# RECENT HOME CONSTRUCTION IN TWO APPALACHIAN COUNTIES

UNIT 13

THOMAS P. FIELD, WILFORD BLADEN, AND BURTIS WEBB

August, 1968

# C O M M U N I T Y  A C T I O N  I N  A P P A L A C H I A

An Appraisal of the "War on Poverty"
in a Rural Setting of Southeastern Kentucky

(Report of a study by an interdisciplinary team of the University of Kentucky, performed under Contract #693 between the University of Kentucky Research Foundation and the Office of Economic Opportunity, 1965-1968)

UNIT 13

## RECENT HOME CONSTRUCTION IN TWO APPALACHIAN COUNTIES

by

Thomas P. Field
Wilford A. Bladen
Burtis Webb

Contents of Entire Report:

COMMUNITY ACTION IN APPALACHIA

This is one unit of a report which includes the following units, each separately bound as is this one:

ABSTRACT

The rationale which brought the data together regarding new housing in Clay and Knox Counties was based on the assumption that similarities between the two counties were great enough that the one which had no OEO-CAP, Clay County, could be used to "filter out" the impacts of OEO-CAP in Knox County, so that the difference made by OEO-CAP could be observed.

If one accepts such an assumption, the differences may well be regarded as generally clear and decisive. Clay County built no type C or type D houses--low-income homes of the type promoted by Knox County--whereas Knox County built 60.

Although no differences appeared at a significant level in new housing generated by Knox County CAP in rural areas (assuming community center areas would generate more new building in <u>their own</u> areas), when center areas were compared to rural non-center areas, the explanation appears reasonable that when people are prompted to build they tend to move out of the more remote hollows which the centers were set up to serve--if not to "town," at least to the "hard road." (It has been noted that Knox County OEO-CAP early severed itself legally from the model homes program, so that it became county-wide, rather than local in focus.)

By comparison to Clay County, the movement of housing in Knox County seems clearly more toward urban, and presumably toward more modern living. (Table 3 supports this conclusion, as do observations

made by both Webb and Bladen regarding movement out of the hollows and toward highways. The implication is that the Knox County CAP has had some impact toward modernization of the population, as measured by housing comparisons in this unit of the study.

It is perhaps worth considering that if OEO-CAP is successful in promoting home improvements by rehabilitation of existing homes it may be working against the "modernization" trend--by making people content where they are. The matter has a philosophic point of choice: Should the program be aimed at improvement of life where it is? Or should it draw, drive, or "bait" people into migration to more modern settings?

## FOREWORD

The report here is actually of two independently performed studies of recent home construction, one in Knox County, Kentucky, the other in a neighboring county, Clay County. Each was done by a different research assistant under the direction of Dr. Thomas P. Field. Annex A, the paper done by Webb with assistance of Pearson, is of Clay County. Annex B, by Bladen, is of Knox County. An addendum is written by Street, the principal investigator for the larger study of which this is a unit. Together these papers represent an attempt to detect and measure the impact, if any, of a "model homes" program generated as part of the "Family Development Program" of the Knox County OEO community action program. As a research design, this one is almost stark in simplicity--regardless of the somewhat tedious and complicated necessities involved in gathering and compiling the information. It is simply:

> An area which has an OEO community action program is compared to one which is in general somewhat similar but does not have such a program, the comparison being on the basis of amount of home construction of a type of housing the CAP was intended to promote that has taken place since the CAP began in the one county.

The assumption is made that, since there is no OEO community action program (CAP) in Clay County, the influence of CAP is "filtered out," so that differences between the two areas in amount of construction in the last two years may reasonably be attributable to CAP. Obviously,

it is impossible to isolate completely two contiguous areas, such as these neighboring counties, from diverse forces other than CAP which might produce differences between them. Neither is it possible to adjust them, or parts of them, so that they are perfectly matched except for the "CAP" variable. It is within the limitations represented by these realities that the report which follows is presented.

The model homes program was initiated by Knox County OEO-CAP, a member of the staff of the Family Development Program developing a low-cost-house design and launching a campaign to get a sample constructed about two years ago. The result was the separate incorporation of an enterprise, Knox Quality Homes, Inc., a non-profit undertaking involving considerable leadership from the OEO-CAP staff in its governing body but effecting a legally separate operation. OEO-CAP continued, however, to provide counsel (on finance, for instance) and to work for work-exchange and loan arrangements to get such low-cost homes built. It appears, however, that people of the county made their own adaptations, both in the design of the houses built and in the help and finance arrangements, so that OEO-CAP progressively has had less direct involvement in construction of low-cost homes in the county. The impact of OEO-CAP in this instance, therefore, was greatly diffused, at least within Knox County, as the combined reports herein imply.

--Paul Street, Principal Investigator

MAJOR SECTIONS THIS REPORT

ANNEX A

# A STUDY OF NEW DWELLING CONSTRUCTION IN THE PAST TWO YEARS IN CLAY COUNTY

This Annex (Clay County) was prepared by Burtis Webb, research assistant, Geography Department, University of Kentucky, under the direction of Dr. Thomas P. Field.

Submitted August 1, 1968

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ILLUSTRATIONS ANNEX B

# A STUDY OF NEW DWELLINGS IN THE PAST TWO YEARS IN CLAY COUNTY

by Burtis Webb

To obtain a valid measurement of the effect of the community action program on the building of new homes in Knox County some kind of "control" area was needed. After careful consideration of several counties, Clay County was chosen. Two important reasons for this selection were: (1) Clay County has no community action program in any broad sense as does Knox County and (2) the proximity and similarity of Clay County. (It borders Knox County on the North, and like Knox, is part of the Southern Appalachian system.)

Although in total area Clay County is larger (484 square miles compared to Knox County's 389 square miles) Knox County has 68 square miles of level land as compared to the 58 square miles in Clay County. These figures indicate that the terrain in Clay County is somewhat more hilly. Also, this greater amount of level land accounts for the somewhat larger number of people and houses found in Knox County. The following table interprets likenesses and differences between the two counties.

SOME PARALLEL DATA FOR KNOX AND CLAY COUNTIES, KENTUCKY*

| | Knox County | Clay County |
|---|---|---|
| Area | 389 sq. mi. | 484 sq. mi. |
| Level land | 68 sq. mi. | 58 sq. mi. |
| Population 1966 | 24,860 | 20,727 |
| Number Households, 1960 | 6,336 | 4,554 |
| Number Households 1966 | 7,711 | 4,993 |
| Population per household 1960 | 3.92 | 4.55 |
| Percentage non-white | 1.6 | 2.2 |
| Percentage of population loss 1950-1960 | 16.9 | 10.2 |
| Percentage of families and unrelated individuals with income less than $3,000 in 1960 | 70.5 | 73.0 |
| Per capita income, 1960 | $501. | $627. |
| Median age in years, 1960 | 23.3 | 19.3 |
| Median years school completed, those 25 years old or older, 1960 | 8.0 | 7.0 |
| Rank on scale of "most urban" to "most rural," 1960 | 95.5 | 108.5 |

*Based on information from "Kentucky's Population in the 1960's," Resource Development Series 9, University of Kentucky Agricultural Experiment Station, Department of Rural Sociology, Lexington, September 1963.

Both counties have broad river basins: the Goose Creek-Kentucky River basin in Clay County and the Cumberland River basin in Knox County. Major highways bisect both counties, U. S. 80, Ky. 421 and Ky. 11 in Clay County and U. S. 25E, U. S. 229 and Ky. 11 in Knox County. Although U.S. 25E is the more heavily traveled, the potential growth through the influence of these highways is somewhat similar.

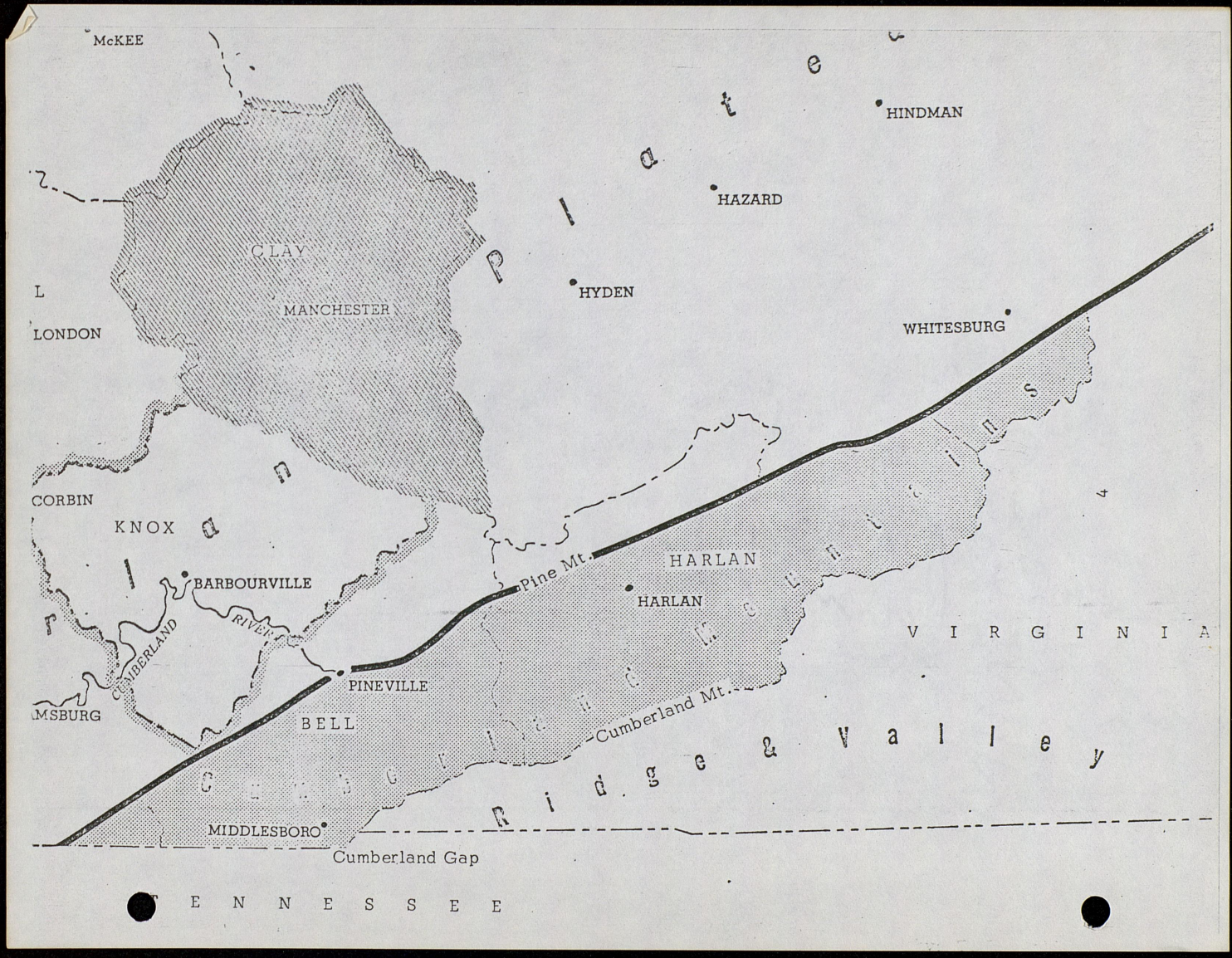
It is assumed that differences between the two counties do not represent variables which might confute the logic of the basic design of this study.

The purpose of this investigation was to determine the number, class, and location of new dwellings built in Clay County during the past two years. Since a survey similar to this one was made in the county in 1966, significant trends that show up in the investigation will be compared to trends found in Knox County through a similar study. By comparing the findings of the two investigations, it is hoped that the effectiveness of the community action program in stimulating new home construction among low-income people in Knox County can, in some degree, be measured.

## Historical Review

Clay County, formed from parts of Madison, Knox, and Floyd counties, was organized and became a county June 6, 1806.

Clay County was laid out by a man by the name of Green Clay who was a surveyor and who had been a high ranking soldier and officer in skirmishes with the Indians. The county, after being


McKEE
HINDMAN
HAZARD
CLAY
MANCHESTER
HYDEN
LONDON
WHITESBURG
CORBIN
KNOX
BARBOURVILLE
Pine Mt.
HARLAN
HARLAN
RIVER
VIRGINIA
PINEVILLE
BELL
Cumberland Mt.
MIDDLESBORO
Cumberland Gap
TENNESSEE

carved out, was named in his honor, Clay County; and the county seat, though it is now Manchester, was also named in his honor, Greenville.

The major source of income in Clay County has been from farming and coal mining. At the present time, however, the largest mines have been depleted, their closing playing an important part in the unemployment problem which now exists there. The population of Clay County has been declining for years, but now seems to have reached a plateau. During the ten-year period between 1950 and 1960 there was a drop from 23,116 to 20,748, or a rate of decrease of 10.2. From 1960 to 1966 there was a decrease of only 21 persons, or a rate of decrease of 0.2 per cent.[1]

## Location of Clay County, Kentucky

Clay County is located in Southeastern Kentucky on the Cumberland plateau and is part of the Southern Appalachian System. It is north of Knox County on the South Fork of the Kentucky River with Middle Fork forming the Eastern boundary, Laurel County the western boundary, and Jackson and Owsley counties the northern boundaries. In land area Clay County has 478 square miles, ranking as the 15th county in size of all the counties of the state. This can be seen more clearly by looking at the map in Figure 1, which shows the position of Clay County in relation to her neighboring counties in Southeastern Kentucky.

Clay County is typical of southeastern Kentucky counties in

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[1] Kruegel, David L., Births, Deaths and Net Migration for Kentucky Counties and Multi-County Units, University of Ky., Department of Sociology, Lexington, July 1967.

regard to scarcity of level land, as can be seen by looking at the map in Figure 2. This map also gives a clear picture of the many streams and rivers of this area which are important because they form the basins of level land on which building is practical.

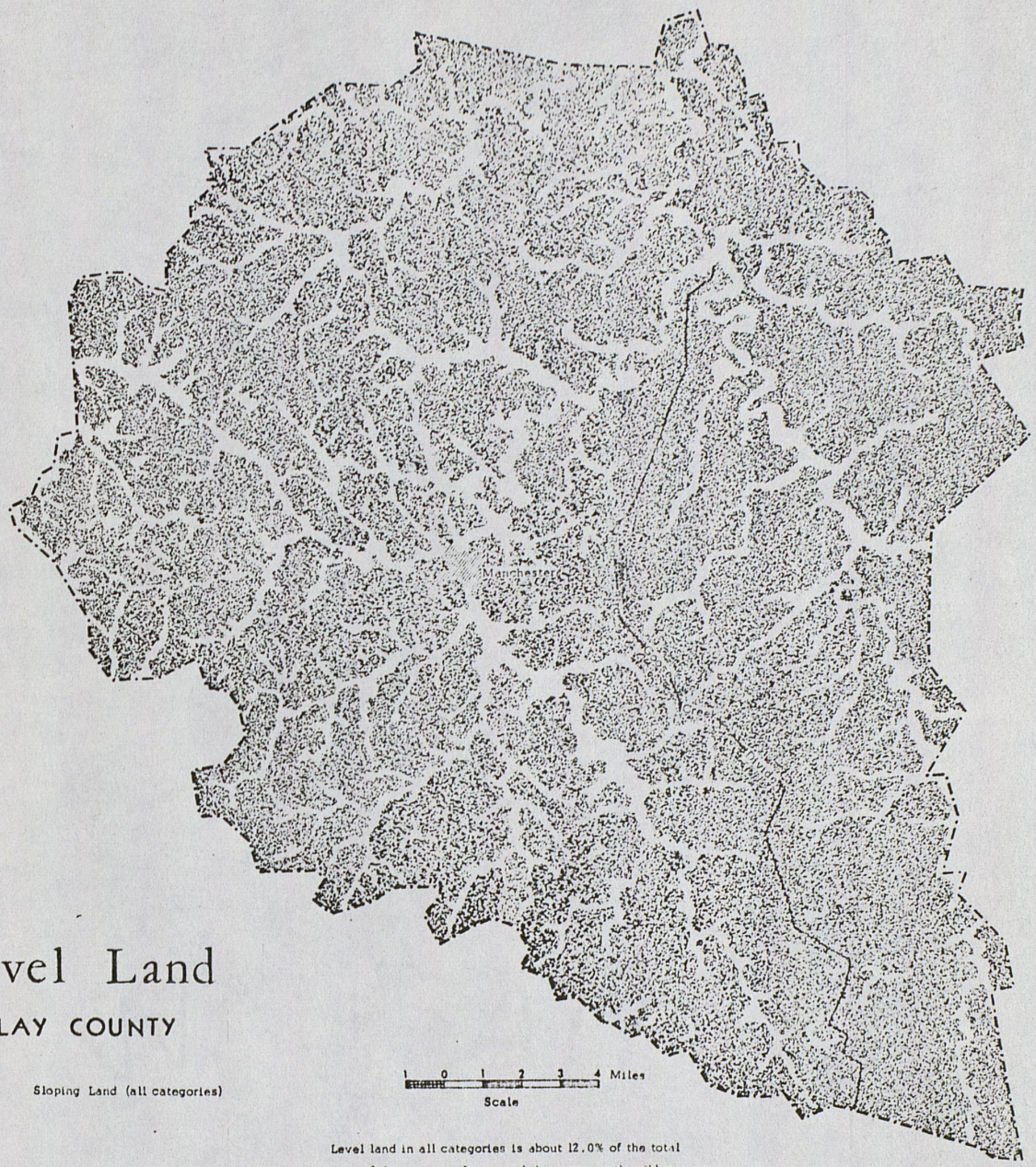
## Daniel Boone National Forest

The eastern edge of Clay County is rapidly being "gobbled up," as some natives might say, by the Federal Government for the Daniel Boone National Forest. Although large portions of level land within this area have not yet been purchased by the Forest Service, the proximity of the Daniel Boone National Forest discourages the building of new homes. Accordingly, drainage basin areas affected by the Daniel Boone National Forest were not used in this investigation. It is hoped that by excluding these areas a more valid comparison to Knox County will be effected. The affected areas are shown in the map in Figure 3.

## Drainage Basins

The settlement pattern of Clay County is largely determined by the occurrence of creek and river bottom land. By referring to Figure 2, one can see that the areas of level land and the beds of the streams and rivers are synonymous. Also these same level areas contain the major portion of the dwellings found in the county. The drainage basins are both named and numbered to correspond with the alphabetical list presented in Figure 4 and indicated by location in Figure 5.

FIGURE 2




# Level Land

## CLAY COUNTY

Sloping Land (all categories)

Level Land (all categories)

Urban Areas

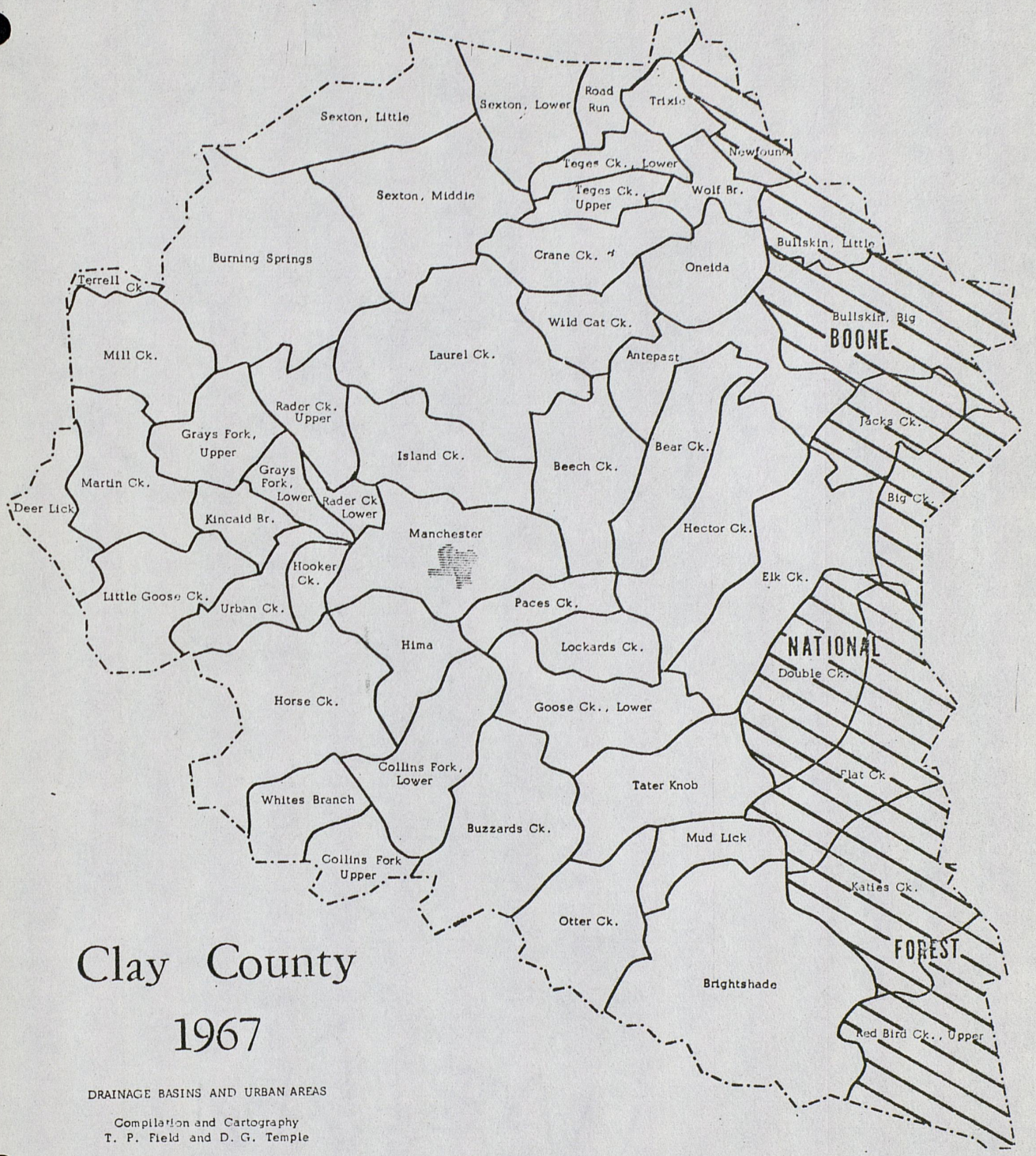
1 0 1 2 3 4 Miles

Scale

Level land in all categories is about 12.0% of the total area of the county. In general the narrower the ribbon of level land, the greater the percent which is unusable.

Compilation and cartography by T. P. Field and M. E. Williamson

FIGURE 3




# Clay County

## 1967

DRAINAGE BASINS AND URBAN AREAS

Compilation and Cartography
T. P. Field and D. G. Temple

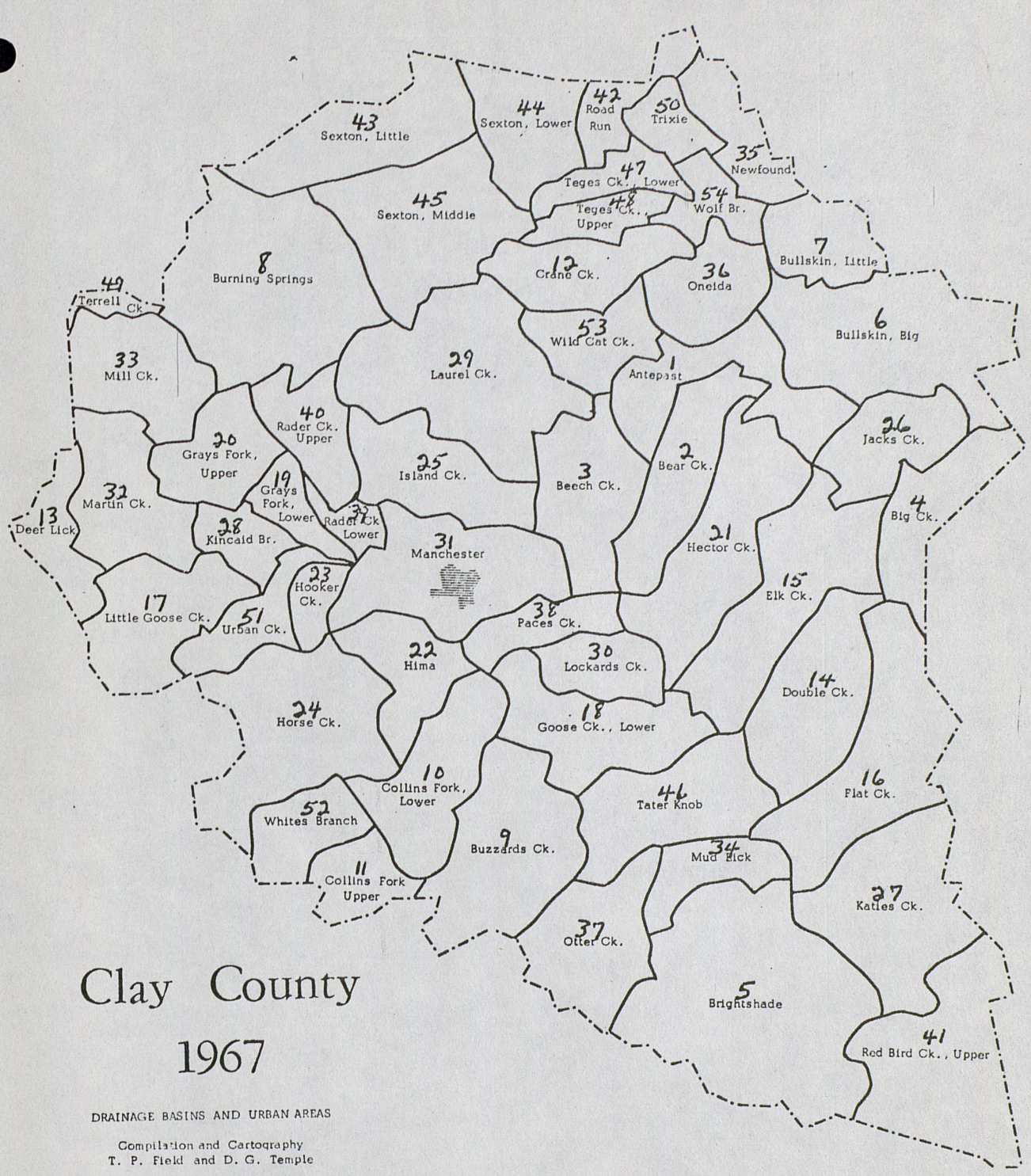
FIGURE 4

THE DRAINAGE BASINS OF CLAY COUNTY, KENTUCKY

1. Antepast
2. Bear Creek
3. Beech Creek
4. Big Creek
5. Brightshade
6. Bullskin, Big
7. Bullskin, Little
8. Burning Springs
9. Buzzards Creek
10. Collins Fork, Lower
11. Collins Fork, Upper
12. Crane Creek
13. Deer Lick
14. Double Creek
15. Elk Creek
16. Flat Creek
17. Goose Creek, Little
18. Goose Creek, Lower
19. Gray's Fork, Lower
20. Gray's Fork, Upper
21. Hector Creek
22. Hima
23. Hooker Creek
24. Horse Creek
25. Island Creek
26. Jack's Creek
27. Katie's Creek
28. Kincaid Creek
29. Laurel Creek
30. Lockards Creek
31. Manchester
32. Martin Creek
33. Mill Creek
34. Mud Lick
35. Newfound
36. Oneida
37. Otter Creek
38. Paces Creek
39. Rader Creek, Lower
40. Rader Creek, Upper
41. Red Bird Creek
42. Road Run
43. Sexton Creek, Little
44. Sexton Creek, Lower
45. Sexton Creek, Middle
46. Tater Knob
47. Teges Creek, Lower
48. Teges Creek, Upper
49. Terrell Creek
50. Trixie
51. Urban Creek
52. Whites Branch
53. Wild Cat Creek
54. Wolf Branch

Note: See Figure 5 for locations by number.

FIGURE 5




# Clay County

# 1967

DRAINAGE BASINS AND URBAN AREAS

Compilation and Cartography
T. P. Field and D. G. Temple

## New Dwellings

Certain classifications of new dwellings were used for purposes of this study. These classifications, provided by FHA, are based on cost, style, structure, etc. (See Figure O of Annex B of this report.) Since purposes of the study restricted interest primarily to the homes low-income families might feasibly build, Class A homes (the most expensive) were combined in Class B. In the 1966 study there were 4,134 houses in Clay County; 73 new houses have been built since that time, making the rate of new construction 1.7 per cent.

New dwellings are being built throughout the county with a large cluster in the urban area of Manchester. In fact, 23.6 per cent of the total of new homes since the 1966 study have been built in the Manchester area, and 26 per cent of the total number of Class B homes, 14.3 per cent of the Class E homes, 0 per cent of the Class F homes and 17.4 per cent of the mobile homes are in the Manchester area. Obviously a larger per cent of the more expensive homes are being built in and around Manchester. As observed by the writer and shown by the statistics, the larger number of the mobile homes and cheaper classes were built out in the county and up the hollows, a large number of these being residences of sons and daughters settling close to the homes of their parents. Also, judging from the numbers of abandonments reported in the survey two years ago and the number found in the present survey, a large number of dwellings formerly abandoned are now inhabited, which would indicate that if these dwellings had not been available an even greater increase in new building would have taken place out in the county and in the

hollows. Although there seems to be no major shift toward the town of Manchester, there does seem to be a trend toward the main roads such as Route 421 and Route 11. There seems to be a significant abandonment of the dwellings at the extreme heads of the hollows which to the writer would indicate a desire on the part of the population to be located on a road that is usable the year around. Also, it may be an indication of the lessening of the desire for isolation among the residents of Clay County.

Figure 6 is concerned with abandonment, new dwellings, and classification of these new dwellings.

## New Dwelling Locations

The map in Figure 7 shows the number of new dwellings per drainage basin during the last two years. As mentioned earlier, one sees that even though there is a large cluster of new houses in the Manchester area, there seems to be no major shift in that direction. There is a scattering of new houses throughout the county with a trend toward the main highways such as Route 421 and Route 11.

The map in Figure 8 shows the division of new homes into the classification as described in Appendix A. The "F" preceding the classification letter designates that the dwelling is farm, while the absence of the "F" means the dwelling is non-farm. Frequencies by drainage basins appear in Figure 9.

FIGURE 6

DWELLING ABANDONMENT AND CONSTRUCTION IN CLAY COUNTY

| Area No. | Dwellings Abandoned: Ante-1966 | 1966-1968 | Reocc. '66-68 | Increase: No. | Increase: %age | Dwl. Constr. by Class (1966-1968): IA | IB | IC | ID | IE | IF | Total | Trailers: Ante-1966 | 1966-1968 | Total Units (1968): No. | Percentage: New | Aban | Trai | Other |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 12 | 0 | 0 | 0 | 0 | | | | | | | 0 | | 0 | 100 | 0 | 12.0 | 0 | 88 |
| 2 | 28 | 3 | 10 | -7 | -25.0 | | | | | | | 0 | | 0 | 69 | 0 | 30.4 | 0 | 69.6 |
| 3 | 19 | 0 | 0 | 0 | 0 | | | | | | | 0 | | 0 | 79 | 0 | 24.0 | 0 | 76.0 |
| 4 | Forest | | | | | | | | | | | | | | | 0 | | 0 | |
| 5 | 26 | 0 | 2 | -2 | -15.3 | | | | | 3*** | | 3 | | 0 | 177 | 1.6 | 13.5 | 0 | 84.9 |
| 6 | Forest | | | | | | | | | | | | | | | | | | |
| 7 | Forest | | | | | | | | | | | | | | | | | | |
| 8 | 42 | 2 | 9 | -7 | -16.6 | | 4** | | | | | 4 | | 0 | 283 | 1.4 | 12.3 | 0 | 86.3 |
| 9 | 49 | 1 | 19 | -18 | -36.7 | | | | | 2** | | 2 | | 0 | 104 | 1.9 | 29.8 | 0 | 68.3 |
| 10 | 12 | 1 | 0 | 1 | 8.3 | | | | | | | 0 | | 0 | 108 | 0 | 12.0 | 0 | 88.0 |
| 11 | 3 | 1 | 0 | 1 | 33.3 | | | | | | | 0 | | 0 | 28 | 0 | 14.2 | 0 | 85.8 |
| 12 | 10 | 0 | 2 | -2 | -20.0 | | | | | | | 0 | | 1 | 68 | 0 | 11.7 | 1.4 | 13.1 |
| 13 | 6 | 0 | 0 | 0 | 0 | | | | | | | 0 | | 0 | 45 | 0 | 13.3 | 0 | 86.7 |
| 14 | Forest | | | | | | | | | | | | | | | | | | |
| 15 | 6 | 0 | 0 | 0 | 0 | | | | | | 1 | 1 | | 0 | 186 | 0.5 | 3.2 | 0 | 86.3 |
| 16 | Forest | | | | | | | | | | | | | | | | | | |
| 17 | 12 | 0 | 0 | 0 | 0 | | | | | | | 0 | | 0 | 62 | 0 | 19.3 | 0 | 80.7 |
| 18 | 14 | 0 | 0 | 0 | 0 | | 2* | | | | | 2 | | 3 | 135 | 1.4 | 10.3 | 2.2 | 86.0 |

NOTE: Asterisk denotes farm dwelling
No asterisk means non-farm, used only with new construction and trailers.

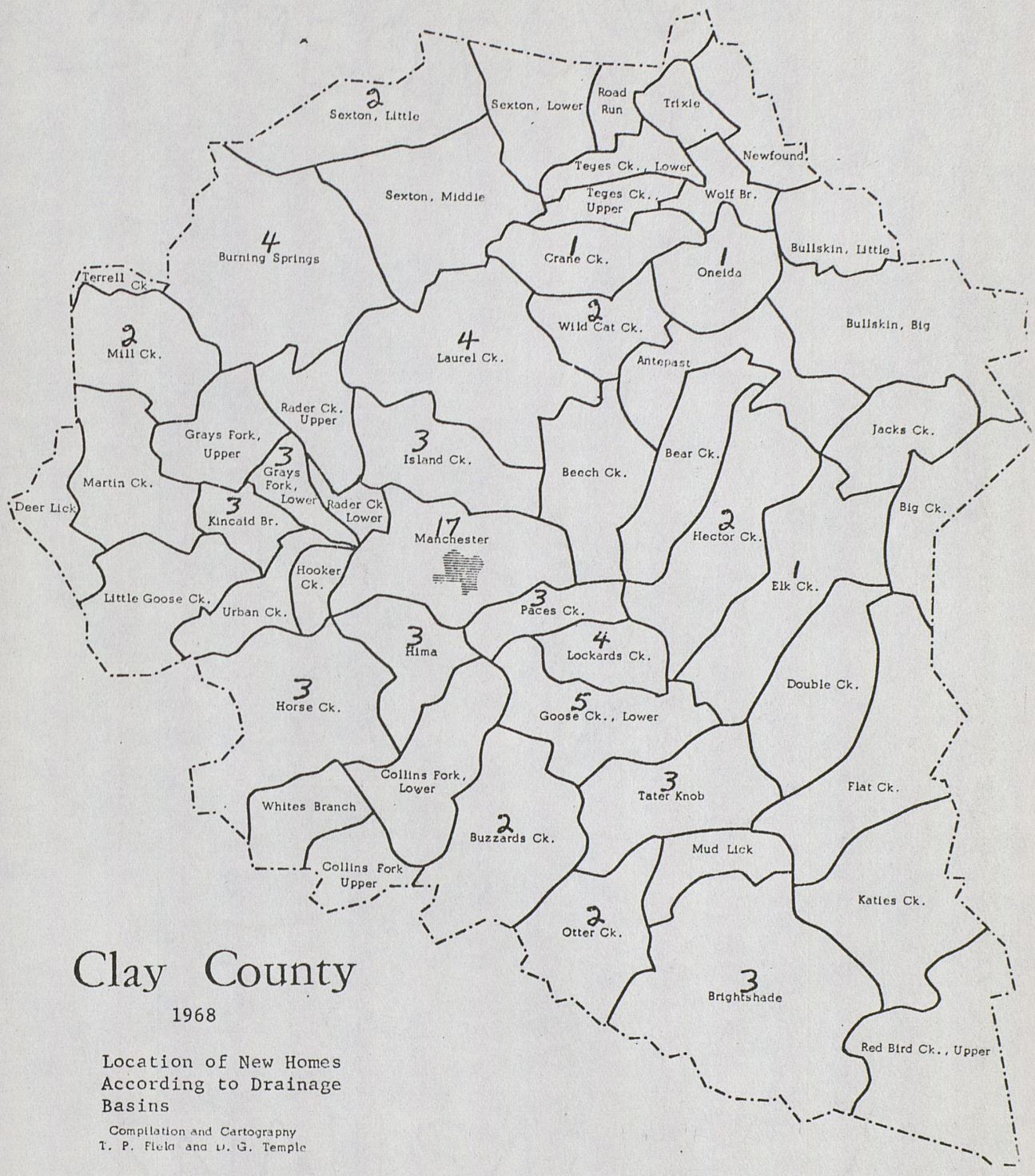
FIGURE 6--Continued

| Area No. | Dwellings Abandoned: Ante-1966 | 1966-1968 | Reocc. '66-68 | Increase: No. | %age | Dwl. Constr. by Class (1966-1968): IA | IB | IC | ID | IE | IF | Total | Trailers: Ante-1966 | 1966-1968 | Total Units (1968): No. | Percentage: New | Aban | Trai | Other |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 19 | 7 | 0 | 0 | 0 | 0 | | | | | | | 0 | | 0 | 62 | 0 | 11.2 | 0 | 88.8 |
| 20 | 8 | 0 | 0 | 0 | 0 | | | | | | | 0 | | 0 | 38 | 0 | 21.0 | 0 | 79.0 |
| 21 | 9 | 0 | 0 | 0 | 0 | | 2* | | | | | 2 | | 0 | 89 | 2.2 | 10.1 | 0 | 87.7 |
| 22 | 17 | 0 | 1 | -1 | -5.8 | | 1 | | | | 1 | 2 | | 1 | 346 | 0.5 | 4.6 | 0.2 | 94.7 |
| 23 | 0 | 0 | 0 | 0 | 0 | | | | | | | 0 | | 0 | 21 | 0 | 0 | 0 | 100.0 |
| 24 | 25 | 2 | 3 | -1 | -4.0 | | 1 | | | 1 | 1* | 3 | | 0 | 170 | 1.7 | 14.1 | 0 | 84.2 |
| 25 | 1 | 0 | 0 | 0 | 0 | | 1 | | | 2 | | 3 | | 0 | 124 | 2.4 | 0.8 | 0 | 96.8 |
| 26 | Forest | | | | | | | | | | | | | | | | | | |
| 27 | Forest | | | | | | | | | | | | | | | | | | |
| 28 | 8 | 0 | 1 | -1 | -12.5 | | | | | | | 0 | | 3*** | 30 | 0 | 23.3 | 10.0 | 66.7 |
| 29 | 27 | 1 | 11 | -10 | -37.0 | | 3* | | | | | 3 | | 1* | 232 | 1.2 | 7.3 | 0.4 | 91.1 |
| 30 | 2 | 1 | 1 | 0 | 0 | | | | | 1* | 1 | 2 | | 1 | 121 | 1.6 | 1.6 | 0.8 | 96.0 |
| 31 | 10 | 0 | 0 | 0 | 0 | | 11* | | | 2 | | 13 | | 4* | 197 | 10.2 | 0.5 | 2.0 | 87.3 |
| 32 | 7 | 0 | 0 | 0 | 0 | | | | | | | 0 | | 0 | 50 | 0 | 14.0 | 0 | 86.0 |
| 33 | 6 | 0 | 0 | 0 | 0 | | 2** | | | | | 2 | | 0 | 70 | 2.8 | 8.5 | 0 | 88.7 |
| 34 | 6 | 0 | 0 | 0 | 0 | | | | | | | 0 | | 0 | 66 | 0 | 9.0 | 0 | 91.0 |
| 35 | Forest | | | | | | | | | | | | | | | | | | |
| 36 | 4 | 0 | 0 | 0 | 0 | | | | | | | 0 | | 1 | 164 | 0 | 2.4 | 0.6 | 97.0 |

FIGURE 6--Continued

| Area No. | Dwellings Abandoned: Ante-1966 | 1966-1968 | Reocc. '66-68 | Increase: No. | Increase: %age | Dwl. Constr. by Class (1966-1968): IA | IB | IC | ID | IE | IF | Total | Trailers: Ante-1966 | 1966-1968 | Total Units (1968) | Percentage: New | Aban | Trai | Other |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 37 | 28 | 3 | 17 | -14 | -50.0 | | 1 | | | 1* | | 2 | | 0 | 79 | 2.5 | 17.7 | 0 | 79.8 |
| 38 | 3 | 0 | 3 | - 3 | -100.0 | | | | | | | 0 | | 3* | 129 | 0 | 0 | 2.3 | 97.7 |
| 39 | 0 | 0 | 0 | 0 | 0 | | | | | | | 0 | | 0 | 24 | 0 | 0 | 0 | 100.0 |
| 40 | 6 | 2 | 2 | 0 | 0 | | | | | | | 0 | | 0 | 68 | 0 | 8.8 | 0 | 91.2 |
| 41 | Forest | | | | | | | | | | | | | | | | | | |
| 42 | 12 | 0 | 2 | -2 | -16.6 | | | | | | | 0 | | 0 | 40 | 0 | 25.0 | 0 | 75.0 |
| 43 | 35 | 0 | 7 | -7 | -20.0 | | 1* | | | | | 1 | | 1* | 125 | 0.8 | 22.4 | 0.8 | 76.0 |
| 44 | 21 | 0 | 2 | -2 | - 9.5 | | | | | | | 0 | | 0 | 74 | 0 | 25.6 | 0 | 74.4 |
| 45 | 19 | 0 | 3 | -3 | -15.7 | | | | | | | 0 | | 0 | 119 | 0 | 14.2 | 0 | 85.8 |
| 46 | 13 | 0 | 2 | -2 | -15.5 | | 1* | | | 1* | 1* | 3 | | 0 | 96 | 3.1 | 11.4 | 0 | 85.5 |
| 47 | 10 | 1 | 2 | -1 | -10.0 | | | | | | | 0 | | 0 | 38 | 0 | 23.6 | 0 | 76.4 |
| 48 | 2 | 0 | 0 | 0 | 0 | | | | | | | 0 | | 0 | 28 | 0 | 7.1 | 0 | 92.9 |
| 49 | 0 | 0 | 0 | 0 | 0 | | | | | | | 0 | | 0 | 3 | 0 | 0 | 0 | 100.0 |
| 50 | 3 | 0 | 0 | 0 | 0 | | | | | | | 0 | | 0 | 22 | 0 | 13.6 | 0 | 86.4 |
| 51 | 1 | 0 | 0 | 0 | 0 | | | | | | | 0 | | 0 | 33 | 0 | 3.0 | 0 | 97.0 |
| 52 | 6 | 1 | 1 | 0 | 0 | | | | | | | 0 | | 0 | 30 | 0 | 23.3 | 0 | 76.7 |
| 53 | 11 | 0 | 3 | -3 | -27.2 | | | | | 1* | | 1 | | 1 | 56 | 1.7 | 14.2 | 1.7 | 82.4 |
| 54 | 0 | 0 | 0 | 0 | 0 | | | | | | | 0 | | 0 | 16 | 0 | 0 | 0 | 100.0 |

FIGURE 7



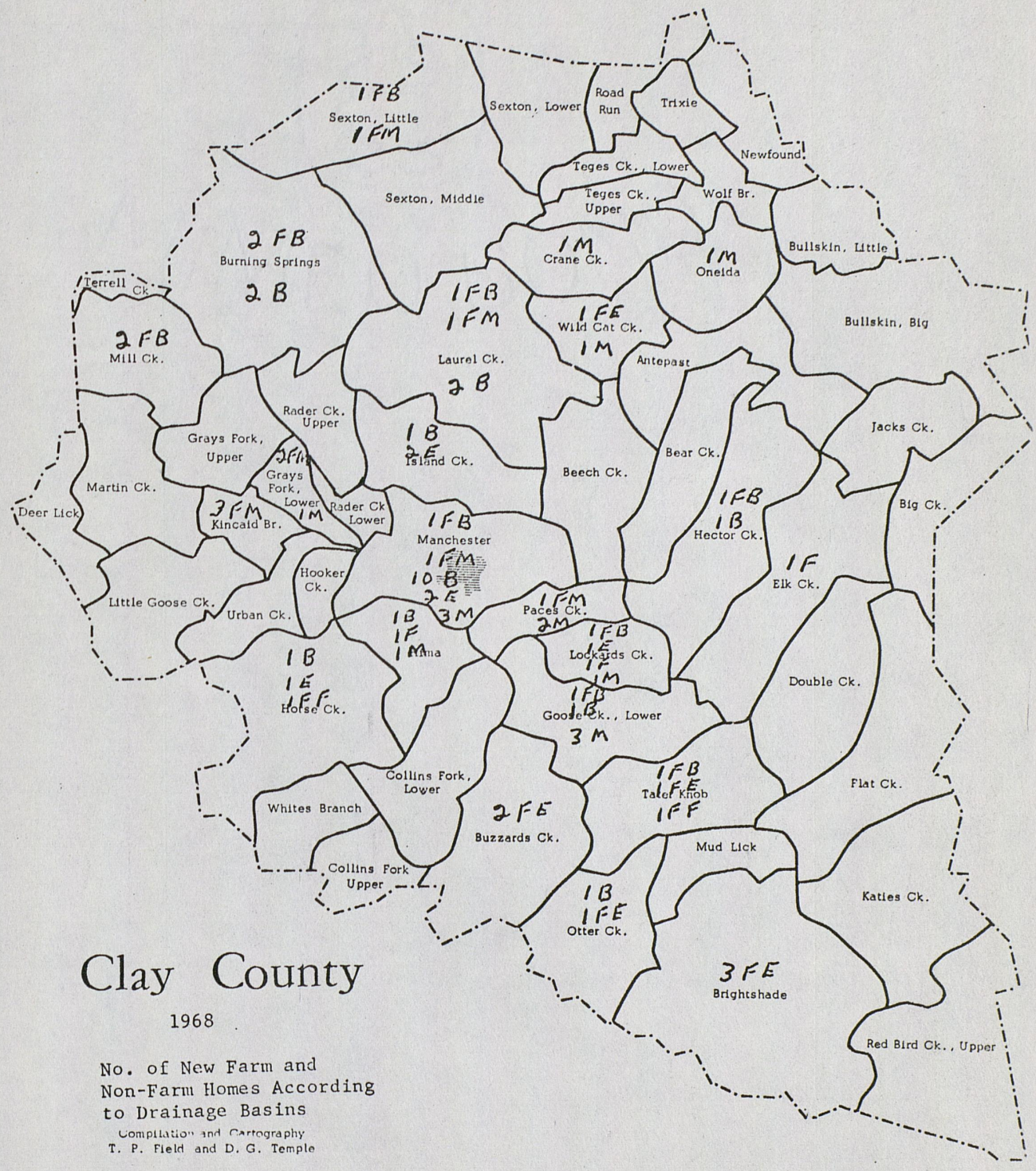

# Clay County

1968

Location of New Homes According to Drainage Basins

Compilation and Cartography
T. P. Field and D. G. Temple

FIGURE 8




# Clay County

1968

No. of New Farm and Non-Farm Homes According to Drainage Basins

Compilation and Cartography
T. P. Field and D. G. Temple

FIGURE 9

DRAINAGE BASINS RANKED BY NUMBER OF NEW DWELLINGS

| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 31 Manchester | B | B | B | B | B | B | B | B | B | B | B | E | E | M | M | M | M |
| 18 Goose Ck. Lower | B | B | M | M | M | | | | | | | | | | | | |
| 8 Burning Springs | B | B | B | B | | | | | | | | | | | | | |
| 29 Laurel Creek | B | B | B | M | | | | | | | | | | | | | |
| 30 Lockards Creek | B | E | F | M | | | | | | | | | | | | | |
| 5 Brightshade | E | E | E | | | | | | | | | | | | | | |
| 19 Grays Fork Lower | M | M | M | | | | | | | | | | | | | | |
| 24 Horse Creek | B | E | F | | | | | | | | | | | | | | |
| 22 Hima | B | F | M | | | | | | | | | | | | | | |
| 25 Island Creek | B | B | E | | | | | | | | | | | | | | |
| 28 Kincaid Branch | M | M | M | | | | | | | | | | | | | | |
| 38 Paces Creek | M | M | M | | | | | | | | | | | | | | |
| 46 Tater Knob | B | E | F | | | | | | | | | | | | | | |
| 9 Buzzards Creek | E | E | | | | | | | | | | | | | | | |
| 21 Hector Creek | B | B | | | | | | | | | | | | | | | |
| 33 Mill Creek | B | B | | | | | | | | | | | | | | | |
| 37 Otter Creek | B | E | | | | | | | | | | | | | | | |
| 43 Sexton, Little | B | M | | | | | | | | | | | | | | | |
| 53 Wild Cat Creek | E | M | | | | | | | | | | | | | | | |
| 12 Crane Creek | M | | | | | | | | | | | | | | | | |
| 15 Elk Creek | F | | | | | | | | | | | | | | | | |
| 36 Oneida | M | | | | | | | | | | | | | | | | |

No new dwellings on remainder of drainage basins

## Findings

1. New construction is going on in Clay County.
2. The rate of new construction is 1.7 per cent.
3. The more expensive homes are being built in the Manchester area and on the main roads such as 421 and 11.
4. Cheaper homes are being built up the hollows.
5. Houses at the extreme heads of the hollows are being abandoned.
6. No building is going on in the eastern side of the county because of the activity of the Forest Service in connection with the Daniel Boone National Forest. Indeed, as shown in Appendix D, building took place during the last two years in only 22 of the 54 drainage basins of the county.
7. No homes classified as type C or type D were observed as having been constructed in the county since 1966.

# A STUDY OF NEW DWELLING CONSTRUCTION IN THE PAST TWO YEARS IN KNOX COUNTY

by Wilford Bladen

During the period June 1, 1968-July 31, 1968, a housing survey was conducted in Knox County, Kentucky, for the purpose of comparison with a similar survey conducted in 1966 and with a concurrent survey of Clay County in an attempt to determine the OEO community action program influence in the economy of the county. In this survey new residential construction, house abandonment, and new house trailers since September 1, 1966, were noted. It may be significant that 13.3 per cent (20) of the new residences in Knox County were house trailers.

The second survey was conducted in much the same manner as the one in 1966, but more thoroughly; i.e., by driving the roads of the county and looking for new construction or house abandonment and by asking numerous questions at stores, post offices, gasoline stations, OEO community centers, and homes. In this respect Mr. Charles K. Hampton of Barbourville, a former county tax commissioner, was of great assistance. His knowledge of the county greatly facilitated the survey.

Information contained in the first survey is considered valid and will not be repeated, other than in tables for comparative purposes. The same criteria for classifying farm, non-farm and for house abandonment were used. Photographs were made of new houses and trailers and houses were classified according to FHA standards

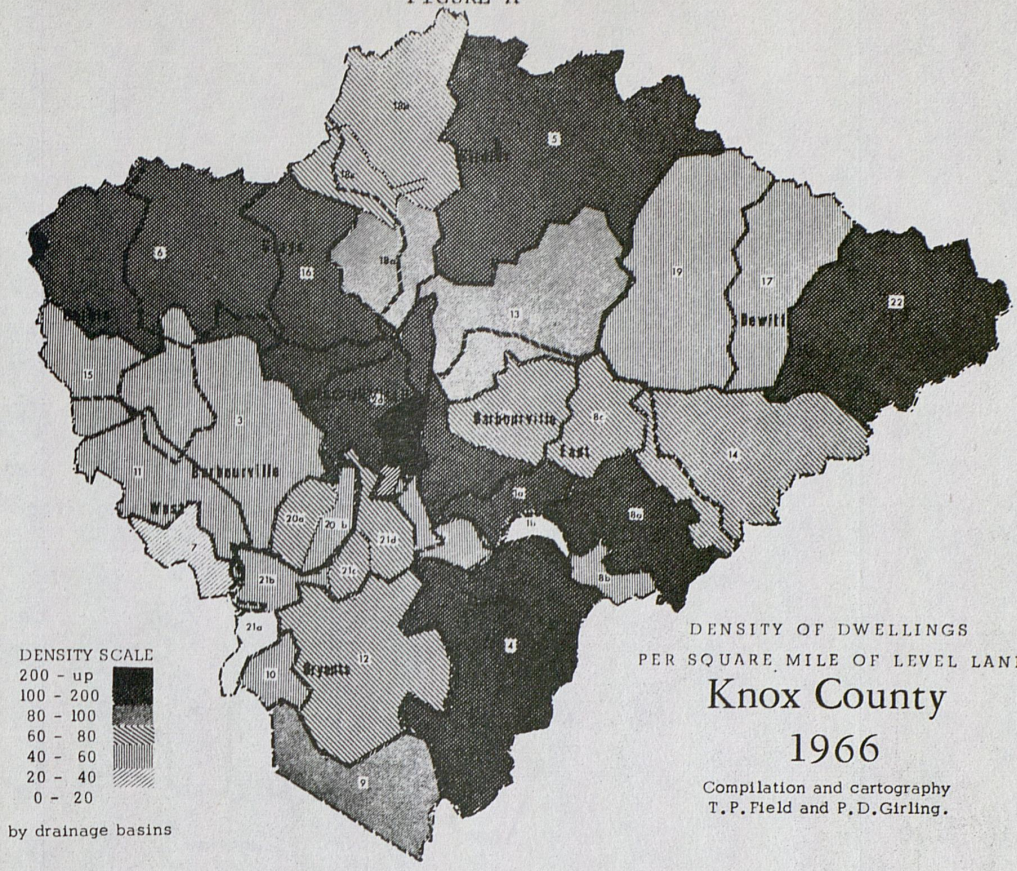
for construction. Classification of "A" was not used and above-average houses were grouped with average grade, since primary concern was with housing of middle- or lower-income families. Figures A, B, C, D, E, F, G, and H provide information about Knox County roughly parallel to that offered for Clay County in the preceding report (Annex A) by Mr. Webb. Figures I, J, K, L and M relate new construction to locations of OEO community centers.

## Findings

As a result of this survey the following significant points were noted:

1. There are very few habitable houses in Knox County today that are not occupied. Little or no rental property is available. This probably indicates a cessation of postwar-period out-migration.
2. New construction in nearly every case is in an area of easy access either by a paved road or street. It can be generalized that the greater the traffic density the more new houses.
3. House abandonment in nearly every case is in a remote area and some distance from a paved road. There are two notable exceptions. One house in Flat Lick has been abandoned because the former owner is deceased and present ownership has not been determined. One house in Barbourville is abandoned because it was purchased by the owners of a business establishment in order to increase their parking area.

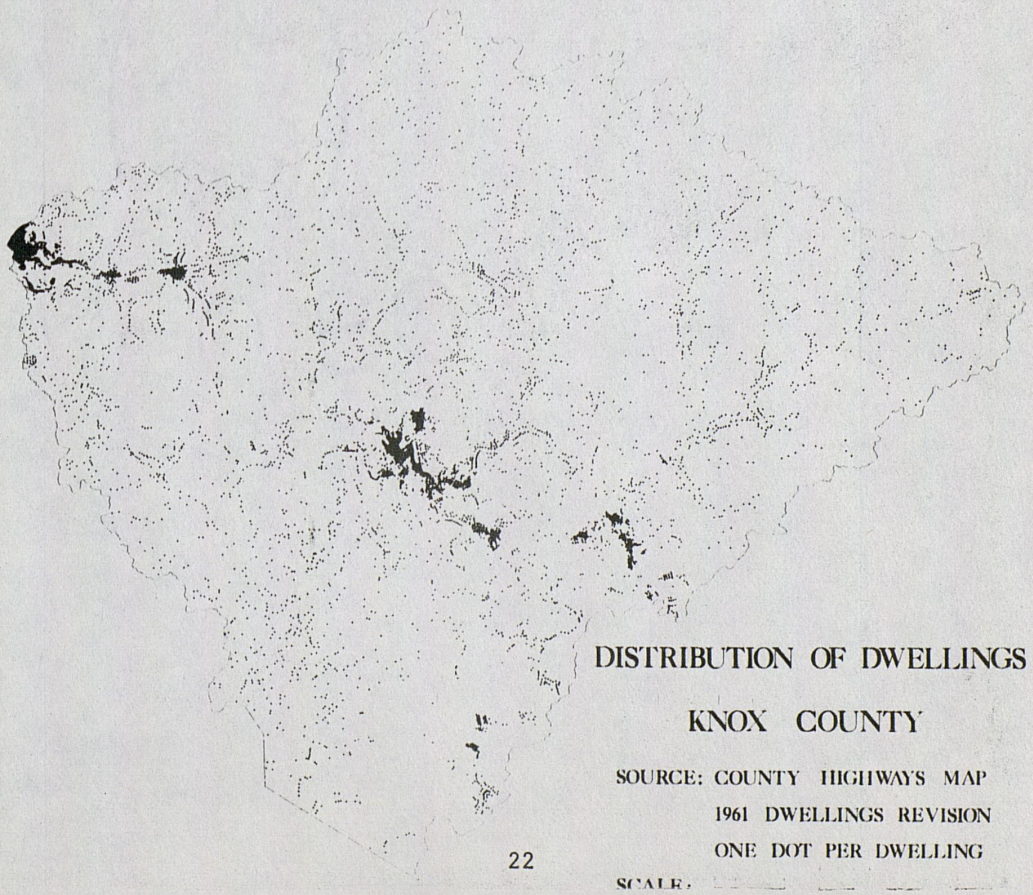
FIGURE A




DENSITY OF DWELLINGS
PER SQUARE MILE OF LEVEL LAND

# Knox County
# 1966

Compilation and cartography
T.P. Field and P.D.Girling.

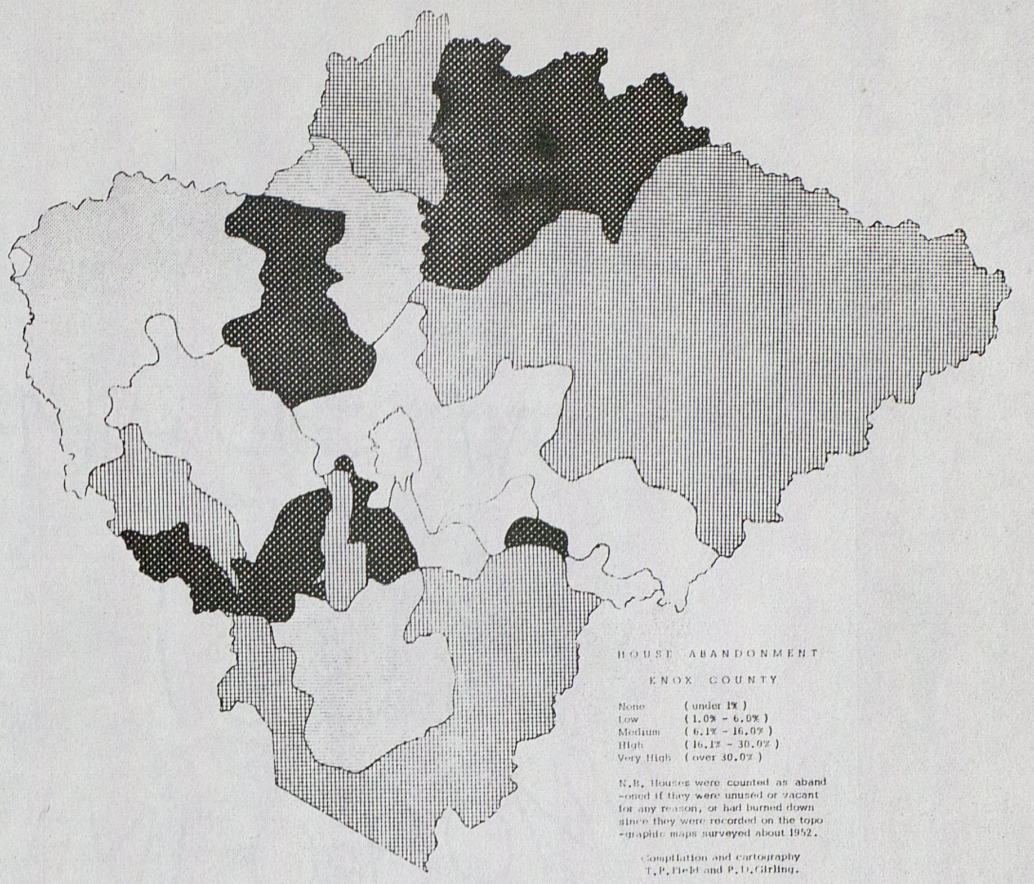


## DISTRIBUTION OF DWELLINGS
## KNOX COUNTY

SOURCE: COUNTY HIGHWAYS MAP
1961 DWELLINGS REVISION
ONE DOT PER DWELLING

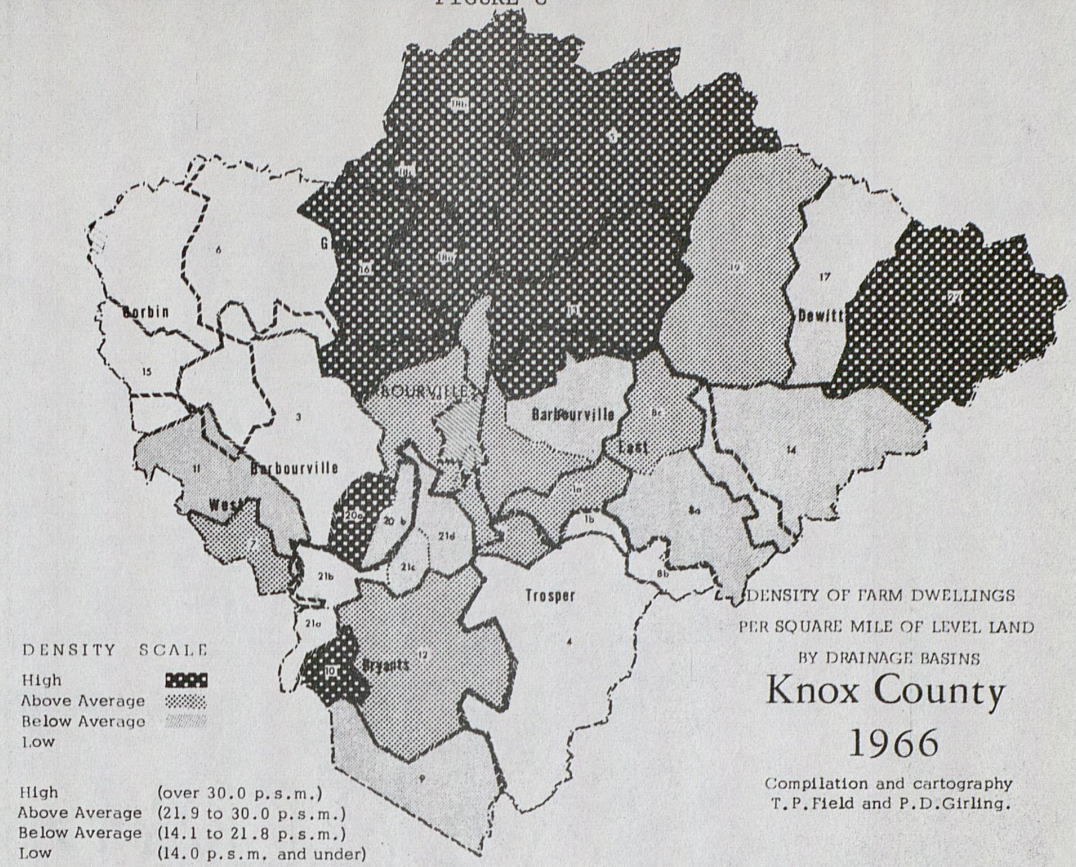
SCALE:

FIGURE B




1966

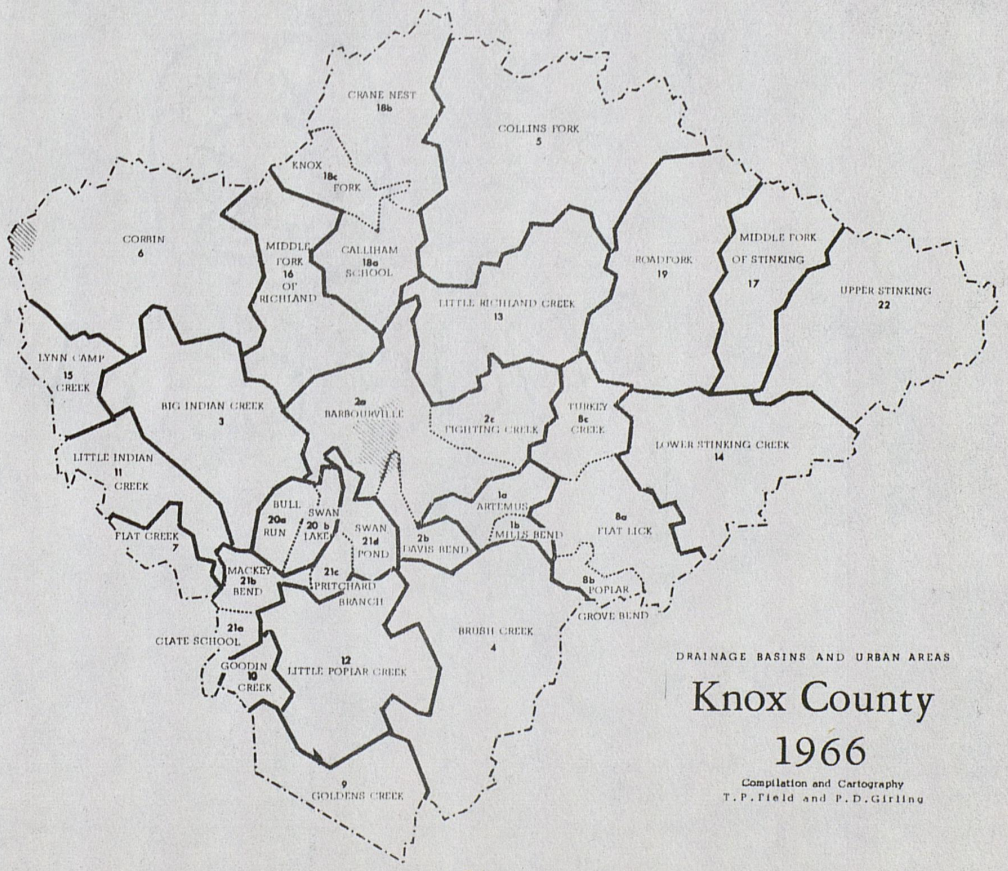
FIGURE C




DENSITY OF FARM DWELLINGS
PER SQUARE MILE OF LEVEL LAND
BY DRAINAGE BASINS

# Knox County
# 1966

Compilation and cartography
T.P.Field and P.D.Girling.




DRAINAGE BASINS AND URBAN AREAS

# Knox County
# 1966

Compilation and Cartography
T.P.Field and P.D.Girling

FIGURE D

THE DRAINAGE BASINS OF KNOX COUNTY, KENTUCKY

1. Artemus
   - 1a. Artemus
   - 1b. Mills Bend

2. Barbourville
   - 2a. Barbourville
   - 2b. Davis Bend
   - 2c. Fighting Creek

3. Big Indian Creek

4. Brush Creek

5. Collins Fork

6. Corbin (or Gray)

7. Flat Creek

8. Flat Lick
   - 8a. Flat Lick
   - 8b. Poplar Grove Bend
   - 8c. Turkey Creek

9. Goldens Creek

10. Goodin Creek

11. Little Indian Creek

12. Little Poplar Creek

13. Little Richland Creek

14. Lower Stinking Creek

15. Lynn Camp Creek

16. Middle Fork of Richland Creek

17. Middle Fork of Stinking Creek

18. Richland Creek
   - 18a. Calliham School
   - 18b. Crane Nest
   - 18c. Knox Fork

19. Road Fork

20. Swan Lake
   - 20a. Bull Run
   - 20b. Swan Lake

21. Swan Pond
   - 21a. Clate School
   - 21b. Mackey
   - 21c. Prichard Branch
   - 21d. Swan Pond

22. Upper Stinking Creek

FIGURE E

KNOX COUNTY STATISTICS BY DRAINAGE BASIN AS OF JULY 31, 1968

| Area No. | Dwellings - Sept. 66 | | | Dwellings - July '68 | | | New Dwellings | | | Abandoned Dwellings | | | % Growth/ Loss |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Farm | Non-Farm | Total | Farm | Non-Farm | Total | Farm | Non-Farm | Total | Farm | Non-Farm | Total | |
| 1a | 31 | 154 | 185 | 31 | 160 | 191 | 0 | 7 | 7 | 0 | 0 | 0 | .032 |
| 1b | 7 | 2 | 9 | 7 | 2 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | .000 |
| 2a | 96 | 1602 | 1698 | 96 | 1649 | 1745 | 0 | 48 | 48 | 0 | 1 | 1 | .028 |
| 2b | 12 | 37 | 49 | 12 | 37 | 49 | 0 | 0 | 0 | 0 | 0 | 0 | .000 |
| 2c | 49 | 147 | 196 | 49 | 149 | 198 | 0 | 3 | 3 | 0 | 1 | 1 | .010 |
| 3 | 39 | 140 | 179 | 37 | 147 | 184 | 0 | 7 | 7 | 2 | 0 | 2 | .028 |
| 4 | 34 | 343 | 377 | 34 | 347 | 381 | 1 | 4 | 5 | 1 | 0 | 1 | .011 |
| 5 | 162 | 125 | 287 | 162 | 129 | 291 | 1 | 4 | 5 | 1 | 0 | 1 | .014 |
| 6 | 167 | 1873 | 2040 | 167 | 1893 | 2062 | 0 | 22 | 22 | 0 | 0 | 0 | .011 |
| 7 | 19 | 8 | 27 | 16 | 8 | 24 | 0 | 0 | 0 | 3 | 0 | 3 | -.111 |
| 8a | 38 | 382 | 420 | 38 | 386 | 424 | 0 | 5 | 5 | 0 | 1 | 1 | .010 |
| 8b | 8 | 26 | 34 | 9 | 27 | 36 | 1 | 1 | 2 | 0 | 0 | 0 | .059 |
| 8c | 23 | 48 | 71 | 23 | 59 | 82 | 0 | 11 | 11 | 0 | 0 | 0 | .156 |
| 9 | 8 | 34 | 42 | 8 | 35 | 43 | 0 | 1 | 1 | 0 | 0 | 0 | .024 |
| 10 | 23 | 15 | 38 | 23 | 15 | 38 | 0 | 0 | 0 | 0 | 0 | 0 | .000 |
| 11 | 26 | 69 | 95 | 24 | 69 | 93 | 0 | 0 | 0 | 2 | 0 | 2 | -.020 |
| 12 | 47 | 120 | 167 | 47 | 121 | 168 | 0 | 1 | 1 | 0 | 0 | 0 | .006 |
| 13 | 110 | 207 | 317 | 109 | 214 | 323 | 1 | 7 | 8 | 2 | 0 | 2 | .019 |
| 14 | 36 | 140 | 176 | 35 | 142 | 177 | 0 | 2 | 2 | 1 | 0 | 1 | .006 |
| 15 | 25 | 127 | 152 | 25 | 127 | 152 | 0 | 0 | 0 | 0 | 0 | 0 | .000 |
| 16 | 74 | 142 | 216 | 73 | 144 | 217 | 0 | 2 | 2 | 1 | 0 | 1 | .005 |
| 17 | 34 | 82 | 116 | 33 | 87 | 120 | 0 | 5 | 5 | 1 | 0 | 1 | .034 |
| 18a | 55 | 45 | 100 | 55 | 46 | 101 | 0 | 1 | 1 | 0 | 0 | 0 | .010 |
| 18b | 71 | 19 | 90 | 71 | 21 | 92 | 1 | 2 | 3 | 1 | 0 | 1 | .022 |
| 18c | 24 | 16 | 40 | 24 | 16 | 40 | 0 | 0 | 0 | 0 | 0 | 0 | .000 |
| 19 | 84 | 111 | 195 | 84 | 112 | 196 | 0 | 1 | 1 | 0 | 0 | 0 | .005 |
| 20a | 23 | 30 | 53 | 24 | 30 | 54 | 1 | 0 | 1 | 0 | 0 | 0 | .019 |
| 20b | 14 | 16 | 30 | 15 | 16 | 31 | 1 | 0 | 1 | 0 | 0 | 0 | .033 |
| 21a | 15 | 8 | 23 | 14 | 8 | 22 | 0 | 0 | 0 | 1 | 0 | 1 | -.043 |
| 21b | 20 | 16 | 36 | 21 | 16 | 37 | 1 | 0 | 1 | 0 | 0 | 0 | .028 |
| 21c | 5 | 13 | 18 | 5 | 13 | 18 | 0 | 0 | 0 | 0 | 0 | 0 | .000 |
| 21d | 25 | 41 | 66 | 25 | 41 | 66 | 0 | 0 | 0 | 0 | 0 | 0 | .000 |
| 22 | 48 | 106 | 154 | 49 | 109 | 158 | 3 | 3 | 6 | 2 | 0 | 2 | .026 |

FIGURE F

FREQUENCY BY DRAINAGE BASIN AREA

| Numerical Rank | Area | Residences by Type |
|---|---|---|
| 1. | 2a | BBBBBBBBBBBBBBBBBBCCCCCCCCCCCCDDDDDDEEEFTTTTTTTT |
| 2. | 6 | BBBBBBBBBCCCCDEEETTTT |
| 3. | 8c | BBBBBDDDDDT |
| 4. | 13 | BCDDDEEE |
| 5. | 3 | CCDDDEE |
| 6. | 1a | BBBCDDT |
| 7. | 22 | BDDEET |
| 8. | 17 | BCDDE |
| 9. | 4 | CDDFT |
| 10. | 8a | CEEET |
| 11. | 5 | BCCCC |
| 12. | 2c | BBC |
| 13. | 18b | BEF |
| 14. | 8b | BB |
| 15. | 16 | BB |
| 16. | 14 | D |
| 17. | 12 | C |
| 18. | 18a | C |
| 19. | 19 | D |
| 20. | 20a | C |
| 21. | 20b | C |
| 22. | 21b | B |
| 23. | 9 | T |
| 24. | 1b | |
| 25. | 2b | |
| 26. | 7 | |
| 27. | 10 | |
| 28. | 11 | |
| 29. | 15 | |
| 30. | 18c | |
| 31. | 21a | |
| 32. | 21c | |
| 33. | 21d | |

FIGURE G

DISTRIBUTION BY DRAINAGE BASIN AREA

| Area | New Dwellings, Non-Farm | | | | | New Dwellings, Farm | | | | | New Trailers |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | B | C | D | E | F | B | C | D | E | F | |
| 1a | 3 | 1 | 2 | | | | | | | | 1 |
| 1b | | | | | | | | | | | |
| 2a | 19 | 11 | 6 | 3 | 1 | | | | | | 9 |
| 2b | | | | | | | | | | | |
| 2c | 2 | 1 | | | | | | | | | |
| 3 | | 2 | 3 | 2 | | | | | | | |
| 4 | | 1 | 1 | | 1 | | | 1 | | | 1 |
| 5 | 1 | 3 | | | | | 1 | | | | |
| 6 | 9 | 4 | 1 | 3 | | | | | | | 5 |
| 7 | | | | | | | | | | | |
| 8a | | 1 | | 3 | | | | | | | 1 |
| 8b | 1 | | | | | 1 | | | | | |
| 8c | 5 | | 5 | | | | | | | | 1 |
| 9 | | | | | | | | | | | |
| 10 | | | | | | | | | | | |
| 11 | | | | | | | | | | | |
| 12 | | 1 | | | | | | | | | |
| 13 | 1 | 1 | 3 | 2 | | | | | 1 | | |
| 14 | | | 1 | | | | | | | | 1 |
| 15 | | | | | | | | | | | |
| 16 | 1 | 1 | | | | | | | | | |
| 17 | 1 | 1 | 2 | 1 | | | | | | | |
| 18a | | 1 | | | | | | | | | |
| 18b | | | | 1 | 1 | 1 | | | | | |
| 18c | | | | | | | | | | | |
| 19 | | | 1 | | | | | | | | |
| 20a | | | | | | | 1 | | | | |
| 20b | | | | | | | 1 | | | | |
| 21a | | | | | | | | | | | |
| 21b | | | | | | 1 | | | | | |
| 21c | | | | | | | | | | | |
| 21d | | | | | | | | | | | |
| 22 | | | 1 | 1 | | 1 | | 1 | 1 | | 1 |
| Totals | 43 | 29 | 26 | 16 | 3 | 4 | 3 | 2 | 2 | | 20 |

FIGURE H

GROWTH OR LOSS BY DRAINAGE BASIN AREA

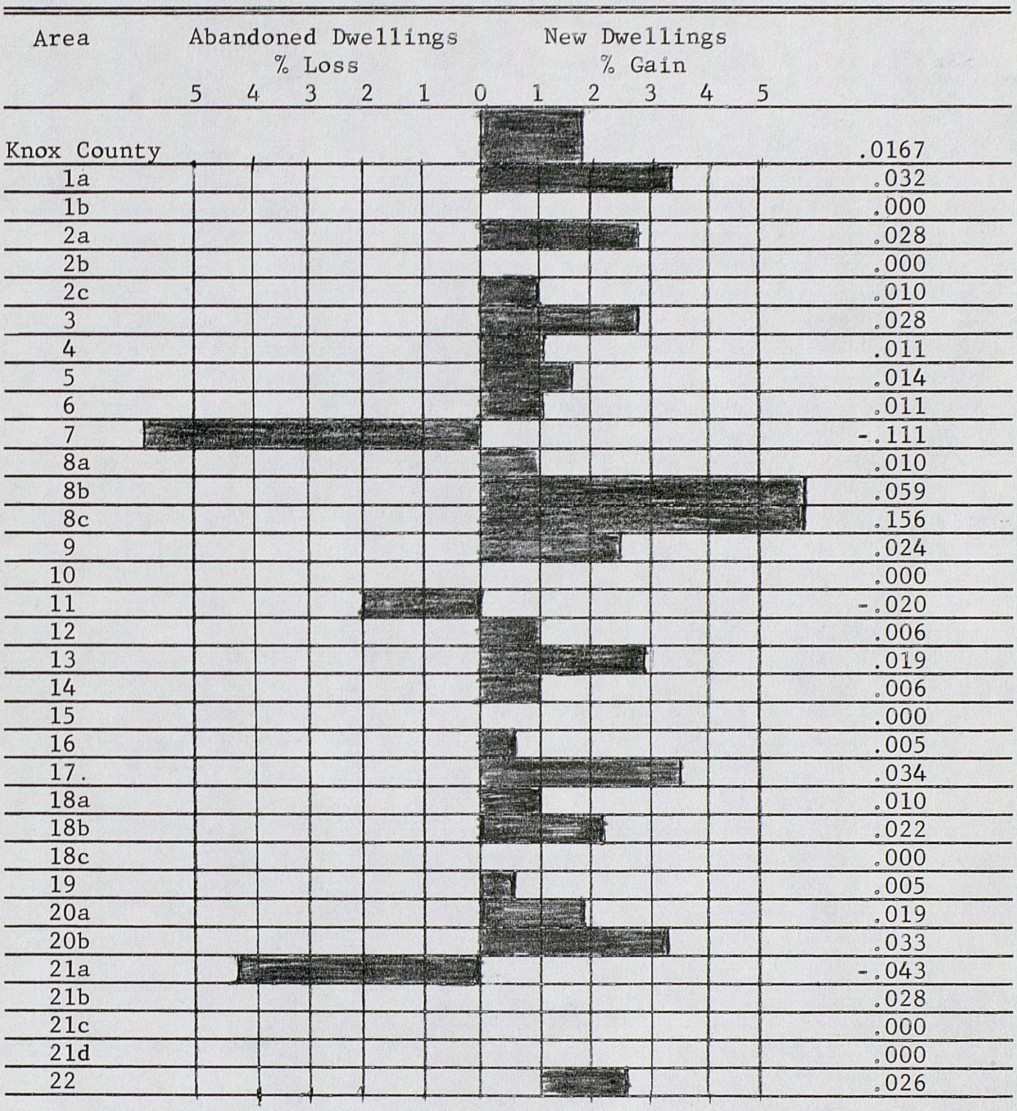


FIGURE I

DRAINAGE BASIN AREA - OEO AREA RELATIONSHIP

| | | |
|---|---|---|
| 1a | Artemus | Rosenwald |
| 1b | Mills Bend | Kay Jay |
| 2a | Barbourville | Barbourville-Rosenwald |
| 2b | Davis Bend | Kay Jay |
| 2c | Fighting Creek | Rosenwald |
| 3 | Big Indian Creek | Wilton |
| 4 | Brush Creek | Kay Jay |
| 5 | Collins Fork | Fount |
| 6 | Corbin | Grays |
| 7 | Flat Creek | Ketchen |
| 8a | Flat Lick | Flat Lick |
| 8b | Poplar Grove Bend | Flat Lick |
| 8c | Turkey Creek. | Flat Lick |
| 9 | Goldens Creek | Ketchen |
| 10 | Goodin Creek | Ketchen |
| 11 | Little Indian Creek | Wilton |
| 12 | Little Poplar Creek | Ketchen |
| 13 | Little Richland Creek | Cannon - Grove |
| 14 | Lower Stinking Creek | Flat Lick |
| 15 | Lynn Camp Creek | Wilton |
| 16 | Middle Fork of Richland | New Bethel |
| 17 | Middle Fork of Stinking Creek | Middle Fork |
| 18a | Calliham School | New Bethel |
| 18b | Crane Nest | New Bethel |
| 19 | Roadfork | Jackson |
| 20a | Bull Run | Ketchen |
| 20b | Swan Lake | Ketchen |
| 21a | Clate School | Ketchen |
| 21b | Mackey Bend | Ketchen |
| 21c | Pritchard Branch | Ketchen |
| 21d | Swan Pond | Ketchen |
| 22 | Upper Stinking Creek | Messer |

NOTE: Mr. Bladen has classified all of the drainage basins in relation to the fourteen OEO community centers of the county, assigning each to the center geographically most accessible to it. In the addendum which follows, the basins are grouped according to the study population and the areas center directors expected their centers to serve.

--Paul Street

FIGURE J

DISTRIBUTION BY OEO CENTER AREA

| Area | New Dwellings, Non-Farm | | | | | New Dwellings, Farm | | | | | New Trailers |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | B | C | D | E | F | B | C | D | E | F | |
| Cannon-Grove | 1 | 1 | 3 | 2 | | | | | 1 | | |
| Flat Lick | 6 | 1 | 6 | 3 | | 1 | | | | | 4 |
| Fount | 1 | 3 | | | | | 1 | | | | |
| Grays | 9 | 4 | 1 | 3 | | | | | | | 5 |
| Jackson | | | 1 | | | | | | | | |
| Kay Jay | | 1 | 1 | | 1 | | | 1 | | | 1 |
| Ketchen | | 1 | | | | 1 | 2 | | | | |
| Messer | | | 1 | 1 | | 1 | | 1 | 1 | | 1 |
| Middle Fork | 1 | 1 | 2 | 1 | | | | | | | |
| New Bethel | 1 | 2 | | 1 | 1 | 1 | | | | | |
| Rosenwald | 24 | 13 | 8 | 3 | 1 | | | | | | 9 |
| Wilton | | 2 | 3 | 2 | | | | | | | |
| Totals | 43 | 29 | 26 | 16 | 3 | 4 | 3 | 2 | 2 | 0 | 20 |

FIGURE K

FREQUENCY OF DISTRIBUTION BY OEO CENTER AREA

| Numerical Rank | Area | Residences by Type |
|---|---|---|
| 1. | Rosenwald-Barbourville | BBBBBBBBBBBBBBBBBBBBBBBBCCCCCCCCCCCCCCCDDDDDDDDEEEEFTTTTTTTTT |
| 2. | Grays | BBBBBBBBBCCCCDEEETTTTT |
| 3. | Flat Lick | BBBBBBBCDDDDDDEEETTTT |
| 4. | Cannon-Grove | BCDDDEEE |
| 5. | Wilton | CCDDDEE |
| 6. | Messer | BDDEET |
| 7. | New Bethel | BBCCEF |
| 8. | Kay Jay | CDDFT |
| 9. | Middle Fork | BCDDE |
| 10. | Fount | BCCCC |
| 11. | Ketchen | BCCC |
| 12. | Jackson | D |

NOTE: Rosenwald and Barbourville, and Cannon and Grove relate to the same drainage-basin areas and are combined for this reason.

FIGURE L

GROWTH BY OEO CENTER AREA

| Center | No. New Dwellings (Does Not Include Trailers) | No. Abandoned Dwellings | % Gain/ Loss |
|---|---|---|---|
| Cannon-Grove | 8 | 2 | .019 |
| Flat Lick | 21 | 2 | .026 |
| Fount | 5 | 1 | .014 |
| Grays | 22 | 0 | .011 |
| Jackson | 1 | 0 | .005 |
| Kay Jay | 5 | 1 | .009 |
| Ketchen | 4 | 4 | .000 |
| Messer | 6 | 2 | .026 |
| Middle Fork | 5 | 1 | .034 |
| New Bethel | 6 | 2 | .009 |
| Rosenwald | 58 | 2 | .026 |
| Wilton | 7 | 4 | .011 |
| Totals | 128 | 21 | |

FIGURE M

GROWTH OR LOSS BY OEO COMMUNITY CENTER AREA

| Area | Abandoned Dwellings % Loss 5 | 4 | 3 | 2 | 1 | 0 | New Dwellings % Gain 1 | 2 | 3 | 4 | 5 | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Knox County | | | | | | | | | | | | .0167 |
| Cannon-Grove | | | | | | | | | | | | .019 |
| Flat Lick | | | | | | | | | | | | .026 |
| Fount | | | | | | | | | | | | .014 |
| Grays | | | | | | | | | | | | .011 |
| Jackson | | | | | | | | | | | | .005 |
| Kay Jay | | | | | | | | | | | | .009 |
| Ketchen | | | | | | | | | | | | .000 |
| Messer | | | | | | | | | | | | .026 |
| Middle Fork | | | | | | | | | | | | .034 |
| New Bethel | | | | | | | | | | | | .009 |
| Rosenwald-Barbourville | | | | | | | | | | | | .026 |
| Wilton | | | | | | | | | | | | .011 |

NOTE: Rosenwald and Barbourville, and Cannon and Grove relate to the same drainage basin areas and are combined for this reason.

4. It may be assumed that the Community Action Program has had some influence on new construction; however, in many instances it has been very indirect and difficult to determine the extent. OEO community center directors and their assistants were queried concerning this question and only in a small minority of cases could direct OEO influence be detected in the construction of new dwellings.
5. OEO influence in home repairs is more readily determined. More than two hundred jobs had been recorded by the home improvement department according to Mr. W. R. Mays, the coordinator, and many jobs had never been recorded.
6. There are few homes for sale in Knox County and little evidence of building for speculation. (This may well be indicative of a tight money situation.)
7. Approximately half of the homes constructed since September 1, 1966, were of average grade or better. The remainder were less expensive models. This indicates that the average home in Knox County may be below the average for the nation as a whole, but it may very well illustrate an improvement trend in many mountain and southern localities.
8. A large number of house trailers found in the county indicates that they are readily available for small down payments and that they provide a higher standard of housing for the money than can be purchased in a conventional home.

9. The number of new dwellings in Knox County (128 houses and 20 house trailers) indicates that the economy of the county is reasonably healthy, with the possibility that OEO community action program influence has contributed to this state of health. The growth of new houses for Knox County was 1.67 per cent (128) for the period of the survey. Clay County had 1.20 per cent (50). If mobile homes are included, Knox County had a total of 148 new dwellings or 1.91 per cent growth, and Clay County had 73 new dwellings for 1.76 per cent growth.

## Two Counties Compared

A very significant factor becomes evident when the new houses are compared by house classification. (See Figure N.) In the "C" and "D" classifications Knox County had 60 houses or 46.9 per cent of its total. Clay County had none. This classification of home is the type that lower-income families might be expected to build, the types which the "model homes" program initiated through the OEO community action program in Knox County and gave actual support

FIGURE N

KNOX COUNTY-CLAY COUNTY COMPARISON

| County | No. Houses by Type | | | | | | | % Increase with Trailers | % Increase without Trailers |
|---|---|---|---|---|---|---|---|---|---|
| | B | C | D | E | F | T | Total | | |
| Knox | 36.7% | 25% | 21.9% | 14% | 2.3% | | | | |
| | 47 | 32 | 28 | 18 | 3 | 20 | 148 | .0191 | .0167 |
| Clay | 32 | 0 | 0 | 13 | 5 | 23 | 73 | .0176 | .0120 |
| | 64% | | | 26% | 10% | | | | |

NOTE: All dwellings are single unit. T indicates trailer homes. Percentages by type are without trailers.

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FIGURE N

KNOX COUNTY-CLAY COUNTY COMPARISON

| County | No. Houses by Type B | C | D | E | F | T | Total | % Increase with Trailers | % Increase without Trailers |
|---|---|---|---|---|---|---|---|---|---|
| Knox | 36.7% | 25% | 21.9% | 14% | 2.3% | | | | |
| | 47 | 32 | 28 | 18 | 3 | 20 | 148 | .0191 | .0167 |
| Clay | 32 | 0 | 0 | 13 | 5 | 23 | 73 | .0176 | .0120 |
| | 64% | | | 26% | 10% | | | | |

NOTE: All dwellings are single unit. T indicates trailer homes. Percentages by type are without trailers.

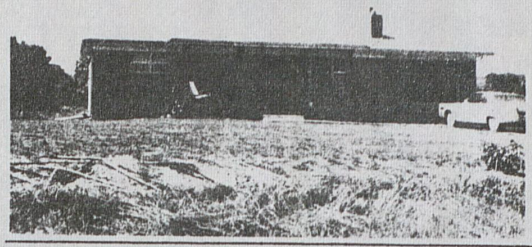
through its Family Development Program. The fact that such a program operated in Knox County and did not in Clay County makes the difference in Class C and D house construction the most significant fact of this survey. It is logical, at least tentatively, to infer that the community action program influence has affected this category of construction because this is what the program was designed to do and there is no other apparent cause. In fact, Knox County has more new homes in this category (60) than Clay County has altogether (50 exclusive of trailers).

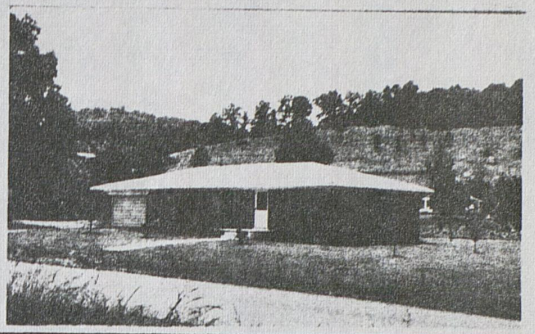
Figure O illustrates Class C and Class D construction (with actual examples from Knox County) as used in the FHA scale applied to the photographs taken in the study and judged by the study team.

FIGURE O

Below are examples of homes built in Knox County since 1966 which are classified under FHA standards as indicated:

Type B





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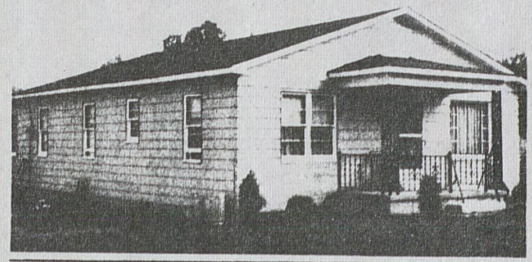

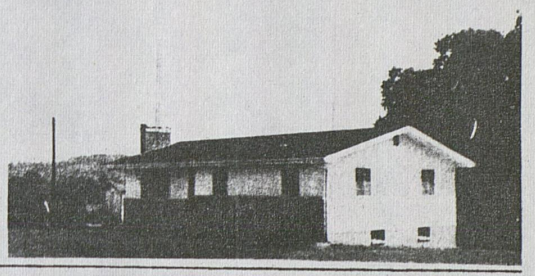

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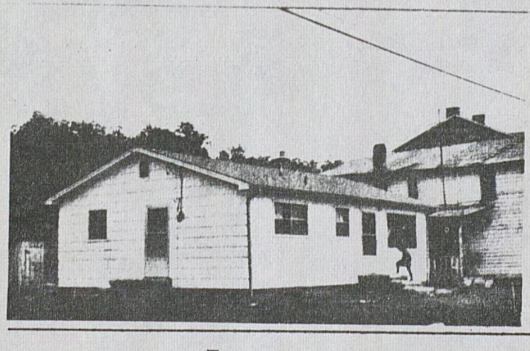

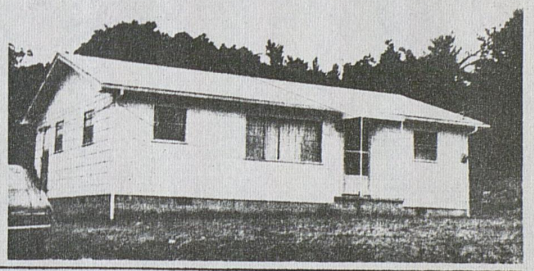

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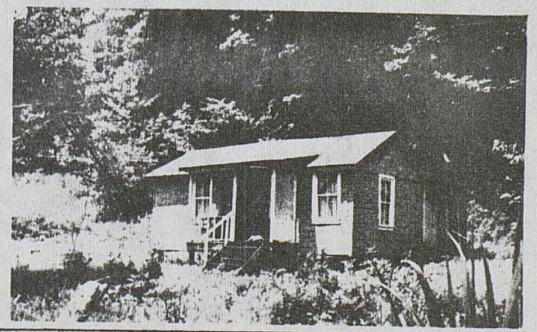

## ADDENDUM

## RECENT HOME CONSTRUCTION IN TWO APPALACHIAN COUNTIES

Bladen's comparison of the data on new home construction in Clay and Knox counties during the past two years exhibits the rather surprising "gap" in construction of types C and D homes in Clay County, with the comparatively ambitious building of homes in these classes in Knox County. Assuming "all else to be equal," the results suggest a strong relation between CAP and construction of class C and D homes; the comparison actually being some against none.

To make the investigation more definitive, however, the attempt is made here to determine whether or not within Knox County new home construction is related to the CAP. In classifying the data by drainage areas based on geographic accessibility to CAP centers of the entire county, Bladen does present some interpretation of such a relationship. Such a geographic classification methodology, however, provides no consideration of the areas CAP personnel in the program perceived as those they would attempt to serve, nor the areas which were the principal concern of the total study.

Since the primary concern of the study was rural, the community areas of Fount, Grove, Jackson, Kay Jay, Ketchen, Messer, Middle Fork, New Bethel, and Wilton were used for sampling in one way or

another. Areas selected as roughly similarly rural (and comparable economically) but which for one reason or another had no community centers were: Artemus, Bailey Switch, and a collection of smaller rural communities. For purposes of the treatment here, there is no reason to omit any of the areas exclusive of those close to the comparatively urban areas of Barbourville and Corbin. Accordingly, Bladen's classifications are adjusted to fit into two categories:

TABLE 1

DRAINAGE BASINS: CENTER VERSUS NON-CENTER BASINS

| Non-Community Center Areas (areas which, in plans for centers, existing centers were not expected to serve) | | Community Center Areas (areas which are in or overlap with areas existing centers were originally expected to serve) | |
|---|---|---|---|
| Basin No. | Community | Basin No. | Center |
| 1a | Artemus | 4 | Kay Jay |
| 8c | Turkey Creek | 5 | Fount |
| 9 | Goldens Creek | 8a | Flat Lick |
| 16 | Middle Fork of Stinking Creek | 8b | Flat Lick |
| 18a | Collins School | 10 | Ketchen |
| 21a | Clate School | 15 | Wilton |
| 21c | Pritchard Branch | 17 | Middle Fork of Stinking Creek |
| | | 18b | New Bethel |
| | | 19 | Jackson |
| | | 20a | Ketchen |
| | | 20b | Ketchen |
| | | 21b | Ketchen |
| | | 21d | Ketchen |
| | | 22 | Messer |

A simple chi-square treatment of the data gleaned from Bladen's tabulations is this:

TABLE 2

COMPARISON OF "CENTER" TO "NON-CENTER" DRAINAGE BASINS ON BASIS OF HOUSING GROWTH

| | Non-Center Areas (659.4) | Center Areas (2,037.6) | Totals |
|---|---|---|---|
| Houses existing in 1966 | 655 | 2,042 | 2,697 |
| Houses existing in 1968 (including trailers) | (673.6) 678 | (2,081.4) 2,077 | 2,755 |

(Numbers in parentheses are "expected" frequencies.)

$X^2 = .076$ $df = 1$ $p < .80$

Obviously, the differences in the two areas are not significant at an acceptable level. An examination of Bladen's data suggests (as both he and Webb point out) that movements are toward main highways and population centers, with little new building up at heads of hollows, within range of which centers were deliberately located in the hope of either improving life there or drawing people out to more modern life patterns. It appears that if the CAP has had an influence on home construction--an interpretation which the table above does not deny, but certainly does support--it has been in the direction of moving people out of the areas into which it has reached. This appears as a likely possibility, even considering the fact that there was a generally recognized trend of movement out of the hollows all over such areas well before CAP began.

## Desertion of the Hollows

Another approach is to compare home abandonment and urban-area building in the two counties--to ask the question: Is the CAP in Knox County related to an exodus of families from the heads of the hollows--by comparison of non-CAP forces which operated (presumably equally) in both counties--and their movement toward more urban areas, or more modern housing toward urban areas.

Assuming that this movement may be represented in a scale which, on the low end represents "clinging to the hollows;" and on the high, movement toward urbanization, the following interpretation is offered:

Abandonment of Rural Housing ←——— Building Outside Urban Areas ——— Building Within Urban Areas

TABLE 3

"HOLLOWS" VERSUS URBAN BUILDING

| | Abandonment of Rural Housing | Building Outside Urban Area (Area 2a in Knox, Area 31 in Clay County | Building Within Urban Area (Area 2a Knox; Area 31 Clay County | Total |
|---|---|---|---|---|
| Knox County | (89.3) 103 | (114.2) 100 | (47.6) 48 | 251 |
| Clay County | (32.7) 56 | (41.8) 17 | (17.4) 19 | 92 |
| Total | 122 | 156 | 65 | 343 |

$X^2 = 15.35$ df = 2 $p < .005$

Webb reported 103 reoccupations of residences reported abandoned in 1966 in Clay County in the areas outside Drainage

Area 31 (which includes Manchester), and no reoccupation therein. Bladen does not include any tabulation of reoccupations in his report, indicating in explanation that reoccupations were negligible in number in Knox County. An immediate judgment appears, however, that the number of reoccupations in Clay County, all outside the more urbanized drainage basin, is astonishingly high--indicating a "retreat," to some extent, to older housing--a conclusion supportive of the implications of the above table: that Knox County people, in residential trends, comparatively, are moving toward greater urbanization and consequently toward greater modernization. There appears considerable logic in assigning some of the differences between the two counties in such movement to the CAP in Knox County.

## Home Improvement in Knox County

Incidental to the study of housing in the two counties are some data related to housing which came out of parts of the larger study.

In the householder interview schedules used in the sampling areas of the study was the question: "Have you added any new construction to your home in the last two years?"

There were 266 responses from householders in areas where no CAP community centers operate, and 254 respondents who live in the areas where centers operate. Of the later group, 84 had been reported by community center directors as never having participated in the center programs, then 104 were classified as having

participated little, and 66 as having participated rather actively. The responses appear in the table below:

TABLE 4

REPORTS OF HOME IMPROVEMENT BY HOUSEHOLDERS IN NON-CENTER AND CENTER AREAS (WITH PER CENT BY ROWS)

| | None Reported | Some Reported |
|---|---|---|
| In non-center areas | 228 (85.7%) | 38 (14.3%) |
| In center areas, but non-participants | 69 (82.1%) | 15 (17.9%) |
| Lower level participants* | 86 (82.7%) | 18 (17.3%) |
| Higher level participants | 45 (68.2%) | 21 (31.8%) |

$X^2 = 11.16$ df = 3 $p < .025$

*Eight reports of participation were gathered at intervals between June, 1966 and February, 1968. In each, the community center director was asked to rate each person living in the area served by his program on this scale:

1 = no participation in center activities
2 = participation in some, but no more than 25% of activities
3 = participation in more than 25% but less than 75% of activities
4 = participation in more than 75% of all center activities

For the eight periods, a person might, therefore, score as high as 32 (meaning that he was involved in more than 75% of activities at every report period), or as low as 8 (no participation whatever). The "lower" group were those scoring 9 through 12; the "higher," 13 through 32.

The tabulation appears to substantiate a discernible impact of the CAP home improvement program, somewhat in terms of the diffusion of interest in home improvement in the areas served by the centers and in more direct influence (at a significant level statistically)

upon those more actively participating.

## SUMMARY

The rationale which brought the data together regarding new housing in Clay and Knox counties was based on the assumption that similarities between the two counties were great enough that the one which had no OEO-CAP, Clay County, could be used to "filter out" the impacts of OEO-CAP in Knox County, so that the difference made by OEO-CAP could be observed.

If one accepts such an assumption, the differences may well be regarded as generally clear and decisive. Clay County built no type C or type D houses--low-income homes of the type promoted by Knox County CAP--whereas Knox County built 60.

Although no differences appeared at a significant level in new housing generated by Knox County CAP in rural areas (assuming community center areas would generate more new building in their own areas), when center areas were compared to rural non-center areas, the explanation appears reasonable that when people are prompted to build they tend to move out of the more remote hollows which the centers were set up to serve--if not to "town," at least to the "hard road." (It has been noted that Knox County OEO-CAP early severed itself legally from the model homes program, so that it became county-wide, rather than local in focus.)

By comparison to Clay County, the movement of housing in Knox County seems clearly more toward urban, and presumably toward more modern living. Table 3 supports this conclusion, as do observations

regarding movement out of the hollows and toward highways, which were made by both Webb and Bladen. The implication is that the Knox County CAP has had some impact toward modernization of the population, as measured by housing comparisons in this unit of the study.

It is perhaps worth considering that if OEO-CAP is successful in promoting home improvements by rehabilitation of existing homes it may be working against the "modernization" trend--by making people content where they are. The matter has a philosophic point of choice: Should the program be aimed at improvement of life where it is? Or should it draw, drive, or "bait" people into migration to more modern settings?