

UNIVERSITY OF KENTUCKY



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**REPORT**  
of  
**The Real Property Survey**  
**SALISBURY, NORTH CAROLINA**

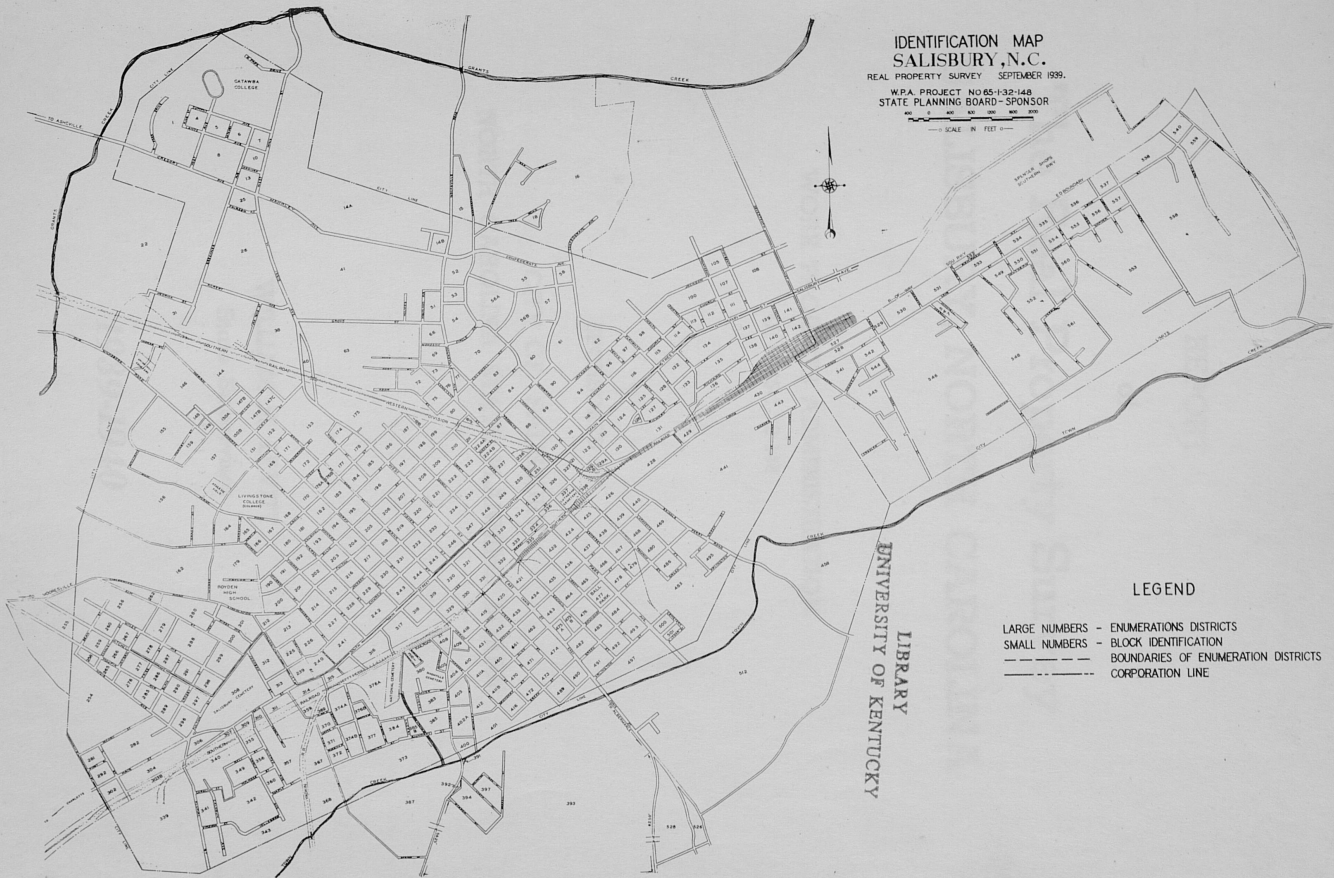
**1939-1940**

UNIVERSITY OF KENTUCKY

IDENTIFICATION MAP  
SALISBURY, N.C.

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

SCALE IN FEET



LEGEND

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

REPORT  
of  
**The Real Property Survey**  
**SALISBURY, NORTH CAROLINA**

WORK PROJECTS ADMINISTRATION

O. P. 65-1-32-148

SPONSORED BY

CITY OF SALISBURY  
NORTH CAROLINA STATE PLANNING BOARD

WILLIAM H. LEVITT

State Supervisor

**1939-1940**

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## INTRODUCTION

The city of Salisbury, settled in 1753 and incorporated two years later, is the seat of Rowan County and one of the oldest towns in the Piedmont section of the state. Today it is an industrial center whose growth parallels that of other and larger cities in the same area. The manufacture of such textile products as combed yarn, blankets, and cotton goods, in which between 2,000 and 3,000 persons are engaged, is the principal industrial activity of the town. The income from granite quarrying, another important industry in Salisbury and its environs, is estimated at nearly a half million dollars annually. Situated adjacent to Spencer, a division point of the Southern Railway, Salisbury is the home of many of the 1,500 to 2,000 persons who are employed in the railroad's offices, roundhouses, and shops. The town is also a center for the transmission of electrical power to industrial enterprises in the region.

Although Salisbury's numerical growth in population has not been so great as that of other cities in the area, as the following population figures reveal, its growth, as in the case of the larger cities, is traceable to the development of hydroelectric power and the industrialization which followed in the area:

<u>Year</u>	<u>Population</u>	<u>Percent of Increase</u>
1860	2,420	--
1890	4,418	82.6
1900	6,277	42.1
1910	7,153	14.0
1920	13,884	94.1
1930	16,951	22.1
1940	18,968	11.9

The social significance to the community of adequate housing hardly needs re-emphasis here, nor are many individuals ignorant of the existence of housing inadequacy in the nation's cities. It has long been recognized, however, by those who are concerned with the housing problem and are interested in its solution, that basic data must first be made available in detail about actual conditions among residential structures, and about the population, income, rents, and facilities in affected areas. Such information can best be obtained by making a survey of real property. The lack of 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.

Because of the growing demand for these factual data on the part of awakening civic groups, and the 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 Salisbury was one.

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

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. 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 present each of the significant housing factors surveyed.

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

The Real Property Survey set up an office in Salisbury in May 1939 for the duration of the land use survey and the enumeration of the dwelling and low-income family schedules, as well as the preliminary checking of these activities, in which some 18 white and Negro persons, taken from the local certified rolls of the Work Projects Administration, were engaged. Mr. C. F. Reisner acted as local supervisor. The city of Salisbury provided the office space, equipment, supplies, forms, and other necessary materials. By the middle of September this phase of the work was completed and the schedules sent to the Asheville field center for coding and tabulation, from where they were transmitted to Raleigh, state headquarters of the survey, for mapping and analysis.

The tabulations, prepared in separate volumes, are designed to present, in as lucid a manner as possible, the exact results of the enumeration. An attempt has been made here to present and analyze this statistical information in brief narrative form.

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

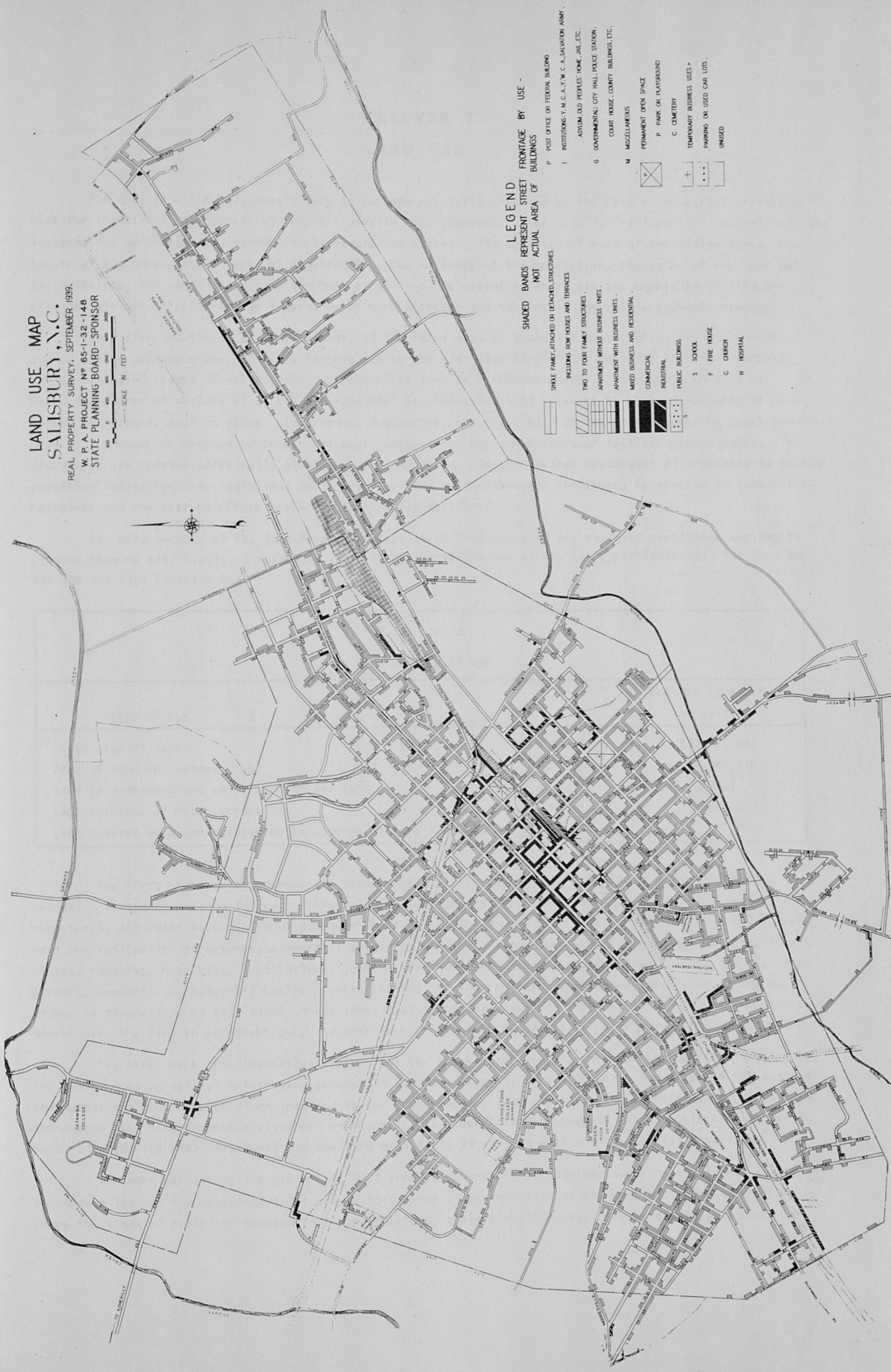
Basic schedules both for real property and low-income family data will be filed with the city manager of Salisbury. Block tabulations, general tabulations, and a set of correlation tables derived from the general tabulations will also be turned over to the city manager. Presentation maps and land use maps will be given the city for the use of the city engineer. Copies of the final report will be filed with interested public departments and institutions.

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

# LAND USE MAP SALISBURY, N.C.

REAL PROPERTY SURVEY, SEPTEMBER 1959.  
W. P. A. PROJECT NO. 65-1-32-148  
STATE PLANNING BOARD—SPONSOR

SCALE: 1" = 100 FEET



- LEGEND**
- SHADDED BANDS REPRESENT STREET BUILDINGS NOT ACTUAL AREA OF BUILDINGS**
- SHEDS, GARAGES OR DETACHED STRUCTURES
  - BUILDINGS LOW HEIGHTS AND TERRACES
  - TWO TO FOUR FAMILY STRUCTURES
  - APARTMENT WITHOUT BUSINESS UNITS
  - APARTMENT WITH BUSINESS UNITS
  - MIXED BUSINESS AND RESIDENTIAL
  - COMMERCIAL
  - INDUSTRIAL
  - PUBLIC BUILDINGS
  - SCHOOLS
  - FIRE HOUSE
  - CHURCH
  - HOSPITAL
- FRONTAGE BY USE**
- P. POST OFFICE OR FEDERAL BUILDING
  - I. INSTITUTIONS: A. C. A. N. A. C. SALVATION ARMY, ASTORIA OLD PEOPLE'S HOME, ETC.
  - G. GOVERNMENTAL: CITY HALL, POLICE STATION, COURT HOUSE, COUNTY BUILDINGS, ETC.
  - M. MISCELLANEOUS
  - PERMANENT OPEN SPACE
  - P. PARK OR PLAYGROUND
  - C. CEMETERY
  - TEMPORARY BUSINESS USES \*
  - PARKING ON USED CAR LOTS
  - UNUSED

## CHAPTER I

### LAND USE

The uses to which Salisbury's land is put are naturally affected by the city's industrial character. Uses for industrial and commercial purposes usually take precedence over uses for residential, educational and recreational purposes and determine their nature and extent. The location of much of the living space, the tenure of the homes, their 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.

Less than one-third, or 30.7 percent, of the total area of about six square miles included in the survey was in permanent use. This is largely due to the fact that many of the outlying districts contain rather extensive tracts of vacant land. Of the total land in permanent use 17.4 percent is covered by major structures of various kinds and the remainder is either the land adjacent to those structures or permanent open space, such as parks, playgrounds, cemeteries, and the like. Of the area covered by major structures 13.7 percent is devoted to industrial uses, among which the manufacture of textiles predominates. The industries are located principally along the railroad lines, for the obvious advantages of proximity to transportation facilities. An additional 10.7 percent of the land with major structures is covered by commercial buildings and the rest by either residential or public buildings.

The only purpose of the Real Property Survey is 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.

Table I	
AREA OF LAND BY USE	
Type of use	Area (in square feet) or percent
Total area of land	177,027,840
Area of land in permanent use	54,385,910
Land in permanent use as percent of all land	30.7
Land coverage of major structures	9,480,571
Land covered by major structures as percent of land in permanent use	17.4

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

Two other maps, the Identification Map and the Block Data Map, present aids in the determination of the land's uses as well as information secured in the Real Property Survey proper. The first of these shows the number assigned to each block included in the area covered, thus aiding in the identification of each in 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 more particular purpose of the Real Property Survey is to consider such phases of real property as concern its 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

LAND COVERAGE MAP  
SALISBURY, N.C.

REAL PROPERTY SURVEY SEPTEMBER 1952.  
WPA PROJECT NO. 05-132-148  
STATE PLANNING BOARD - SPONSOR

SCALE IN FEET  
0 100 200 300 400 500



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

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.

Table II  
DISTRIBUTION OF LAND BY TYPE OF USE

Type of use	Area of land (square feet)	Percent distribution of area
Total	177,027,840	100.0
Land in permanent use	54,385,910	30.7
Temporary business uses	20,197	*
Parking and used car lots	57,768	*
Unused and vacant land	122,563,965	69.3
* Less than 0.1%		

Table III  
NUMBER AND AREA OF STRUCTURES BY TYPE

Type of structure	Number of structures		Area of structure		Average area of structures (square feet)
	Number	Percent distribution	Total area (square feet)	Percent distribution	
Total	5,292	100.0	9,480,571	100.0	1,791
Single-family structures	4,049	76.5	5,377,060	56.8	1,328
2-4 family structures	660	12.5	1,063,924	11.2	1,612
Apartments without business units	7	0.1	19,444	0.2	2,778
Apartments with business units	0	0.0	-	-	-
Mixed business and residential	40	0.8	93,791	1.0	2,345
Commercial	371	7.0	1,014,445	10.7	2,734
Industrial	85	1.6	1,302,364	13.7	15,322
Public buildings	80	1.5	609,543	6.4	7,620

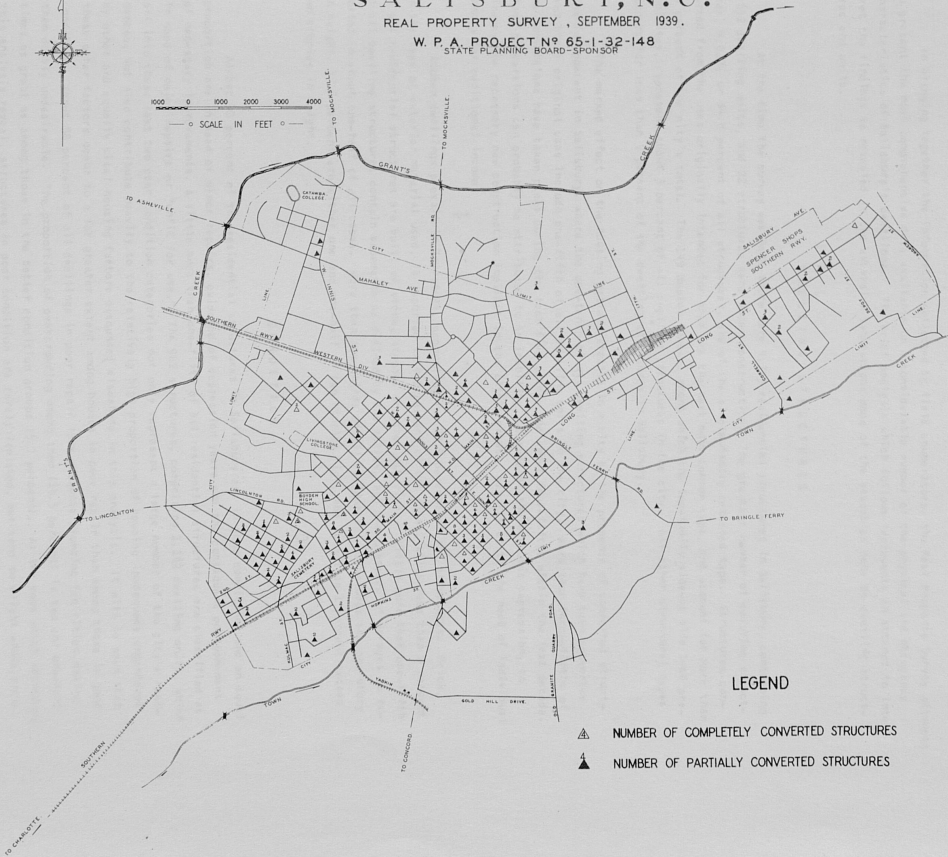
# CONVERTED STRUCTURE MAP SALISBURY, N.C.

REAL PROPERTY SURVEY, SEPTEMBER 1939.

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



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SCALE IN FEET





## CHAPTER II

### 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 Salisbury'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 the survey was made there were 4,743 residential structures in Salisbury, containing 5,652 dwelling units, and 22 structures were under construction. The greatest number of existing structures, 4,013, or 84.8 percent of all structures, are of the single-family detached type. Structures converted from the uses originally intended for them are the next most common type, and account for more than 10 percent of the city's total. The 149 duplex houses, among which the two-family side-by-side type predominates, represent about 3 percent of all dwelling structures in the city. All other structural types account for less than 2 percent of the dwelling structures in Salisbury.

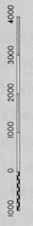
The marked effect on the housing pattern created in a city by the presence of converted structures is apparent in Salisbury, where the one-tenth of all dwelling structures which have been converted from their original uses include one-fifth of all dwelling units in the city. More than three-fifths of the conversions have taken place during the last five years, and about four-fifths within the last decade. These conversions can probably be attributed to an inability, because of the economic depression, to finance the necessary new construction implicit in the city's growth, as well as to the need of individual owners for additional income.

Wooden dwellings prevail in Salisbury, accounting for 88.9 percent of all structures. Brick, as the type of exterior material used, is reported in 9.2 percent of all cases, while less than 2 percent of all residential structures are built of stone, stucco, or other materials. Little more than one-fifth of all dwelling structures contain basements as defined by the survey, and the presence of garages is reported in about one-half of all cases. More than two-thirds of all residential structures are one story in height, 32.7 percent are either one and one-half or two stories high, and less than 1 percent exceed two stories in height.

#### CONDITION

Almost 40 percent of the residential structures in Salisbury are in good condition, and an equal proportion are in need of minor repairs, evidence of depression years and the consequent postponement of necessary improvements. A little more than one-fifth of all residential structures are classified as in need of major repairs or "unfit for use." The 982 structures, comprising 1,162 dwelling units, which fall into these last two poor condition categories not only represent a large number of the city's residences, but also contribute heavily to the relatively high proportion of housing 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, making them doubly undesirable. The proportion of overcrowding among them (14.5 percent) is two and one-half times as great as among those in the better condition groups (5.7 percent). As the maps which accompany this analysis reveal, structures in poor condition are rarely isolated, but tend to blight whole areas.

AGE OF STRUCTURE MAP  
 SALISBURY, N.C.  
 REAL PROPERTY SURVEY, SEPTEMBER, 1939.  
 W.P.A. PROJECT NO 65-132-148  
 STATE PLANNING BOARD-SPONSOR



LEGEND

MEDIAN	YEAR	BUILT	SYMBOL
1930	1939		[Diagonal lines /]
1925	1929		[Diagonal lines \]
1920	1924		[Cross-hatch]
1905	1919		[Dotted]
1885	1904		[Stippled]
1860	1884		[Horizontal lines]
1859 OR BEFORE			[Vertical lines]
○	VACANT		
○	LESS THAN THREE UNITS		
◐	PARKS AND INSTITUTIONS		
●	COMMERCIAL AND INDUSTRIAL		

They command relatively low rentals (more than 70 percent of them rent for less than \$10 a month), reducing 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.

Table IV

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

Monthly rental or rental value	All dwelling units in poor repair							
	Total		Owner-occupied		Tenant-occupied		Vacant	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total reports on rental	1162	20.6	247	13.0	870	24.1	45	32.4
\$ 4.99 or less	231	42.4	21	65.6	187	38.2	23	100.0
5.00 - \$ 9.99	607	39.9	122	53.3	473	37.3	12	50.0
10.00 - 14.99	222	21.1	64	21.2	151	20.8	7	31.8
15.00 - 19.99	61	11.0	23	11.3	36	10.7	2	15.4
20.00 - 24.99	16	3.1	5	2.2	10	3.6	1	6.7
25.00 - 29.99	14	3.2	6	2.6	8	4.0	0	0.0
30.00 - 39.99	6	1.1	3	1.0	3	1.4	0	0.0
40.00 - 49.99	3	1.1	2	1.1	1	1.3	0	0.0
50.00 - 74.99	2	1.0	1	0.6	1	3.8	0	0.0
75.00 - 99.99	0	0.0	0	0.0	0	0.0	-	-
100.00 - 149.99	0	0.0	0	0.0	-	-	0	0.0
150.00 or more	-	-	-	-	-	-	-	-

A considerably greater proportion (almost one-fourth) of all tenant-occupied units are in poor repair than those occupied by owners (about one-eighth). Negroes occupy over 30 percent of all occupied dwellings in the city, but they are found in almost 70 percent of all dwellings in need of major repairs or unfit for use.

It is obvious that a comparatively reasonable outlay would effect the degree of improvement necessary for the maintenance of housing standards and investment values for a considerable number of those dwellings which are now designated as in need of minor repairs, before they become unsafe for occupancy. However, the value of repairing or reclaiming dwelling structures, particularly those in poor condition, involves consideration of their locations, available facilities, and the rental prices such improved properties could command. The need for new construction is apparent from the large number of structures whose poor condition is aggravated by their low value, bad location, and lack of facilities. The extent to which private investors can profitably undertake this new construction will be discussed in the analysis of low-income families.

AGE OF STRUCTURE

Of all residential structures in Salisbury, 688, containing 889 dwelling units, antedate the year 1895. These constitute about 15 percent of all dwelling structures in the city. Well over half of all existing dwelling structures in the city were built during the twenty-five year interval, 1895-1919, a majority of them around the turn of the century, and one-fourth were constructed during the decade 1920-1930. Only 6.4 percent of all existing structures were constructed between 1930 and 1940

**OWNER OCCUPANCY MAP**  
**SALISBURY, N.C.**  
 REAL PROPERTY SURVEY, SEPTEMBER, 1939.  
 W.P.A. PROJECT NO 65-1-32-148  
 STATE PLANNING BOARD—SPONSOR



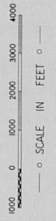
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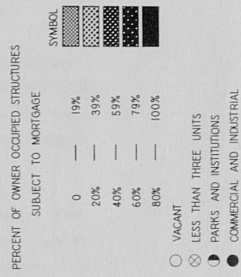
**LEGEND**

- PERCENT OF DWELLING UNITS  
 OCCUPIED BY OWNER
- |     |      |
|-----|------|
| 0   | 19%  |
| 20% | 39%  |
| 40% | 59%  |
| 60% | 79%  |
| 80% | 100% |
- VACANT  
 ⊗ LESS THAN THREE UNITS  
 ● PARKS AND INSTITUTIONS  
 ● COMMERCIAL AND INDUSTRIAL

MORTGAGE STATUS MAP  
 SALISBURY, N.C.  
 REAL PROPERTY SURVEY, SEPTEMBER 1939.  
 W.P.A. PROJECT NO. 65-1-32-148  
 STATE PLANNING BOARD-SPONSOR



LEGEND



The relationship between the age of structures and their condition is quite apparent. Thus, while less than 10 percent of all residential structures in Salisbury which were built since 1920 are in poor condition, more than one-fourth of those 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, along with the quality of structures, particularly those built during boom years, and the extent to which modern standards in housing have been maintained.

#### EXTENT AND VALUE OF OWNER-OCCUPIED STRUCTURES

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

In Salisbury 1,900 or 40.1 percent of the 4,734 residential structures are owner-occupied. When considered in terms of dwelling units rather than structures, the percentage is naturally smaller, owners occupying 33.6 percent of all units, tenants 63.9 percent, and vacancies accounting for the remaining 2.5 percent. More than half of all owner-occupied single family structures (the type which includes 88.4 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 \$3,000, and about one-fourth are valued between \$3,000 and \$4,999.

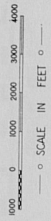
Table V

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

Value of property	All single-family owner-occupied structures		Percent mortgaged	Percent in need of major repairs or unfit for use
	Number	Percent distribution		
Total reports on value of property	1680	100.0	23.9	13.6
\$ 499 or less	42	2.5	9.5	66.7
500 - \$ 999	227	13.5	17.2	55.8
1,000 - 1,499	197	11.7	25.9	19.8
1,500 - 1,999	142	8.4	21.8	12.8
2,000 - 2,499	166	9.9	21.7	2.4
2,500 - 2,999	121	7.2	24.0	1.7
3,000 - 3,999	267	15.9	26.2	1.5
4,000 - 4,999	146	8.7	36.3	1.4
5,000 - 5,999	90	5.4	25.6	1.1
6,000 - 7,999	134	8.0	27.6	2.2
8,000 - 9,999	62	3.7	21.0	1.6
10,000 - 14,999	56	3.3	21.4	0.0
15,000 - 19,999	14	0.8	0.0	7.1
20,000 - 29,999	11	0.7	27.3	0.0
30,000 or more	5	0.3	0.0	0.0

# DURATION OF OWNER-OCCUPANCY MAP SALISBURY, N.C.

REAL PROPERTY SURVEY, SEPTEMBER 1939.  
W.P.A. PROJECT NO 65-132 148  
STATE PLANNING BOARD-SPONSOR



## LEGEND

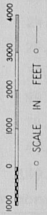
MEDIAN DURATION OF OCCUPANCY  
OF OWNER OCCUPIED UNITS

- | SYMBOL              | Median Duration of Occupancy   |
|---------------------|--------------------------------|
| (White)             | LESS THAN 1 YEAR               |
| (Vertical lines)    | 1 YEAR - 1 YEAR, 11 MONTHS     |
| (Diagonal lines /)  | 2 YEARS - 2 YEARS, 11 MONTHS   |
| (Diagonal lines \)  | 3 YEARS - 4 YEARS, 11 MONTHS   |
| (Cross-hatch)       | 5 YEARS - 9 YEARS, 11 MONTHS   |
| (Dense cross-hatch) | 10 YEARS - 19 YEARS, 11 MONTHS |
| (Solid black)       | 20 YEARS OR MORE               |

- VACANT
- ⊗ LESS THAN THREE UNITS
- PARKS AND INSTITUTIONS
- COMMERCIAL AND INDUSTRIAL

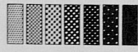
# DURATION OF TENANT-OCCUPANCY MAP SALISBURY, N.C.

REAL PROPERTY SURVEY, SEPTEMBER, 1939.  
W.P.A. PROJECT NO. 95-1-32-148  
STATE PLANNING BOARD, SPONSOR



## LEGEND

MEDIAN DURATION OF OCCUPANCY  
OF TENANT-OCCUPIED UNITS



- LESS THAN 1 YEAR
- 1 YEAR - 11 MONTHS
- 2 YEARS - 2 YEARS, 11 MONTHS
- 3 YEARS - 4 YEARS, 11 MONTHS
- 5 YEARS - 9 YEARS, 11 MONTHS
- 10 YEARS - 19 YEARS, 11 MONTHS
- 20 YEARS OR MORE

- VACANT
- ⊗ LESS THAN THREE UNITS
- PARKS AND INSTITUTIONS
- COMMERCIAL AND INDUSTRIAL



It is not surprising to find that of the 229 owner-occupied single-family structures which are in need of major repairs or unfit for use, 211 are valued at less than \$2,000. In all, about 36 percent of all dwelling units occupied by owners in Salisbury fail to meet the accepted standards of adequacy used by the survey.

A little less than one-fourth of all owner-occupied structures in the city are mortgaged. Of those structures built during the last five years, almost half are encumbered, in contrast with less than 30 percent of any other age group. Only 46 of the 247 owner-occupied structures in poor condition are mortgaged. The liberal terms of 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 contribute greatly to the desirability of home-ownership. The comparative differences between the duration of owner- and tenant-occupancy are striking. While 81.5 percent of all owners have occupied the same dwelling for five years or more, in contrast, about one-third of all tenants report such lengthy occupancy. Almost one-fourth of all tenants in Salisbury had occupied their dwellings for less than one year at the time of the survey. On the other hand, more than two-thirds of all owners in the city had occupied their dwellings for ten years or more. The median duration of occupancy for all occupied units in Salisbury is from three to five years, for owner-occupied dwelling units it is from ten to twenty years, but for tenant-occupied dwellings it falls to from two to three years. Instability of population, however, is not a serious problem in Salisbury, even among tenant groups, almost half of whom have occupied their present dwellings for three years or more.

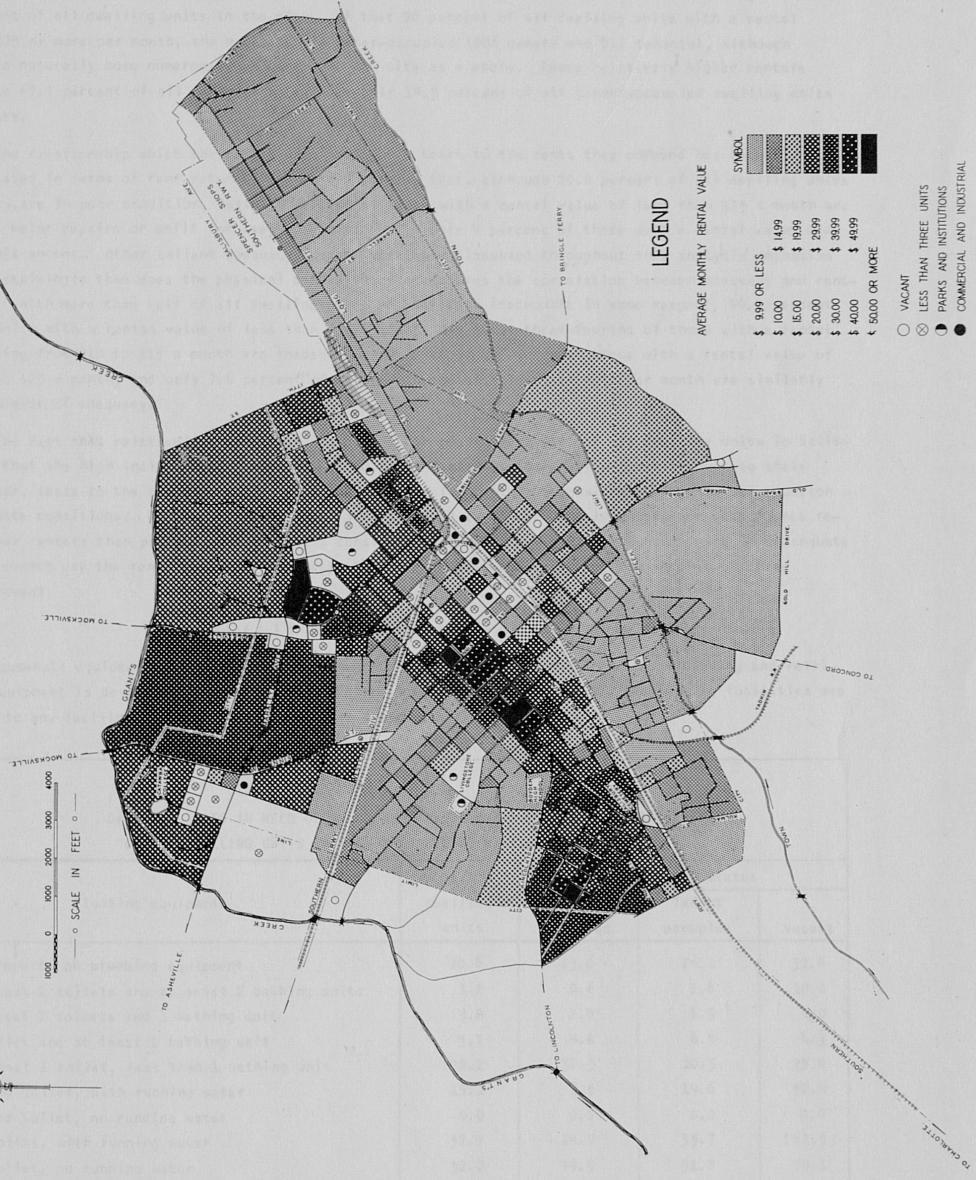
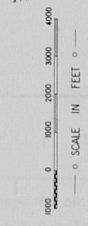
Table VI  
NUMBER OF INADEQUATE DWELLING UNITS BY MONTHLY RENTAL VALUE AND AS PERCENT  
OF ALL DWELLING UNITS IN EACH RENTAL VALUE GROUP BY OCCUPANCY STATUS

Monthly rental or rental value	All inadequate dwelling units							
	Total		Owner-occupied		Tenant-occupied		Vacant	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total reports on rental	3236	57.2	694	36.5	2472	68.4	70	50.4
\$ 4.99 or less	536	98.3	32	100.0	481	98.2	23	100.0
5.00 - \$ 9.99	1456	95.8	220	96.1	1214	95.8	22	91.7
10.00 - 14.99	780	74.2	217	71.9	548	75.4	15	68.2
15.00 - 19.99	242	43.8	107	52.7	130	38.6	5	38.5
20.00 - 24.99	111	21.4	50	21.9	57	20.7	4	26.7
25.00 - 29.99	64	14.5	33	14.4	31	15.5	0	0.0
30.00 - 39.99	37	7.0	27	8.7	9	4.3	1	9.1
40.00 - 49.99	6	2.2	5	2.7	1	1.3	0	0.0
50.00 - 74.99	4	2.0	3	1.8	1	3.8	0	0.0
75.00 - 99.99	0	0.0	0	0.0	0	0.0	-	-
100.00 - 149.99	0	0.0	0	0.0	-	-	0	0.0
150.00 or more	-	-	-	-	-	-	-	-

#### RENTAL AND RENTAL VALUE

Although rent prices are determined by a number of varying 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 Salisbury; that is, the number of families now inadequately housed whose incomes would permit them to pay the rental price of adequacy. First, however, it is essential to examine existing rentals in the city and the housing conditions which prevail among the different rental groups.

**AVERAGE RENTAL MAP**  
**SALISBURY, N.C.**  
 REAL PROPERTY SURVEY, SEPTEMBER 1939.  
 W.P.A. PROJECT NO 65-132-148  
 STATE PLANNING BOARD-SPONSOR



**LEGEND**

AVERAGE MONTHLY RENTAL VALUE

SYMBOL	AVERAGE MONTHLY RENTAL VALUE
[Diagonal lines /]	\$ 999 OR LESS
[Diagonal lines \]	\$ 1000
[Cross-hatch]	\$ 1499
[Vertical lines]	\$ 1999
[Horizontal lines]	\$ 2000
[Dotted]	\$ 2999
[Stippled]	\$ 3000
[Dense cross-hatch]	\$ 3999
[Dense vertical lines]	\$ 4000
[Dense horizontal lines]	\$ 4999
[Dense diagonal lines /]	\$ 5000 OR MORE

- VACANT
- LESS THAN THREE UNITS
- PARKS AND INSTITUTIONS
- COMMERCIAL AND INDUSTRIAL

Almost 10 percent of all dwelling units in Salisbury rent for less than \$5 a month, and more than one-fourth for from \$5 to \$10 a month. In all, about 55 percent of all dwelling units have a rental value of less than \$15 a month. These lower rental value groups are far more representative of tenant-occupied (more than 68 percent), than of owner-occupied units (not quite 30 percent). The \$15 to \$25 rental range includes 18.9 percent of all dwelling units in the city. Of that 26 percent of all dwelling units with a rental value of \$25 or more per month, the majority are owner-occupied (906 owners and 517 tenants), although tenants are naturally more numerous than owners in the city as a whole. These relatively higher rentals account for 47.7 percent of all owner-occupied, but only 14.3 percent of all tenant-occupied dwelling units in Salisbury.

The relationship which the condition of dwellings bears to the rents they command has been discussed above. Stated in terms of rent returns, the survey reveals that, although 20.6 percent of all dwelling units in the city are in poor condition, fully 34 percent of those with a rental value of less than \$15 a month are in need of major repairs or unfit for use, in contrast with only 4 percent of those with a rental value exceeding this amount. Other salient adequacy factors which are discussed throughout this analysis emphasize even more strikingly than does the physical condition of structures the correlation between adequacy and rental values. With more than half of all dwelling units in Salisbury inadequate in some respect, 96.5 percent of those units with a rental value of less than \$10 a month, and about three-fourths of those with a rental value ranging from \$10 to \$15 a month are inadequate; while about one-third of those with a rental value of from \$15 to \$25 a month, and only 7.6 percent of those with rentals of \$25 or more per month are similarly below standards of adequacy.

The fact that relatively low rentals are common for the largest part of all dwelling units in Salisbury, and that the high incidence of inadequacy among these dwellings is out of proportion even to their large number, leads to the conclusion that the comparatively low rentals are maintained by the perpetuation of inadequate conditions. If, in order to insure a fair return to the private investor, adequate houses require higher rentals than prevail in the city, a considerable number of the families now living in inadequate dwellings cannot pay the rental price of adequacy, as the data gathered regarding the incomes of these families reveal.

#### FACILITIES AND EQUIPMENT

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

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	20.6	13.0	24.1	32.4
At least 2 toilets and at least 2 bathing units	1.2	0.6	1.6	10.0
At least 2 toilets and 1 bathing unit	3.8	2.0	6.9	0.0
1 toilet and at least 1 bathing unit	5.7	4.8	6.5	6.3
At least 1 toilet, less than 1 bathing unit	22.1	30.3	20.3	25.0
Shared toilet, with running water	19.1	8.5	19.6	52.4
Shared toilet, no running water	0.0	0.0	0.0	0.0
No toilet, with running water	32.9	24.9	35.7	61.5
No toilet, no running water	52.0	49.5	51.8	74.1

In Salisbury 88.6 percent of all dwelling units are wired for electric lighting. One-tenth of one percent use gas for lighting purposes, and the remaining 637 units, or 11.3 percent of the city's total, still utilize oil lamps and other lighting devices. Of the owner-occupied units 89 or 4.7 percent are without installed electric lighting, as are 524 or 14.5 percent of all tenant-occupied units. All but two of the dwelling units without installed lighting facilities rent for less than \$15 a month.

Fifty-two dwelling units in Salisbury lack installed heating facilities of any type, but furnace heating equipment is present in only 14.8 percent of all units. The greatest number of dwellings, 4,762, or 84.3 percent of the city's total, rely on "other installed" heating facilities, such as fireplace, oil burners, coal and wood stoves, etc. Less than 1 percent of all dwelling units with a rental value of less than \$15 a month have central furnace heating facilities, but such facilities are present in more than 30 percent of the dwellings with rental values exceeding \$15 a month. It is likely, on the basis of evidence of other housing inadequacies among the low-rent groups, that the mildness of the southern climate is not the only factor responsible for the absence of modern heating equipment among them.

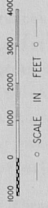
Table VIII  
PERCENT OF ALL DWELLING UNITS WITH MODERN FACILITIES  
IN EACH MONTHLY RENTAL VALUE GROUP

Monthly rental or rental value	Modern facilities				
	At least 1 toilet and 1 bath	Electric Lighting	Central Heating	Electric or gas Cooking	Mechanical Refrigeration
Total reports on rental	46.6	88.6	14.8	29.2	46.2
\$ 4.99 or less	2.0	61.5	0.0	1.1	19.8
5.00 - \$ 9.99	6.1	75.8	0.5	1.3	14.9
10.00 - 14.99	31.1	94.4	2.2	8.8	29.9
15.00 - 19.99	66.9	99.6	4.0	27.3	55.2
20.00 - 24.99	85.1	99.6	11.8	47.9	72.4
25.00 - 29.99	91.6	99.8	24.1	65.5	80.2
30.00 - 39.99	94.2	100.0	47.3	78.2	89.5
40.00 - 49.99	98.9	99.6	70.7	87.4	92.6
50.00 - 74.99	99.0	100.0	76.9	87.9	91.5
75.00 - 99.99	100.0	100.0	95.2	85.7	100.0
100.00 - 149.99	100.0	100.0	75.0	100.0	75.0
150.00 or more	-	-	-	-	-

The presence of plumbing facilities is one of the most incontrovertible standards of adequacy in housing. The fact that more than half (53.4 percent) of the dwelling units in Salisbury lack adequate sanitary facilities indicates the seriousness of the housing problem. Included in the 3,018 units which do not have a minimum of one private indoor flush toilet and bath are 639 dwellings, or 11.3 percent of the city's total, which have a toilet but no bath, 678 units, or 12 percent of all dwellings in the city which share toilet facilities, and a slightly larger number of units, 681, which have running water but do not extend that utility for toilet and bathing purposes. The most serious situation exists among those 1,020 dwelling units, constituting 18 percent of all units in the city, which have neither running water nor indoor toilets and baths. Almost one-third of all owner-occupied units (32.4 percent) and 64.7 percent of all tenant-occupied units lack the minimum standards of adequacy in plumbing equipment.

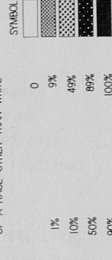
That other factors have to be dealt with when considering the high incidence of inadequate facilities is evidenced by the extent of poor structural repair among dwellings with inadequate plumbing facilities and their prevalence among the lower rental value groups, where, for example, 95 percent of those units with a rental value of less than \$10 a month, and about 86 percent of those with a rental value of less than \$15 a month, are ill-equipped. On the other hand, only about 13 percent of all dwelling units which rent for \$15 or

**RACE OF HOUSEHOLD MAP**  
**SALISBURY, N.C.**  
 REAL PROPERTY SURVEY, SEPTEMBER 1939.  
 W.P.A. PROJECT NO 65-1-32-148  
 STATE PLANNING BOARD—SPONSOR



**LEGEND**

PERCENT OF OCCUPIED DWELLING UNITS  
 OF A RACE OTHER THAN WHITE



- VACANT
- LESS THAN THREE UNITS
- PARKS AND INSTITUTIONS
- COMMERCIAL AND INDUSTRIAL

more per month lack adequate sanitary facilities.

As far as "desirable" facilities are concerned, about 29 percent of all dwelling units in Salisbury are equipped with electric or gas stoves and 46 percent with mechanical refrigeration. Modern cooking and refrigeration equipment is far more common in owner-occupied than in tenant-occupied dwellings. Nevertheless, wood, coal, or oil ranges for cooking purposes are still in use in more than one-half of all owner-occupied and in more than three-fourths of all tenant-occupied units; almost two-fifths of all owners and more than three-fifths of all tenants still use ice for refrigeration purposes or do without any means of refrigeration whatsoever.

#### VACANT UNITS

Of Salisbury's 5,652 dwelling units, 139 or 2.5 percent of the total, were vacant when surveyed. The median duration of all vacancies is two months, but about one-fourth had been vacant for one year or more. Seventy, or more than half of all vacancies were inadequate in some respect; 45 were in need of major repairs or unfit for use, 65 lacked adequate plumbing facilities, and 24 were 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 following table:

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	5,513	100.0	1,900	34.5	3,613	65.5
White*	3,852	100.0	1,429	37.1	2,423	62.9
Negro	1,661	100.0	471	28.4	1,190	71.6

\* Includes "other" races of which there were 9 reports.

Differences between the races, in the degree of structural inadequacies, as well as other undesirable housing characteristics, are marked, both for owners and tenants. More than 46 percent of all dwelling units occupied by Negroes are in need of major repairs or unfit for use, as compared with less than 10 percent of those occupied by white groups. Although Negroes occupy only one-fourth of all owner-occupied dwellings, they constitute four-fifths of all owner-occupants of dwellings in poor repair. Negro tenants comprise little less than one-third of all tenant-occupancies, but they account for two-thirds of all tenant-occupied units in need of major repairs or unfit for use.

Almost three-fourths of all dwellings occupied by Negroes in Salisbury have a rental value of less than \$10 a month while the same is true of only a little more than one-fifth of the units occupied by white groups. More than three-fifths of all dwelling units occupied by white groups, but only 6.2 percent of those occupied by Negroes rent for \$15 or more per month. However, the fact that 42.4 percent of all units occupied by white groups, along with 92.4 percent of those occupied by Negroes, are inadequate or sub-standard in some respect, makes the problem of housing standards the definite concern of both races.

Table X  
NUMBER AND PERCENT DISTRIBUTION BY CONDITION OF ALL OCCUPIED DWELLING UNITS,  
BY OCCUPANCY STATUS, BY RACE OF HOUSEHOLD

Occupancy status and race	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	5,513	100.0	2,222	40.3	2,174	39.4	1,080	19.6	37	0.7
White*	3,852	100.0	2,046	53.1	1,467	38.1	332	8.6	7	0.2
Negro	1,661	100.0	176	10.6	707	42.6	748	45.0	30	1.8
Owner-occupied units	1,900	100.0	1,085	57.1	568	29.9	243	12.8	4	0.2
White	1,429	100.0	979	68.5	401	28.1	49	3.4	0	0.0
Negro	471	100.0	106	22.5	167	35.5	194	41.2	4	0.8
Tenant-occupied units	3,613	100.0	1,137	31.5	1,606	44.4	837	23.2	33	0.9
White	2,423	100.0	1,067	44.0	1,066	44.0	283	11.7	7	0.3
Negro	1,190	100.0	70	5.9	540	45.3	554	46.6	26	2.2

\* Includes "other" races of which there were 9 reports.

#### DENSITY

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 414 dwellings, or 7.5 percent of all occupied units. The greatest proportion of such overcrowding exist among tenants, 10.5 percent of whose dwellings are inadequate for the size of their groups, as compared with only 1.8 percent of all owner-occupied units. For both types of tenure overcrowding is proportionately greater among Negroes than among white groups, as Table XI demonstrates.

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 race	7.5	1.8	10.5
White*	5.3	0.8	7.9
Negro	12.6	5.1	15.6

\* Includes "other" races, of which there were 9 reports.

These 414 overcrowded dwellings house, in inadequate space 13.4 percent of all individuals reached by the survey. More than half of these are Negroes, although the latter represent about 30 percent of the enumerated population. In fact, more than 23 percent of all Negro persons in Salisbury live in overcrowded homes, as do about 9 percent of all white persons. Youth in Salisbury bears the brunt of overcrowded conditions; the proportion of such inadequacy among persons under twenty years of age is 22.1 percent, while among older individuals it drops to 8.6 percent.

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, and among those with comparatively low rental values, where 12.4 percent of those dwelling units with a rental value of less than \$15 a month are overcrowded, in contrast with only 1.4 percent of the units with rentals exceeding this amount.

The presence of roomers and extra families are additional occupancy factors, besides overcrowding,

which require consideration as undesirable elements affecting the familial organization within the home. Neither of these factors is very significant in Salisbury. Roomers were present in 397, or 7.2 percent of all dwelling units, most of which contained either one or two roomers. Extra families, that is, those who reported "doubling up" for economic reasons, were found in 163 dwellings, or 3 percent of the total number of occupied units. In the case of 24 of these, such doubling up was accompanied by overcrowding, thus heightening the undesirable effect created by the presence of an additional family in the dwelling. A greater tendency toward taking in roomers and extra families seems to exist among owners than among tenants. Although physical or structural factors of inadequacy are far more prevalent in Salisbury than occupancy factors, to the extent that overcrowding and other occupancy factors do exist they must be considered definite elements contributing to the housing problems of the city. The above analysis has attempted to show that where overcrowding occurs it is consistently found along with other undesirable characteristics, which, for the most part, can be localized into a particular segment of the dwelling structures in Salisbury. The analysis of low-income family data which follows deals further with this segment of the city's dwellings.

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	13.4	4.4	18.2
Under 1 year	25.4	14.3	28.3
1-4 years	26.2	9.2	30.7
5-9 years	24.4	11.0	29.3
10-14 years	22.1	10.2	27.7
15-19 years	17.1	7.5	22.9
20-64 years	8.8	2.2	12.5
65 years or over	5.3	0.5	11.7

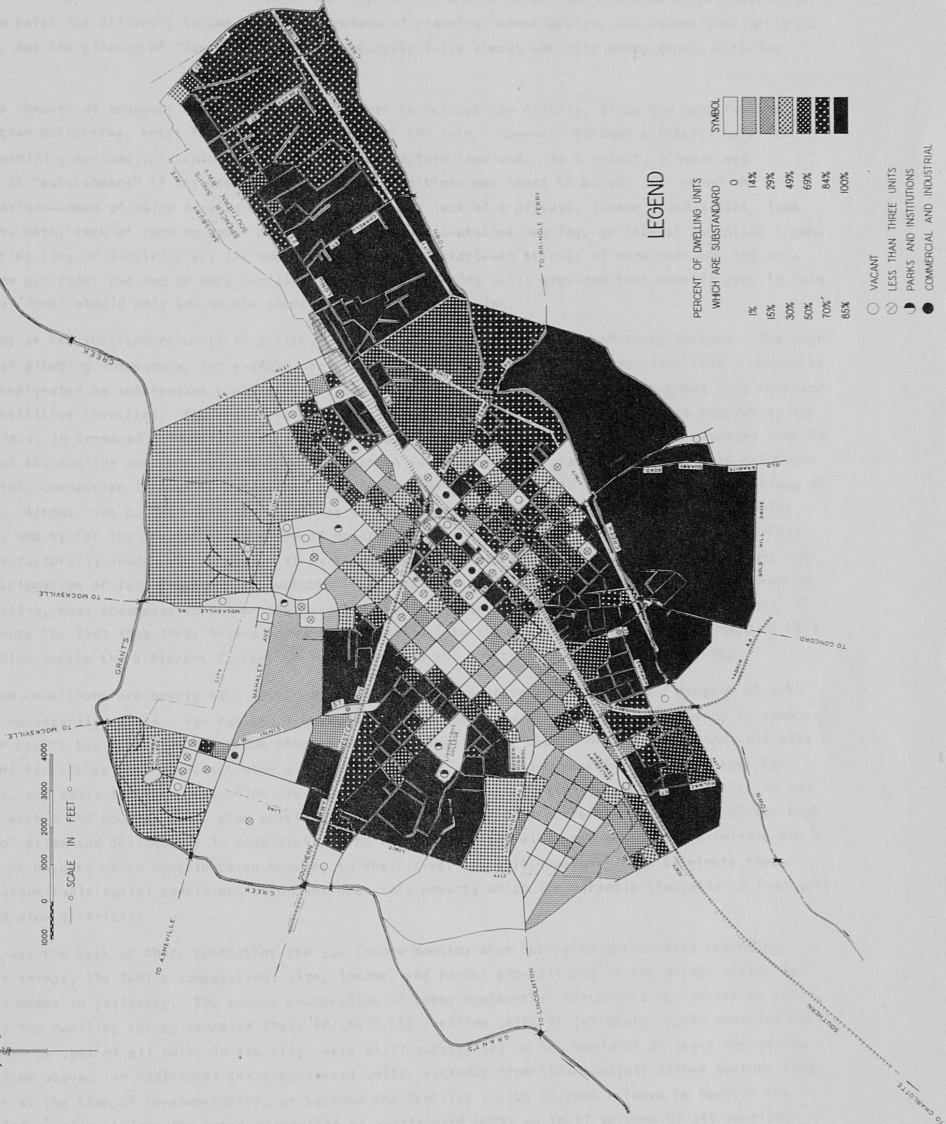


# SUBSTANDARD DWELLING UNITS MAP SALISBURY, N.C.

REAL PROPERTY SURVEY, SEPTEMBER, 1939.  
W.P.A. PROJECT NO. 65-132-148  
STATE PLANNING BOARD - SPONSOR



1000 0 1000 2000 3000 4000  
SCALE IN FEET



## LEGEND

- | PERCENT OF DWELLING UNITS WHICH ARE SUBSTANDARD |      |
|---|------|
| 0   | 1%   |
| (White)   | 14%  |
| (Horizontal lines)                              | 29%  |
| (Vertical lines)                                | 40%  |
| (Diagonal lines /)                              | 69%  |
| (Diagonal lines \)                              | 84%  |
| (Cross-hatch)                                   | 100% |
- 
- |   |                           |
|---|---------------------------|
| ○ | VACANT                    |
| ⊙ | LESS THAN THREE UNITS     |
| ⊕ | PARKS AND INSTITUTIONS    |
| ● | COMMERCIAL AND INDUSTRIAL |

### CHAPTER III

#### LOW INCOME HOUSING

While the problems 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 \$25 per month should only one of the above occupancy factors exist.

Many of the substandard units in Salisbury 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. Almost nine out of every ten dwellings in poor structural condition have inadequate plumbing facilities, and by far the greatest proportion of occupancy factors of inadequacy is found among dwellings which are structurally inadequate as well. It is these houses that largely constitute the city's slums and make the reclamation of less inadequate structures in the same area of doubtful value. Any housing program, to be effective, must encompass more than the mere repair of isolated unsafe and insanitary structures. It must recognize the fact that these houses convert whole areas into slums, as is revealed by the maps in this analysis which locate the different factors of inadequacy and the substandard sections in the city.

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

It was the task of those conducting the Low Income Housing Area Survey to gather data regarding, among other things, the family composition, size, income, and rental expenditures of the groups living in substandard homes in Salisbury. The second enumeration of those residential structures designated as substandard by the dwelling survey revealed that, of the 5,652 dwelling units in Salisbury, 3,080 occupied dwellings, or 54.5 percent of all units in the city, were still substandard on the basis of at least one of the factors listed above. An additional 144 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 57 percent of all dwelling units in the city.

CONDITION OF RESIDENTIAL STRUCTURES MAP  
**SALISBURY, N.C.**  
 REAL PROPERTY SURVEY, SEPTEMBER, 1939.  
 W.P.A. PROJECT NO 65-132-148  
 STATE PLANNING BOARD-SPONSOR



1000 0 1000 2000 3000 4000  
 SCALE IN FEET



**LEGEND**

- PERCENT OF RESIDENTIAL STRUCTURES IN NEED OF MAJOR REPAIRS OR UNIT FOR USE
- |     |      |
|-----|------|
| 0   | 1%   |
| 1%  | 10%  |
| 10% | 20%  |
| 20% | 30%  |
| 30% | 40%  |
| 40% | 50%  |
| 50% | 60%  |
| 60% | 70%  |
| 70% | 80%  |
| 80% | 100% |
- VACANT
  - ⊗ LESS THAN THREE UNITS
  - PARKS AND INSTITUTIONS
  - COMMERCIAL AND INDUSTRIAL

Of the occupied dwellings which are substandard, merely 48, or 1.6 percent, are substandard solely because of occupancy factors as defined above, i.e., overcrowding or the presence of extra families. The greatest proportion, exceeding four-fifths of the total, are physically substandard, while fully 17 percent 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.

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

Occupancy status	Substandard occupied units							
	Total		Physically		Occupancy		Physically and occupancy	
	No.	%	No.	%	No.	%	No.	%
All occupied sub-standard units	3,080	100.0	2,508	81.4	48	1.6	524	17.0
White	1,566	100.0	1,310	83.7	43	2.7	213	13.6
Negro	1,514	100.0	1,198	79.1	5	0.3	311	20.6
Owner-occupied sub-standard units	693	100.0	571	82.4	17	2.5	105	15.1
White	315	100.0	266	84.4	15	4.8	34	10.8
Negro	378	100.0	305	80.7	2	0.5	71	18.8
Tenant-occupied sub-standard units	2,387	100.0	1,937	81.1	31	1.3	419	17.6
White	1,251	100.0	1,044	83.5	28	2.2	179	14.3
Negro	1,136	100.0	893	78.6	3	0.3	240	21.1

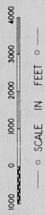
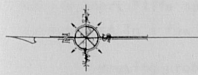
While overcrowding and "doubling up" as the only factors of inadequacy are infrequent, there is a relatively high incidence of such occupancy factors in connection with physical factors of inadequacy. The substandard category which is of most urgency, that in which both physical and occupancy factors exist, is more common among Negro than among white groups. The relatively greater degree of overcrowding and doubling up found in substandard homes, as compared with the proportions for the city as a whole, cannot be attributed to any preponderance of large families in substandard homes, but is actually a 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.

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		Occupancy status					
			Owners		Tenants		Vacant	
	No.	%	No.	%	No.	%	No.	%
Need of major repairs or unfitness for use	1,162	20.6	247	13.0	870	24.1	45	32.4
Inadequate sanitary facilities	3,118	55.2	616	32.4	2,337	64.7	65	46.8
Inadequate lighting facilities	637	11.3	89	4.7	524	14.5	24	17.3
No installed heating facilities	52	0.9	2	0.1	20	0.6	30	21.6

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

**SANITARY FACILITIES MAP**  
**SALISBURY, N.C.**  
 REAL PROPERTY SURVEY, SEPTEMBER 1939.  
 W.P.A. PROJECT NO. 65-132-148  
 STATE PLANNING BOARD-SPONSOR



**LEGEND**

- PERCENT OF DWELLING UNITS WITH NO PRIVATE TOILET AND BATH
- | PERCENT | SYMBOL              |
|---------|---------------------|
| 0       | (White)             |
| 1%      | (Horizontal lines)  |
| 20%     | (Vertical lines)    |
| 40%     | (Diagonal lines /)  |
| 60%     | (Diagonal lines \)  |
| 80%     | (Cross-hatch)       |
| 95%     | (Dense cross-hatch) |
| 59%     | (Dotted)            |
| 79%     | (Dense dotted)      |
| 100%    | (Solid black)       |
- VACANT  
 ⊙ LESS THAN THREE UNITS  
 ● PARKS AND INSTITUTIONS  
 ● COMMERCIAL AND INDUSTRIAL

Inadequacies occur in smallest proportions among owner-occupied dwellings. Since owners account for little more than one-fifth of all substandard dwellings, and vacancies for less than 5 percent, it is obvious that tenant-occupied dwellings, which represent almost three-fourths of all substandard units, constitute the major housing problem with which the city has to deal.

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, more than two-fifths of all units occupied by white groups as well as over 90 percent of those occupied by Negroes were found substandard in Salisbury.

#### 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>Owners</u>	<u>Tenants</u>
Total all groups*	3,352	789	2,563
White	1,684	361	1,323
Negro	1,668	428	1,240

\* Family and non-family groups

It can safely be said that inadequate housing conditions principally affect that basic unit of society--the family, and more particularly, the family with tenant-tenure, since 85 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 far more common among Negroes and among owners than among white or among tenant groups. Most of the affected family groups consist of parents with unmarried children, the majority of whom are under sixteen years of age. Of all family groups in substandard homes, 7 percent contain no gainfully employed member.

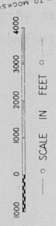
#### DWELLING UNIT DATA

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 Salisbury, and the extent to which private capital can be utilized economically to provide such houses, using as a basis the data made available by the survey regarding the incomes and rental payments in substandard homes.

A conservative estimate of from \$2,000 to \$2,400 might safely be hypothecated as the minimum cost, including land and taxes, for the construction of a standard dwelling unit under conditions that currently prevail in Salisbury. To insure the minimal 10 percent return, such an 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 properties, which include the cost of utilities and heat, 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, a situation which is characteristic of about 22 percent of the family groups in substandard homes), 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 houses will have a short "life span" and consequently present the possibility, through rapid deterioration, of becoming substandard in a few years.

Housing problems necessarily differ for owners and tenants. Although incomes of less than \$1,000 a year are reported for a large number of the substandard dwelling units occupied by owners (53.8 percent), the proportion of substandard homes occupied by owners is comparatively small and it is likely that the use of existing agencies for the extension or guarantee of long term loans and the setting up of housing standards 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

**PERSONS PER ROOM MAP**  
**SALISBURY, N.C.**  
 REAL PROPERTY SURVEY, SEPTEMBER, 1939.  
 W.P.A. PROJECT NO 65-132-148  
 STATE PLANNING BOARD-SPONSOR



**LEGEND**

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

PERCENT	SYMBOL
0%	(White)
1%	(Horizontal lines)
10%	(Vertical lines)
15%	(Diagonal lines /)
20%	(Diagonal lines \)
25%	(Cross-hatch)
30%	(Dense cross-hatch)
39%	(Dotted)
40%	(Dense dotted)
100%	(Solid black)

○ VACANT  
 ⊗ LESS THAN THREE UNITS  
 ● PARKS AND INSTITUTIONS  
 ● COMMERCIAL AND INDUSTRIAL

problem more difficult of solution.

The private investor's market for improved properties in Salisbury is by no means negligible, if the 822, or 34.5 percent of all tenant-occupied substandard dwelling units, whose occupants report incomes of \$1,000 a year or more are considered able to afford the minimum rental price of adequacy. An additional small group of tenant-occupied substandard dwelling units, amounting to 3.3 percent of the total, now bring a net rental of \$20 or more per month. Without increasing the rentals, these properties could probably be improved and still realize a profit for their owners.

There are, however, 1,564 tenant-occupied units, comprising 65.5 percent of all tenant-occupied substandard units in Salisbury, whose occupants report group incomes of less than \$1,000 a year. More than two-fifths of these are occupied by white groups and the remaining 57.4 percent by Negroes. The only solution for the housing problems of this considerable number 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 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 Salisbury contains 1,914 substandard dwelling units occupied by single tenant groups consisting of from two to seven persons. Over 56 percent of these units are occupied by white groups. Of all dwelling units occupied by such white groups, 54.6 percent, and 79.5 percent of all those occupied by Negro groups of similar composition, report incomes of less than \$1,000 a year. In all, 65.5 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, most of the 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.

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 Salisbury up to standards of adequacy. 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 Salisbury.



**BLOCK DATA MAP  
SALISBURY, N.C.**

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

SCALE 1/8" = 100'



**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 1899 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 OF STRUCTURES USED FOR BUSINESS OR COMMERCIAL PURPOSES.
7. PERCENT OF TOTAL NUMBER OF DWELLING UNITS WITH NO PRIVATE TOILET OR BATH.
8. PERCENT OF TOTAL NUMBER OF HOUSEHOLDS OF A RACE OTHER THAN WHITE.

## GLOSSARY

1. Real Property Survey or RPS -- In general, the entire survey procedure; specifically, that division of the field and office work required to gather and tabulate the results of the initial, exhaustive house-to-house enumeration. Some of the special terms employed in the RPS are:
- Block -- that area of land entirely enclosed by one or more passable thoroughfares, all dwelling units on such land being enumerated as of that block. Blocks were numbered serially throughout the enumerated area.
- Major Structure -- every building in each block, with the exception of such apartment structures as bars, outbuildings, sheds, and private garages without dwelling units.
- Residential Structure -- and structure containing dwelling units, even though there are business uses 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 pre-

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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 pre-

sent 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.

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 \$25 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 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.

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

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

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

APPENDIX - SUMMARY TABLES

I. STRUCTURE DATA						
	Total		Owners		Non-Owners	
	Number	Percent	Number	Percent	Number	Percent
<b>A. Type of Structure</b>						
Total reports	4734	100.0	1900	100.0	2834	100.0
Single-family detached	4013	84.8	1678	88.3	2335	82.4
Single-family attached	6	0.1	2	0.1	4	0.1
2-family side-by-side	130	2.8	15	0.8	115	4.1
2-family 2-decker	19	0.4	3	0.2	16	0.6
3-family 3-decker	0	0.0	0	0.0	0	0.0
4-family double 2-decker	18	0.4	2	0.1	16	0.6
Apartment	7	0.1	0	0.0	7	0.2
Business with dwelling units	38	0.8	8	0.4	30	1.0
Other non-converted structures	11	0.2	3	0.2	8	0.3
Partially converted structures	458	9.7	171	9.0	287	10.1
Completely converted structures	34	0.7	18	0.9	16	0.6
<b>B. Structures by Year Built</b>						
Total reports	4734	100.0	1900	100.0	2834	100.0
1935-1939	170	3.6	95	5.0	75	2.6
1930-1934	131	2.8	72	3.8	59	2.1
1925-1929	520	11.0	290	15.3	230	8.1
1920-1924	670	14.1	307	16.1	363	12.8
1915-1919	544	11.5	256	13.5	288	10.2
1905-1914	910	19.2	350	18.5	560	19.8
1895-1904	1101	23.2	307	16.1	794	28.0
1885-1894	425	9.0	122	6.4	303	10.7
1860-1884	202	4.3	65	3.4	137	4.8
1859 or before	61	1.3	36	1.9	25	0.9
<b>C. Encumbrance by Value - Owner-Occupied Structures, types 1-6</b>						
Total reports	1700	100.0	407	100.0	1293	100.0
\$ 499 or less	43	2.5	4	1.0	39	3.0
500 - \$ 999	229	13.5	39	9.6	190	14.7
1000 - 1499	198	11.6	52	12.8	146	11.3
1500 - 1999	144	8.5	31	7.6	113	8.7
2000 - 2499	167	9.8	36	8.9	131	10.1
2500 - 2999	122	7.2	29	7.1	93	7.2
3000 - 3999	273	16.1	71	17.4	202	15.6
4000 - 4999	148	8.7	55	13.5	93	7.2
5000 - 5999	91	5.4	24	5.9	67	5.2
6000 - 7999	136	8.0	38	9.3	98	7.6
8000 - 9999	62	3.6	13	3.2	49	3.8
10000 - 14999	57	3.4	12	3.0	45	3.5
15000 - 19999	14	0.8	0	0.0	14	1.1
20000 - 29999	11	0.6	3	0.7	8	0.6
30000 or more	5	0.3	0	0.0	5	0.4

I. STRUCTURE DATA (Cont'd.)

	Total			Total	
	Number	Percent		Number	Percent
D. Basements			E. Garages		
Total reports	4734	100.0	Total reports	4734	100.0
No basement	3710	78.4	No garage	2342	49.5
With basement	1024	21.6	With garage	2392	50.5
F. Stories			G. Exterior Material		
Total reports	4734	100.0	Total reports	4734	100.0
1 story	3179	67.1	Wood	4210	88.9
1½ stories	515	10.9	Brick	435	9.2
2 stories	1031	21.8	Stone	17	0.3
2½ stories	5	0.1	Stucco	36	0.8
3 or 3½ stories	4	0.1	Other	36	0.8
4 or 4½ stories	0	0.0			
5 to 9½ stories	0	0.0			
10 stories or more	0	0.0			

II. DWELLING UNIT DATA

	Total		Owner		Tenant		Vacant	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
A. Monthly Rent or Rental Value								
Total reports	5652	100.0	1900	100.0	3613	100.0	139	100.0
\$ 4.99 or less	545	9.6	32	1.7	490	13.6	23	16.5
5.00 - 9.99	1520	26.9	229	12.0	1267	35.1	24	17.3
10.00 - 14.99	1051	18.6	302	15.9	727	20.1	22	15.8
15.00 - 19.99	553	9.8	203	10.7	337	9.3	13	9.4
20.00 - 24.99	518	9.1	228	12.0	275	7.6	15	10.8
25.00 - 29.99	440	7.8	229	12.0	200	5.5	11	7.9
30.00 - 39.99	531	9.4	309	16.3	211	5.8	11	7.9
40.00 - 49.99	270	4.8	182	9.6	78	2.2	10	7.2
50.00 - 74.99	199	3.5	164	8.6	26	0.7	9	6.5
75.00 - 99.99	21	0.4	19	1.0	2	0.1	0	0.0
100.00 - 149.99	4	0.1	3	0.2	0	0.0	1	0.7
150.00 or more	0	0.0	0	0.0	0	0.0	0	0.0
B. Condition								
Total reports	5652	100.0	1900	100.0	3613	100.0	139	100.0
Good condition	2285	40.4	1085	57.1	1137	31.5	63	45.3
In need of minor repairs	2205	39.0	568	29.9	1606	44.4	31	22.3
In need of major repairs	1110	19.7	243	12.8	837	23.2	30	21.6
Unfit for use	52	0.9	4	0.2	33	0.9	15	10.8
C. Adequacy								
Total reports	5652	100.0	1900	100.0	3613	100.0	139	100.0
Standard	2416	42.8	1206	63.5	1141	31.6	69	49.6
Substandard - Total:	3236	57.2	694	36.5	2472	68.4	70	50.4
Physically only	2720	48.1	620	32.6	2030	56.2	70	50.4
Occupancy only	79	1.4	25	1.3	54	1.5	-	-
Physically and occupancy	437	7.7	49	2.6	388	10.7	-	-

## 11. DWELLING UNIT DATA (Cont'd.)

	Total		Owner		Tenant		Vacant	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<b>D. Rooms</b>								
Total reports	5652	100.0	1900	100.0	3613	100.0	139	100.0
1 room	76	1.3	3	0.2	71	2.0	2	1.4
2 rooms	496	8.8	24	1.3	445	12.3	27	19.4
3 rooms	838	14.8	64	3.4	755	20.9	19	13.7
4 rooms	1179	20.9	200	10.5	948	26.2	31	22.3
5 rooms	1093	19.4	430	22.6	646	17.9	17	12.2
6 rooms	941	16.6	488	25.7	439	12.2	14	10.1
7 rooms	413	7.3	257	13.5	152	4.2	4	2.9
8 rooms or more	616	10.9	434	22.8	157	4.3	25	18.0
<b>E. Heating</b>								
Total reports	5652	100.0	1900	100.0	3613	100.0	139	100.0
Central steam or hot water	431	7.6	248	13.1	163	4.5	20	14.4
Central warm air	407	7.2	230	12.1	162	4.5	15	10.8
Other installed	4762	84.3	1420	74.7	3268	90.5	74	53.2
None installed	52	0.9	2	0.1	20	0.5	30	21.6
<b>F. Lighting</b>								
Total reports	5652	100.0	1900	100.0	3613	100.0	139	100.0
Electric	5009	88.6	1809	95.2	3085	85.4	115	82.7
Gas	6	0.1	2	0.1	4	0.1	0	0.0
Other	637	11.3	89	4.7	524	14.5	24	17.3
<b>G. Cooking</b>								
Total reports	5652	100.0	1900	100.0	3613	100.0	139	100.0
Electric	704	12.5	394	20.7	302	8.4	8	5.8
Gas	949	16.8	462	24.3	462	12.8	25	18.0
Other installed	3918	69.3	1041	54.8	2829	78.3	48	34.5
None installed	81	1.4	3	0.2	20	0.5	58	41.7
<b>H. Refrigeration</b>								
Total reports	5652	100.0	1900	100.0	3613	100.0	139	100.0
Electric	2599	46.0	1208	63.6	1359	37.6	32	23.0
Gas	13	0.2	1	0.1	6	0.2	6	4.3
Ice	2481	43.9	614	32.3	1835	50.8	32	23.0
None	559	9.9	77	4.0	413	11.4	69	49.7
<b>I. Plumbing</b>								
Total reports	5652	100.0	1900	100.0	3613	100.0	139	100.0
At least 2 toilets and 2 bathing units	246	4.4	172	9.1	64	1.8	10	7.2
At least 2 toilets and 1 bathing unit	79	1.4	50	2.6	29	0.8	0	0.0
1 toilet and at least 1 bathing unit	2309	40.9	1062	55.9	1183	32.7	64	46.0
At least 1 toilet, less than 1 bathing unit	639	11.3	109	5.7	526	14.6	4	2.9

II. DWELLING UNIT DATA (Cont'd)

	Total		Owner		Tenant		Vacant	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
I. Plumbing (Cont'd.)								
Shared toilet and running water	677	12.0	94	5.0	562	15.6	21	15.1
Shared toilet, no running water	1	*	0	0.0	1	*	0	0.0
No toilet but with running water	681	12.0	209	11.0	459	12.7	13	9.4
No toilet and no running water	1020	18.0	204	10.7	789	21.8	27	19.4
* Less than 0.1%								
Total Occupied								
Owner								
Tenant								
Vacant								
J. Duration of Occupancy or Vacancy								
Total reports	5513	100.0	1900	100.0	3613	100.0	139	100.0
Less than 6 months	535	9.7	37	1.9	498	13.8	91	65.4
6 months-11 months	392	7.1	27	1.4	365	10.1	13	9.4
1 year-1 year 11 months	587	10.6	63	3.3	524	14.5	9	6.5
2 years-2 years 11 months	521	9.4	81	4.3	440	12.2	3	2.2
3 years-4 years 11 months	733	13.3	144	7.6	589	16.3	23*	16.5
5 years-9 years 11 months	913	16.6	230	12.1	683	18.9	-	-
10 years-19 years 11 months	1040	18.9	671	35.3	369	10.2	-	-
20 years or more	792	14.4	647	34.1	145	4.0	-	-
* 3 years or more								

III. OCCUPIED DWELLING UNIT DATA

	Total		Owner		Tenant	
	Number	Percent	Number	Percent	Number	Percent
A. Race of Household						
Total reports	5513	100.0	1900	100.0	3613	100.0
White	3843	69.7	1425	75.0	2418	66.9
Negro	1661	30.1	471	24.8	1190	33.0
Other	9	0.2	4	0.2	5	0.1
B. Size of Household						
Total reports	5513	100.0	1900	100.0	3613	100.0
1 person	303	5.5	121	6.4	182	5.0
2 persons	1301	23.6	398	20.9	903	25.0
3 persons	1260	22.9	425	22.4	835	23.1
4 persons	1042	18.9	403	21.2	639	17.7
5 persons	671	12.2	233	12.3	438	12.1
6 persons	419	7.6	154	8.1	265	7.3
7 persons	227	4.1	80	4.2	147	4.1
8 persons	134	2.4	36	1.9	98	2.7
9 persons	57	1.0	18	0.9	39	1.1
10 persons	47	0.9	15	0.8	32	0.9
11 persons or more	52	0.9	17	0.9	35	1.0
C. Extra Families						
Total reports	5513	100.0	1900	100.0	3613	100.0
No extra families	5350	97.0	1829	96.3	3521	97.5
1 extra family	154	2.8	67	3.5	87	2.4
2 or more extra families	9	0.2	4	0.2	5	0.1



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

	Total		Owner		Tenant	
	Number	Percent	Number	Percent	Number	Percent
<b>D. Persons Per Room</b>						
Total reports	5513	100.0	1900	100.0	3613	100.0
.50 or less	1613	29.3	867	45.6	746	20.6
.51 - .75	1303	23.6	499	26.3	804	22.3
.76 - 1.00	1463	26.5	365	19.2	1098	30.4
1.01 - 1.50	720	13.1	134	7.1	586	16.2
1.51 - 2.00	290	5.3	27	1.4	263	7.3
2.01 or more	124	2.2	8	0.4	116	3.2
<b>E. Children Under 15 Years of Age</b>						
Total reports	5513	100.0	1900	100.0	3613	100.0
No children	2748	49.8	1092	57.5	1656	45.8
1 child	1350	24.5	438	23.0	912	25.2
2 children	770	14.0	222	11.7	548	15.2
3 or 4 children	507	9.2	114	6.0	393	10.9
5 children or more	138	2.5	34	1.8	104	2.9
<b>F. Roomers</b>						
Total reports	5513	100.0	1900	100.0	3613	100.0
No roomers	5116	92.8	1744	91.7	3372	93.3
1 roomer	236	4.3	85	4.5	151	4.2
2 roomers	101	1.8	43	2.3	58	1.6
3 or 4 roomers	43	0.8	17	0.9	26	0.7
5 to 10 roomers	17	0.3	11	0.6	6	0.2
11 roomers or more	0	0	0	0.0	0	0.0

IV. LOW INCOME HOUSING DATA

	Total		Owner				Tenant			
			White		Negro		White		Negro	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<b>A. Size of Family Group*</b>										
Total groups	2850	100.0	285	100.0	323	100.0	1232	100.0	1010	100.0
2 persons	938	32.9	104	36.5	116	35.9	363	29.4	355	35.2
3 persons	723	25.4	73	25.6	87	26.9	339	27.5	224	22.2
4 persons	448	15.7	35	12.3	39	12.1	218	17.7	156	15.5
5 persons	280	9.8	35	12.3	21	6.5	135	11.0	89	8.8
6 persons	190	6.7	18	6.3	20	6.2	77	6.2	75	7.4
7 persons	118	4.1	6	2.1	19	5.9	45	3.7	48	4.7
8 persons or more	153	5.4	14	4.9	21	6.5	55	4.5	63	6.2

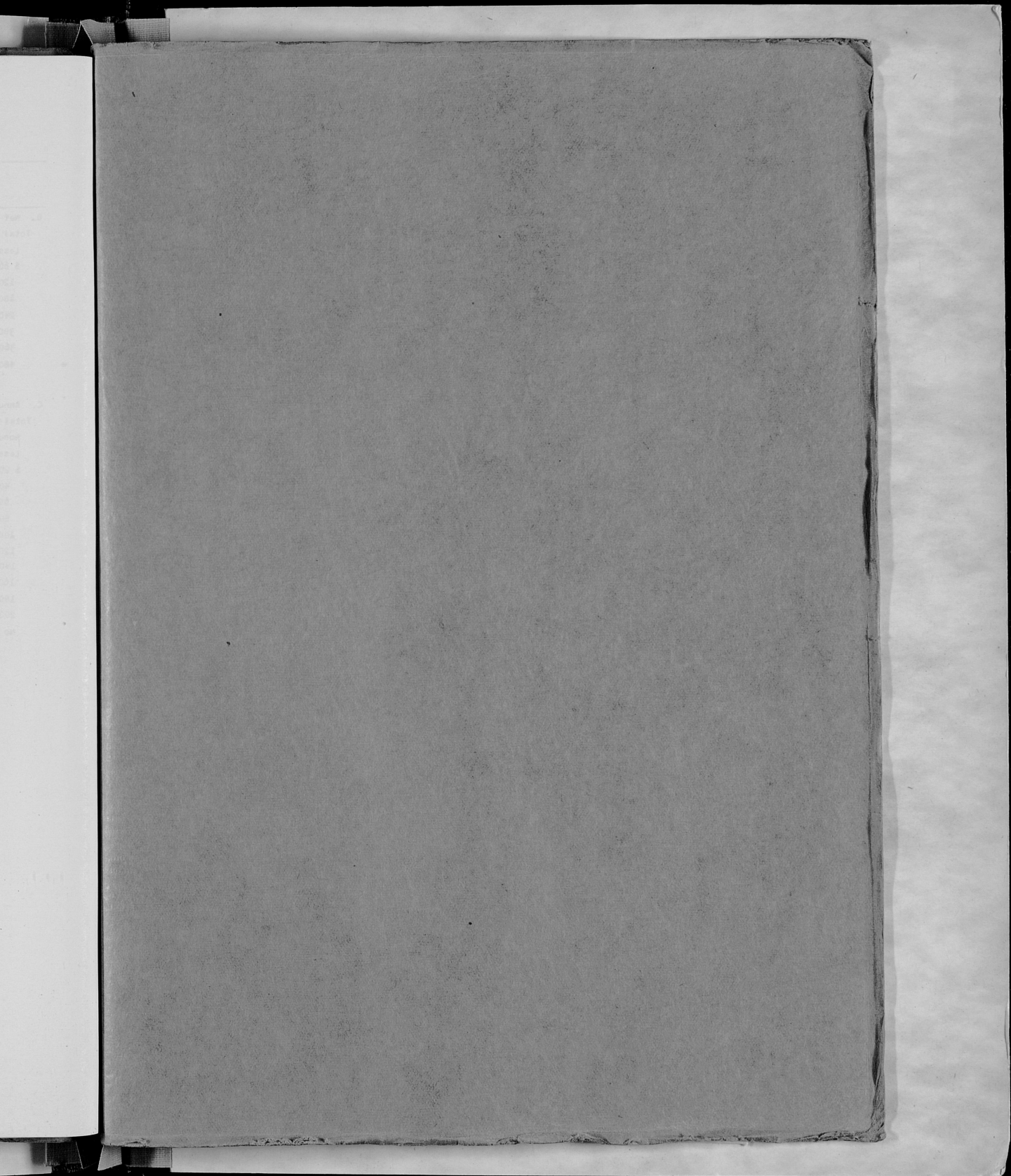
\* Excludes non-family groups

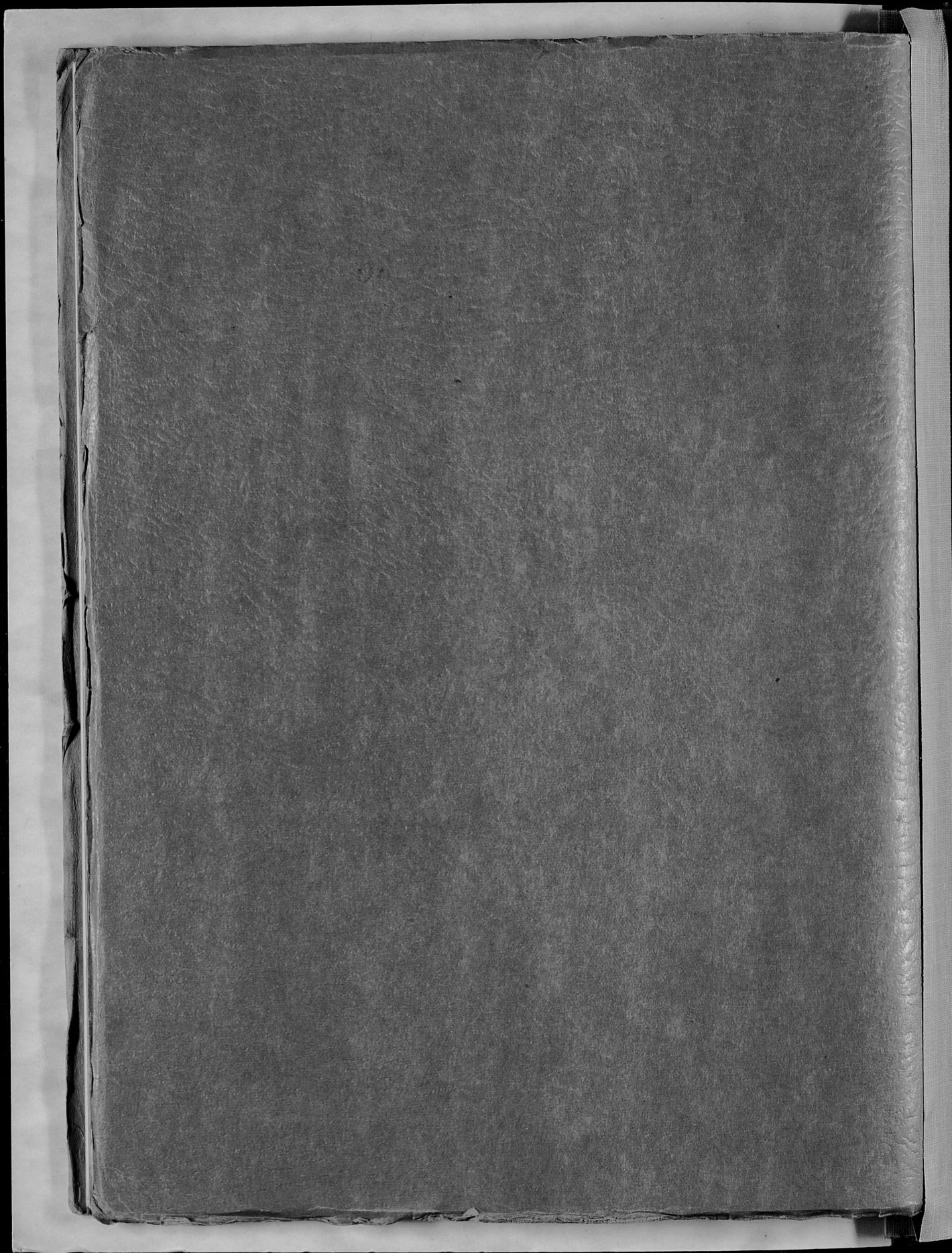
VI. LOW INCOME HOUSING DATA (Cont'd.)

	Total		Owner				Tenant			
	Number	Percent	White		Negro		White		Negro	
			Number	Percent	Number	Percent	Number	Percent	Number	Percent
<b>B. Net Annual Rental</b>										
Total dwelling units	3080	100.0	315	100.0	378	100.0	1251	100.0	1136	100.0
Less than \$60	563	18.3	7	2.2	38	10.1	252	20.1	266	23.4
\$ 60 - \$119.99	1380	44.8	41	13.0	186	49.2	435	34.8	718	63.2
120 - 179.99	726	23.6	81	25.7	123	32.5	388	31.0	134	11.8
180 - 239.99	219	7.1	79	25.1	25	6.6	101	8.1	14	1.2
240 - 299.99	101	3.3	49	15.6	3	0.8	47	3.8	2	0.2
300 - 359.99	47	1.5	27	8.6	2	0.5	18	1.4	0	0.0
360 - 479.99	33	1.1	23	7.3	1	0.3	8	0.6	1	0.1
480 or more	11	0.3	8	2.5	0	0.0	2	0.2	1	0.1
<b>C. Annual Income</b>										
Total dwelling units	3080	100.0	315	100.0	378	100.0	1251	100.0	1136	100.0
None	104	3.4	36	11.4	17	4.5	28	2.2	23	2.0
Less than \$200	172	5.6	11	3.5	31	8.2	30	2.4	100	8.8
\$ 200 - \$ 399.99	359	11.7	14	4.4	48	12.7	89	7.1	208	18.3
400 - 599.99	292	9.5	7	2.2	43	11.4	66	5.3	176	15.5
600 - 799.99	652	21.2	41	13.0	57	15.1	314	25.1	240	21.1
800 - 999.99	358	11.6	25	7.9	43	11.4	140	11.2	150	13.2
1000 - 1199.99	295	9.6	31	9.9	51	13.5	117	9.3	96	8.5
1200 - 1399.99	214	6.9	25	8.0	27	7.1	110	8.8	52	4.6
1400 - 1599.99	223	7.2	30	9.5	15	4.0	146	11.7	32	2.8
1600 - 1799.99	111	3.6	22	7.0	11	2.9	55	4.4	23	2.0
1800 - 1999.99	88	2.9	14	4.4	12	3.2	52	4.2	10	0.9
2000 or more	201	6.5	50	15.9	22	5.8	103	8.2	26	2.3
No reports	11	0.3	9	2.9	1	0.2	1	0.1	0	0.0

TABLE 1. THE INCOME TAXES PAID BY INDIVIDUALS IN THE UNITED STATES, 1960-1969

Year	Total		With		Without	
	Number	Amount	Number	Amount	Number	Amount
1960	108,000,000	100,000,000,000	100,000,000	100,000,000,000	8,000,000	0
1961	110,000,000	105,000,000,000	100,000,000	100,000,000,000	10,000,000	5,000,000,000
1962	112,000,000	110,000,000,000	100,000,000	100,000,000,000	12,000,000	10,000,000,000
1963	115,000,000	115,000,000,000	100,000,000	100,000,000,000	15,000,000	15,000,000,000
1964	118,000,000	120,000,000,000	100,000,000	100,000,000,000	18,000,000	20,000,000,000
1965	120,000,000	125,000,000,000	100,000,000	100,000,000,000	20,000,000	25,000,000,000
1966	122,000,000	130,000,000,000	100,000,000	100,000,000,000	22,000,000	30,000,000,000
1967	125,000,000	135,000,000,000	100,000,000	100,000,000,000	25,000,000	35,000,000,000
1968	128,000,000	140,000,000,000	100,000,000	100,000,000,000	28,000,000	40,000,000,000
1969	130,000,000	145,000,000,000	100,000,000	100,000,000,000	30,000,000	45,000,000,000





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