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Reidsville

REPORT

of

The Real Property Survey
REIDSVILLE, NORTH CAROLINA

1939-1940

IDENTIFICATION MAP
REIDSVILLE, N. C.

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



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1939-1940

REPORT
of
The Real Property Survey
REIDSVILLE, NORTH CAROLINA

WORK PROJECTS ADMINISTRATION

O. P. 65-1-32-148

SPONSORED BY
CITY OF REIDSVILLE
NORTH CAROLINA STATE PLANNING BOARD

WILLIAM H. LEVITT
State Supervisor

1939-1940

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TABLES

Land Use	Page
I. Area of Land by Use	1
II. Distribution of Land by Type of Use	2
III. Number and Area of Structures by Type	2
 Real Property	
IV. Number of Dwelling Units in Need of Major Repairs or Unfit for Use as Percent of Each Rental Value Group by Occupancy Status	3
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	5
VI. Number of Inadequate Dwelling Units by Monthly Rental and as Percent of All Dwelling Units in Each Rental Value Group by Occupancy Status	6
VII. Dwelling Units in Need of Major Repairs or Unfit for Use as Percent of All Dwelling Units, by Occupancy Status, by Plumbing Equipment	8
VIII. Percent of All Dwelling Units with Modern Facilities in Each Monthly Rental Value Group ...	8
IX. Number and Percent Distribution of All Occupied Dwelling Units, by Race of Household, by Occupancy Status	10
X. Number and Percent Distribution by Condition of All Occupied Dwelling Units, by Occupancy Status, by Race of Household	10
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	11
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	12
 Low Income Housing	
XIII. Number and Percent Distribution of Dwelling Units in Each Substandard Category, by Occupancy Status, by Race of Household	14
XIV. Number of Dwelling Units with Physical Inadequacies as Percent of All Dwelling Units by Occupancy Status	14

INTRODUCTION

In 1815 Reuben Reid settled on the farm which later became the site of the village of Reidsville, named in honor of his son David, Governor of North Carolina in 1851. The growth and development of Reidsville parallels that of other and larger industrial centers in the Piedmont section of the state. The manufacture of cigarettes is the principal, and almost exclusive, occupation of the town and employs upward of 2,500 persons. Other industrial activity, on a smaller scale, includes the manufacture of textile products, in which about 500 persons are engaged.

Although Reidsville's numerical growth in population has not been so great as that of other cities in the area, the rate of growth, particularly during the last ten years, has been as phenomenal as that of the larger cities, as the following population figures reveal:

<u>Year</u>	<u>Population</u>	<u>% of Increase</u>
1890	2,969	
1900	3,262	9.9
1910	4,828	48.0
1920	5,333	10.5
1930	6,851	28.5
1940	10,394	51.7

The character of Reidsville's housing is typical of rapidly industrialized areas, and is almost entirely governed by the industrial nature of the city, unrelieved by the diversification of occupation and interest found in larger urban centers. The housing situation in Reidsville, as elsewhere, has become increasingly acute as much because of the tremendously increased population and the failure to accommodate this increase with sufficient new construction, as because of the neglect of housing standards and the deterioration of dwellings of unsound and cheap construction.

It has long been recognized by those who are concerned with the housing 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 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 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 Reidsville was one.

Following the standard procedure for real property inventories, the entire city was enumerated by blocks. A sheet was prepared for each block on which the area measurements and descriptions of the use of every plot of land and every structure were listed. This information furnished on the block lists, when mapped, constitutes the land use survey, and should be of value to 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 age and condition, and the presence or absence of modern conveniences, such as plumbing, central heating, and electric lighting. They also indicate the number, age, and race of all persons who occupy the city's dwellings, the duration of such occupancy, and the number of roomers and extra families in each dwelling. 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 this information. Each significant housing factor surveyed--age and condition of structures, type and duration of tenure, proportions mortgaged, overcrowded, etc.--is portrayed on a separate map on which the status of these factors for every block in the city is noted. 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 family composition, employment status, income, and net and gross rental expenditures of all groups living in inadequate dwellings. Following a separate technique, entitled the Low Income Housing Area Survey, established 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 Reidsville 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 Asheville 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 Reidsville unit in September 1939. Some ten people, white and Negro, were employed in Reidsville, who acted as field enumerators and performed clerical functions and checking duties. The workers were taken from the local certified rolls of the Work Projects Administration. The city of Reidsville provided the office space, equipment, supplies, forms, and other materials necessary for the completion of the survey. By the middle of December the field enumeration was completed and the schedules sent to Asheville. Block tabulations and the tabulation of low-income family data were completed in April 1940. General tabulations were completed by the middle of June, and the analysis of the data in July. Presentation maps and charts were completed in August.

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 three percent for the entire survey. The accuracy of the basic data gathered in this survey, therefore, will compare favorably with that of similar survey work. That small percentage of error which does occur is largely offset by the mathematical law of averages as applied to compensatory errors.

The tabulations, prepared by the survey in separate volumes, 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. An attempt has been made here to present and analyze this statistical information in narrative form.

The Real Property Survey could not have been completed successfully had it not been for the excellent spirit of co-operation displayed by the city officials and citizenry of Reidsville. 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.

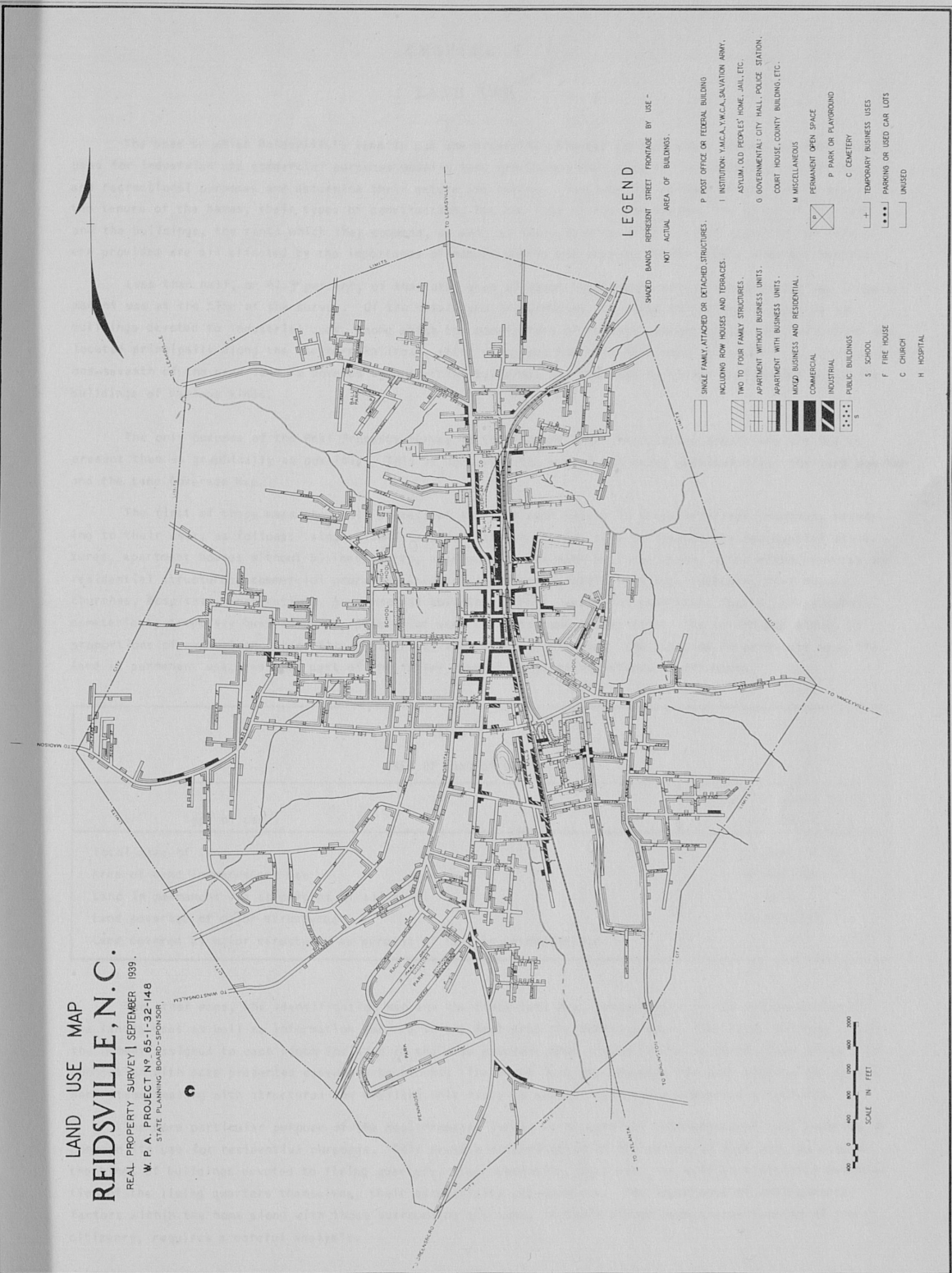
Disposition of materials and results of the project is as follows:

Basic schedules both for real property and low-income family data will be filed with the City Manager

of Reidsville. 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 for the use of the city engineer. 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.

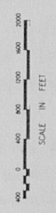
It is hoped that the results of this survey will assist in the future planning and development of Reidsville, as well as help lay the groundwork for the amelioration of those social ills commonly acknowledged as the concomitants of a housing problem.

LAND USE MAP
REIDSVILLE, N.C.
 REAL PROPERTY SURVEY | SEPTEMBER 1939.
 W. P. A. PROJECT N° 65-11-32-148
 STATE PLANNING BOARD-SPONSOR.



LEGEND

- SHADDED 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
 - ☐ SCHOOL
 - ☐ FIRE HOUSE
 - ☐ CHURCH
 - ☐ HOSPITAL
- ☐ P POST OFFICE OR FEDERAL BUILDING
 - ☐ I INSTITUTION: Y.M.C.A., Y.W.C.A., SALVATION ARMY, ASYLUM, OLD PEOPLE'S HOME, JAIL, ETC.
 - ☐ G GOVERNMENTAL: CITY HALL, POLICE STATION, COURT HOUSE, COUNTY BUILDING, ETC.
 - ☐ MISCELLANEOUS
 - ☐ PERMANENT OPEN SPACE
 - ☐ P PARK OR PLAYGROUND
 - ☐ C CEMETERY
 - ☐ TEMPORARY BUSINESS USES
 - ☐ PARKING OR USED CAR LOTS
 - ☐ UNUSED



CHAPTER I

LAND USE

The uses to which Reidsville'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 half, or 47.3 percent, of the total area of about four square miles in Reidsville was in permanent use at the time of the survey. Of the total land in permanent use about 18 percent is covered by buildings devoted to industrial uses, among which the manufacture of tobacco predominates. The industries are located principally along the Southern Railroad, which traverses the city from north to south. An additional one-seventh of the used land is covered by commercial buildings and the rest by either residential or public buildings of various kinds.

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.

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 (in square feet) or percent
Total area of land	117,819,995
Area of land in permanent use	55,691,845
Land in permanent use as percent of all land	47.3
Land coverage of major structures	4,065,737
Land covered by major structures as percent of land in permanent use	7.3




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 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.

LAND COVERAGE MAP
REIDSVILLE, N. C.
 REAL PROPERTY SURVEY, SEPTEMBER, 1939.
 W. P. A. PROJECT NO. 65-11-32-148
 STATE PLANNING BOARD-SPONSOR



LEGEND

- SHADED AREAS REPRESENT PERCENTAGE COVERAGE NOT ACTUAL IN 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

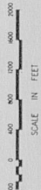


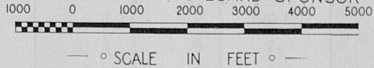
TABLE II DISTRIBUTION OF LAND BY TYPE OF USE		
Type of use	Area of land (square feet)	Percent distribution of area
Total	117,819,995	100.0
Land in permanent use	55,691,845	47.3
Temporary business uses	2,205	*
Parking and used car lots	180,100	0.1
Unused and vacant land	61,945,845	52.6
*Less than 0.1%		

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	2,651	100.0	4,065,737	100.0	1,534
Single-family structures	2,079	78.4	2,261,231	55.6	1,088
2-4 family structures	185	7.0	199,288	4.9	1,077
Apartments without business units	0	0.0	--	--	--
Apartments with business units	0	0.0	--	--	--
Mixed business and residential	19	0.7	37,578	0.9	1,978
Commercial	284	10.7	597,075	14.7	2,102
Industrial	34	1.3	746,605	18.4	21,959
Public Buildings	50	1.9	223,960	5.5	4,479



CONVERTED STRUCTURE MAP REIDSVILLE, N.C.

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



LEGEND

- △ NUMBER OF COMPLETELY CONVERTED STRUCTURES
- ▲ NUMBER OF PARTIALLY CONVERTED STRUCTURES

CHAPTER II REAL PROPERTY

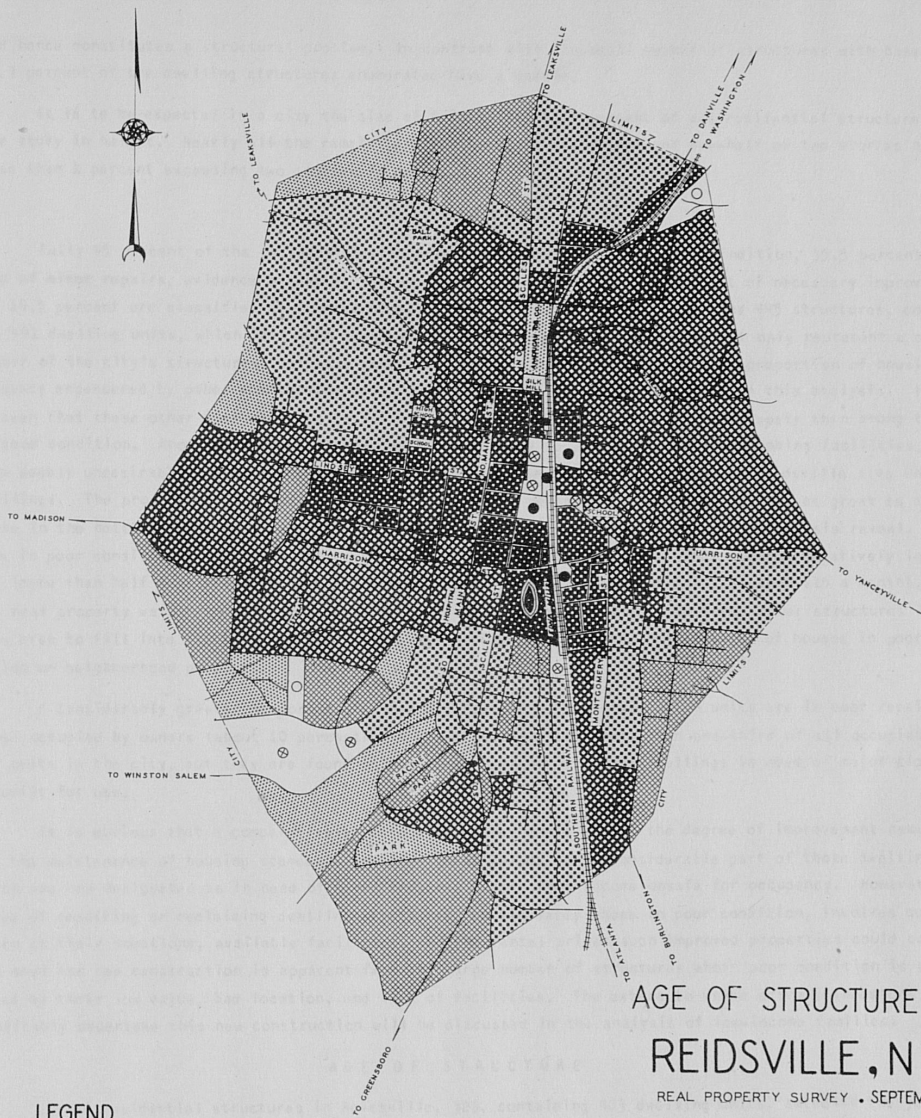
In bringing together the information collected by field enumerators, the Real Property Survey attempts to present the most comprehensive data available on a considerable number of the physical and occupancy characteristics of Reidsville's dwellings. The brief analysis which follows represents an attempt 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 2,283 dwelling structures in Reidsville containing 2,588 dwelling units. Sixteen structures were under construction, 15 of which were single-family dwellings. The greatest number of existing structures, 2,021, or 88.5 percent of all structures, are of the single-family detached type. The 174 duplex houses, among which the two-family side-by-side type predominates, account for 7.6 percent of all residential structures. There are six structures of the four-family double two-decker type, 19 which combine business with residential uses, and 25 are listed as "other non-converted" types, which include garage apartments and other structures not readily classifiable as to type. The 34 converted structures, 26 of which are only partially converted, contain 86 dwelling units, and probably serve the purposes for which multiple-apartment structures, of which there are none in Reidsville, are intended. Only three conversions date back to the decade 1920-1929. The remaining 31 structures have all been converted since then, 24 of them during the last five years.

Table IV NUMBER OF DWELLING UNITS IN NEED OF MAJOR REPAIRS OR UNFIT FOR USE AS PERCENT OF EACH RENTAL VALUE GROUP BY OCCUPANCY STATUS								
Monthly rental or rental value	All dwelling units		Occupancy status					
			Owners		Tenants		Vacant	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total reports on rental	491	19.0	104	10.1	365	24.4	22	33.3
\$ 4.99 or less	26	72.2	6	75.0	16	66.7	4	100.0
5.00 - \$ 9.99	225	52.8	40	45.5	173	53.9	12	70.6
10.00 - 14.99	179	22.3	38	16.6	136	24.4	5	29.4
15.00 - 19.99	33	8.2	10	6.9	23	9.2	0	0.0
20.00 - 24.99	14	5.3	6	4.6	8	6.5	0	0.0
25.00 - 29.99	6	3.4	1	1.2	5	6.2	0	0.0
30.00 - 39.99	4	1.8	2	1.5	2	2.3	0	0.0
40.00 - 49.99	2	1.8	1	1.2	1	3.1	0	0.0
50.00 - 74.99	1	0.8	0	0.0	0	0.0	1	100.0
75.00 - 99.99	1	5.9	0	0.0	1	33.3	0	0.0
100.00 - 149.99	0	0.0	0	0.0	0	0.0	0	0.0
150.00 or more	0	0.0	0	0.0	0	0.0	0	0.0

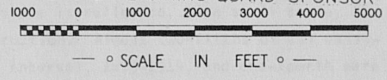
Wooden dwelling structures prevail in Reidsville, accounting for 92.1 percent of the city's total. Brick, as the type of exterior material used, is reported in 7.0 percent of all cases, while less than 1 percent of all residential structures are built of stone, stucco, or other exterior materials. It is questionable whether the small number of structures with basements, 12.6 percent of the total, can be dismissed on the grounds that the climate of Reidsville makes the provision of space for the installation of furnace heating equipment an unnecessary luxury. Furthermore, the lack of basements frequently indicates improper foundations



AGE OF STRUCTURE MAP REIDSVILLE, N.C.

REAL PROPERTY SURVEY - SEPTEMBER 1939 .

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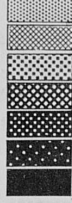


LEGEND

MEDIAN YEAR BUILT

1930	1939
1925	1929
1920	1924
1905	1919
1885	1904
1860	1884
1859 OR BEFORE	

SYMBOL



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

and hence constitutes a structural problem. In contrast with the small number of structures with basements, 41.7 percent of the dwelling structures enumerated have a garage.

As is to be expected in a city the size of Reidsville, 50.6 percent of all residential 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 in height.

CONDITION

Fully 45 percent of the residential structures in Reidsville are in good condition, 35.5 percent are in need of minor repairs, evidence of depression years and the consequent postponement of necessary improvements, and 19.5 percent are classified as in need of major repairs or "unfit for use." The 445 structures, comprising 491 dwelling units, which fall into these last two poor condition categories not only represent a sizeable number of the city's structures, 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 93 percent of all dwellings in poor repair lack adequate plumbing facilities, making them doubly undesirable. Almost one-fourth of all children under 15 years of age in Reidsville live in these dwellings. The proportion of overcrowding among them (25.4 percent) is about three times as great as among those in the better condition groups (8.5 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 (more than half rent for less than \$10 a month, and fully seven-eighths for less than \$15 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.

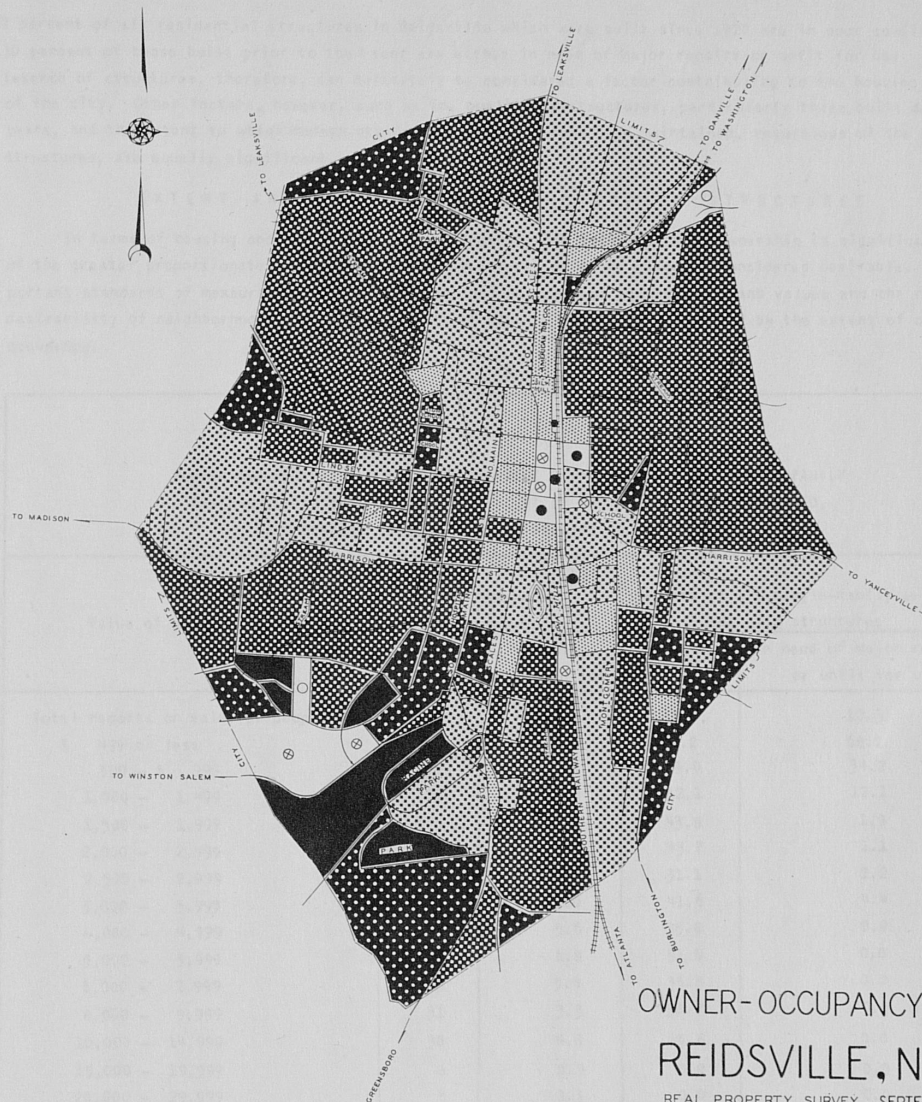
A considerably greater proportion (almost one-fourth) of tenant-occupied units are in poor repair than those occupied by owners (about 10 percent). Negroes occupy little more than one-third of all occupied dwelling units in the city, but they are found in more than two-thirds of all dwellings in need 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 part 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 Reidsville, 329, containing 403 dwelling units, antedate the year 1895. These constitute more than 15 percent of all dwelling units in the city. During the succeeding decades the commercial and industrial development of the Piedmont section of the state is reflected, on a small scale, in the growth of Reidsville and the increasing rate of residential construction. Almost two-fifths of all existing dwelling units in the city were built during the twenty-five year interval, 1895-1919, and one-fourth were constructed during the decade 1920-1929. The remaining one-fifth of all existing dwelling units were constructed between 1930 and 1940. The average rate of construction in Reidsville rose from about 49 dwelling units a year for the interval 1915-1919, to a peak of about 71 annually for the interval 1920-1924. This annual average dropped during the last five years of the 1920's to 59 dwelling units, and then declined to an average of 43 dwellings annually for the next five depression years. The annual average during the last five years rose to 60 dwelling units, but the rate of construction for the past decade is still smaller than that of the 1920's. The 51.7 percent increase in population since 1930, as revealed by the 1940 census, a growth greater than any the city has experienced in its entire history, emphasizes the problem created by the continued lag in construction.

A definite correlation exists between the age of structures and their condition. Thus, while only

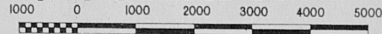


OWNER-OCCUPANCY MAP
REIDSVILLE, N.C.

REAL PROPERTY SURVEY, SEPTEMBER 1939.

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

STATE PLANNING BOARD-SPONSOR



— ° SCALE IN FEET ° —

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

8 percent of all residential structures in Reidsville which were built since 1920 are in poor condition, about 30 percent 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. Other factors, however, such as the quality of structures, particularly those built during boom years, and the extent to which modern standards in housing have been maintained, regardless of the age of structures, are equally significant.

EXTENT AND VALUE OF OWNER-OCCUPIED STRUCTURES

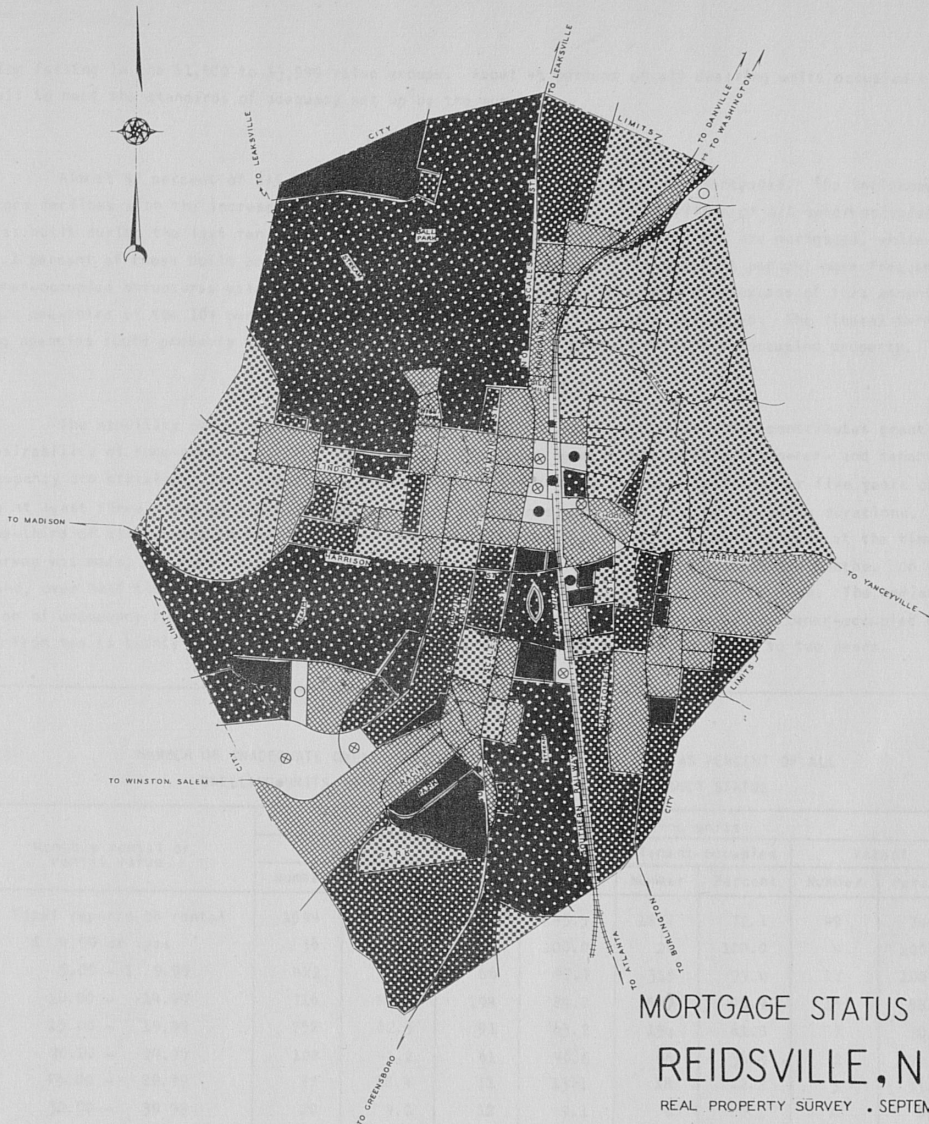
In terms of housing and its related social factors, the extent of home-ownership is significant because of the greater proportionate incidence, with owner-tenure, of those elements considered desirable. Such important standards of measurement as the condition and adequacy of structures, land values and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

Value of property	All single-family owner-occupied structures		Percent of all single-family owner-occupied structures	
	Number	Percent distribution	Mortgaged	In need of major repairs or unfit for use
Total reports on value of property	943	100.0	42.4	10.3
\$ 499 or less	22	2.3	18.2	68.2
500 - \$ 999	155	16.5	49.0	34.2
1,000 - 1,499	165	17.5	52.1	12.1
1,500 - 1,999	105	11.1	43.8	1.9
2,000 - 2,499	87	9.2	43.7	1.1
2,500 - 2,999	45	4.8	31.1	2.2
3,000 - 3,999	113	12.0	41.6	4.4
4,000 - 4,999	53	5.6	35.8	0.0
5,000 - 5,999	64	6.8	51.6	0.0
6,000 - 7,999	53	5.6	35.8	0.0
8,000 - 9,999	31	3.3	38.7	0.0
10,000 - 14,999	38	4.0	15.8	0.0
15,000 - 19,999	8	0.9	0.0	0.0
20,000 - 29,999	3	0.3	0.0	0.0
30,000 or more	1	0.1	0.0	0.0

In Reidsville, 1,029, or 45.1 percent of the 2,283 dwelling structures are owner-occupied. When considered in terms of dwelling units rather than structures, the percentage is naturally smaller, owners occupying 39.8 percent of all units, tenants 57.6 percent, and vacancies accounting for the remaining 2.6 percent of all dwelling units.

More than 56 percent of all owner-occupied single-family structures (the type which includes 91.6 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 \$2,500, and about 36 percent are valued at less than \$1,500 by their owners. A little more than one-fifth of the owner-occupied structures of this type are valued between \$2,500 and \$4,999 and an almost equal number are valued at \$5,000 or more.

It is not surprising to find that of the 97 owner-occupied single-family structures which are in need of major repairs or unfit for use, 88 are valued at less than \$1,500 the other 9 structures in poor condi-



MORTGAGE STATUS MAP REIDSVILLE, N.C.

REAL PROPERTY SURVEY . SEPTEMBER 1939 .

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

STATE PLANNING BOARD-SPONSOR

1000 0 1000 2000 3000 4000 5000



— ° SCALE IN FEET ° —

LEGEND

PERCENT OF OWNER-OCCUPIED STRUCTURES
SUBJECT TO MORTGAGE

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

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

tion falling in the \$1,500 to \$3,999 value groups. About 45 percent of all dwelling units occupied by owners fail to meet the standards of adequacy set up by the survey.

MORTGAGE STATUS

Almost 42 percent of all owner-occupied structures in Reidsville are mortgaged. The incidence of mortgages declines with the increasing age of structures. Thus, almost three-fifths of all owner-occupied structures built during the last ten years, and 47.9 percent of those built since 1920 are mortgaged, while only 35.1 percent of those built prior to 1920 are encumbered. Mortgages are about 10 percent more frequent among owner-occupied structures valued at less than \$2,500, than among those valued in excess of this amount. Less than one-third of the 104 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 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 three times as great as the proportion of tenants with such lengthy occupancy durations. Almost one-third of all tenants in Reidsville had occupied their dwellings for less than one year at the time the survey was made, and more than one-fifth reported an occupancy duration of less than six months. On the other hand, over half the owners in the city had occupied their dwellings for ten years or more. The median duration of occupancy for all dwelling units in the city is from three to five years, for owner-occupied units it is from ten to twenty years, but for tenant-occupied dwellings it falls to from one to two years.

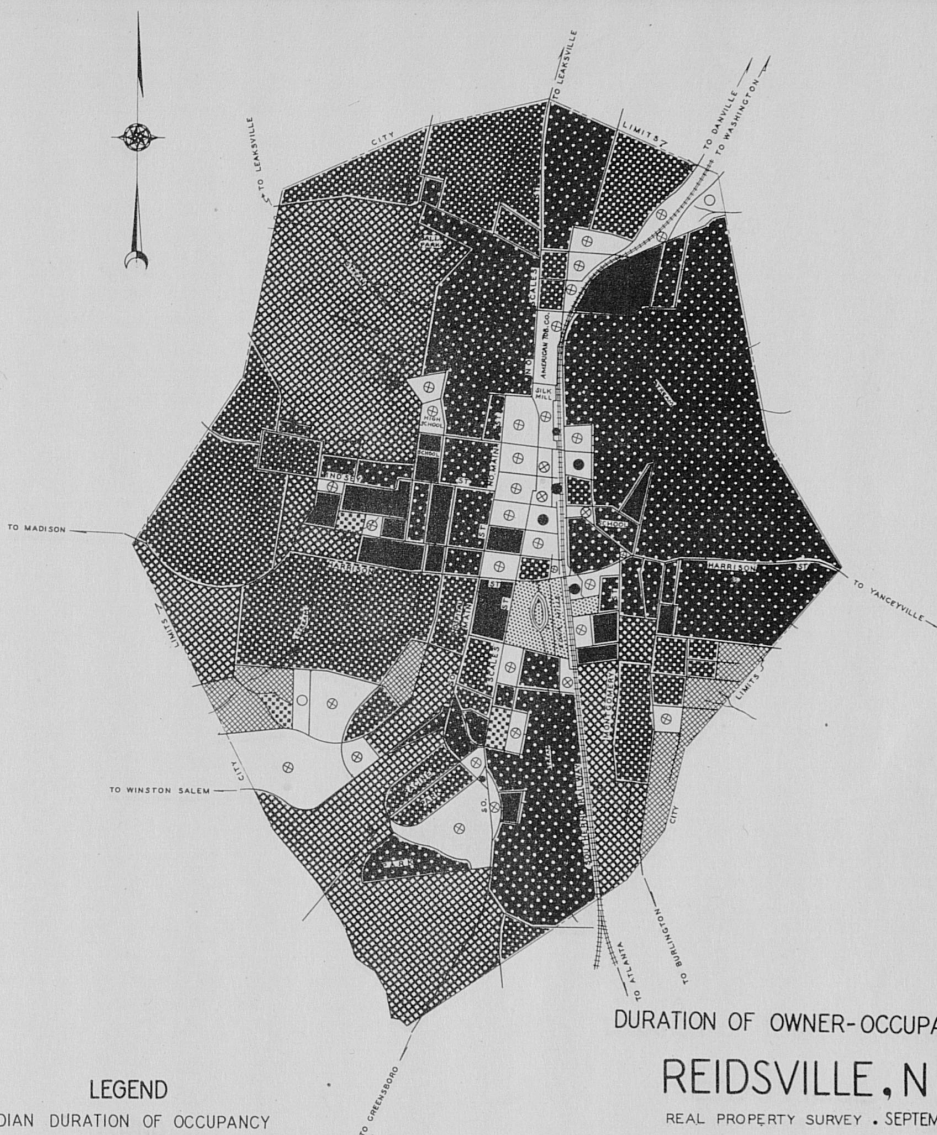
Table VI
NUMBER OF INADEQUATE DWELLING UNITS BY MONTHLY RENTAL AND AS PERCENT OF ALL DWELLING UNITS IN EACH RENTAL VALUE GROUP BY OCCUPANCY STATUS

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	1594	61.6	468	45.5	1077	72.1	49	74.2
\$ 4.99 or less	36	100.0	8	100.0	24	100.0	4	100.0
5.00 - \$ 9.99	422	99.1	86	97.7	319	99.4	17	100.0
10.00 - 14.99	716	89.1	194	84.7	507	90.9	15	88.2
15.00 - 19.99	252	62.5	91	63.2	154	61.8	7	70.0
20.00 - 24.99	108	41.2	61	46.6	45	36.3	2	28.6
25.00 - 29.99	32	18.4	11	13.1	18	22.2	3	33.3
30.00 - 39.99	20	9.0	12	9.1	8	9.1	0	0.0
40.00 - 49.99	4	3.5	3	3.7	1	3.1	0	0.0
50.00 - 74.99	2	1.7	1	0.9	0	0.0	1	100.0
75.00 - 99.99	1	5.9	0	0.0	1	33.3	0	0.0
100.00 - 149.99	1	9.1	1	9.1	0	0.0	0	0.0
150.00 or more	0	0.0	0	0.0	0	0.0	0	0.0

Variations in occupancy duration show little consistency when considered in relationship to the different type, size, condition, or rental value groupings of the dwelling units. It is more likely that the rather undesirable mobility which exists among tenant-occupants in the city has its roots in the industrial and economic pattern of the city, and not merely in the physical characteristics of its dwelling units.

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.



DURATION OF OWNER-OCCUPANCY MAP

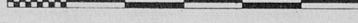
REIDSVILLE, N.C.

REAL PROPERTY SURVEY - SEPTEMBER 1939

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

STATE PLANNING BOARD-SPONSOR

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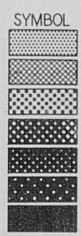


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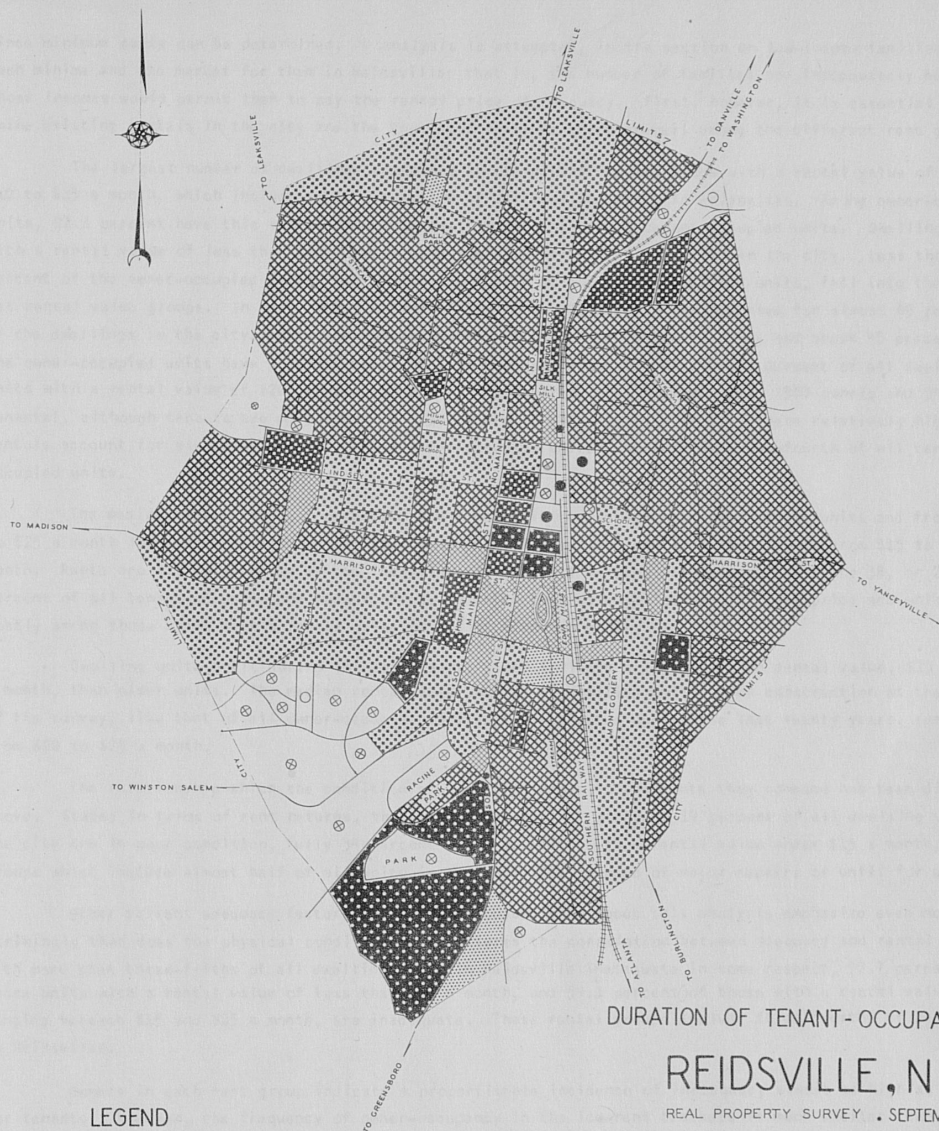
LEGEND

MEDIAN DURATION OF OCCUPANCY
OF OWNER-OCCUPANCY UNITS

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



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

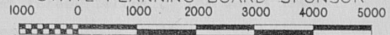


DURATION OF TENANT-OCCUPANCY MAP
REIDSVILLE, N.C.

REAL PROPERTY SURVEY . SEPTEMBER 1939 .

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

STATE PLANNING BOARD-SPONSOR



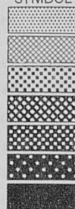
— ° SCALE IN FEET ° —

LEGEND

MEDIAN DURATION OF OCCUPANCY
 OF TENANT-OCCUPIED UNITS

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

SYMBOL



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

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

The largest number of dwellings contained in one rent group are those with a rental value of from \$10 to \$15 a month, which include almost one-third of all dwelling units in Reidsville. Among owner-occupied units, 22.2 percent have this rental value, as do 37.4 percent of all tenant-occupied units. Dwelling units with a rental value of less than \$10 a month comprise 17.9 percent of all units in the city. Less than 10 percent of the owner-occupied units, but almost one-fourth of the tenant-occupied units, fall into these lowest rental value groups. In all, rental values of less than \$20 a month are reported for almost 65 percent of the dwellings in the city. More than three-fourths of the tenant-occupied units and about 45 percent of the owner-occupied units have a rental value of less than \$20 a month. Of that 35 percent of all dwelling units with a rental value of \$20 or more per month, the majority are owner-occupied (560 owners and 341 tenants), although tenants are more numerous than owners in the city as a whole. These relatively higher rentals account for almost 55 percent of all owner-occupied units, and less than one-fourth of all tenant-occupied units.

The median rental ranges from \$10 to \$15 a month for tenant-occupied and vacant units and from \$20 to \$25 a month for owner-occupied units; the median for all dwelling units in the city is from \$15 to \$20 a month. Rents are little affected by the inclusion of furniture in rent price, except for the 38, or 2.4 percent of all tenant-occupied and vacant units, in which furniture is included in rent price and which occur mostly among those units with a rental price of \$20 or more per month.

Dwelling units built during the last twenty years indicate a higher median rental value, \$15 to \$20 a month, than older units. The median rental value of the 16 dwelling units under construction at the time of the survey, like that of all owner-occupied dwellings constructed during the last twenty years, ranges from \$20 to \$25 a month.

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 19 percent of all dwelling units in the city are in poor condition, fully 34 percent of those units with a rental value under \$15 a month, rent groups which include almost half of all units in the city, are in need of major repairs or unfit for use.

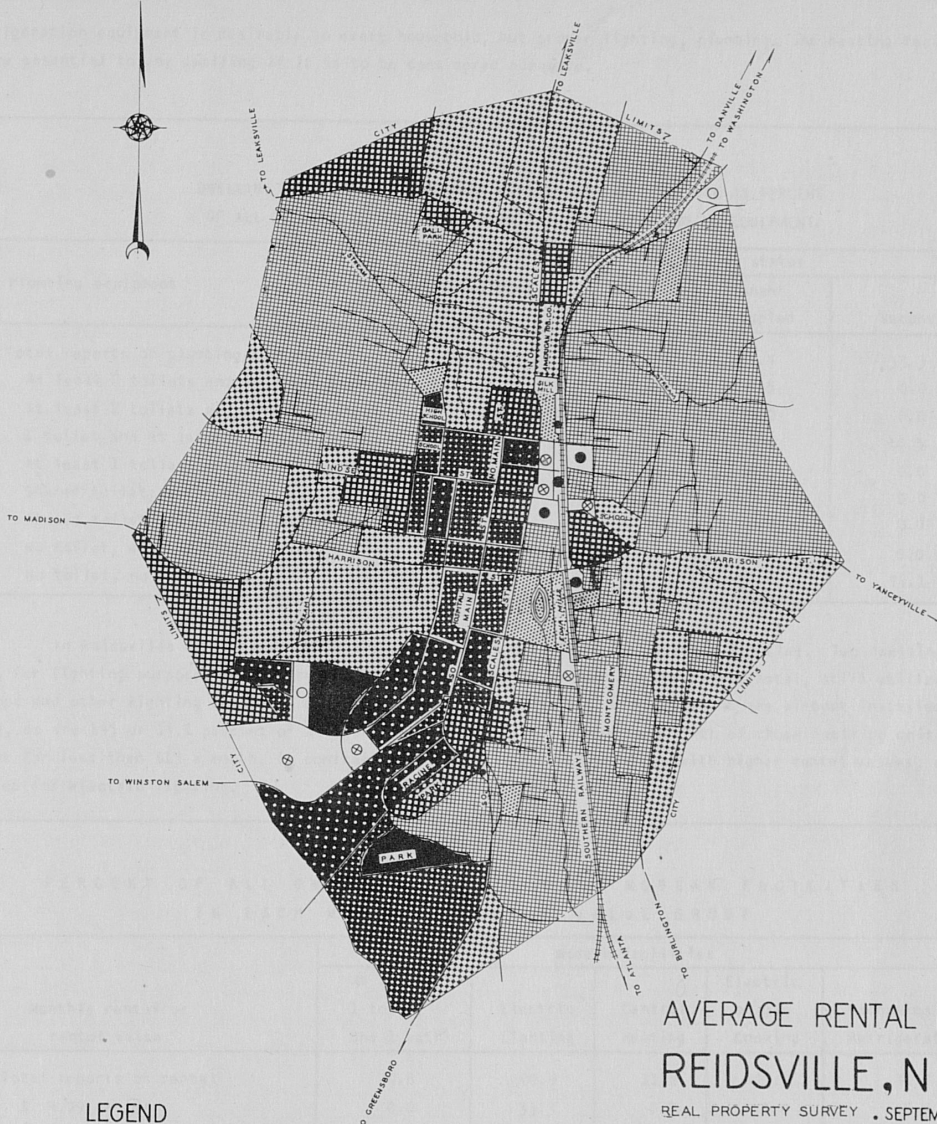
Other salient adequacy factors which are discussed throughout this analysis emphasize even more strikingly than does the physical condition of structures the correlation between adequacy and rental values. With more than three-fifths of all dwelling units in Reidsville inadequate in some respect, 92.7 percent of those units with a rental value of less than \$15 a month, and 54.1 percent of those with a rental value ranging between \$15 and \$25 a month, are inadequate. These rental groups include three-fourths of all units in Reidsville.

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 is much smaller than that of tenant-occupancy, and while the housing situation among home-owners, with a proportionate inadequacy exceeding 45 percent, is serious, conditions among tenants, with almost three-fourths of the units they occupy inadequate, are manifestly Reidsville's greatest housing problem--particularly that major part of the tenant-occupied units which rent for less than \$20 a month, where most of the inadequacy is found.

The fact that relatively low rentals are common for the largest part of all dwelling units in Reidsville, and that the high incidence of inadequacy among these dwellings is out of proportion even to their large number, leads to the conclusion that 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 majority of the families now living in inadequate dwellings cannot pay the rental price of adequacy, as the data gathered regarding incomes of these families reveal.

PHYSICAL EQUIPMENT

Household equipment may be classed as either "necessary" or "desirable." Proper cooking and re-

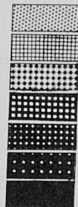


LEGEND

AVERAGE MONTHLY RENTAL VALUE

- \$ 9.99 OR LESS
- \$10.00
- \$15.00
- \$20.00
- \$30.00
- \$40.00
- \$50.00 OR MORE

SYMBOL



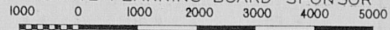
- VACANT
- ⊗ LESS THAN THREE UNITS
- PARKS AND INSTITUTIONS
- COMMERCIAL AND INDUSTRIAL

AVERAGE RENTAL MAP
REIDSVILLE, N.C.

REAL PROPERTY SURVEY . SEPTEMBER 1939 .

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

STATE PLANNING BOARD-SPONSOR



— ° SCALE IN FEET ° —

frigeration 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	19.0	10.1	24.4	33.3
At least 2 toilets and at least 2 bathing units	1.6	1.0	4.5	0.0
At least 2 toilets and 1 bathing unit	0.0	0.0	0.0	0.0
1 toilet and at least 1 bathing unit	3.5	1.4	5.3	10.5
At least 1 toilet, less than 1 bathing unit	11.7	6.9	14.3	0.0
Shared toilet, with running water	12.3	2.4	14.8	0.0
Shared toilet, no running water	0.0	0.0	0.0	0.0
No toilet, with running water	21.0	18.9	22.6	0.0
No toilet, no running water	48.9	32.0	54.4	74.1

In Reidsville 89.9 percent of all dwelling units are wired for electric lighting. Two dwellings use gas for lighting purposes and the remaining 259 units, or 10 percent of the city's total, still utilize oil lamps and other lighting devices. Of the owner-occupied units, 46 or 4.5 percent are without installed lighting, as are 195 or 13.1 percent of all tenant-occupied units. Almost one-fifth of those dwelling units which rent for less than \$15 a month, in contrast with only 1.1 percent of those with higher rental values, are not wired for electric lighting.

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	40.8	89.9	11.2	22.9	48.7
\$ 4.99 or less	0.0	33.3	0.0	0.0	2.8
5.00 - \$ 9.99	1.9	67.4	0.0	2.1	9.6
10.99 - 14.99	12.3	89.6	0.2	4.9	28.4
15.00 - 19.99	40.7	97.5	3.5	14.4	54.8
20.00 - 24.99	65.3	98.9	3.8	25.2	70.2
25.00 - 29.99	86.8	100.0	9.2	46.6	78.7
30.00 - 39.99	93.2	99.5	29.9	62.9	90.5
40.00 - 49.99	97.3	100.0	55.8	78.8	97.3
50.00 - 74.99	99.2	100.0	77.5	76.7	92.5
75.00 - 99.99	100.0	100.0	82.4	76.5	94.1
100.00 - 149.99	100.0	100.0	100.0	45.5	100.0
150.00 or more	100.0	100.0	100.0	100.0	100.0

Four dwelling units in Reidsville lack installed heating facilities of any type, but furnace heating equipment is present in only 11.2 percent of all units. The greatest number of dwellings, 2,294, or 88.6 percent of the city's total, rely on "other installed" heating facilities, such as fireplaces, oil burners, coal and wood stoves, etc. Only two of the dwelling units which rent for less than \$15 a month and which constitute almost half of all units in the city, have central furnace heating facilities, and 40, or 4.8 percent of those with a rental value ranging from \$15 to \$30 a month are similarly equipped, but more than half of the units which rent for \$30 or more a month have furnace heating arrangements. In fact, the latter rent group, representing less than one-fifth of all dwelling units in the city, contains over 85 percent of all dwellings with furnace heating equipment. 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.

The presence of plumbing facilities is one of the most incontrovertible standards of adequacy in housing. The fact that more than half (59.2 percent) of the dwelling units in Reidsville lack adequate sanitary facilities indicates the seriousness of the housing problem. Included in the 1,531 units which do not have a minimum of one private indoor flush toilet and bath are 111 dwellings, or 4.3 percent of the city's total, which have a toilet but no bath, and 261 units, or 10.1 percent of all dwellings in the city which share toilet facilities. An even more serious situation is created by those 552 units, or 21.3 percent of all dwelling units in the city which have running water but do not extend that utility for toilet and bathing purposes, and the additional 607 units, or 23.5 percent of all units in the city which have neither running water nor private indoor toilets and baths. More than two-fifths of all owner-occupied units (43.7 percent) and 69.3 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.

As with other undesirable aspects of housing, the lack of adequate sanitary facilities is preponderant among the dwelling units with relatively low rental values. More than 90 percent of those units which rent for less than \$15 a month are ill-equipped, and about three-fifths of those which rent for between \$15 and \$20 a month are similarly lacking in sanitary facilities. On the other hand, less than 15 percent of all dwelling units which rent for \$20 a month or more are inadequately equipped. The incidence of such inadequacy decreases consistently with each rising rental value group.

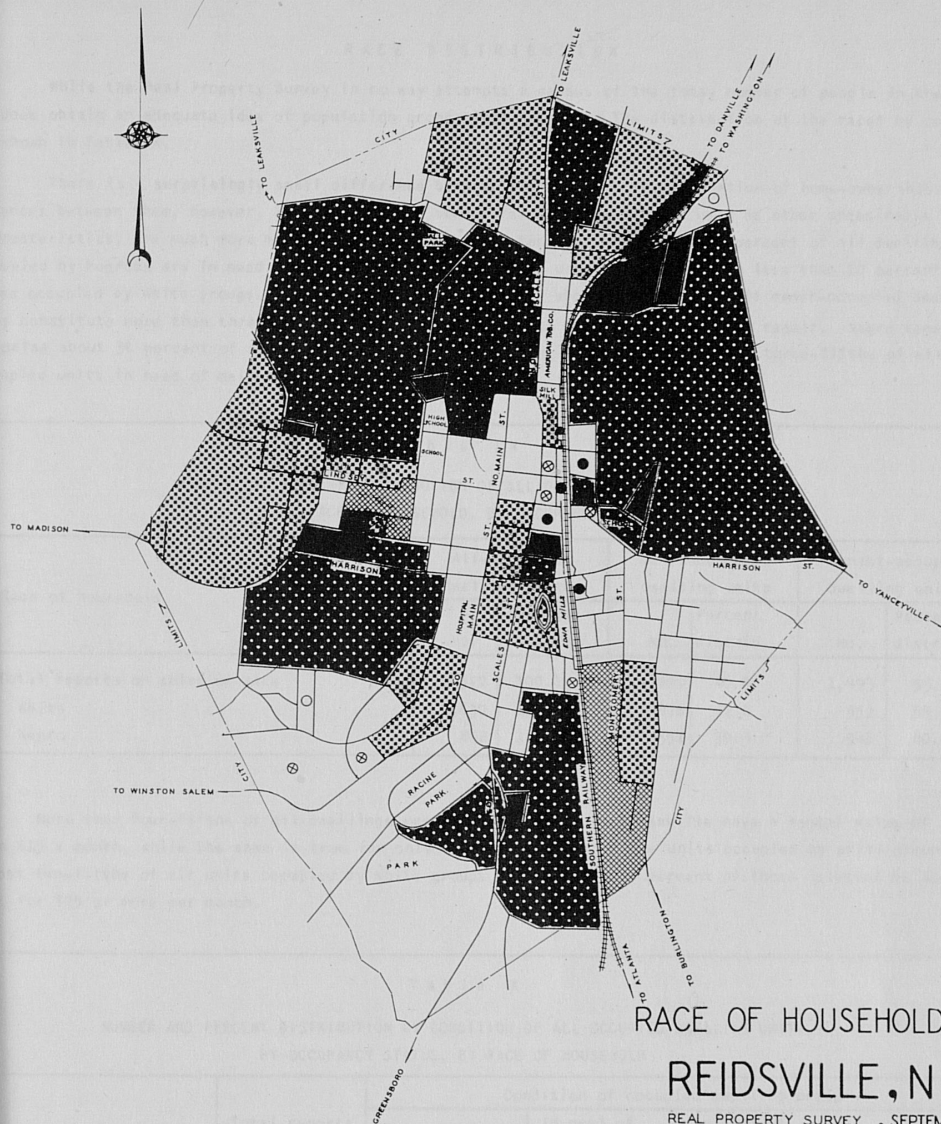
As far as "desirable" facilities are concerned, about 23 percent of all dwelling units in Reidsville are equipped with electric or gas stoves, and almost half with mechanical refrigerators. Modern cooking and refrigeration equipment is far more common in owner-occupied than in tenant-occupied dwellings. Nevertheless wood, coal, or oil ranges for cooking purposes are still in use in more than 68 percent of all owner-occupied, and in over 81 percent of all tenant-occupied units; and more than one-third of all owners, and three-fifths of all tenants still use ice for refrigeration purposes, or do without any means of refrigeration whatsoever.

The incidence of modern facilities increases with the rising rental value of dwellings. Among all dwelling units with a rental value of less than \$20 a month, not quite 7 percent are equipped with gas or electric cooking facilities, and 30 percent with mechanical refrigeration. Among those less numerous dwellings, however, which rent for \$20 or more per month, over half are equipped with modern cooking facilities and more than four-fifths with mechanical refrigeration. Obviously, the greatest lack, as in the case of other, and perhaps more vital equipment, exists among those rent groups ranging below \$20 a month, which include the greatest number of dwelling units in Reidsville.

VACANT UNITS

Of Reidsville's 2,588 dwelling units, 66, or 2.6 percent of the total, were vacant when surveyed. The median duration of all vacancies is from three to five months; 55 units had been vacant for less than six months, and only 9 units had been vacant for one year or more.

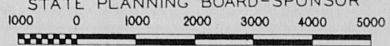
The median rental value for all vacant units in Reidsville, from \$10 to \$15 a month, is the same as that for tenant-occupied units. Only 17 of the vacancies, 12 of which rented for \$20 or more per month, were adequate in every respect. Of the 49 inadequate vacancies, 22 were in poor structural repair, 47 lacked adequate plumbing facilities, and 18 were not wired for electric lighting.



RACE OF HOUSEHOLD MAP
 REIDSVILLE, N.C.

REAL PROPERTY SURVEY . SEPTEMBER 1939 .

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



— ° SCALE IN FEET ° —

LEGEND

PERCENT OF OCCUPIED DWELLING UNITS
 OF A RACE OTHER THAN WHITE

PERCENT	SYMBOL
0	[White box]
1%	[Dotted box]
9%	[Cross-hatched box]
10%	[Diagonal lines box]
49%	[Stippled box]
50%	[Dark stippled box]
89%	[Solid black box]
90%	[Solid black box]

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

RACE DISTRIBUTION

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

There is a surprisingly small difference between the races in the proportion of home-ownership. Differences between them, however, in the degree of structural inadequacies, as well as other undesirable housing characteristics, are much more marked both for owners and tenants. More than 35 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 about one-third of all owner-occupied dwellings, they constitute more than three-fourths of all owner-occupants of dwellings in poor repair. Negro tenants comprise about 36 percent of all tenant-occupancies, but they account for more than three-fifths of all tenant-occupied units in need of major repairs or unfit for use.

Table IX						
NUMBER AND PERCENT DISTRIBUTION OF ALL OCCUPIED DWELLING UNITS, BY RACE OF HOUSEHOLD, BY OCCUPANCY STATUS						
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	2 522	100.0	1,029	40.8	1,493	59.2
White	1,630	100.0	678	41.6	952	58.4
Negro	892	100.0	351	39.3	541	60.7

More than four-fifths of all dwellings occupied by Negroes in Reidsville have a rental value of less than \$15 a month, while the same is true for only about 30 percent of the units occupied by white groups. Almost two-fifths of all units occupied by white groups but less than 2 percent of those occupied by Negroes rent for \$25 or more per month.

Table X										
NUMBER AND PERCENT DISTRIBUTION BY CONDITION OF ALL OCCUPIED DWELLING UNITS, BY OCCUPANCY STATUS, BY RACE OF HOUSEHOLD										
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	2,522	100.0	1,148	45.5	905	35.9	365	14.5	104	4.1
White	1,630	100.0	948	58.2	529	32.4	140	8.6	13	0.8
Negro	892	100.0	200	22.4	376	42.2	225	25.2	91	10.2
Owner-occupied units	1,029	100.0	613	59.6	312	30.3	83	8.1	21	2.0
White	678	100.0	499	73.6	155	22.9	21	3.1	3	0.4
Negro	351	100.0	114	32.5	157	44.7	62	17.7	18	5.1
Tenant-occupied units	1,493	100.0	535	35.8	593	39.7	282	18.9	83	5.6
White	952	100.0	449	47.2	374	39.3	119	12.5	10	1.0
Negro	541	100.0	86	15.9	219	40.5	163	30.1	73	13.5

As in practically all cities throughout the country, almost every significant aspect of the housing problem 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 their relative number in the city, but Negro groups, on the whole, while averaging about the same number of persons per dwelling unit as 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 44.3 percent of all units occupied by white groups, along with 92.3 percent of those occupied by Negroes, are inadequate in some respect, makes the problem of housing standards the definite concern of both races.

DENSITY

All dwelling units in Reidsville, whether occupied by white or Negro groups, average 4.0 persons, as do all tenant-occupied units. Owner-occupied units, regardless of race, average 4.1 persons. Units containing from two to four persons are most common in Reidsville and account for almost 65 percent of all occupied dwellings in the city. Each of these group sizes occurs in almost the same proportion of dwellings. Less than 5 percent of all occupied dwelling units in the city contain only one person. Five persons occur in 12 percent of all occupied dwelling units, and the remaining fifth of all occupied units consists of groups with more than five persons.

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 294 dwellings, or 11.7 percent of all occupied units. The greatest proportion of such overcrowding exists among tenants, 16.1 percent of whose units are inadequate for the size of their groups, as compared with only 5.2 percent of the owner-occupied dwellings. For both types of tenure overcrowding is proportionately greater among Negroes than among white groups, as Table XI demonstrates.

Race of household	All-occupied dwelling units	Owner-occupied dwelling units	Tenant-occupied dwelling units
Total reports on color or race	11.7	5.2	16.1
White	8.5	2.5	12.7
Negro	17.3	10.3	21.8

These 294 overcrowded dwellings house, in inadequate space, almost one-fifth of all individuals reached by the survey. More than half of these are Negroes, although the latter represent about 35 percent of the population. In fact, 30.1 percent of all Negro persons live in overcrowded homes, as do 13.1 percent of all white persons. Here again, the greatest proportion of overcrowding occurs among persons in tenant-occupied dwellings, where more than one-fifth of all individuals live in units which house more than one and one-half persons per room, as compared with about 10 percent of those individuals living in owner-occupied units.

Most of the overcrowding in Reidsville is found in the smaller dwellings. Almost one-fifth of that half of all units in the city which consist of less than five rooms are overcrowded, while less than 5 percent of the larger units house more than one and one-half persons per room. The proportion of overcrowding mounts strikingly, however, as group sizes increase. Thus, less than 3 percent of those dwellings which house from one to four persons are overcrowded, but almost one-third of those housing more than four persons have inadequate space for the groups living in them.

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. One-fifth of the occupied dwelling units which rent for less than \$15 a month are overcrowded. In contrast,

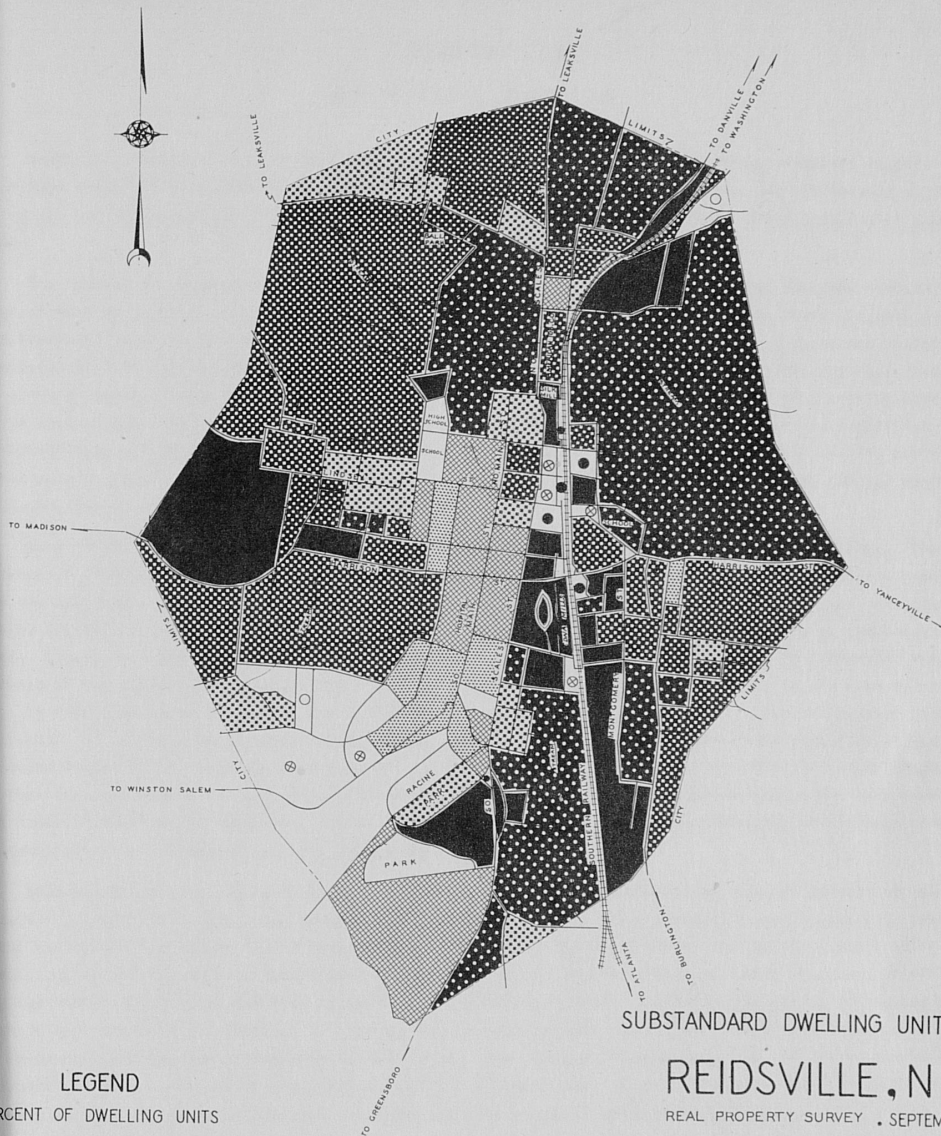
less than 5 percent of those dwellings with a rental value in excess of this amount are inadequate in size for the groups they house.

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	19.8	10.6	26.5
Under 1 year	30.6	16.7	37.1
1-4 years	34.9	21.1	40.9
5-9 years	34.2	19.7	42.3
10-14 years	32.9	21.0	40.8
15-19 years	26.8	15.6	34.5
20-64 years	13.5	6.9	18.7
65 years or over	11.4	6.6	17.9

The presence of roomers and extra families are additional occupancy factors, besides overcrowding, which require consideration as undesirable elements affecting the familial organization within the home. Neither of these factors is very significant in Reidsville. Roomers were present in 245, or 9.7 percent of all occupied dwelling units. About half of these contained one roomer and one-fourth two roomers, while more than two roomers were present in sixty dwellings.

Extra families, that is, those who reported "doubling up" for economic reasons, were found in 83 dwelling units. In the case of 19 of these such doubling up was accompanied by overcrowding, thus heightening the undesirable effect created by the presence of extra families in the household. 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 Reidsville than occupancy factors, the extent of overcrowding is sizeable and must be considered a definite element contributing to the housing problems of the city. The above analysis has attempted to show that where overcrowding does exist it consistently occurs along with other undesirable characteristics which, for the most part, can be localized into a particular segment of the dwelling structures in Reidsville. The analysis of low-income families which follows deals further with this segment of the city's dwellings.



LEGEND
 PERCENT OF DWELLING UNITS
 WHICH ARE SUBSTANDARD

PERCENT	SYMBOL
0	[White box]
1%	[14% box]
15%	[29% box]
30%	[49% box]
50%	[69% box]
70%	[84% box]
85%	[100% box]

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

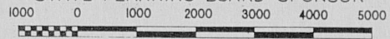
SUBSTANDARD DWELLING UNITS MAP

REIDSVILLE, N.C.

REAL PROPERTY SURVEY . SEPTEMBER 1939 .

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

STATE PLANNING BOARD-SPONSOR



— ° SCALE IN FEET ° —

CHAPTER III

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.

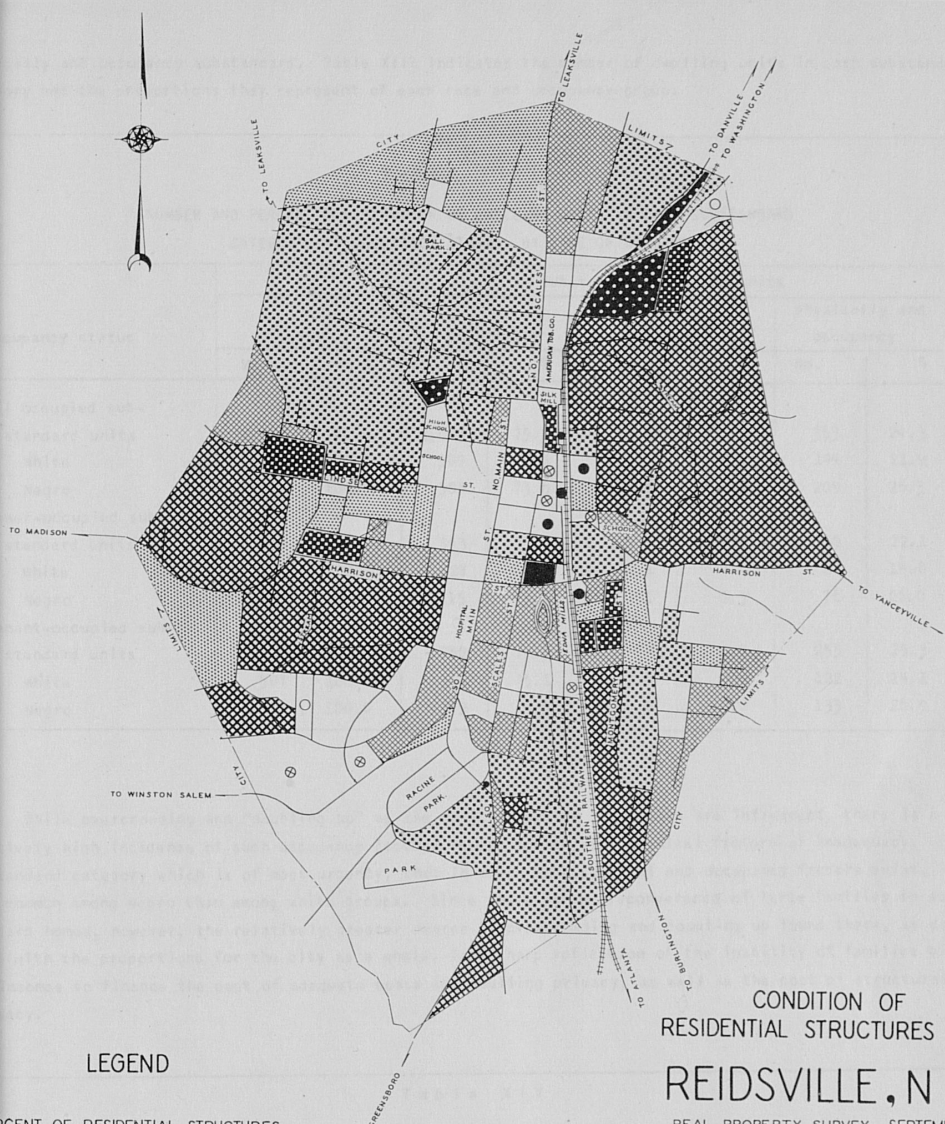
The concept of adequacy for dwelling units cannot be defined too rigidly, since too many factors, a number of them subjective, enter into any consideration of the term. However, minimum standards were set up for determining adequacy, covering the most objective factors involved. As a result, a house 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 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 \$20 per month should only one of the above occupancy factors exist.

Many of the substandard units in Reidsville 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 a 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 Reidsville. The second enumeration of those residential structures designated as substandard by the dwelling survey revealed that of the 2,588 units in Reidsville, 1,452 occupied dwellings, or 56.1 percent of all units in the city, were still substandard on the basis of at least one of the factors listed above. An additional 116 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 60.6 percent of all dwelling units in the city.

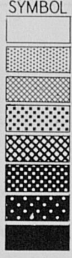
Of the occupied dwellings which are substandard, merely 6, or 0.4 percent, are substandard solely because of occupancy factors as defined above, i. e., overcrowding or the presence of extra families. The greatest proportion, three-fourths of the total, are physically substandard, and almost one-fourth are both



LEGEND

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

0	9%
1%	19%
10%	29%
20%	39%
30%	59%
40%	79%
60%	79%
80%	100%



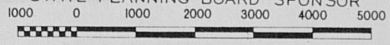
- VACANT
- ⊗ LESS THAN THREE UNITS
- PARKS AND INSTITUTIONS
- COMMERCIAL AND INDUSTRIAL

CONDITION OF
RESIDENTIAL STRUCTURES MAP
REIDSVILLE, N.C.

REAL PROPERTY SURVEY, SEPTEMBER 1939.

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

STATE PLANNING BOARD-SPONSOR



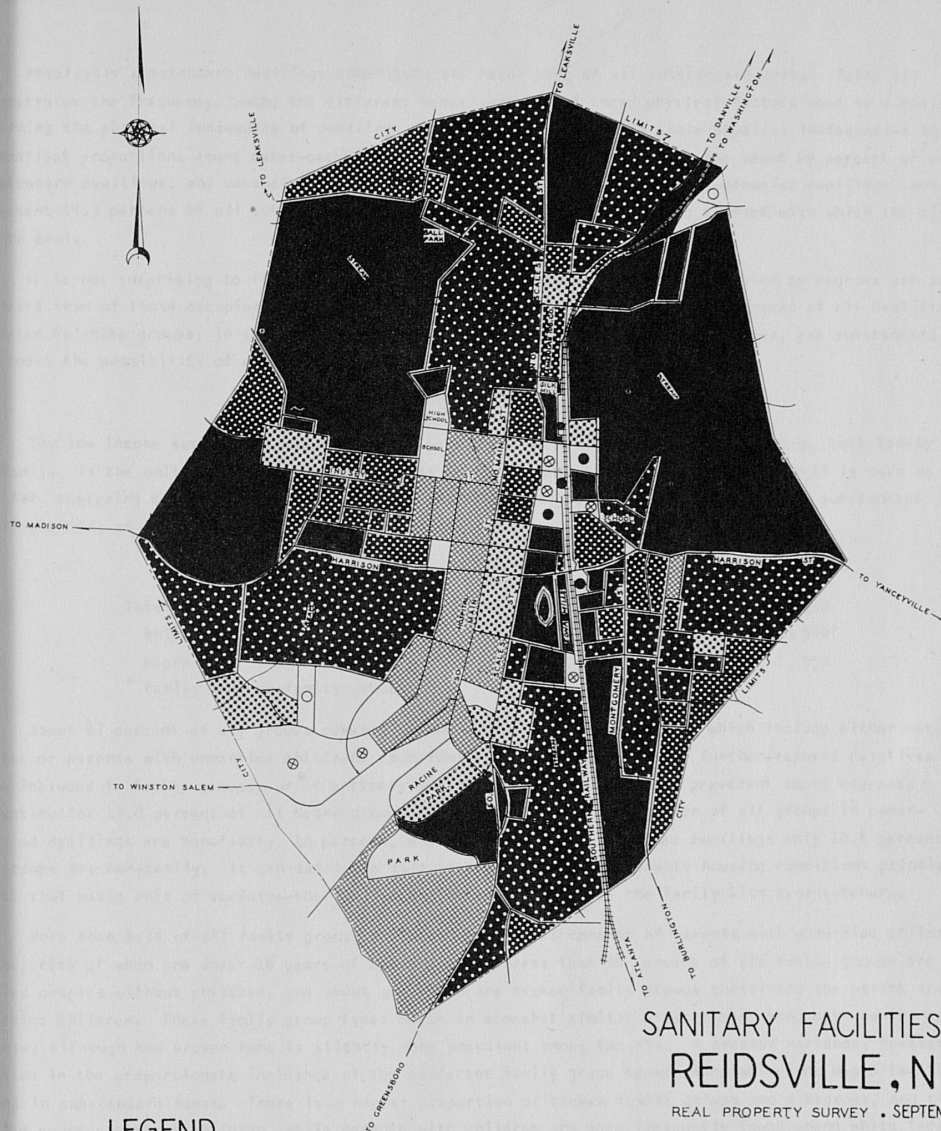
— ° SCALE IN FEET ° —

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.

Occupancy status	Substandard occupied units							
	Total		Physically		Occupancy		Physically and occupancy	
	No.	%	No.	%	No.	%	No.	%
All occupied substandard units	1,452	100.0	1,093	75.3	6	0.4	353	24.3
White	658	100.0	509	77.3	5	0.8	144	21.9
Negro	794	100.0	584	73.6	1	0.1	209	26.3
Owner-occupied substandard units	443	100.0	343	77.4	2	0.5	98	22.1
White	151	100.0	128	84.7	1	0.7	22	14.6
Negro	292	100.0	215	73.7	1	0.3	76	26.0
Tenant-occupied substandard units	1,009	100.0	750	74.3	4	0.4	255	25.3
White	507	100.0	381	75.1	4	0.8	122	24.1
Negro	502	100.0	369	73.5	0	0.0	133	26.5

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. Since there is no preponderance of large families in substandard homes, however, the relatively greater degree of overcrowding and doubling up found there, as compared with the proportions for the city as a whole, 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.

Physical factors of inadequacy	All dwelling units		Occupancy status					
			Owners		Tenants		Vacant	
	No.	%	No.	%	No.	%	No.	%
Need of major repairs or unfit for use	491	19.0	104	10.1	365	24.5	22	33.3
Inadequate sanitary facilities	1,531	59.2	449	43.6	1,035	69.3	47	71.2
Inadequate lighting facilities	259	10.0	46	4.5	195	13.1	18	27.3
No installed heating facilities	4	0.2	0	0.0	1	0.1	3	4.5

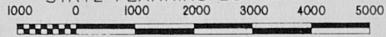


SANITARY FACILITIES MAP REIDSVILLE, N.C.

REAL PROPERTY SURVEY - SEPTEMBER 1939.

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

STATE PLANNING BOARD-SPONSOR



— ° SCALE IN FEET ° —

LEGEND

PERCENT OF DWELLING UNITS
WITH NO PRIVATE TOILET AND BATH

	0	
1%	19%	
20%	39%	
40%	59%	
60%	79%	
80%	100%	
	VACANT	
	LESS THAN THREE UNITS	
	PARKS AND INSTITUTIONS	
	COMMERCIAL AND INDUSTRIAL	

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 about 28 percent of all substandard dwellings, and vacancies for 7.4 percent, it is obvious that tenant-occupied dwellings, which represent 64.3 percent 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, the fact that over 40 percent of all dwellings occupied by white groups, in addition to about 90 percent of those occupied by Negroes, are substandard, precludes the possibility of confining the problem in Reidsville to the one race.

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:

	Total*	Owner*	Tenant*
Total all races	1,610	512	1,098
White	703	163	540
Negro	907	349	558

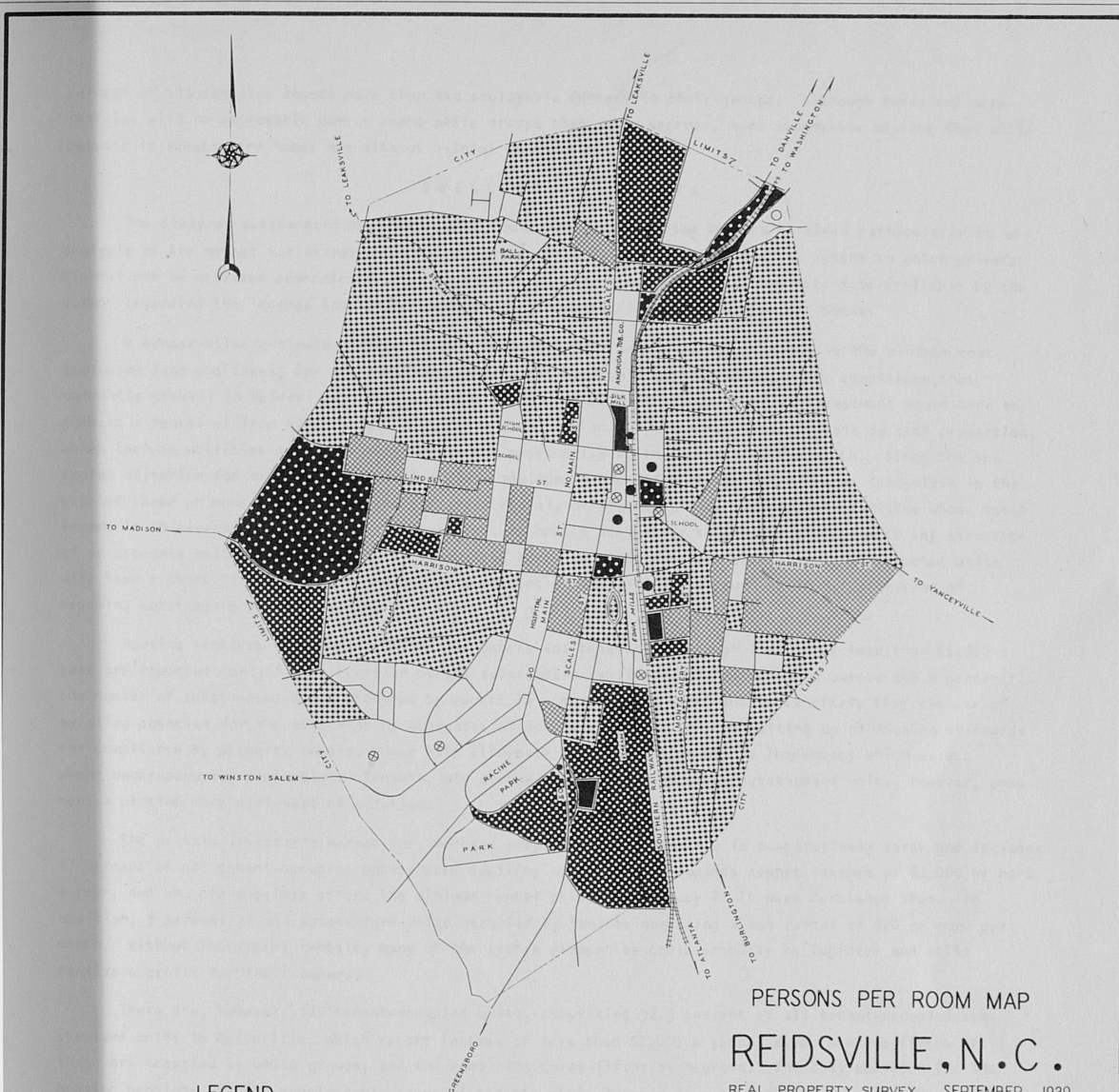
* Family and non-family groups

About 87 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 17.8 percent of all Negro groups. An almost similar proportion of all groups in owner-occupied dwellings are non-family, 18 percent, whereas among tenant-occupied dwellings only 10.6 percent of all groups are non-family. It can safely be said, therefore, that inadequate housing conditions principally affect that basic unit of society--the family; and more particularly, the family with tenant-tenure.

More than half of all family groups in substandard homes consist of parents with unmarried children, the majority of whom are under 16 years of age. A little less than 30 percent of all family groups are married couples without children, and about one-fifth are broken family groups containing one parent and unmarried children. These family group types occur in somewhat similar proportions among both owners and tenants, although the broken home is slightly more prevalent among tenants. A greater variance, however, is revealed in the proportionate incidence of the different family group types among white and Negro families living in substandard homes. There is a higher proportion of broken family groups among Negroes, and of married couples without children, while parents with children are more frequently found among white family groups than among Negro groups.

About 78 percent of all family groups living in substandard homes in Reidsville 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. Tenant groups exceed owners in the proportion with a larger number of dependents, 23 percent of the former reporting the presence of three or more minor dependents in their groups as compared with 18.6 percent of all owner family groups.

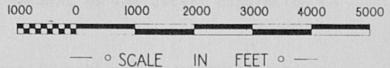
Forty-seven families, or 3.4 percent of all family groups in substandard homes contain no employable member. Besides these families an additional 26 groups report no gainful employment for any member of the family at the time of the survey, bringing the total proportion of groups without any gainful employment up to 5.2 percent of all families in substandard homes. Twenty-two 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 47 percent of all family groups in substandard homes contain one employable person, 38 percent contain two employable persons, and 11



PERSONS PER ROOM MAP
 REIDSVILLE, N. C.

REAL PROPERTY SURVEY . SEPTEMBER 1939 .

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

PERCENT OF OCCUPIED DWELLING UNITS
 WITH 151 OR MORE PERSONS PER ROOM

PERCENT	SYMBOL
0	[White box]
1%	[Lightest stippled box]
9%	[Light stippled box]
10%	[Medium-light stippled box]
19%	[Medium stippled box]
20%	[Medium-dark stippled box]
29%	[Dark stippled box]
30%	[Darker stippled box]
39%	[Very dark stippled box]
40%	[Solid black box]

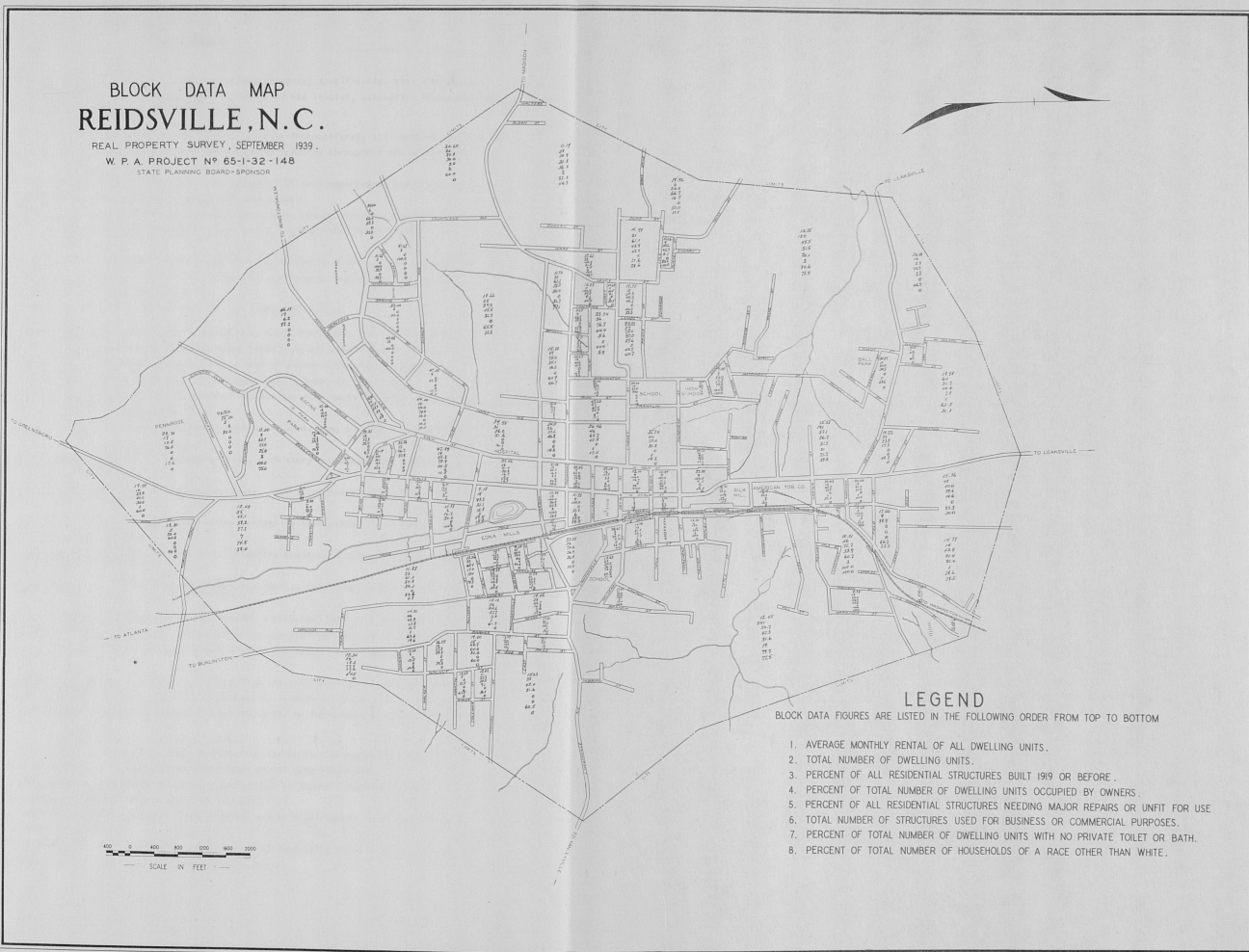
- VACANT
- ⊗ LESS THAN THREE UNITS
- PARKS AND INSTITUTIONS
- COMMERCIAL AND INDUSTRIAL

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 Reidsville 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 Reidsville.

BLOCK DATA MAP REIDSVILLE, N.C.

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



LEGEND

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

1. AVERAGE MONTHLY RENTAL OF ALL DWELLING UNITS.
2. TOTAL NUMBER OF DWELLING UNITS.
3. PERCENT OF ALL RESIDENTIAL STRUCTURES BUILT 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 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.

0 400 800 1200 1600 2000
SCALE IN FEET

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Condition -- the general physical condition of 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 \$20 a month)

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

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

Income of Dwelling Unit -- the annual income (exclusive of lump sum payments received) of all persons living in the dwelling unit who are in any way related to the head of the dwelling unit or to any member

of the group of which the head of the dwelling unit is a part, for the year preceding the Saturday preceding enumeration.

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

Not Employable -- a person who is not gainfully employed and is not seeking work.

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

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

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

APPENDIX - SUMMARY TABLES

I. STRUCTURE DATA

	Total		Owners		Non-Owners	
	Number	Percent	Number	Percent	Number	Percent
A. Type of Structure						
Total reports	2283	100.0	1029	100.0	1254	100.0
Single family detached	2021	88.5	943	91.6	1078	85.9
Single family attached	4	0.2	0	0.0	4	0.3
2-family side-by-side	119	5.2	34	3.3	85	6.8
2-family 2-decker	55	2.4	29	2.8	26	2.1
3-family 3-decker	0	0.0	0	0.0	0	0.0
4-family double 2-decker	6	0.3	0	0.0	6	0.5
Apartment	0	0.0	0	0.0	0	0.0
Business with dwelling units	19	0.8	3	0.3	16	1.3
Other non-converted structures	25	1.1	10	1.0	15	1.2
Partially converted structures	26	1.1	8	0.8	18	1.4
Completely converted structures	8	0.4	2	0.2	6	0.5
B. Structures by Year Built						
Total reports	2283	100.0	1029	100.0	1254	100.0
1935-1939	289	12.7	172	16.7	117	9.3
1930-1934	190	8.3	110	10.7	80	6.4
1925-1929	273	12.0	135	13.1	138	11.0
1920-1924	330	14.5	128	12.4	202	16.1
1915-1919	223	9.8	94	9.1	129	10.3
1905-1914	311	13.6	121	11.8	190	15.2
1895-1904	338	14.8	122	11.9	216	17.2
1885-1894	188	8.2	87	8.4	101	8.0
1860-1884	124	5.4	50	4.9	74	5.9
1859 or before	17	0.7	10	1.0	7	0.6
C. Encumbrance by Value - Owner-Occupied Structures, types 1-6						
	Total		Mortgaged		Unencumbered	
	Number	Percent	Number	Percent	Number	Percent
Total reports	1006	100.0	425	100.0	581	100.0
\$ 499 or less	22	2.2	4	0.9	18	3.1
500 - \$ 999	158	15.7	78	18.4	80	13.8
1000 - 1499	168	16.7	88	20.7	80	13.8
1500 - 1999	111	11.0	49	11.5	62	10.7
2000 - 2499	93	9.2	40	9.4	53	9.1
2500 - 2999	54	5.3	15	3.5	39	6.7
3000 - 3999	125	12.4	51	12.0	74	12.7
4000 - 4999	60	6.0	22	5.2	38	6.5
5000 - 5999	70	7.0	35	8.2	35	6.0
6000 - 7999	61	6.1	23	5.4	38	6.5

I. Structure Data (Cont'd.)

	Total		Mortgaged		Unencumbered	
	Number	Percent	Number	Percent	Number	Percent
C. Encumbrance by Value - Owner-Occupied Structures, types 1-6 (Cont'd.)						
\$ 8000 - \$ 9999	32	3.2	13	3.1	19	3.3
10000 - 14999	40	4.0	7	1.7	33	5.7
15000 - 19999	8	0.8	-	-	8	1.4
20000 - 29999	3	0.3	-	-	3	0.5
30000 or more	1	0.1	-	-	1	0.2

	Total			Total	
	Number	Percent		Number	Percent
D. Basements			E. Garages		
Total reports	2283	100.0	Total reports	2283	100.0
No basement	1995	87.4	No garage	1332	58.3
With basement	288	12.6	With garage	951	41.7
F. Stories			G. Exterior Material		
Total reports	2283	100.0	Total reports	2283	100.0
1 story	1153	50.5	Wood	2102	92.1
1½ stories	307	13.5	Brick	160	7.0
2 stories	818	35.8	Stone	2	0.1
2½ stories	2	0.1	Stucco	12	0.5
3 or 3½ stories	3	0.1	Other	7	0.3
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	2588	100.0	1029	100.0	1493	100.0	66	100.0
\$ 4.99 or less	36	1.4	8	0.8	24	1.6	4	6.1
5.00 - \$ 9.99	426	16.5	88	8.5	321	21.5	17	25.8
10.00 - 14.99	804	31.1	229	22.2	558	37.4	17	25.8
15.00 - 19.99	403	15.6	144	14.0	249	16.7	10	15.1
20.00 - 24.99	262	10.1	131	12.7	124	8.3	7	10.6
25.00 - 29.99	174	6.7	84	8.2	81	5.4	9	13.6
30.00 - 39.99	221	8.5	132	12.8	88	5.9	1	1.5
40.00 - 49.99	113	4.4	81	7.9	32	2.1	0	0.0
50.00 - 74.99	120	4.6	106	10.3	13	0.9	1	1.5
75.00 - 99.99	17	0.7	14	1.4	3	0.2	-	-
100.00 - 149.99	11	0.4	11	1.1	-	-	-	-
150.00 or more	1	*	1	0.1	-	-	-	-

* Less than 0.1%

11. DWELLING UNIT DATA (Cont'd.)

	Total		Owner		Tenant		Vacant	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
B. Condition								
Total reports	2588	100.0	1029	100.0	1493	100.0	66	100.0
Good condition	1175	45.4	613	59.6	535	35.8	27	40.9
In need of minor repairs	922	35.6	312	30.3	593	39.7	17	25.8
In need of major repairs	374	14.5	83	8.1	282	18.9	9	13.6
Unfit for use	117	4.5	21	2.0	83	5.6	13	19.7
C. Adequacy								
Total reports	2588	100.0	1029	100.0	1493	100.0	66	100.0
Standard	994	38.4	561	54.5	416	27.9	17	25.8
Substandard - Total:	1594	61.6	468	45.5	1077	72.1	49	74.2
Physically only	1257	48.5	386	37.5	822	55.0	-	-
Occupancy only	30	1.2	12	1.2	18	1.2	-	-
Physically and occupancy	307	11.9	70	6.8	237	15.9	-	-
D. Rooms								
Total reports	2588	100.0	1029	100.0	1493	100.0	66	100.0
1 room	38	1.5	2	0.2	36	2.4	0	0.0
2 rooms	171	6.6	13	1.3	146	9.8	12	18.2
3 rooms	617	23.8	89	8.6	504	33.8	24	36.4
4 rooms	510	19.7	158	15.3	343	23.0	9	13.6
5 rooms	456	17.6	227	22.1	221	14.8	8	12.1
6 rooms	408	15.8	240	23.3	159	10.6	9	13.6
7 rooms	164	6.3	118	11.5	45	3.0	1	1.5
8 rooms or more	224	8.7	182	17.7	39	2.6	3	4.6
E. Heating								
Total reports	2588	100.0	1029	100.0	1493	100.0	66	100.0
Central steam or hot water	149	5.8	99	9.6	43	2.9	7	10.6
Central warm air	141	5.4	92	9.0	48	3.2	1	1.5
Other installed	2294	88.6	838	81.4	1401	93.8	55	83.3
None installed	4	0.2	0	0.0	1	0.1	3	4.6
F. Lighting								
Total reports	2588	100.0	1029	100.0	1493	100.0	66	100.0
Electric	2327	89.9	981	95.3	1298	86.9	48	72.7
Gas	2	0.1	2	0.2	0	0.0	0	0.0
Other	259	10.0	46	4.5	195	13.1	18	27.3

11. DWELLING UNIT DATA (Cont'd.)

	Total		Owner		Tenant		Vacant	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
G. Cooking								
Total reports	2588	100.0	1029	100.0	1493	100.0	66	100.0
Electric	411	15.9	241	23.4	168	11.3	2	3.0
Gas	181	7.0	81	7.9	97	6.5	3	4.6
Other Installed	1979	76.5	705	68.5	1219	81.6	55	83.3
None installed	17	0.6	2	0.2	9	0.6	6	9.1
H. Refrigeration								
Total reports	2588	100.0	1029	100.0	1493	100.0	66	100.0
Electric	1245	48.1	670	65.1	567	38.0	8	12.1
Gas	16	0.6	9	0.9	7	0.5	0	0.0
Ice	1039	40.2	316	30.7	709	47.5	14	21.2
None	288	11.1	34	3.3	210	14.0	44	66.7
I. Plumbing								
Total reports	2588	100.0	1029	100.0	1493	100.0	66	100.0
At least 2 toilets and 2 bathing units	126	4.9	104	10.1	22	1.5	0	0.0
At least 2 toilets and 1 bathing unit	43	1.7	38	3.7	5	0.3	0	0.0
1 toilet and at least 1 bathing unit	888	34.3	438	42.6	431	28.9	19	28.8
At least 1 toilet, less than 1 bathing unit	111	4.3	29	2.8	77	5.2	5	7.6
Shared toilet and running water	261	10.1	42	4.1	210	14.0	9	13.6
Shared toilet, no running water	0	0.0	0	0.0	0	0.0	0	0.0
No toilet but with running water	552	21.3	206	20.0	340	22.8	6	9.1
No toilet and no running water	607	23.4	172	16.7	408	27.3	27	40.9
J. Duration of Occupancy or Vacancy								
Total reports	2522	100.0	1029	100.0	1493	100.0	66	100.0
Less than 6 months	358	14.2	41	4.0	317	21.2	55	83.3
6 months-11 months	202	8.0	38	3.7	164	11.0	2	3.0
1 year-1 year 11 months	347	13.8	71	6.9	276	18.5	3	4.6
2 years-2 years 11 months	278	11.0	72	7.0	206	13.8	1	1.5
3 years-4 years 11 months	334	13.2	128	12.4	206	13.8	5*	7.6
5 years-9 years 11 months	377	15.0	154	15.0	223	14.9	-	-
10 years-19 years 11 months	354	14.0	274	26.6	80	5.4	-	-
20 years or more	272	10.8	251	24.4	21	1.4	-	-

* 3 years or more

III. OCCUPIED DWELLING UNIT DATA

	Total		Owner		Tenant	
	Number	Percent	Number	Percent	Number	Percent
A. Race of Household						
Total reports	2522	100.0	1029	100.0	1493	100.0
White	1630	64.6	678	65.9	952	63.8
Negro	892	35.4	351	34.1	541	36.2
Other	0	0.0	0	0.0	0	0.0
B. Size of Household						
Total reports	2522	100.0	1029	100.0	1493	100.0
1 person	99	3.9	43	4.2	56	3.8
2 persons	560	22.2	192	18.7	368	24.6
3 persons	553	21.9	222	21.6	331	22.2
4 persons	512	20.3	234	22.7	278	18.6
5 persons	301	11.9	134	13.0	167	11.2
6 persons	204	8.1	92	8.9	112	7.5
7 persons	126	5.0	47	4.6	79	5.3
8 persons	68	2.7	24	2.3	44	3.0
9 persons	42	1.7	16	1.6	26	1.7
10 persons	23	0.9	8	0.8	15	1.0
11 persons or more	34	1.4	17	1.6	17	1.1
C. Extra Families						
Total reports	2522	100.0	1029	100.0	1493	100.0
No extra families	2439	96.7	979	95.1	1460	97.8
1 extra family	72	2.9	42	4.1	30	2.0
2 or more extra families	11	0.4	8	0.8	3	0.2
D. Persons Per Room						
Total reports	2522	100.0	1029	100.0	1493	100.0
.50 or less	583	23.1	360	35.0	223	14.9
.51 - .75	614	24.3	271	26.3	343	23.0
.76 - 1.00	664	26.3	248	24.1	416	27.9
1.01 - 1.50	367	14.6	96	9.3	271	18.1
1.51 - 2.00	202	8.0	33	3.2	169	11.3
2.01 or more	92	3.7	21	2.1	71	4.8
E. Children Under 15 Years of Age						
Total reports	2522	100.0	1029	100.0	1493	100.0
No children	1245	49.4	560	54.4	685	45.9
1 child	568	22.5	207	20.1	361	24.2
2 children	379	15.0	152	14.8	227	15.2
3 or 4 children	261	10.4	90	8.7	171	11.4
5 children or more	69	2.7	20	2.0	49	3.3

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

	Total		Owner		Tenant	
	Number	Percent	Number	Percent	Number	Percent
F. Roomers						
Total reports	2522	100.0	1029	100.0	1493	100.0
No roomers	2277	90.3	911	88.5	1366	91.5
1 roomer	122	4.8	52	5.1	70	4.7
2 roomers	63	2.5	31	3.0	32	2.2
3 or 4 roomers	46	1.8	26	2.5	20	1.3
5 to 10 roomers	13	0.6	8	0.8	5	0.3
11 roomers or more	1	*	1	0.1	0	0.0

* Less than 0.1%

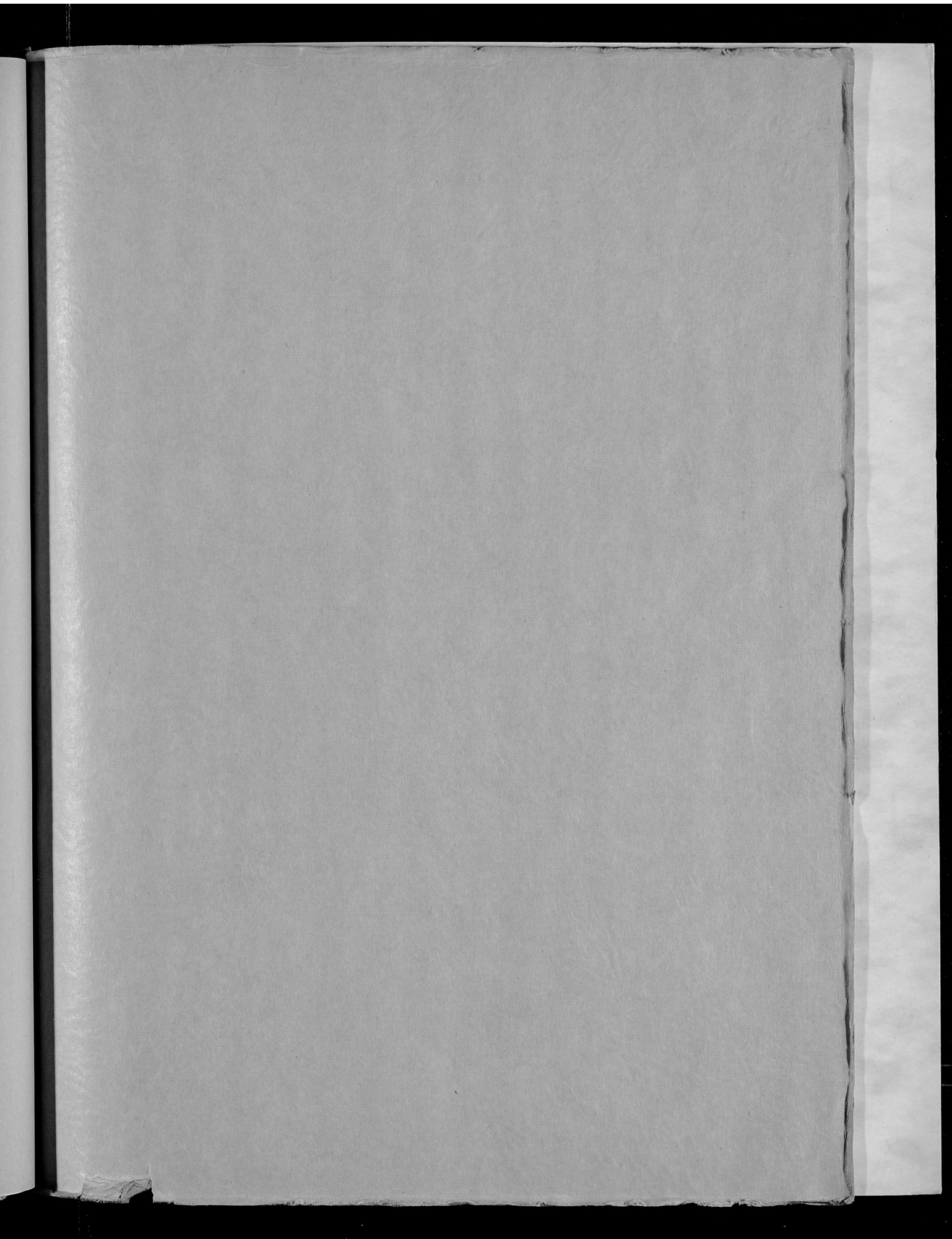
IV. LOW INCOME HOUSING DATA

	Total		Owner				Tenant			
			White		Negro		White		Negro	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
A. Size of Family Group*										
Total groups	1402	100.0	140	100.0	280	100.0	516	100.0	466	100.0
2 persons	456	32.5	42	30.0	88	31.4	153	29.6	173	37.1
3 persons	332	23.7	39	27.8	68	24.3	124	24.0	101	21.7
4 persons	258	18.4	28	20.0	54	19.3	105	20.3	71	15.2
5 persons	143	10.2	18	12.8	25	8.9	50	9.7	50	10.7
6 persons	73	5.2	5	3.6	14	5.0	38	7.4	16	3.5
7 persons	67	4.8	4	2.9	11	3.9	23	4.5	29	6.2
8 or more persons	73	5.2	4	2.9	20	7.2	23	4.5	26	5.6
* Excludes non-family groups										
B. Net Annual Rental										
Total dwelling units	1452	100.0	151	100.0	292	100.0	507	100.0	502	100.0
Less than \$60	57	3.9	1	0.7	16	5.5	9	1.8	31	6.2
\$ 60 - \$119.99	417	28.7	19	12.6	78	26.7	152	30.0	168	33.4
120 - 179.99	630	43.4	44	29.1	132	45.2	192	37.9	262	52.2
180 - 239.99	219	15.1	36	23.8	46	15.8	101	19.8	36	7.2
240 - 299.99	82	5.6	31	20.5	16	5.5	31	6.1	4	0.8
300 - 359.99	25	1.8	8	5.3	3	1.0	13	2.6	1	0.2
360 - 479.99	18	1.2	9	6.0	1	0.3	8	1.6	0	0.0
480 or more	4	0.3	3	2.0	0	0.0	1	0.2	0	0.0

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

	Total		Owner				Tenant				
			White		Negro		White		Negro		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
C. Annual income											
Total dwelling units	1452	100.0	151	100.0	292	100.0	507	100.0	502	100.0	
None	28	1.9	10	6.6	6	2.1	4	0.8	8	1.6	
Less than \$200	36	2.5	3	2.0	12	4.1	9	1.8	12	2.4	
\$ 200 - \$ 399.99	99	6.8	2	1.3	23	7.9	17	3.4	57	11.3	
400 - 599.99	105	7.2	5	3.3	23	7.9	23	4.5	54	10.8	
600 - 799.99	221	15.2	12	8.0	34	11.6	79	15.6	96	19.1	
800 - 999.99	241	16.6	25	16.6	46	15.7	86	16.9	84	16.7	
1000 - 1199.99	216	14.9	34	22.5	39	13.3	86	16.9	57	11.3	
1200 - 1399.99	124	8.5	12	8.0	23	7.9	48	9.5	41	8.2	
1400 - 1499.99	100	6.9	11	7.3	13	4.5	45	8.9	31	6.2	
1600 - 1799.99	91	6.3	10	6.6	21	7.2	37	7.3	23	4.6	
1800 - 1999.99	68	4.7	7	4.6	21	7.2	17	3.4	23	4.6	
2000 or more	117	8.1	20	13.2	29	9.9	52	10.2	16	3.2	
No reports	6	0.4	0	0.0	2	0.7	4	0.8	0	0.0	

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