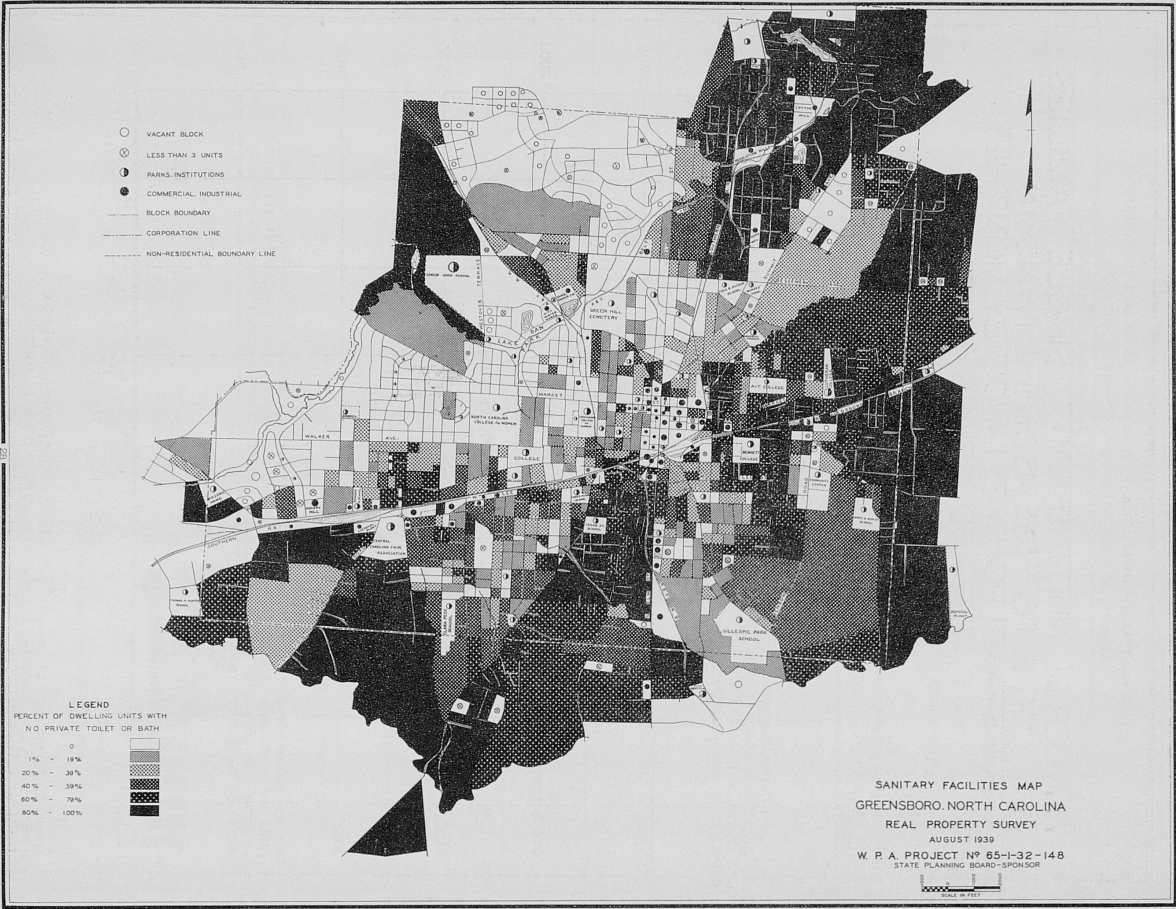
Group Data

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

	<u>Total*</u>	<u>Owner*</u>	<u>Tenant*</u>
Total all races	7,728	1,207	6,521
White	4,243	649	3,594
Negro	3,485	558	2,927

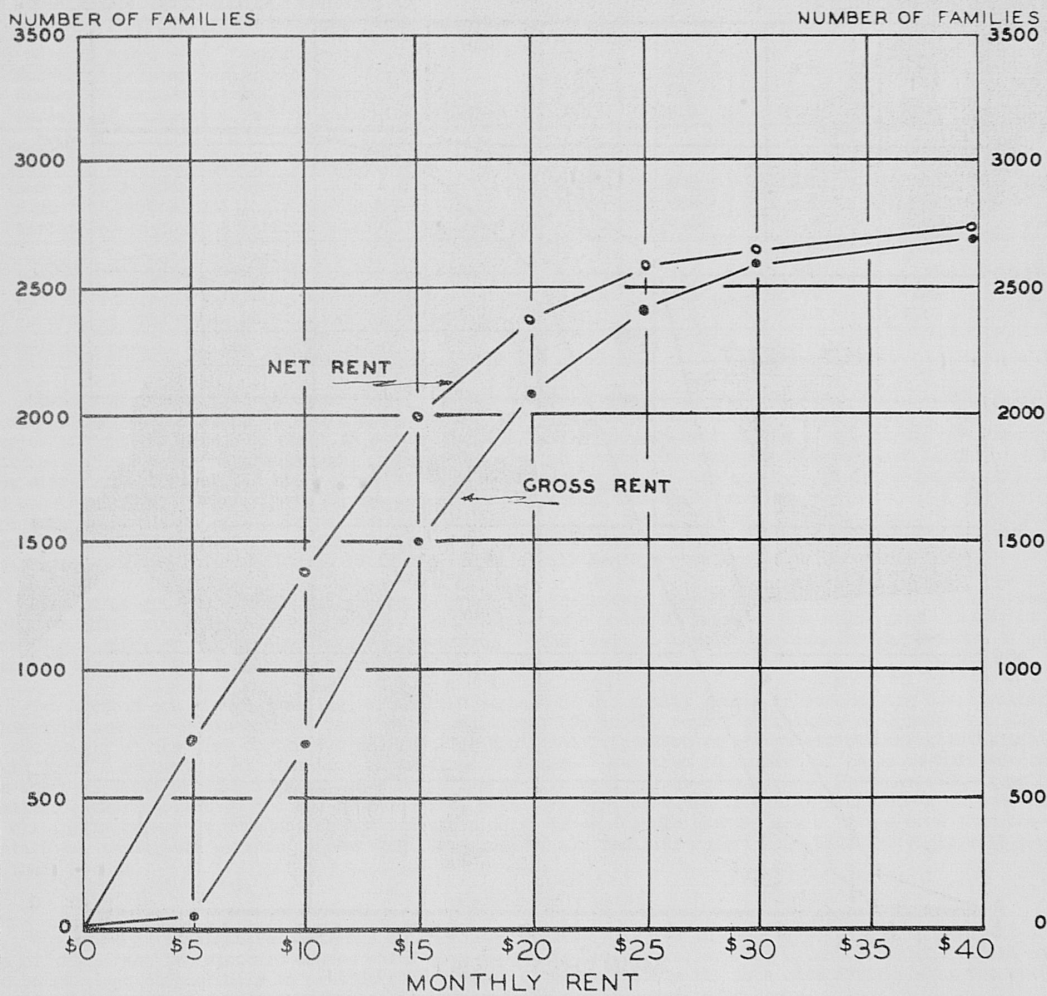
* Family and non-family groups

Almost 90 percent of all groups covered by the survey are family groups, which include either married couples or parents with unmarried children. Non-family groups, consisting of further-removed relatives than those included in family groups, or of entirely unattached persons, are more prevalent among Negroes, accounting for 15 percent of all Negro groups. An almost similar proportion of all groups in owner-occupied dwellings are non-family, whereas among tenant-occupied dwellings less than 10 percent of all groups are non-family. How-



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

GREENSBORO N.C.

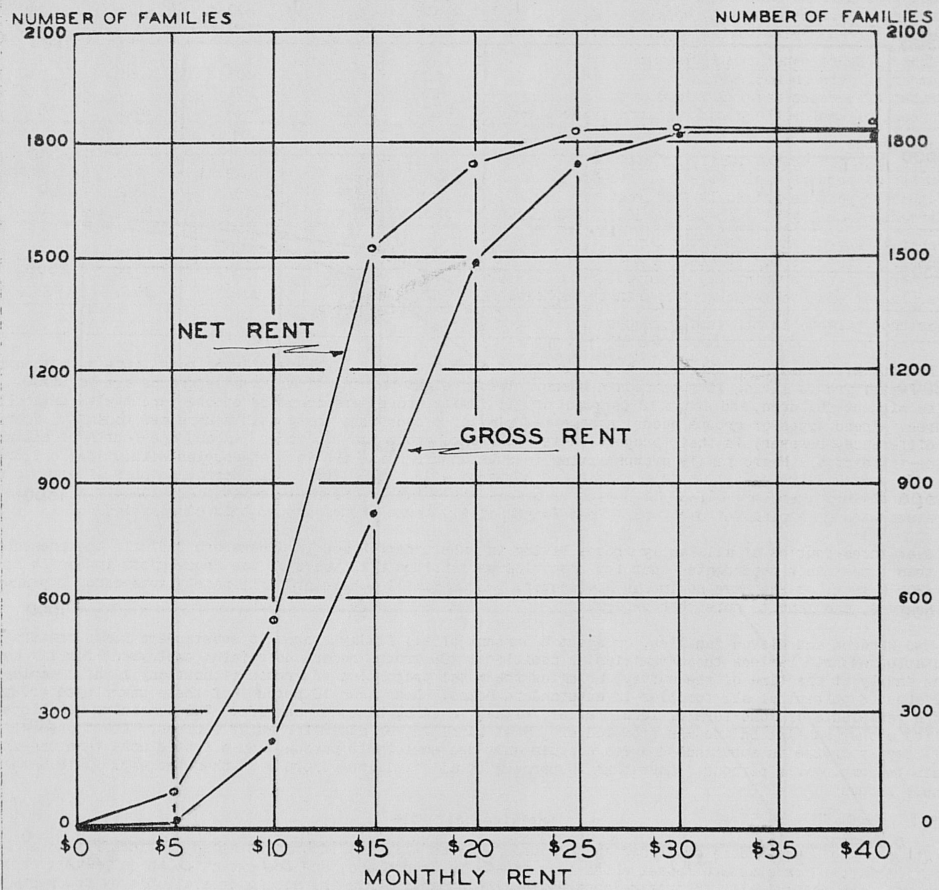


* EXCLUDES
DWELLING UNITS WITH
2 OR MORE GROUPS

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

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

GREENSBORO. N.C.



* EXCLUDES
DWELLING UNITS WITH
2 OR MORE GROUPS

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

ever, it can safely be said that inadequate housing conditions principally affect that basic unit of our social life--the family, and more particularly, the family with tenant-tenure.

Table XV
NUMBER AND PERCENT OF EMPLOYABLE PERSONS WHO ARE GAINFULLY EMPLOYED, BY NUMBER OF EMPLOYABLE PERSONS IN ALL FAMILY GROUPS*, BY RACE, BY OCCUPANCY

Gainful employment of employable persons	Number of employable persons in all family groups				
	Total	1 Person	2 Persons	3 Persons	4 Persons or more
<u>Persons in all family groups</u>					
Number of persons employable	10,617	3,612	4,942	1,443	620
Number of persons gainfully employed	9,920	3,438	4,617	1,336	529
Percent of employable persons gainfully employed	93.4	95.2	93.4	92.6	85.3
<u>Owner Groups</u>					
<u>Persons in white owner family groups</u>					
Number of persons employable	801	339	320	90	52
Number of persons gainfully employed	756	321	303	83	49
Percent of employable persons gainfully employed	94.4	94.7	94.7	92.2	94.2
<u>Persons in Negro owner family groups</u>					
Number of persons employable	678	241	308	81	48
Number of persons gainfully employed	638	231	291	70	46
Percent of employable persons gainfully employed	94.1	95.9	94.5	86.4	95.8
<u>Tenant Groups</u>					
<u>Persons in white tenant family groups</u>					
Number of persons employable	5,353	1,696	2,582	807	268
Number of persons gainfully employed	5,055	1,632	2,451	762	210
Percent of employable persons gainfully employed	94.4	96.2	94.9	94.4	78.4
<u>Persons in Negro tenant family groups</u>					
Number of persons employable	3,785	1,336	1,732	465	252
Number of persons gainfully employed	3,471	1,254	1,572	421	224
Percent of employable persons gainfully employed	91.7	93.9	90.8	90.5	88.9
* Excludes persons in non-family groups					

Parents with unmarried children, the majority of whom are under 16 years of age, constitute more than half of all family groups living in substandard homes. Twenty-eight percent of all family groups are married couples without children, and about 18 per cent of all family groups are composed of one parent with unmarried children. These types of groups occur in somewhat similar proportions among both owners and tenants. There is some difference, however, in their proportionate occurrence among the two races. About one-fourth of all white, and one-third of all Negro family groups living in substandard homes are married couples without any children; more than three-fifths of all white families, as compared with two-fifths of all Negro, consist of parents with unmarried children; and while only 12.2 percent of all white family groups in substandard homes are composed of one parent with unmarried children, fully one-fourth of all Negro groups are of this composition.

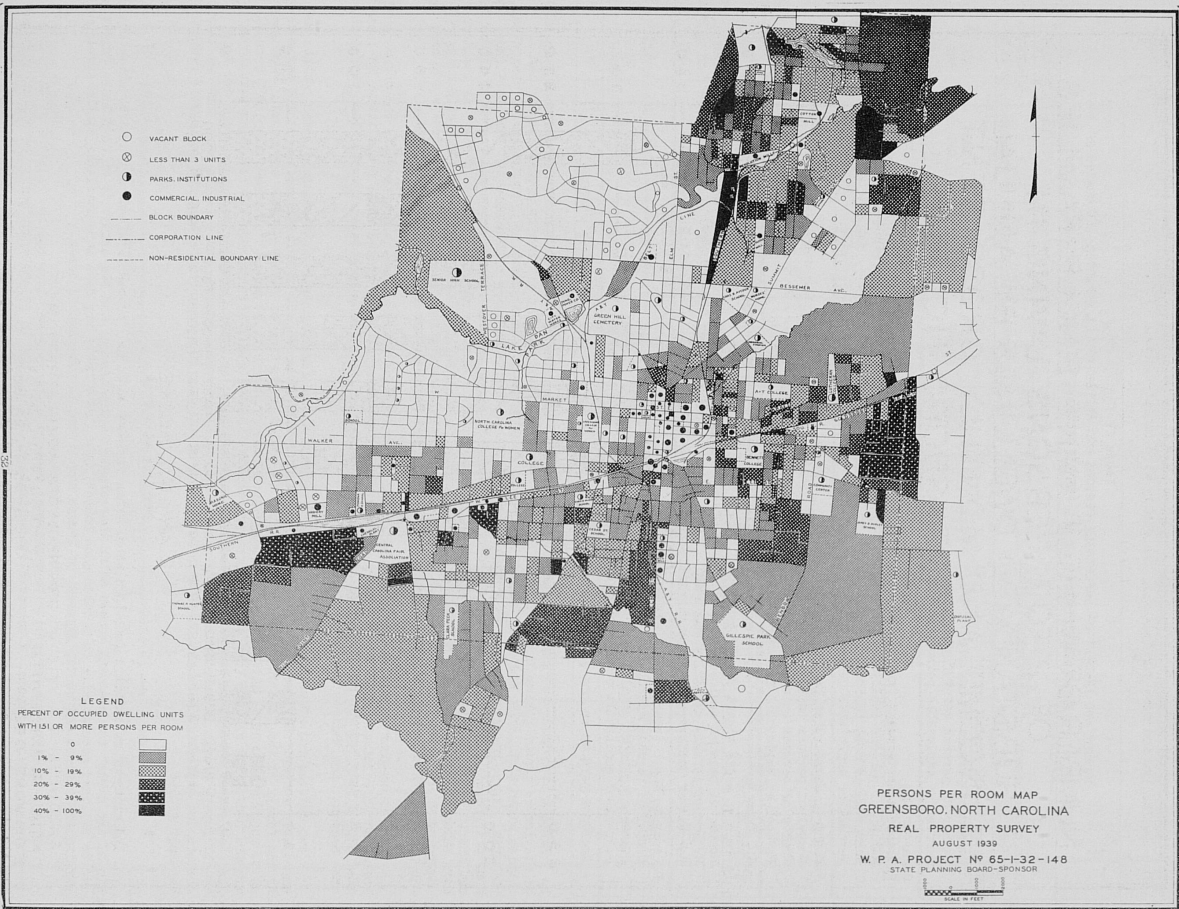
Over three-fourths of all family groups living in substandard homes in Greensboro indicate the presence of less than three minor dependents--that is, unmarried persons under 21 years of age whose gross income is less than \$300 a year, or who have no income whatsoever. White families have proportionately more minor dependents than Negroes, and tenants more than owners.

Two hundred and eleven families, or about 3 percent of all family groups in substandard homes contain no employable member. Besides these families an additional 208 groups report no gainful employment for any member of the family at the time of the survey, bringing the total proportion of groups without any gainful employment up to about 6 percent of all families in substandard homes. Less than 10 percent of these unemployed groups are the recipients of some form of local relief, either in cash, kind, or service. The remaining unemployed families either subsist on incomes from lodgers, past earnings, or other irregular sources. About one-half of all family groups in substandard homes contain only one employable person, and a little more than one-third contain two employable persons. Less than 10 percent of all families report more than two employable members in their groups.

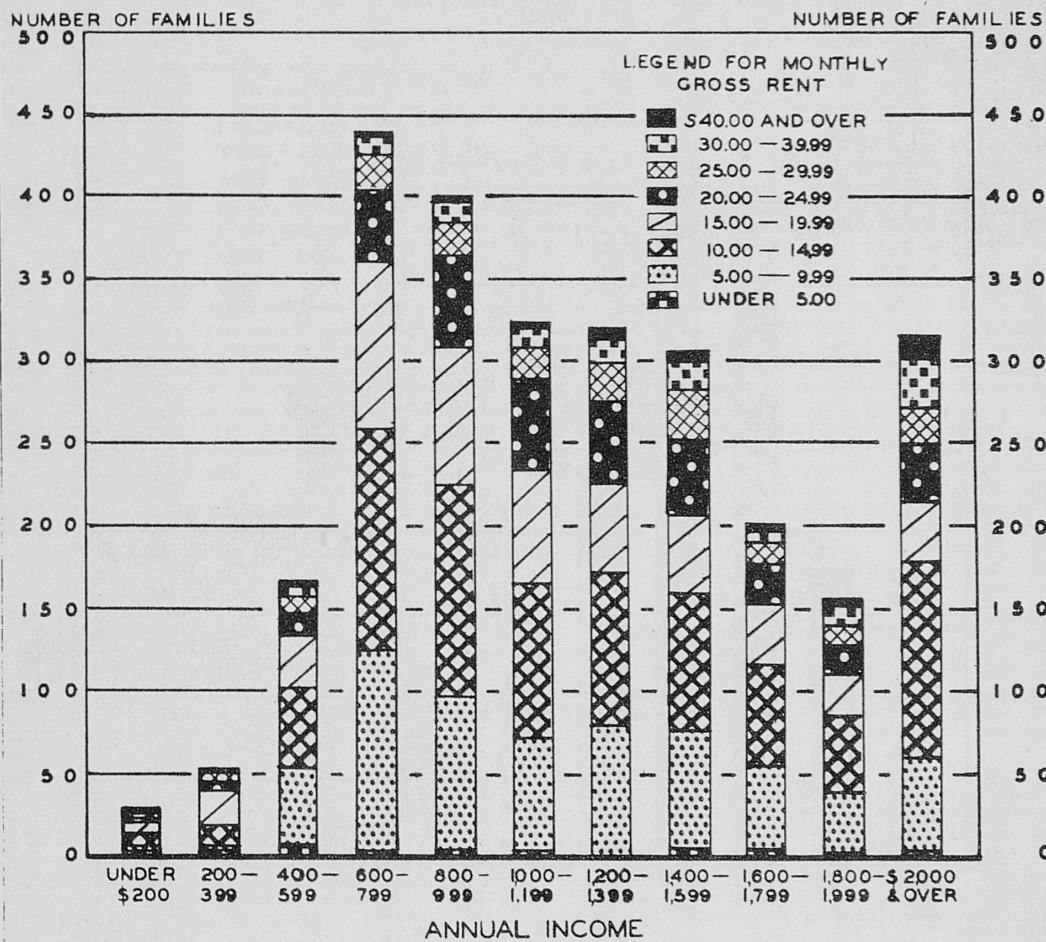
Dwelling Unit Data

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

Without emphasis upon proximity to employment centers or to city services and the relation of these factors to construction expenses, a conservative estimate of from \$2,000 to \$2,400 might safely be hypothecated as the minimal cost, including land and taxes, for the construction of a standard unit of four rooms, under conditions that currently prevail in Greensboro. To insure the minimum 10 percent return, such investment would have to command a rental of from \$200 to \$240 a year, or about \$17 to \$20 a month. Gross rentals on such prop-



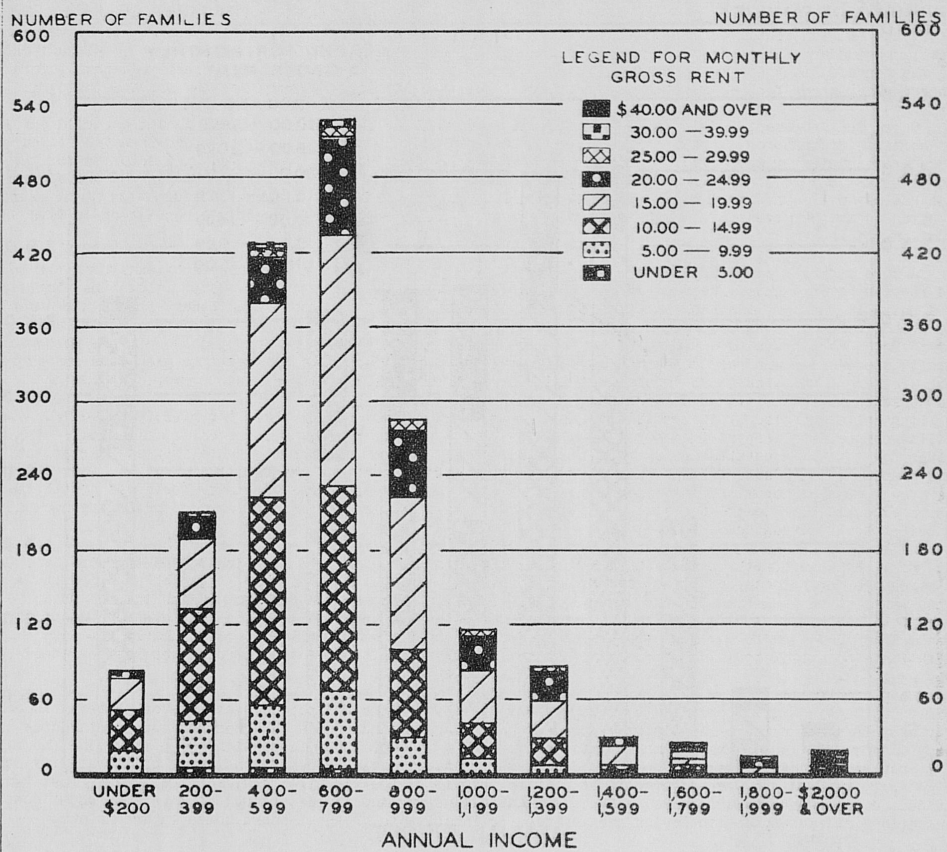
NUMBER OF WHITE TENANT SINGLE* FAMILIES OF 2 TO 7 PERSONS LIVING IN SUBSTANDARD DWELLINGS BY ANNUAL INCOME AND MONTHLY GROSS RENT GREENSBORO N.C.



* EXCLUDES DWELLING UNITS WITH 2 OR MORE GROUPS

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

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



* EXCLUDES DWELLING UNITS WITH 2 OR MORE GROUPS

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

STATE PLANNING BOARD SPONSOR

erties, which include utilities and other expenses, would necessarily be in excess of \$20 a month. Since the accepted criterion for net rental expenditure is a maximum of one-fifth of the total income (one-sixth in the case of three or more dependents), and for gross rental, one-fourth of the income, only families whose total income is in excess of \$1,000 a year can possibly be housed adequately by private capital with any assurance of an economic return to the investor. It must be borne in mind, however, that cheaply constructed units will have a short "life span" and consequently present the possibility through rapid deterioration of becoming substandard in a few years.

Housing problems necessarily differ for owners and tenants. Although a high proportion of the substandard dwelling units occupied by owners report incomes of less than \$1,000 a year (55.9 percent), the number of substandard homes occupied by owners is comparatively small and it is likely that the use of existing agencies for the extension or guarantee of long term loans, and the setting up of housing standards for compliance by property owners, would help eliminate a large portion of the inadequacy which exists among owner-occupied properties. Tenants, who occupy the largest number of substandard units, however, present a problem more difficult of solution.

Incomes of \$1,000 a year or more were reported for about two-fifths of all substandard dwelling units occupied by tenants, a considerable number of whom now pay less than \$20 a month for rental but who can probably afford the minimum rental price of adequacy if it were furnished them by private investors. About 10 percent of all substandard units occupied by tenants now bring a net rental of \$20 or more per month. Without increasing the rentals, many of the latter properties could probably be improved and still realize a profit for their owners. The market for improved properties, therefore, is comparatively large for the private investor.

There are, however, 3,300 tenant-occupied units, comprising 56.5 percent of all tenant-occupied substandard units in Greensboro, which report incomes of less than \$1,000 a year. A little less than two-fifths of these are occupied by white groups, and the remaining three-fifths by Negroes. The only solution for the housing problems of this considerable group of tenants whose incomes do not permit them to pay the price of adequacy seems to lie in some form of subsidized housing program. The cost of such subsidization might equitably be balanced against the social cost of permitting such a large segment of the city's population to live under slum conditions.

A more accurate gauge of the market for a subsidized housing program is achieved by analyzing the incomes and rentals of only those substandard units which are occupied by single tenant groups, since the single group, as a unit, is the only desirable basis for social planning, and since groups with tenant-tenure are numerically and economically in more pressing need of a practical and immediately ameliorative program. Eliminating, therefore, those dwelling units occupied by two or more groups, as well as those occupied by only one person or by more than seven persons, as the exceptional extremes for whom it would be difficult to plan, the survey reveals that Greensboro contains 4,575 substandard dwelling units occupied by single tenant groups consisting of from two to seven persons. Almost three-fifths of these are occupied by white groups. About 40 percent of all dwelling units occupied by such white groups, and about 85 percent of all those occupied by Negro groups of similar composition, report incomes of less than \$1,000 a year. In all, 57.5 percent of all single tenant groups now living in substandard dwelling units cannot pay the rentals which privately owned adequate houses must command. While some of these tenants pay rentals which should insure adequacy, more than four-fifths of all groups with an income of less than \$1,000 a year now spend less than \$20 a month for gross rental, and cannot be expected, in view of the size of their incomes, to increase their rental expenditures very much in order to better their living conditions.

More than one-fourth of all substandard dwelling units occupied by white single tenant groups, and almost 70 percent of those occupied by Negroes report annual incomes of less than \$800, of which an expenditure of one-fifth would allow less than \$15 per month for net rental. Gross rentals for groups with incomes under \$800 a year should be only a little more than \$15 a month. Adequate dwellings cannot be rented in Greensboro for such sums. That many tenants pay more than these amounts for substandard dwellings, particularly in gross rentals, emphasizes the extent to which they are forced to deprive themselves of other necessities besides adequate housing.

Undoubtedly, a great deal can be done, privately, through the co-operative efforts of property owners and city officials, to bring a large part of the currently substandard houses in Greensboro up to standards of adequacy. An evaluation of what slums cost the city, merely in social services, might help determine the value of a subsidized housing program for those families who are financially beyond the reach of private investors. In general, through the planned efforts 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 in Greensboro.

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

parcel in each block of the city.

Types of Non-Residential Structures:

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

Industrial -- buildings devoted to light or heavy manufacturing and other industrial uses; such as 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, churches, schools, jails, etc.

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

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

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

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

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

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

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

poor structural conditions, being in need of major repairs or unfit for use;

lack of a private flush toilet;

lack of a private bathing unit, either shower or tub;

lack of running water;

lack of installed heating;

lack of electric or gas lighting.

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

more than 1.5 persons per room;

two or more families living in the dwelling unit

(note: both factors must be present when the rent is more than \$40 a month)

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

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

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

Employment Status -- that obtaining during the week ending with the Saturday preceding the day of enumeration, each person being classified as being one of the following:

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

Non-Paid Family Worker -- a relative working without wages or salary, in some business operated by a member of the family, which business contributes to the family income.

Seeking Re-employment -- a person who has been employed at some time in the past and is now seeking re-employment.

Seeking Employment for the First Time -- a person who has never been employed but who is now seriously looking for work.

None -- a person who is not gainfully employed and is not seeking work.

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

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

	Total		Owners		Non-Owners		
	Number	Percent	Number	Percent	Number	Percent	
A. Type of Structure							
Total reports	12225	100.0	4726	100.0	7499	100.0	
Single family detached	10239	83.8	4190	88.7	6049	80.7	
Single family attached	30	0.2	0	0.0	30	0.4	
2-family side-by-side	718	5.9	95	2.0	623	8.3	
2-family 2-decker	356	2.9	136	2.9	220	2.9	
3-family 3-decker	1	*	0	0.0	1	*	
4-family double 2-decker	91	0.7	11	0.2	80	1.1	
Apartment	47	0.4	5	0.1	42	0.6	
Business with dwelling units	120	1.0	28	0.6	92	1.2	
Other non-converted structures	500	4.1	207	4.4	293	3.9	
Partially converted structures	38	0.3	19	0.4	19	0.2	
Completely converted structures	85	0.7	35	0.7	50	0.7	
* Less than 0.1%							
B. Structures by Year Built							
Total reports	12225	100.0	4726	100.0	7499	100.0	
1935-1939	1048	8.6	571	12.1	477	6.3	
1930-1934	673	5.5	344	7.3	329	4.4	
1925-1929	2119	17.3	1071	22.7	1048	14.0	
1920-1924	2316	19.0	964	20.4	1352	18.0	
1915-1919	1253	10.2	431	9.1	822	11.0	
1905-1914	2405	19.7	631	13.3	1774	23.6	
1895-1904	2004	16.4	565	11.9	1439	19.2	
1885-1894	273	2.2	86	1.8	187	2.5	
1860-1884	103	0.8	46	1.0	57	0.8	
1859 or before	31	0.3	17	0.4	14	0.2	
		Total		Mortgaged		Unencumbered	
		Number	Percent	Number	Percent	Number	Percent
C. Encumbrance by Value - Owner-Occupied Structures, types 1-6							
Total reports	4432	100.0	1929	100.0	2503	100.0	
\$ 499 or less	34	0.8	4	0.2	30	1.2	
500 - \$ 999	175	3.9	45	2.3	130	5.2	
1000 - 1499	249	5.6	74	3.8	175	7.0	
1500 - 1999	394	8.9	144	7.5	250	10.0	
2000 - 2499	375	8.5	143	7.4	232	9.3	
2500 - 2999	306	6.9	142	7.4	164	6.6	
3000 - 3999	668	15.1	321	16.7	347	13.9	
4000 - 4999	535	12.1	270	14.0	265	10.6	
5000 - 5999	467	10.5	241	12.5	226	9.0	
6000 - 7999	618	13.9	297	15.4	321	12.8	
8000 - 9999	253	5.7	112	5.8	141	5.6	
10000 - 14999	200	4.5	92	4.8	108	4.3	
15000 - 19999	72	1.6	24	1.2	48	1.9	
20000 - 29999	65	1.5	14	0.7	51	2.0	
30000 or more	21	0.5	6	0.3	15	0.6	

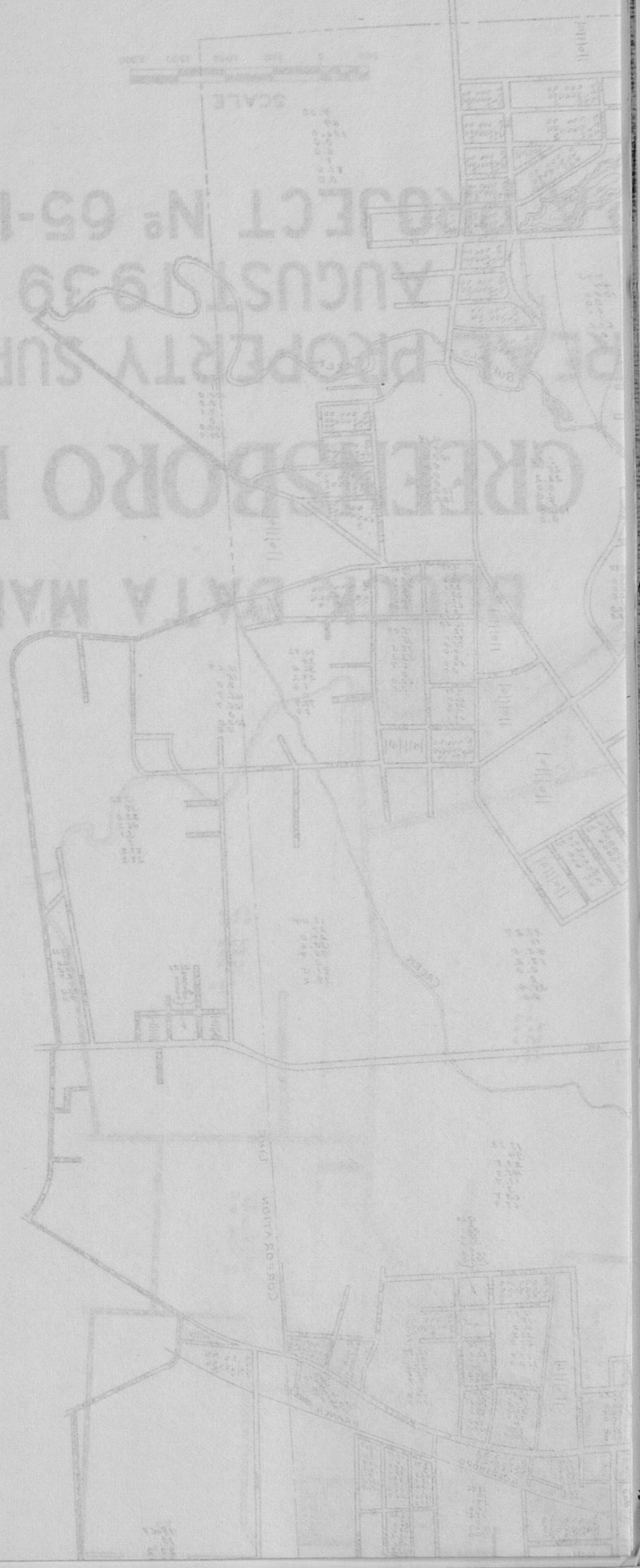
FLOOR
FOLLOW

1. AREA
2. TOTAL
3. PERCENT
- OF
4. PERCENT
- BY
5. PERCENT
- RE
6. TOTAL
- OF
7. PERCENT
- BY
8. PERCENT
- OF



SCALE
1" = 100'

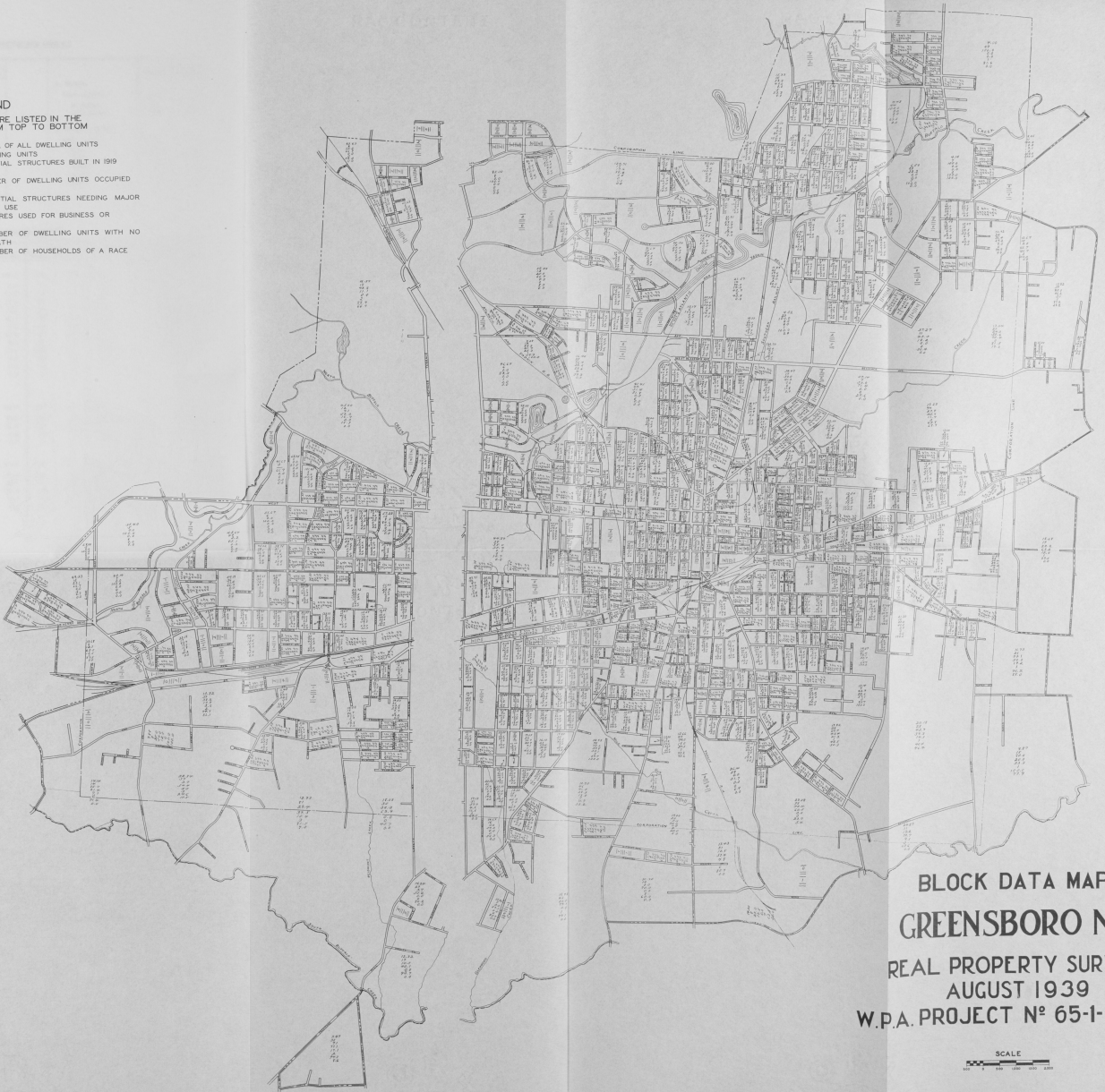
GREENSBORO N.C.
AUGUST 1939
PROJECT No 65-1-32-148
BLOCK DATA MAP
REAL PROPERTY SURVEY



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 1919 OR BEFORE
4. PERCENT OF TOTAL NUMBER OF DWELLING UNITS OCCUPIED BY OWNERS
5. PERCENT OF ALL RESIDENTIAL STRUCTURES NEEDING MAJOR REPAIRS OR UNFIT FOR USE
6. TOTAL NUMBER 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
GREENSBORO N.C.
REAL PROPERTY SURVEY
AUGUST 1939
W.P.A. PROJECT N° 65-1-32-148

SCALE

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 1919 OR BEFORE
4. PERCENT OF TOTAL NUMBER OF DWELLING UNITS OCCUPIED BY OWNERS
5. PERCENT OF ALL RESIDENTIAL STRUCTURES NEEDING MAJOR REPAIRS OR UNFIT FOR USE
6. TOTAL NUMBER 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



I. STRUCTURE DATA (Cont'd.)

	Total				Total	
	Number	Percent			Number	Percent
D. Basements						
Total reports	12225	100.0			12225	100.0
No basement	8757	71.6			5303	43.4
With basement	3468	28.4			6922	56.6
F. Stories						
Total reports	12225	100.0			12225	100.0
1 story	7854	64.3			10345	84.6
1½ stories	488	4.0			1579	12.9
2 stories	3834	31.4			63	0.5
2½ stories	18	0.1			215	1.8
3 or 3½ stories	30	0.2			23	0.2
4 or 4½ stories	1	*				
5 to 9½ stories	0	0.0				
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	15161	100.0	4726	100.0	10008	100.0	427	100.0
\$ 4.99 or less	889	5.9	12	0.3	872	8.7	5	1.2
5.00 - \$ 9.99	1737	11.5	99	2.1	1595	15.9	43	10.1
10.00 - 14.99	2723	17.9	330	7.0	2339	23.4	54	12.6
15.00 - 19.99	1833	12.0	388	8.2	1397	14.0	48	11.2
20.00 - 24.99	1582	10.4	564	11.9	968	9.7	50	11.7
25.00 - 29.99	1221	8.1	494	10.5	684	6.8	43	10.1
30.00 - 39.99	1725	11.4	751	15.9	901	9.0	73	17.1
40.00 - 49.99	1335	8.8	625	13.2	658	6.6	52	12.2
50.00 - 74.99	1601	10.6	1024	21.7	525	5.2	52	12.2
75.00 - 99.99	364	2.4	293	6.2	65	0.7	6	1.4
100.00 - 149.99	120	0.8	115	2.4	4	*	1	0.2
150.00 or more	31	0.2	31	0.6	0	0.0	0	0.0
* Less than 0.1%								
B. Condition								
Total reports	15161	100.0	4726	100.0	10008	100.0	427	100.0
Good condition	8937	58.9	3536	74.8	5148	51.4	253	59.3
In need of minor repairs	4729	31.2	1006	21.3	3608	36.1	115	26.9
In need of major repairs	1393	9.2	174	3.7	1195	11.9	24	5.6
Unfit for use	102	0.7	10	0.2	57	0.6	35	8.2
C. Adequacy								
Total reports	15161	100.0	4726	100.0	10008	100.0	427	100.0
Standard	7868	51.9	3649	77.2	3951	39.5	268	62.8
Substandard - Total:	7293	48.1	1077	22.8	6057	60.5	159	37.2
Physically only	5878	38.8	925	19.6	4794	47.9	159	37.2
Occupancy only	204	1.3	51	1.1	153	1.5	-	-
Physically and occupancy	1211	8.0	101	2.1	1110	11.1	-	-

11. DWELLING UNIT DATA (Cond't.)

	Total		Owner		Tenant		Vacant	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
D. Rooms								
Total reports	15161	100.0	4726	100.0	10008	100.0	427	100.0
1 room	139	0.9	7	0.1	124	1.2	8	1.9
2 rooms	1066	7.0	65	1.4	933	9.3	68	15.9
3 rooms	2755	18.2	158	3.3	2487	24.9	110	25.8
4 rooms	3195	21.0	400	8.5	2723	27.2	72	16.9
5 rooms	2534	16.7	957	20.3	1512	15.1	65	15.2
6 rooms	2737	18.1	1324	28.0	1367	13.7	46	10.8
7 rooms	1059	7.0	668	14.1	368	3.7	23	5.3
8 rooms or more	1676	11.1	1147	24.3	494	4.9	35	8.2
E. Heating								
Total reports	15161	100.0	4726	100.0	10008	100.0	427	100.0
Central steam or hot water	3356	22.1	1573	33.3	1635	16.3	148	34.7
Central warm air	1248	8.2	654	13.8	555	5.5	39	9.1
Other installed	10497	69.3	2488	52.7	7793	77.9	216	50.6
None installed	60	0.4	11	0.2	25	0.3	24	5.6
F. Lighting								
Total reports	15161	100.0	4726	100.0	10008	100.0	427	100.0
Electric	14313	94.4	4622	97.8	9294	92.9	397	93.0
Gas	51	0.3	15	0.3	35	0.3	1	0.2
Other	797	5.3	89	1.9	679	6.8	29	6.8
G. Cooking								
Total reports	15161	100.0	4726	100.0	10008	100.0	427	100.0
Electric	1670	11.0	957	20.2	685	6.8	28	6.6
Gas	4073	26.9	1879	39.8	2059	20.6	135	31.6
Other installed	9211	60.7	1853	39.2	7160	71.6	198	46.4
None installed	207	1.4	37	0.8	104	1.0	66	15.4
H. Refrigeration								
Total reports	15161	100.0	4726	100.0	10008	100.0	427	100.0
Electric	8275	54.5	3503	74.1	4661	46.5	111	26.0
Gas	40	0.3	10	0.2	27	0.3	3	0.7
Ice	6018	39.7	1154	24.4	4781	47.8	83	19.4
None	828	5.5	59	1.3	539	5.4	230	53.9
I. Plumbing								
Total reports	15161	100.0	4726	100.0	10008	100.0	427	100.0
At least 2 toilets and 2 bathing units	1093	7.2	826	17.5	252	2.5	15	3.5
At least 2 toilets and 1 bathing unit	297	2.0	199	4.2	90	0.9	8	1.9
1 toilet and at least 1 bathing unit	6869	45.3	2711	57.4	3895	38.9	263	61.6
At least 1 toilet, less than 1 bathing unit	2585	16.9	247	5.2	2300	23.0	18	4.2
Shared toilet and running water	1501	9.9	167	3.5	1273	12.7	61	14.3
Shared toilet, no running water	6	*	0	0.0	6	0.1	0	0.0
No toilet but with running water	1190	7.9	152	3.2	1013	10.1	25	5.8
No toilet and no running water	1640	10.8	424	9.0	1179	11.8	37	8.7

* Less than 0.1%

II. DWELLING UNIT DATA (Cont'd.)

	Total Occupied		Owner		Tenant		Vacant	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
J. Duration of Occupancy or Vacancy								
Total reports	14734	100.0	4726	100.0	10008	100.0	427	100.0
Less than 6 months	1818	12.3	147	3.1	1671	16.7	335	78.4
6 months--11 months	1129	7.7	100	2.1	1029	10.3	49	11.5
1 year-1 year 11 months	1898	12.9	304	6.4	1594	15.9	21	4.9
2 years-2 years 11 months	1620	11.0	448	9.5	1172	11.7	8	1.9
3 years-4 years 11 months	1986	13.5	566	12.0	1420	14.2	14#	3.3
5 years-9 years 11 months	2476	16.8	702	14.9	1774	17.7	-	-
10 years-19 years 11 months	2564	17.4	1503	31.8	1061	10.6	-	-
20 years or more	1243	8.4	956	20.2	287	2.9	-	-
# 3 years or more								

III. OCCUPIED DWELLING UNIT DATA

	Total		Owner		Tenant	
	Number	Percent	Number	Percent	Number	Percent
A. Race of Household						
Total reports	14734	100.0	4726	100.0	10008	100.0
White	10873	73.8	3891	82.3	6982	69.8
Negro	3854	26.2	831	17.6	3023	30.2
Other	7	*	4	0.1	3	*
* Less than 0.1%						
B. Size of Household						
Total reports	14734	100.0	4726	100.0	10008	100.0
1 person	427	2.9	137	2.9	290	2.9
2 persons	3298	22.4	953	20.2	2345	23.4
3 persons	3369	22.9	1122	23.7	2247	22.5
4 persons	2881	19.6	1048	22.2	1833	18.3
5 persons	1929	13.1	651	13.8	1278	12.8
6 persons	1156	7.8	378	8.0	778	7.8
7 persons	727	4.9	198	4.2	529	5.3
8 persons	430	2.9	118	2.5	312	3.1
9 persons	213	1.4	54	1.1	159	1.6
10 persons	133	0.9	30	0.6	103	1.0
11 persons or more	171	1.2	37	0.8	134	1.3
C. Extra Families						
Total reports	14734	100.0	4726	100.0	10008	100.0
No extra families	14433	98.0	4646	98.3	9787	97.8
1 extra family	264	1.8	70	1.5	194	1.9
2 or more extra families	37	0.2	10	0.2	27	0.3
D. Persons Per Room						
Total reports	14734	100.0	4726	100.0	10008	100.0
.50 or less	3624	24.6	2020	42.7	1604	16.0
.51 - .75	3807	25.8	1335	28.3	2472	24.7
.76 - 1.00	3849	26.1	950	20.1	2899	29.0
1.01 - 1.50	2196	14.9	317	6.7	1879	18.8
1.51 - 2.00	924	6.3	86	1.8	838	8.4
2.01 or more	334	2.3	18	0.4	316	3.1

III. OCCUPIED DWELLING UNIT DATA (Cont'd.)

	Total		Owner		Tenant	
	Number	Percent	Number	Percent	Number	Percent
E. Children Under 15 Years of Age						
Total reports	14734	100.0	4726	100.0	10008	100.0
No children	7338	49.8	2636	55.8	4702	47.0
1 child	3433	23.3	1083	22.9	2350	23.5
2 children	2166	14.8	641	13.6	1545	15.4
3 or 4 children	1386	9.4	310	6.5	1076	10.8
5 children or more	391	2.7	56	1.2	335	3.3
F. Roomers						
Total reports	14734	100.0	4726	100.0	10008	100.0
No roomers	12950	87.9	4091	86.6	8859	88.5
1 roomer	796	5.4	269	5.7	527	5.3
2 roomers	519	3.5	195	4.1	324	3.2
3 or 4 roomers	293	2.0	109	2.3	184	1.8
5 to 10 roomers	157	1.1	58	1.2	99	1.0
11 roomers or more	19	0.1	4	0.1	15	0.2

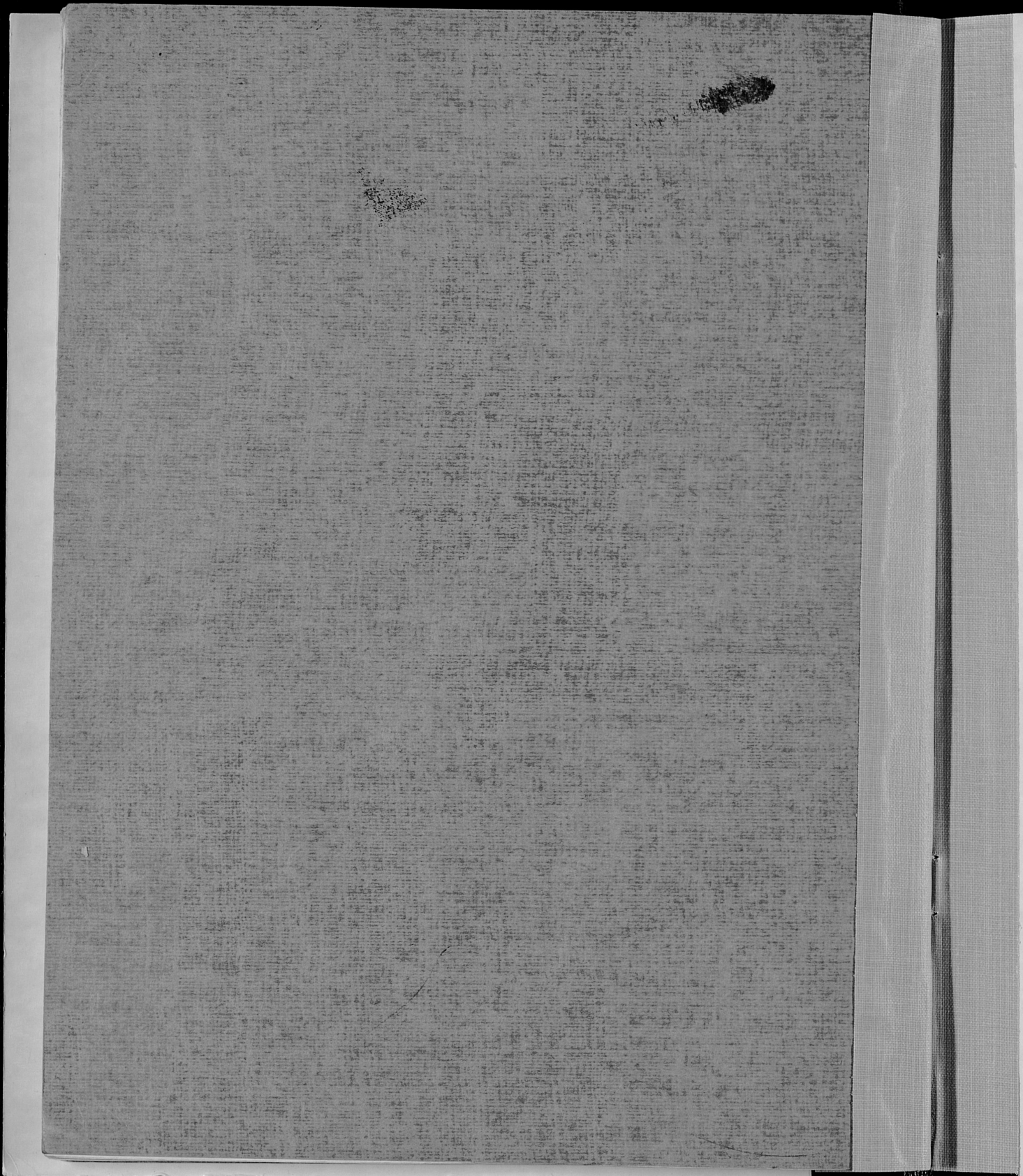
IV. LOW INCOME HOUSING DATA

	Total		Owner				Tenant			
			White		Negro		White		Negro	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
A. Size of Family Group*										
Total groups	6930	100.0	570	100.0	460	100.0	3399	100.0	2501	100.0
2 persons	2180	31.5	168	29.5	177	38.5	926	27.2	909	36.3
3 persons	1707	24.6	142	24.9	117	25.4	855	25.2	593	23.7
4 persons	1197	17.3	122	21.4	61	13.3	632	18.6	382	15.3
5 persons	729	10.5	58	10.2	37	8.0	402	11.8	232	9.3
6 persons	451	6.5	30	5.3	21	4.6	250	7.4	150	6.0
7 persons	299	4.3	19	3.3	22	4.8	154	4.5	104	4.2
8 or more persons	367	5.3	31	5.4	25	5.4	180	5.3	131	5.2
* Excludes non-family groups										
B. Net Annual Rental										
Total dwelling units	6898	100.0	588	100.0	466	100.0	3294	100.0	2550	100.0
Less than \$60	1083	15.7	4	0.7	11	2.4	873	26.5	195	7.6
\$ 60 - \$119.99	1639	23.8	59	10.0	62	13.3	882	26.8	636	24.9
120 - 179.99	2225	32.3	114	19.4	163	35.0	663	20.1	1285	50.4
180 - 239.99	1028	14.9	139	23.6	107	23.0	431	13.1	351	13.8
240 - 299.99	504	7.3	111	18.9	99	21.2	226	6.9	68	2.7
300 - 359.99	210	3.0	63	10.7	18	3.9	120	3.6	9	0.4
360 - 479.99	144	2.1	57	9.7	3	0.6	79	2.4	5	0.2
480 or more	65	0.9	41	7.0	3	0.6	20	0.6	1	*
* Less than 0.1%										
C. Annual Income										
Total dwelling units	6898	100.0	588	100.0	466	100.0	3294	100.0	2550	100.0
None	127	1.8	29	4.9	24	5.2	18	0.5	56	2.2
Less than \$200	184	2.7	18	3.1	25	5.4	24	0.7	117	4.6
\$ 200 - \$ 399.99	465	6.7	25	4.3	42	9.0	78	2.4	320	12.6
400 - 599.99	838	12.1	31	5.3	65	13.9	198	6.0	544	21.3
600 - 799.99	1328	19.3	81	13.7	101	21.7	507	15.4	639	25.1
800 - 999.99	947	13.7	83	14.1	65	13.9	440	13.4	359	14.1
1000 - 1199.99	668	9.7	67	11.4	48	10.3	369	11.2	184	7.2
1200 - 1399.99	589	8.5	57	9.7	28	6.0	368	11.2	136	5.3
1400 - 1599.99	494	7.2	56	9.5	27	5.8	339	10.3	72	2.8
1600 - 1799.99	329	4.8	36	6.1	12	2.6	232	7.1	49	1.9
1800 - 1999.99	250	3.6	28	4.8	8	1.7	186	5.6	28	1.1
2000 or more	679	9.9	77	13.1	21	4.5	535	16.2	46	1.8

Date Due

MAY 31 '69
MAY 28

Demco 293-5



333.3
Un32
GREENSBORO

LIBRARY
UNIVERSITY OF KENTUCKY

