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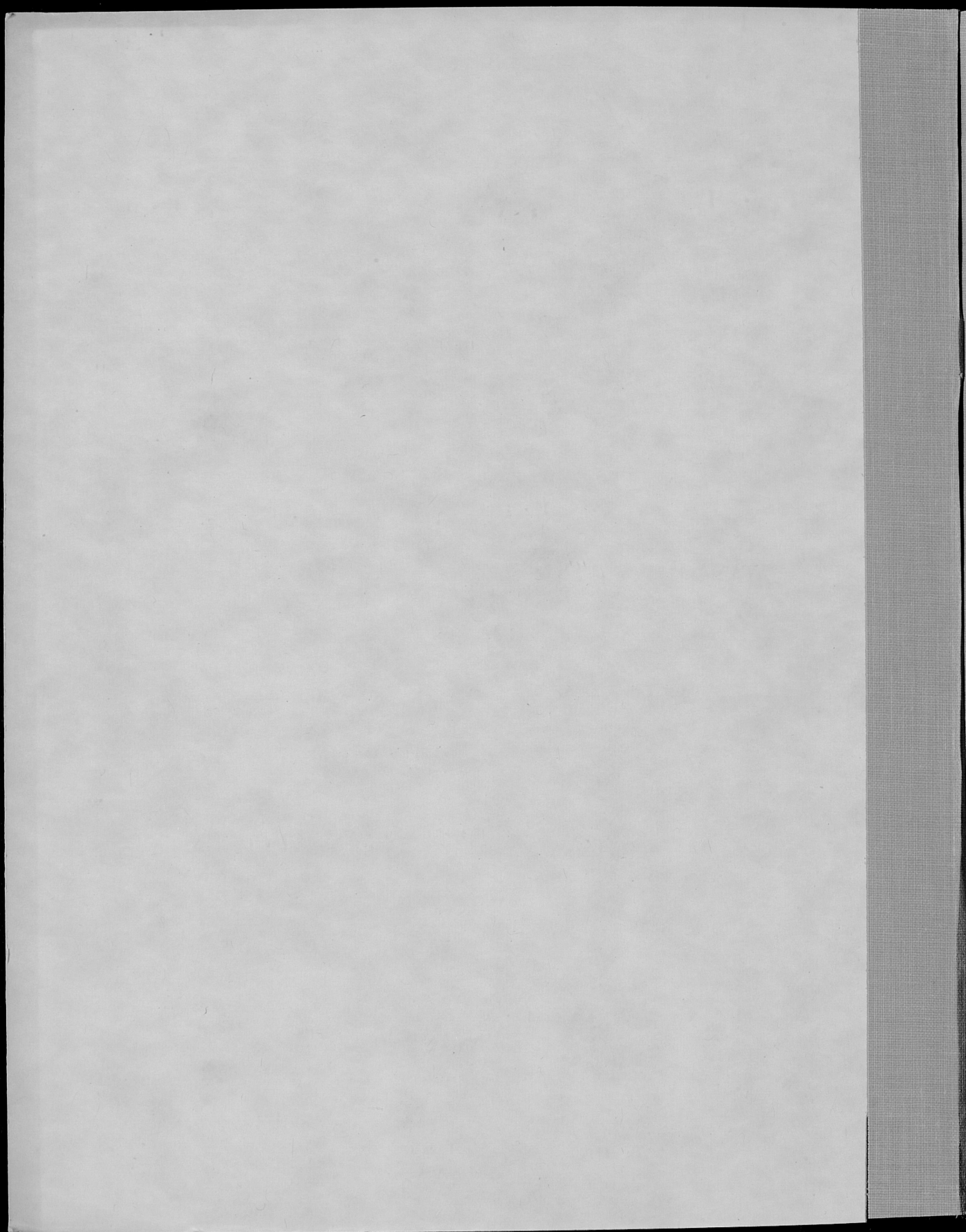


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**REPORT**  
**of**  
**The Real Property Survey**  
**KINSTON, NORTH CAROLINA**

**1939-1940**

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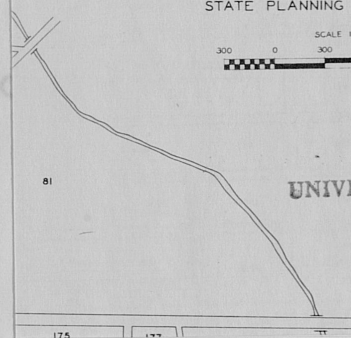
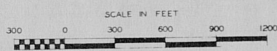
KINSTON, NORTH CAROLINA

REAL PROPERTY SURVEY

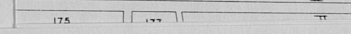
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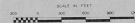




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NUMBERS - BLOCK IDENTIFICATION  
--- CORPORATION LINE  
--- ROADWAY LINE



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UNITS, BLOCK IDENTIFICATION  
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CITY BOARD, 1902

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

WORK PROJECTS ADMINISTRATION

O. P. 65-1-32-148

SPONSORED BY  
NORTH CAROLINA STATE PLANNING BOARD  
CITY OF KINSTON

PUBLISHED WITH THE ASSISTANCE OF  
HOUSING AUTHORITY OF THE CITY OF KINSTON

WILLIAM H. LEVITT  
State Supervisor

*1939-1940*



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## INTRODUCTION

It has long been recognized by those who are concerned with the acuteness of the housing problem and are interested in its solution, that basic data must first be made available about structural conditions, population, incomes, rents, and facilities. Such information can best be obtained by making a survey of real property. The lack of private funds for research of the nature and scope of a real property survey has been a great factor in retarding the attack on the housing problem. The availability of relief workers of the white collar class who could serve as enumerators and tabulators of the desired data has provided a unique opportunity to obtain this vital information, while furnishing these workers with 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 through the co-operative effort of the then Works Progress Administration, the Central Statistical Board, and the Federal Housing Administration. This uniform technique, which provides for the proper training of personnel, checking of enumerations, reviewing of schedules, and careful organization of the tabulations and map work, has made it possible to collect similar data in all parts of the United States for dealing with a problem which has definite national scope.

Because of the growing demand for these factual data on the part of awakening civic groups, and recognition of the need for improved housing, the North Carolina State Planning Board, in 1938, submitted for approval to the Work Projects Administration a project proposing to make a complete study of land use, real property, and low-income families in several North Carolina cities and towns, of which Kinston 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 great value to a community in formulating zoning policies, as well as in the location of future enterprise and construction.

Every dwelling unit on each block was canvassed and a real property schedule was filled in for each dwelling covering the detailed data which, later tabulated by blocks and then for the city as a whole, served as the basis for the analysis attempted in this report. These data show, among other things, the type and construction of all dwellings in the city, their condition and age, and the presence or absence of modern conveniences, such as plumbing, central heating, and electric lighting. They also indicate the number, age, and race of persons who occupy the city's dwellings, the duration of such occupancy, and the presence of roomers or extra families in the household. This constitutes the dwelling survey. The tabulation of the information on the real property schedules was assembled in 98 tables. In addition to the information thus made available for every block in the city, as well as for the city as a whole, a series of maps was prepared in connection with the dwelling survey, which graphically presents each of the significant housing factors surveyed.

The real property schedules were checked as soon as they were enumerated and examined for factors which would determine the adequacy or inadequacy of a dwelling. Those dwellings designated as inadequate or substandard by this check were re-enumerated for data on the families they housed. Following a separate technique, entitled the Low Income Housing Area Survey, set up as a standard procedure by the same federal agencies responsible for the real property survey technique, with the assistance of the United States Housing Authority, the data on low-income families furnished by this

second enumeration were treated as a separate survey. The low-income family schedules, after their enumeration had been checked, were coded and transcribed to data cards from which 147 tables were derived.

The Real Property Survey set up an office in Kinston 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 Raleigh, state headquarters of the survey, for coding, mapping, tabulating, and analysis.

Actual work on the state project was begun in October 1938, and the survey opened the Kinston unit in June 1939. Some twelve people, white and Negro, taken from the local certified relief rolls, were employed in Kinston as field enumerators and clerical workers. The city of Kinston provided the office space, equipment, supplies, forms, and other necessary materials. By the middle of October the field enumeration was completed and the schedules were sent to Raleigh. General tabulations were completed by January 1940 and presentation maps and charts by June. The tabulations, prepared in separate volumes, are designed to present, in as lucid a manner as possible, the exact results of the enumeration. An attempt has been made here to present and analyze this statistical information in brief narrative form.

The interest in the housing situation led to the creation of a local Housing Authority in Kinston in December 1939. On the basis of preliminary survey figures, the United States Housing Authority appropriated \$972,000 toward the construction of 152 dwelling units for white families and 144 for Negroes with low incomes. The rentals and income limits of eligibility to residence in these units were established by analyzing the results of the low-income family survey. It is hoped that the results of the survey will continue to assist in the future planning and development of Kinston, as well as in any extension of the plans for ameliorating those social ills commonly acknowledged as the concomitants of a housing problem.

The materials and results of the project will be distributed as follows:

Basic real property schedules, copies of block tabulations, general tabulations, and correlation tables derived from the general tabulations will be turned over to the city. Basic schedules for low-income family data and copies of the tabulations derived from these schedules will be filed with the Kinston Housing Authority. Presentation maps and land use maps will be given the city for the use of the city engineer. Copies of the final report will be filed with interested public departments and institutions.

## CHAPTER I

# HISTORICAL BACKGROUND

In 1740 William Heritage, a New Bern planter, moved to Atkins Bank, situated on the northern bank of the Neuse River. Around his homestead, in 1862, a group of trustees who had been instructed to establish a town, laid out and named the streets of Kingstown, honoring King George III. The town was incorporated in 1784, and, after the Revolution, its name was shortened to Kinston.

Early in its history Kinston, situated in the center of the coastal plain, became a small commercial center for the neighboring landholders, and boasted a buggy factory and a shoe manufacturing plant, as well as a fleet of boats which ran to New Bern.

The growth of Kinston, since the beginning of the century, has been coincidental with the development of the tobacco manufacturing industry on world-scale proportions, and the consequent intensification of tobacco-farming. The land around Kinston is particularly suitable to the raising of tobacco, and the economy of present-day Kinston is closely tied up with the crop. Tobacco warehouses service the area for crop marketing and storing purposes, and several plants, employing upwards of 1,000 workers, are engaged in re-drying, stemming, and packing a large part of the local crop. While there are other industries in Kinston (textiles, in which from 500 to 800 workers are engaged principally in the manufacture of men's wear, and of some cotton yarn; a large fertilizer plant; a foundry; a number of service establishments; etc.), most of the economic activity in Kinston centers around the tobacco crop. In the fall of the year, when the markets open, activity in town is at its height, followed by several months when the factories are processing and packing the crop. Employment for a large number of those connected in any way with tobacco is seasonal. The influence of tobacco is so dominant that the effects of the war and the cessation of foreign purchases of tobacco on the local economy were immediately noticeable, particularly in the rural areas surrounding the city which closely affect its retail and service activities.

The following population chart indicates the growth of population in Kinston as revealed by United States Census figures:

<u>Year</u>	<u>Population</u>	<u>Percent of Increase</u>	<u>Year</u>	<u>Population</u>	<u>Percent of Increase</u>
1850	455	-	1910	6,995	70.4
1860	1,333	193.0	1920	9,771	39.7
1890	1,726	29.5	1930	11,363	16.3
1900	4,106	137.9	1940	15,492	36.3

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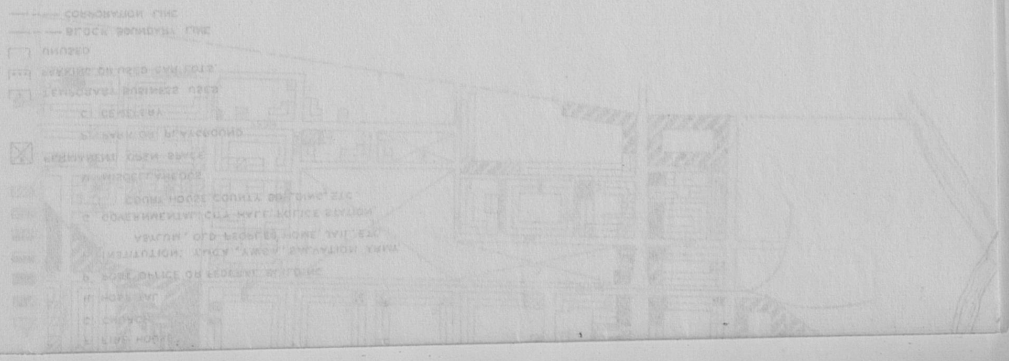
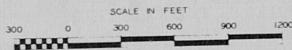
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AUGUST 1939

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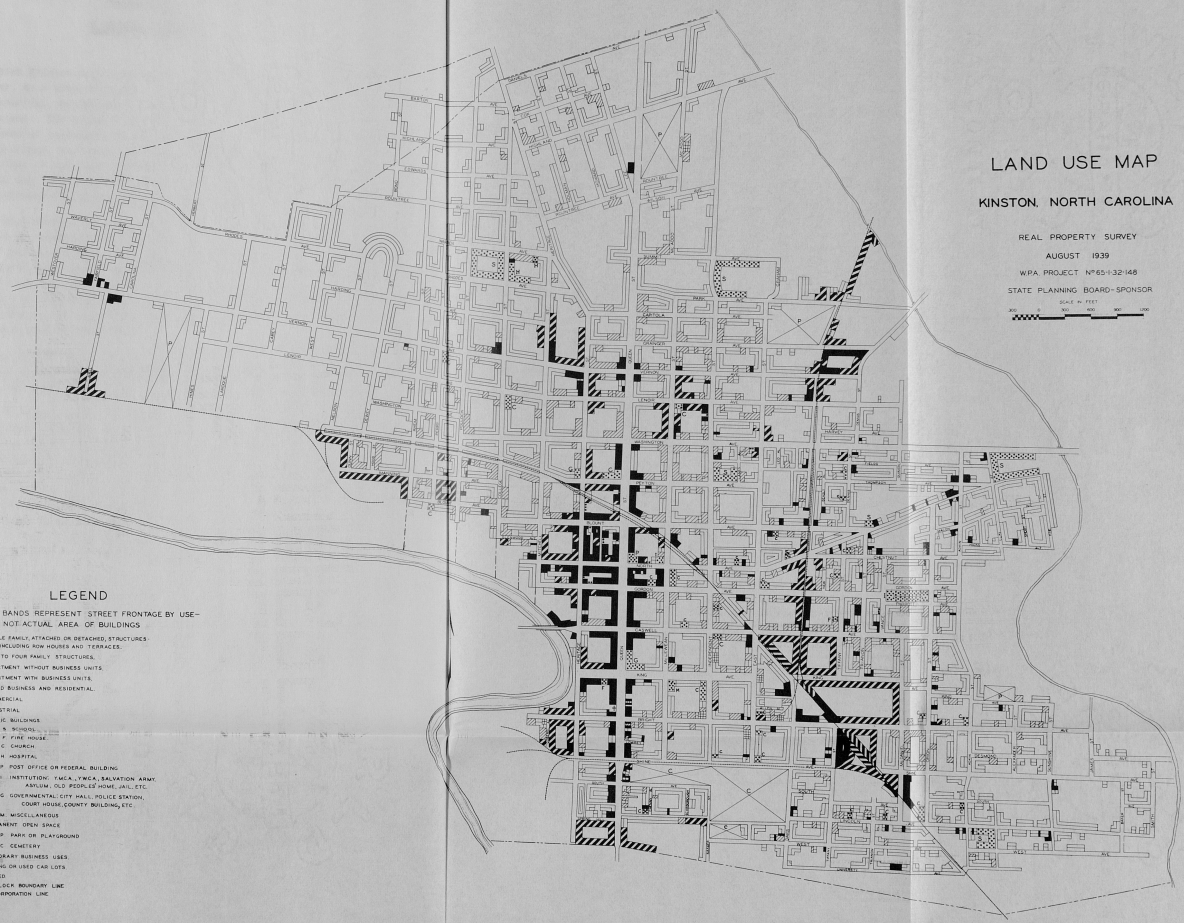
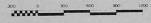




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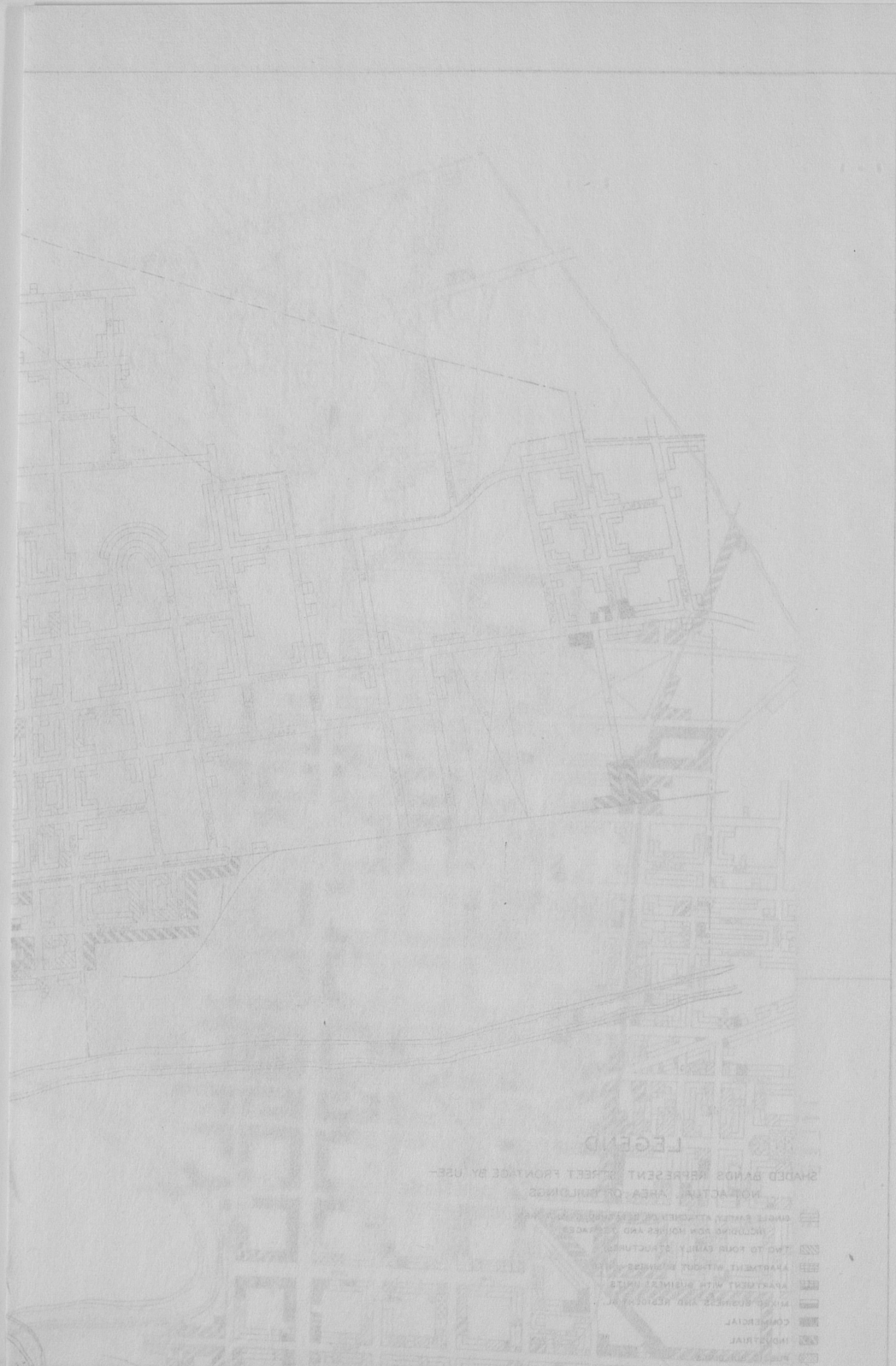
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### LEGEND

- SHADED BANDS REPRESENT STREET FRONTAGE BY USE—  
 NOT ACTUAL AREA OF BUILDINGS
- SINGLE FAMILY STRINGS 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
    - A. SCHOOLS
    - F. FIRE HOUSE
    - C. CHURCH
    - H. HOSPITAL
    - P. POST OFFICE OR FEDERAL BUILDING
    - I. INSTITUTION: Y.M.C.A., Y.W.C.A., SALVATION ARMY, ARMY, OLD PEOPLE'S HOME, JAIL, ETC.
    - G. GOVERNMENTAL: CITY HALL, POLICE STATION, COURT HOUSE, COUNTY BUILDING, ETC.
    - M. MISCELLANEOUS
  - ⊠ PERMANENT OPEN SPACE
    - P. PARK OR PLAYGROUND
    - C. CEMETERY
  - ▭ TEMPORARY BUSINESS USES
  - ▮ PARKING ON USED CAR LOTS
  - ▯ UNUSED
  - BLOCK BOUNDARY LINE
  - CORPORATION LINE



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## CHAPTER II

# LAND USE

The uses to which Kinston's land is put are naturally affected by the city's commercial character, as a tobacco center. Commercial uses usually take precedence over those 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 not only by the importance of commerce in the city's economic make-up but also by the seasonal nature of the principal occupations--the growing and marketing of tobacco.

Over half, or 56.9 percent, of the total area of about two square miles included in the survey was in permanent use. Of this land almost one-fifth is covered by major structures of various kinds and the rest is either the land adjacent to those structures or permanent open space, such as parks, playgrounds, cemeteries, and the like. Of the area covered by major structures 23.0 percent is devoted to industrial uses and 12.6 percent by commercial buildings. The industries are located principally along the two railroad lines traversing the city: The Atlantic Coast Line and the Atlantic and North Carolina Railroad.

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.

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.

Table I  
AREA OF LAND BY USE

Type of Use	Area (in square feet) or percent
Total area of land	58,162,487
Area of land in permanent use	33,089,920
Land in permanent use as percent of all land	56.9
Land coverage of major structures	6,483,981
Land covered by major structures as percent of land in permanent use	19.6

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.

Table II  
DISTRIBUTION OF LAND BY TYPE OF USE

Type of use	Area of Land (square feet)	Percent distribution of area
Total	58,162,487	100.0
Land in permanent use	33,089,920	56.9
Temporary business uses	12,400	*
Parking and used car lots	56,080	0.1
Unused and vacant land	25,004,087	43.0
* Less than 0.1%		

# LAND COVERAGE MAP

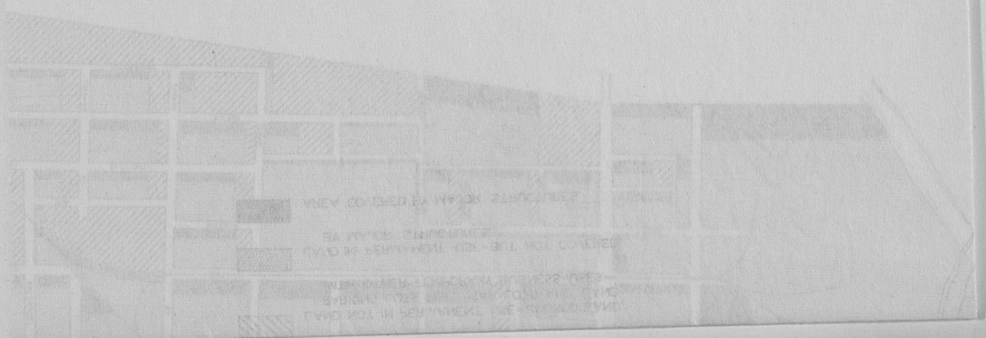
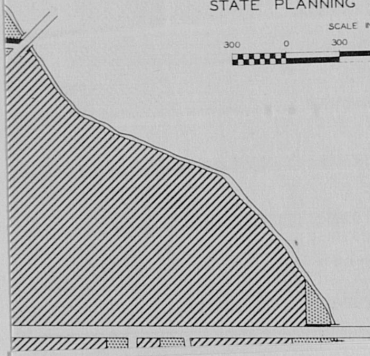
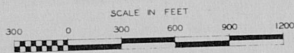
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REAL PROPERTY SURVEY

AUGUST 1939

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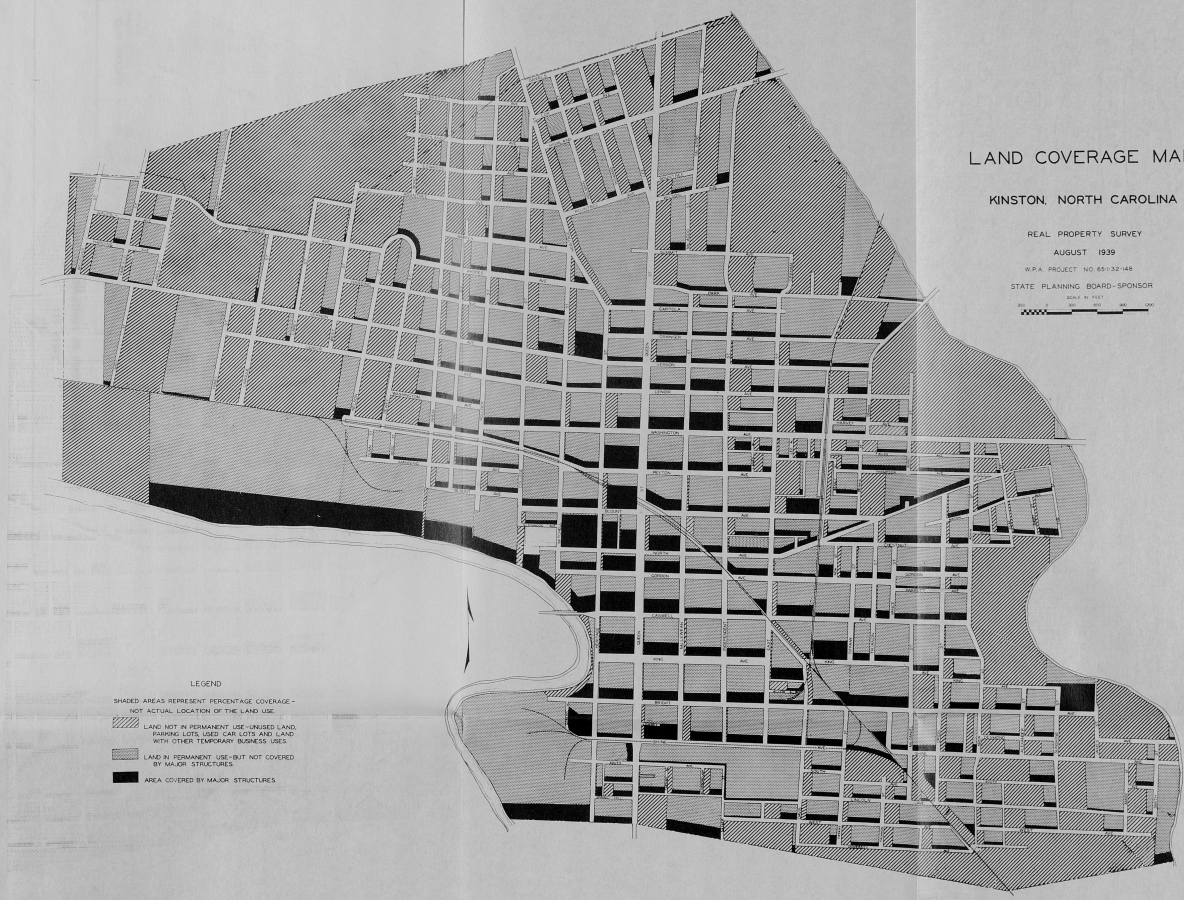
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# LAND COVERAGE MAP

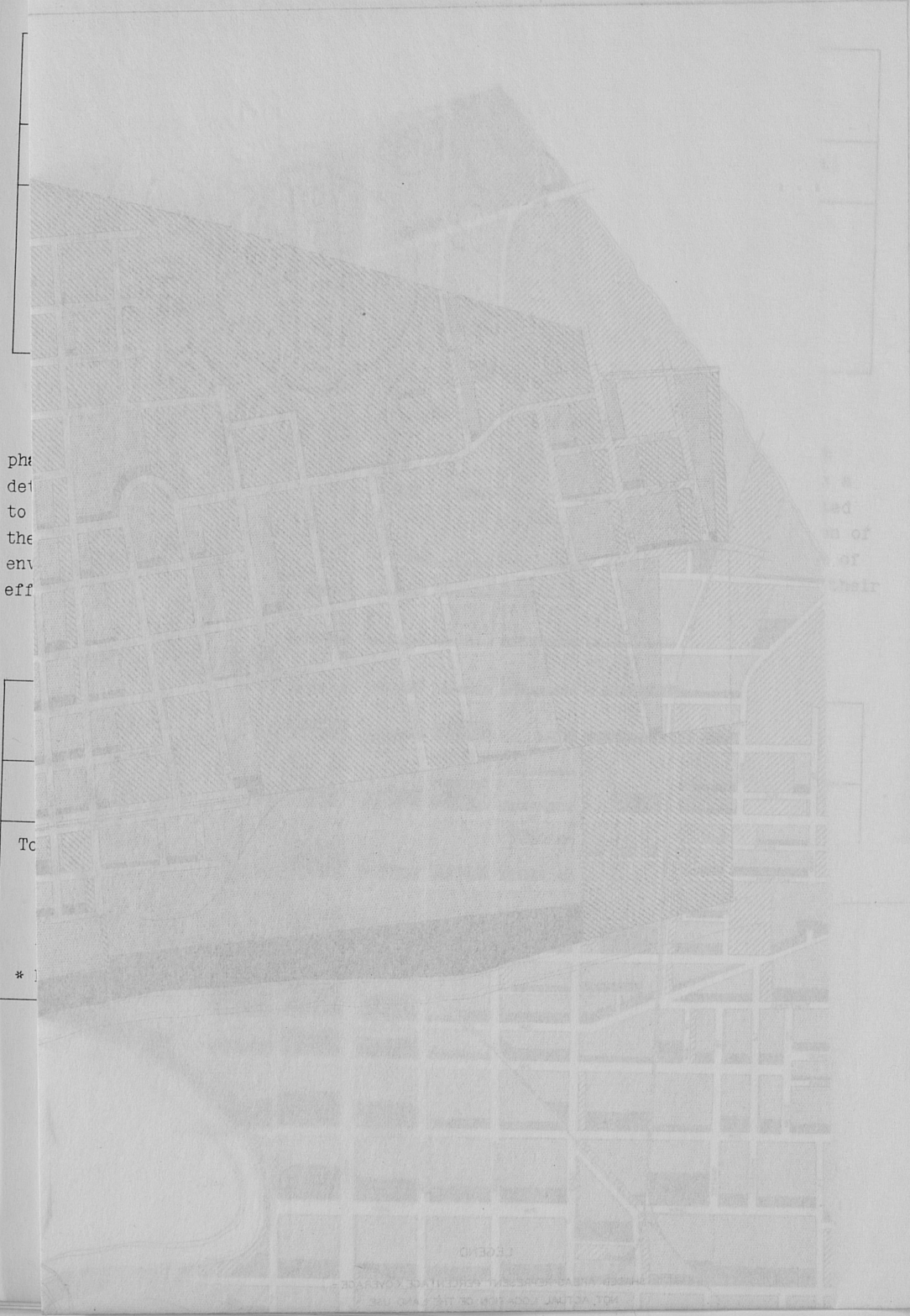
KINSTON, NORTH CAROLINA

REAL PROPERTY SURVEY  
AUGUST 1939  
W.P.A. PROJECT NO. 651-32-148  
STATE PLANNING BOARD-SPONSOR  
SCALE IN FEET  
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LEGEND

- SHADED AREAS REPRESENT PERCENTAGE COVERAGE - NOT ACTUAL LOCATION OF THE LAND USE.
- LAND NOT IN PERMANENT USE - UNUSED LAND, PARKING LOTS, USED CAR LOTS AND LAND WITH OTHER TEMPORARY BUSINESS USES.
- LAND IN PERMANENT USE BUT NOT COVERED BY MAJOR STRUCTURES.
- AREA COVERED BY MAJOR STRUCTURES.



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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	3,755	100.0	6,483,981	100.0	1,727
Single-family structures	2,708	72.1	3,145,279	48.5	1,161
2-4 family structures	439	11.7	682,546	10.5	1,555
Apartments	8	0.2	21,595	0.3	2,699
Mixed business and residential	37	1.0	83,166	1.3	2,248
Commercial	392	10.4	812,910	12.6	2,074
Industrial	112	3.0	1,489,726	23.0	13,301
Public buildings	59	1.6	248,759	3.8	4,216



CHAPTER II  
REAL PROPERTY

The following text is extremely faint and illegible. It appears to be a chapter on Real Property, likely covering topics such as land ownership, easements, and property rights. The text is organized into several paragraphs, but the specific details are not discernible due to the low contrast of the scan.

## CHAPTER III

# REAL PROPERTY

In bringing together the information collected by field enumerators, the Real Property Survey attempts to present the most comprehensive data available on a considerable number of the physical and occupancy characteristics of Kinston'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 and Units

At the time the survey was made there were 3,173 dwelling structures in Kinston containing 3,755 dwelling units. Nineteen structures were under construction, 10 of which were single-family dwellings, 5 were two-to four-family structures, and 3 were apartment houses totaling 28 dwelling units. The greatest number of existing structures, 2,689, or 84.8 percent of all residential structures in the city, are of the single-family type. The next largest group of structures, 348, are duplex structures among which the two-family side-by-side type predominates. A little more than 2 percent of all dwelling structures in the city are listed as "other non-converted" types, which include garage apartments and other structures not readily classifiable as to type. There are 35 structures with 55 units which combine business and residential uses, while existing apartment houses and structures converted from their original uses, respectively, amount to less than 1 percent of all residential structures in the city.

Wooden structures prevail in Kinston, accounting for 92.3 percent of all dwellings. Brick, as the type of exterior material used, is reported in 5.3 percent of all cases, while less than 3 percent of all dwelling structures are built of stone, stucco, or other materials. It is questionable whether the smallness of the proportion of structures with basements, about 4 percent of the total, can be dismissed on the grounds that the climate of Kinston makes the provision of space for the installation of furnace heating equipment an unnecessary luxury. Furthermore, the lack of a basement frequently indicates improper underpinning and hence constitutes a structural problem. In contrast with the small number of structures with basements reported, the presence of a garage is reported in about 34 percent of all structures enumerated. More than three-fourths of the residential structures in Kinston are one story in height, and almost one-fourth are either one and one-half or two stories high. Less than 1 percent exceed two stories.

- VACANT BLOCK
- ⊗ LESS THAN 3 UNITS
- ◐ PARKS, INSTITUTIONS
- COMMERCIAL, INDUSTRIAL
- BLOCK BOUNDARY
- CORPORATION LINE



LEGEND  
 A TRIANGLE REPRESENTS ONE CONVERSION  
 Δ - COMPLETELY CONVERTED STRUCTURE  
 ▲ - PARTIALLY CONVERTED STRUCTURE

CONVERTED STRUCTURE MAP

KINSTON, NORTH CAROLINA

REAL PROPERTY SURVEY  
 AUGUST 1939

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

STATE PLANNING BOARD - SPONSOR

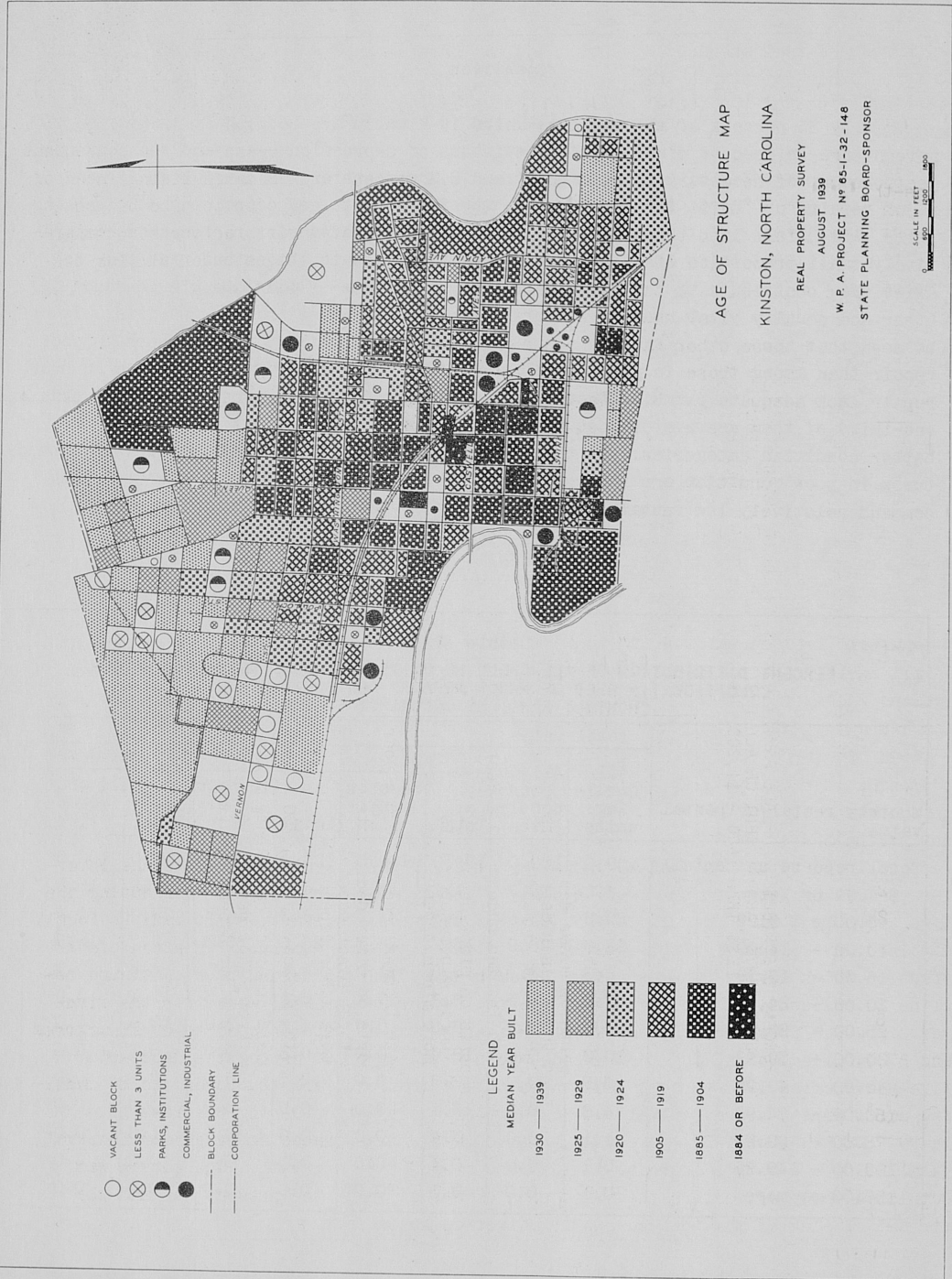
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### Condition

Fully 35 percent of all dwelling units in Kinston are in good condition, 56.7 percent are in need of minor repairs, evidence of depression years and the consequent postponement of necessary improvements, and 8.3 percent are classified as in need of major repairs or "unfit for use." While the 245 structures, comprising 312 dwelling units, which fall into these last two poor condition categories represent a comparatively small proportion of all structures in the city, to the extent that they do exist they contribute to the relatively high proportion of inadequacy engendered by other and equally vital housing factors discussed elsewhere in this analysis. It will be seen that these other factors occur to a far greater extent among houses in poor repair than among those in good condition. All but 13 of the dwelling units in poor repair lack adequate plumbing facilities, making them doubly undesirable; more than one-third of them are overcrowded in comparison with 13.2 percent of those in the better condition categories. 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 (two-thirds of them rent for less than \$10 a month)

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

Monthly rental or rental value	Total units		Occupancy status					
	All dwelling units	All in poor condition	Owners		Tenant		Vacant	
			Total	In poor condition	Total	In poor condition	Total	In poor condition
Total reports on rental	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
\$ 4.99 or less	3.2	15.7	1.1	16.7	4.0	15.5	6.5	15.8
5.00 - \$ 9.99	29.3	51.6	9.3	31.5	38.3	54.8	29.0	68.4
10.00 - 14.99	23.0	26.9	15.2	33.3	26.8	26.3	9.7	15.8
15.00 - 19.99	8.3	3.5	8.6	11.1	8.3	2.1	4.8	0.0
20.00 - 24.99	7.4	2.3	8.3	7.4	6.9	1.3	11.3	0.0
25.00 - 29.99	6.9	0.0	8.5	0.0	6.0	0.0	12.9	0.0
30.00 - 39.99	10.3	0.0	19.0	0.0	6.3	0.0	16.1	0.0
40.00 - 49.99	5.7	0.0	12.8	0.0	2.5	0.0	8.1	0.0
50.00 - 74.99	4.6	0.0	13.1	0.0	0.9	0.0	0.0	0.0
75.00 - 99.99	1.1	0.0	3.4	0.0	0.0	0.0	1.6	0.0
100.00 - 149.99	0.1	0.0	0.4	0.0	0.0	0.0	0.0	0.0
150.00 or more	0.1	0.0	0.3	0.0	0.0	0.0	0.0	0.0



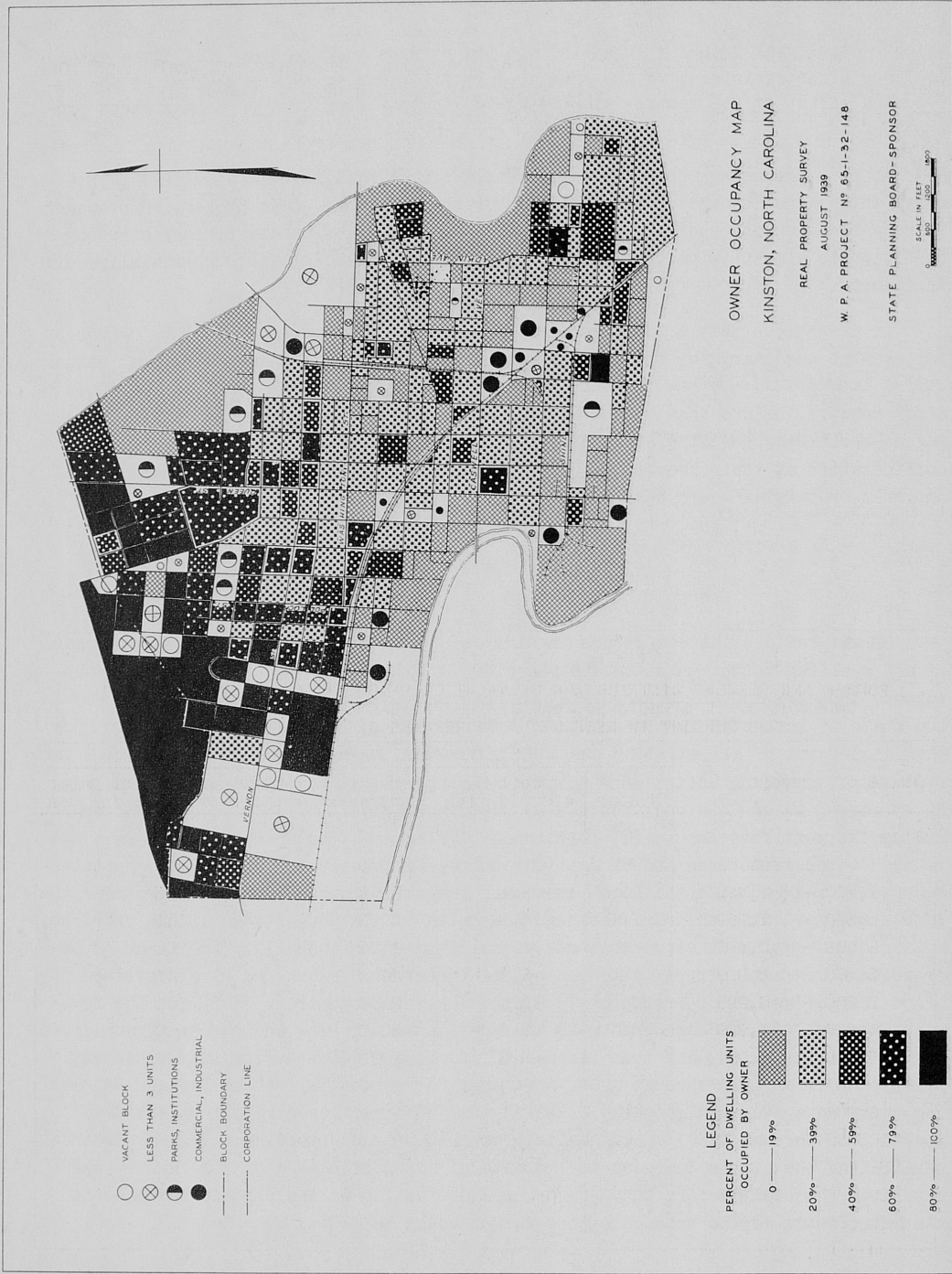
which reduces real property valuation and tax returns to the city. The cycle extends to force other structures in the same area to fall into disrepair because of the depressing effect of the rental value of houses in poor condition on neighborhood properties.

About 9 percent of the enumerated population of Kinston was found living in homes which were in need of major repairs or unfit for use. The proportion of young persons under twenty years of age who live in dwellings of unsatisfactory structural condition is almost twice that of the adult population which lives under similar circumstances.

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 group 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 repair, involves consideration of their locations, available facilities, and the rental prices such improved properties would have to command.

#### Age of Structure

Of all residential structures in Kinston, 9.1 percent, containing 10.6 percent of all dwelling units, antedate the year 1895. The large-scale development of the tobacco industry and the commercially increasing significance of the tobacco crop in the state is reflected in the growth of Kinston during the next twenty years. More than 46 percent of all existing dwelling structures in the city, containing 47.9 percent of all dwelling units, were built during the years from 1895 through 1914, at an average rate of 74 structures and 90 units annually. The drop in construction during the next five war years, 1915 through 1919, when the annual average rate was reduced to 63 structures and 69 dwelling units, is undoubtedly related to the interference of the war with the local economy. The rate of construction rose during the five years following the war, although not quite to the proportions it had previously attained, averaging 71 structures and 79 dwelling units annually. The pinch of depression which agriculture felt even before industry is evidenced by a continued decline in residential construction in Kinston from 1925 onwards, when, for the five-year interval from 1925 through 1929 the average annual rate dropped to 50 structures and 57 dwelling units, and then receded to its lowest point during the succeeding five years, from 1930 through 1934, when only 23 residential structures and 28 dwelling units were averaged annually. Residential construction during the last five years (1935 through 1939) more than tripled that of the preceding five-year interval, paralleling the city's increase in the rate of population growth. The survey was completed, however, before the effects on construction of the present war and the virtual closing of the tobacco export market could be felt.



A definite correlation exists between the age of structures and their condition. Thus, while only 2.1 percent of all structures in Kinston which were built since 1915 are in poor condition, 12.2 percent of those which were built prior to that year, and which constitute more than half of all dwelling structures in Kinston, are in need of major repairs or unfit for use. The obsolescence of structures, therefore, can definitely be considered a factor contributing to the housing problems of the city. Other factors such as the quality of structures, particularly those built during boom years, and the extent to which modern standards in housing have been maintained, regardless of the age of structures, are equally significant.

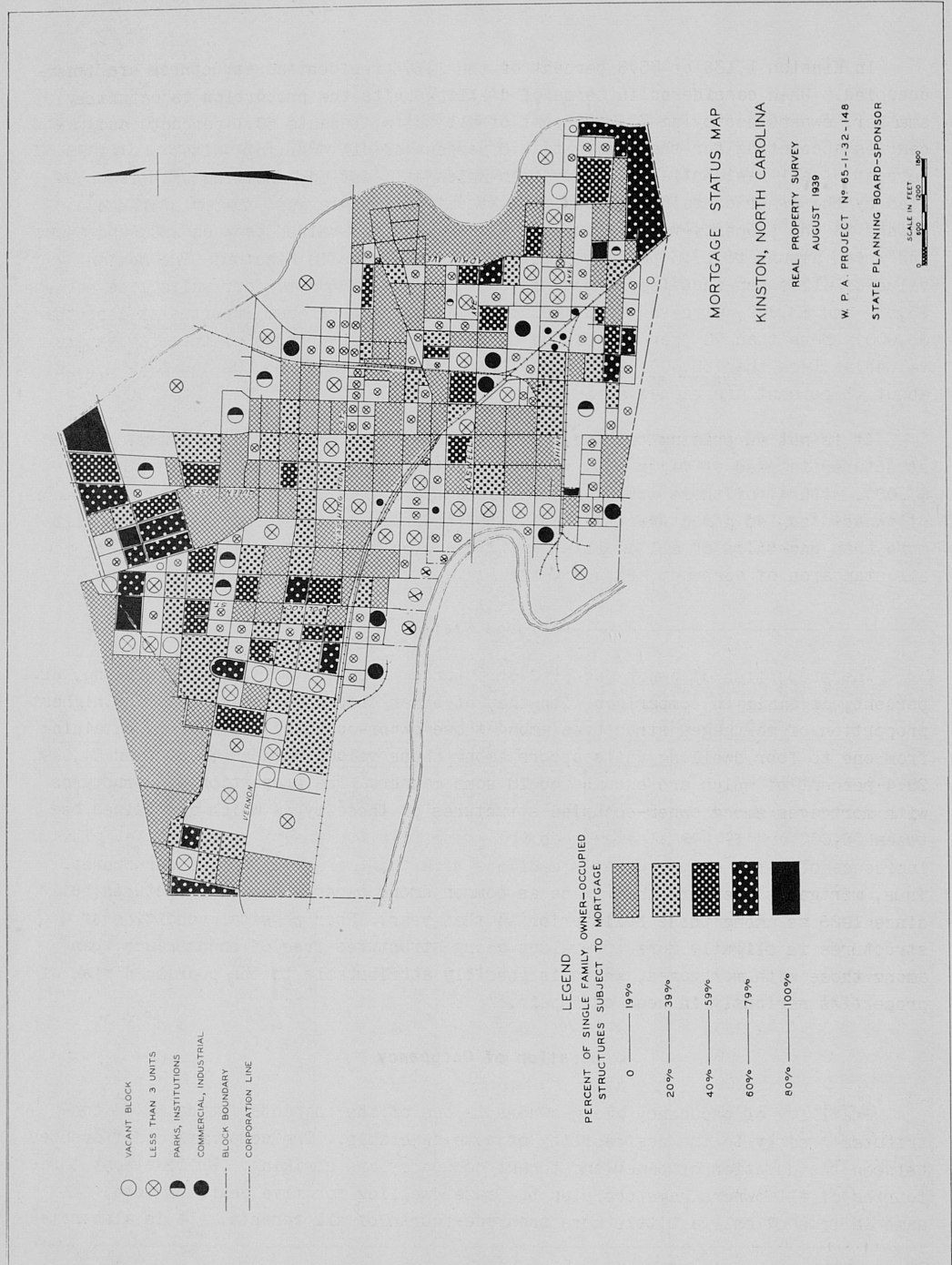
#### Extent and Value of Owner-Occupied Structures

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 populations, are all affected by the extent of home-ownership.

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

Value of property	Single-family owner-occupied structures			
	Number	Percent distribution	Percent mortgaged	Percent in need of major repairs or unfit for use
Total reports on value	985	100.0	21.2	4.7
\$ 999 or less	218	22.1	16.1	17.9
1,000 - \$ 1,499	93	9.4	18.3	3.2
1,500 - 1,999	65	6.6	20.0	1.5
2,000 - 2,499	64	6.5	17.2	3.1
2,500 - 2,999	49	5.0	30.6	2.0
3,000 - 3,999	118	12.0	25.4	0.0
4,000 - 4,999	97	9.8	33.0	0.0
5,000 - 5,999	67	6.8	20.9	0.0
6,000 - 7,999	82	8.3	23.2	0.0
8,000 - 9,999	60	6.1	23.3	0.0
10,000 - 14,999	39	4.0	17.9	0.0
15,000 - 19,999	19	2.0	5.3	0.0
20,000 - 29,999	13	1.3	7.7	0.0
30,000 or more	1	0.1	0.0	0.0





In Kinston 1,136 or 35.8 percent of the 3,173 residential structures are owner-occupied. When considered in terms of dwelling units the proportion is naturally smaller, owners occupying 30.3 percent of all units, tenants 68.1 percent, and vacancies accounting for the remaining 1.6 percent of all dwelling units. Fully 96 percent of all residential structures in which at least one dwelling unit is occupied by the owner contain from one to four units. The largest number of these contained in one property-value group are those which are valued between \$500 and \$999, and which amount to 17.3 percent of all such structures in Kinston. The median value of all owner-occupied structures containing from one to four units lies between \$3,000 and \$3,999, with the value of almost 49 percent of them reported at less than \$3,000. More than 70 percent of the owner-occupied structures of these types are valued at less than \$5,000, 16.2 percent are valued between \$5,000 and \$7,999, and about 13 percent are valued at \$8,000 or more.

It is not surprising to find that the property values of the 52 owner-occupied structures in need of major repairs or unfit for use in all cases are less than \$3,000, with 45 of these structures valued at less than \$1,500. Although the number of owner-occupied structures in these poor condition categories is small, actually more than one-third of all dwelling units occupied by owners in Kinston fail to meet all standards of adequacy set up by the survey.

#### Mortgage Status

The proportion of owner-occupied structures which are mortgaged in Kinston, 21.1 percent, is small in comparison with that of other cities in the state. The highest proportion of mortgaged structures among those owner-occupied structures containing from one to four dwelling units occurs among those valued between \$2,500 and \$4,999, 28.4 percent of which are encumbered in some manner. The proportion of structures with mortgages among owner-occupied structures of these types which are valued between \$6,000 and \$9,999 also exceeds the proportion for the city as a whole. The incidence of mortgaged structures declines with the increasing age of structures. Thus, mortgages are more than twice as common among owner-occupied structures built since 1925 as among those built prior to that year. Poor physical condition of structures is slightly more prevalent among structures free of encumbrance than among those with mortgages, which is possibly attributable to the poor loan risk of properties seriously in need of repair.

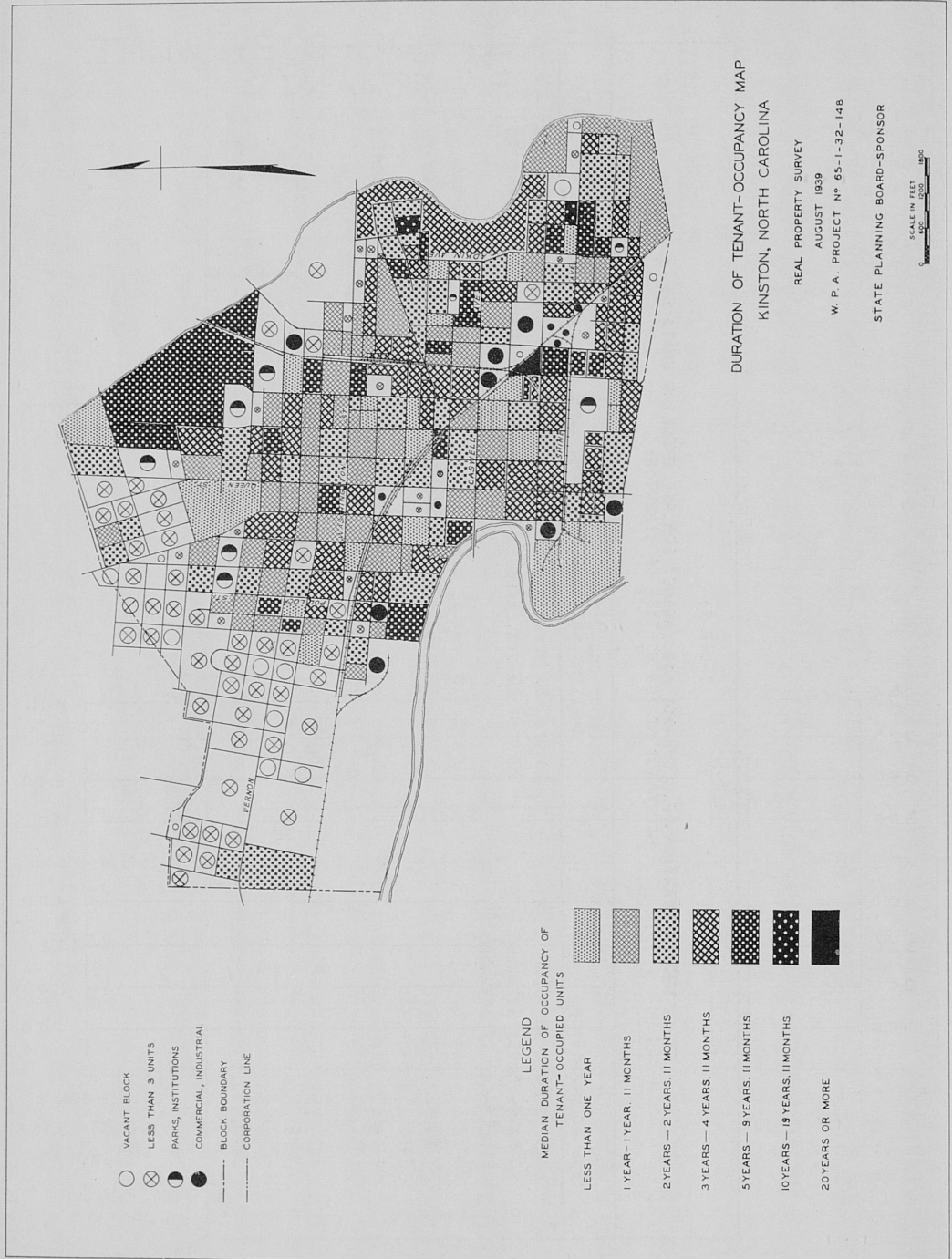
#### Duration of Occupancy

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. While almost three-fourths of all owners have occupied the same dwelling for five years or more, the same is true of only a little more than one-fourth of all tenants. It is also note-



Table VI  
 MEDIAN DURATION OF OCCUPANCY AND VACANCY FOR ALL DWELLING UNITS BY  
 OCCUPANCY STATUS BY TYPE OF STRUCTURE

Type of structure	Owner-occupied dwelling units	Tenant-occupied dwelling units	Vacant dwelling units
Total reports on type	10 yrs.-19 yrs. 11 mos.	2 yrs.-2 yrs. 11 mos.	2 months
Single-family detached	10 yrs.-19 yrs. 11 mos.	3 yrs.-4 yrs. 11 mos.	2 months
Single-family attached	- - -	3 yrs.-4 yrs. 11 mos.	-
2-family side-by-side	10 yrs.-19 yrs. 11 mos.	1 yr.-1 yr. 11 mos.	3 mos.-5 mos.
2-family 2-decker	10 yrs.-19 yrs. 11 mos.	1 yr.-1 yr. 11 mos.	3 mos.-5 mos.
3-family 3-decker	- - -	- - -	-
4-family double 2-decker	20 yrs. or more	1 yr.-1 yr. 11 mos.	2 months
Apartments 5 or more units	10 yrs.-19 yrs. 11 mos.	Less than 6 mos.	-
Business with dwelling units	10 yrs.-19 yrs. 11 mos.	1 yr.-1 yr. 11 mos.	-
Other non-converted structures	10 yrs.-19 yrs. 11 mos.	1 yr.-1 yr. 11 mos.	3 mos.-5 mos.
Partially converted structures	- - -	3 yrs.-4 yrs. 11 mos.	-
Completely converted structures	10 yrs.-19 yrs. 11 mos.	Less than 6 mos.	1 month



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worthy that almost 30 percent of all tenants have occupied their present dwellings for less than one year, with 18.4 percent of them reporting an occupancy duration of less than six months. On the other hand, more than three-fifths of all owners in Kinston have occupied their present dwellings for more than ten years. The median duration of occupancy for the entire city is from three to five years, for owners it is from ten to twenty years, but for tenants it falls to from two to three years.

Tenants in apartment houses indicate shorter occupancy than those in any other type of structure, as do those in units containing either one or two rooms. Variations in occupancy duration show little consistency when considered in relationship to the condition or rental value groupings of dwelling units.

#### Rental and Rental Value

Although rent prices are determined by a number of factors, minimum costs for the construction of adequate houses, and the rents which they should profitably command can more or less be established. Since minimum rents can be determined, an analysis is attempted, in the section on low-income families, of such minima and the market for them in Kinston; 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 in Kinston are those with a rental value of from \$5 to \$10 a month, which include 29.3 percent of all dwelling units in the city. Less than 10 percent of all owner-occupied units have this rental value, as do 38.3 percent of all tenant-occupied units. In all, 55.5 percent of all dwelling units in the city have a rental value of less than \$15 a month. These rentals are representative of a little more than one-fourth of all owner-occupied units, and of 69.1 percent of all tenant-occupied units. More than 15 percent of all dwelling units have a rental value ranging from \$15 to \$25 a month. Almost the same proportion of owner-occupied and tenant-occupied units have these rental values. Of that 21.9 percent of all dwelling units with a rental value of \$30 or more per month, the majority are owner-occupied (556 owners and 249 tenants) although, of course, tenants are more numerous than owners in the city as a whole. These higher rentals account for 49 percent of all owner-occupied units, and only 9.7 percent of all tenant-occupied units.

The median rental for all dwellings in the city and for all tenant-occupied units ranges from \$10 to \$15 per month, that for owner-occupied units lies between \$25 and \$30 a month, and for vacant units between \$20 and \$25 a month. Rental values are little affected by the inclusion of furnishings in rent price, since only 38, or 1.5 percent of all tenant-occupied and vacant dwellings are furnished.

Table VII								
DWELLING UNITS IN NEED OF MAJOR REPAIRS OR UNFIT FOR USE AS PERCENT OF EACH MONTHLY RENTAL GROUP BY OCCUPANCY STATUS								
Monthly rental or rental value	All dwelling units in poor repair							
	Total		Owner-occupied		Tenant-occupied		Vacant	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total reports on rental	312	8.3	54	4.8	239	9.3	19	30.6
\$ 4.99 or less	49	41.2	9	69.2	37	36.3	3	75.0
5.00 - \$ 9.99	161	14.6	17	16.0	131	13.4	13	72.2
10.00 - 14.99	84	9.7	18	10.4	63	9.2	3	50.0
15.00 - 19.99	11	3.5	6	6.0	5	2.4	0	0.0
20.00 - 24.99	7	2.5	4	4.3	3	1.7	0	0.0
25.00 - 29.99	0	0.0	0	0.0	0	0.0	0	0.0
30.00 - 39.99	0	0.0	0	0.0	0	0.0	0	0.0
40.00 - 49.99	0	0.0	0	0.0	0	0.0	0	0.0
50.00 - 74.99	0	0.0	0	0.0	0	0.0	-	-
75.00 - 99.99	0	0.0	0	0.0	-	-	0	0.0
100.00 - 149.99	0	0.0	0	0.0	-	-	-	-
150.00 or more	0	0.0	0	0.0	-	-	-	-

A higher median rental value, \$25 to \$30 a month, is indicated for dwelling units built during the last five years than for any other age-of-structure group. Among owner-occupied dwellings, those constructed since 1920 have a median rental value ranging from \$30 to \$40 a month. The median rental value of owner-occupied units declines, with increasing age, to from \$20 to \$30 a month. The median rental value of the 55 dwelling units under construction at the time the survey was made is the same as that of all owner-occupied units of more recent construction--\$30 to \$40 a month.

The relationship which the condition of dwellings bears to the rents they command has been discussed above. Stated in terms of rental values, the survey reveals that while only little more than 8 percent of all dwelling units in the city are in poor condition, 17.2 percent of those dwellings which rent for less than \$10 a month and which constitute almost one-third of all dwelling 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 rental values and adequacy. With almost three-fifths of all dwelling units in Kinston inadequate in some respect, some 98 percent of that large number of units with a rental value of less than \$10 a month are inadequate, as are 93.2 percent of all units with a rental value of less than \$15 a month, rental value groups



- VACANT BLOCK
- ⊗ LESS THAN 3 UNITS
- PARKS, INSTITUTIONS
- COMMERCIAL, INDUSTRIAL
- BLOCK BOUNDARY
- - - CORPORATION LINE

LEGEND

AVERAGE MONTHLY RENTAL VALUE
\$ 9.99 OR LESS
\$10.00 — \$14.99
\$15.00 — \$19.99
\$20.00 — \$29.99
\$30.00 — \$39.99
\$40.00 — \$49.99
\$50.00 OR MORE

AVERAGE RENTAL MAP  
 KINSTON, NORTH CAROLINA  
 REAL PROPERTY SURVEY  
 AUGUST 1939  
 W. P. A. PROJECT NO. 65-1-32-148  
 STATE PLANNING BOARD—SPONSOR





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

Monthly rental or rental value	All inadequate dwelling units							
	Total		Owner-occupied		Tenant-occupied		Vacant	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total reports on rental	2,217	59.0	385	33.9	1,805	70.6	27	43.5
\$ 4.99 or less	116	97.5	13	100.0	99	97.1	4	100.0
5.00 - \$ 9.99	1,089	98.8	102	96.2	970	99.2	17	94.4
10.00 - 14.99	738	85.4	149	86.1	585	85.4	4	66.7
15.00 - 19.99	150	47.9	55	56.1	95	44.8	0	0.0
20.00 - 24.99	77	27.7	35	37.2	41	23.2	1	14.3
25.00 - 29.99	24	9.3	15	15.6	8	5.2	1	12.5
30.00 - 39.99	20	5.2	15	6.9	5	3.1	0	0.0
40.00 - 49.99	3	1.4	1	0.7	2	3.1	0	0.0
50.00 - 74.99	0	0.0	0	0.0	0	0.0	-	-
75.00 - 99.99	0	0.0	0	0.0	-	-	0	0.0
100.00 - 149.99	0	0.0	0	0.0	-	-	-	-
150.00 or more	0	0.0	0	0.0	-	-	-	-

which include well over half of all the dwelling units in Kinston. In addition, almost one-half of all the units which rent for between \$15 and \$20 a month, and more than one-fourth of those with rental values ranging from \$20 to \$25 a month are inadequate. Owners in each rental value group indicate a proportionate incidence of inadequacy which is as high as, and in some cases higher than, that for tenants in units with similar rental values. 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 more than one-third of their units inadequate in some respect, is serious, conditions among tenants, 70.6 percent of whose dwellings are inadequate, are manifestly Kinston's greatest housing problem--particularly that major part of all tenant-occupied units which rent for less than \$15 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 Kinston, 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, however, in order to insure a fair return to the private investor, adequate houses require higher rentals than now prevail in Kinston, a majority of the families now living in inadequate dwellings cannot pay the rental price of adequacy, as the data gathered regarding the incomes of these families reveal.

## SIZE OF DWELLING

Fully 30 percent of all dwelling units in Kinston are three rooms in size. The four-and six-room unit, respectively, are next in order of frequency, the former representing 16 percent of all units, and the latter 14 percent. More than 12 percent of all units contain five rooms and almost 11 percent contain two rooms. About 15 percent of all dwelling units consist of more than six rooms, and less than two percent of only one room.

**Table IX**  
**DWELLING UNITS IN NEED OF MAJOR REPAIRS OR UNFIT FOR USE AS PERCENT OF ALL DWELLING UNITS BY OCCUPANCY STATUS BY NUMBER OF ROOMS**

Number of rooms in dwelling unit	All dwelling units	Occupancy status		
		Owner occupied	Tenant occupied	Vacant
Total reports on rooms	8.3	4.8	9.3	30.6
1 room	28.3	0.0	30.9	0.0
2 rooms	17.4	13.6	17.0	36.4
3 rooms	10.3	16.3	9.0	47.4
4 rooms	10.0	9.0	9.8	37.5
5 rooms	3.8	4.8	3.0	20.0
6 rooms	3.0	2.7	3.0	14.3
7 rooms	3.7	2.1	7.2	0.0
8 rooms or more	1.8	1.1	3.6	20.0

A majority of the dwelling units six rooms or more in size are occupied by owners, who, although they occupy only 30.3 percent of all dwelling units in the city, occupy more than 65 percent of these larger units. More than three-fourths of all owner-occupied units contain at least five rooms, as compared with only one-fourth of the units occupied by tenants.

The median rental value of all dwelling units consisting of from one to three rooms ranges from \$5 to \$10 per month, that for units with four rooms rises to from \$10 to \$15 a month, while for larger units the median rental value increases with each additional room.

Almost three-fifths of all dwelling units in Kinston which are occupied by Negroes consist of three rooms or less. While more than half of the units occupied by white groups consist of five or more rooms, less than one-fourth of those occupied by negroes are of similar size. Four out of every five dwelling units in poor condition contain four rooms or less. While only 3.1 percent of those units with

five rooms or more are in poor condition, 12 percent of the smaller units are in need of major repairs or unfit for use.

#### Facilities and Equipment

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

In Kinston 80.5 percent of all dwelling units are wired for electric lighting, gas is used for lighting purposes in one-tenth of one percent of all units, and oil lamps and other lighting devices are still utilized in the remaining 19.4 percent of all dwelling units. Of the owner-occupied units, 107, or 9.4 percent are without installed lighting facilities, as are 607, or 23.7 percent of all tenant-occupied units. Of all dwelling units which rent for less than \$10 a month, and which comprise almost one-third of all units in the city and its environs, 46.2 percent are without electric lighting facilities, as are 17.8 percent of those units which rent for between \$10 and \$15 a month. In the case of all units which rent for \$15 or more per month, less than 2 percent are not equipped with electric lighting. All the 730 dwelling units without installed lighting equipment rent for less than \$30 a month, and all but nine rent for less than \$20 a month.

Table X  
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	8.3	4.8	9.3	30.6
At least 2 toilets and at least 2 bathing units	0.0	0.0	0.0	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	1.0	1.2	0.8	3.1
At least 1 toilet, less than 1 bathing unit	6.5	7.1	6.2	20.0
Shared toilet, with running water	10.3	8.5	10.5	- -
Shared toilet, no running water	- -	- -	- -	- -
No toilet, with running water	14.5	15.3	14.0	100.0
No toilet, no running water	22.5	22.2	20.7	80.0

Not quite 1 percent of all dwelling units in Kinston lack installed heating facilities of any type, but furnace heating equipment is present in only 256, or 6.8 percent of all units in the city, while "other installed" heating facilities, such as fireplaces, oil burners, coal and wood stoves, etc. are the source of heat in 92.6 percent of all dwellings. More than 15 percent of the owner-occupied homes have furnaces, but only 3.1 percent of those occupied by tenants are similarly equipped. Only three of the dwelling units which rent for less than \$15 a month and which constitute more than half of all units in the city, are equipped with furnaces, as are thirteen of those which rent for between \$15 and \$25 a month. Most of the furnace heating equipment in Kinston and the surrounding area is concentrated in that one-fifth of the city's units which rent for \$30 or more per month, 27.6 percent of which are equipped with central furnace heating facilities.

The presence of plumbing facilities is one of the most incontrovertible standards of adequacy in housing. The fact that 57.4 percent of all dwelling units in the Kinston area covered by the survey lack the minimum of at least one private indoor flush toilet and one bath, indicates the seriousness of the housing situation. Included in the 2,154 dwelling units which do not meet the minimum plumbing standards are 660 units, or 17.6 percent of the city's total dwellings, which have a toilet

Table XI  
PERCENT OF ALL DWELLING UNITS WITH MODERN FACILITIES IN EACH MONTHLY RENTAL 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	42.6	80.5	6.8	27.2	32.9
\$ 4.99 or less	2.5	44.5	0.0	2.5	1.7
5.00 - \$ 9.99	1.5	54.8	0.1	3.1	2.1
10.00 - 14.99	18.4	82.2	0.2	4.3	8.6
15.00 - 19.99	57.2	98.4	1.3	22.7	37.1
20.00 - 24.99	75.5	97.1	3.2	29.5	48.2
25.00 - 29.99	91.5	99.2	5.0	51.9	65.5
30.00 - 39.99	94.8	99.7	10.6	72.9	81.2
40.00 - 49.99	98.6	100.0	29.4	84.1	89.7
50.00 - 74.99	100.0	100.0	48.8	90.1	94.2
75.00 - 99.99	100.0	100.0	80.0	90.0	97.5
100.00 - 149.99	100.0	100.0	100.0	100.0	100.0
150.00 or more	100.0	100.0	100.0	100.0	100.0

but no bath and 436 units, or 11.6 percent, in which toilet facilities are shared with other units. In addition, 344 units, 9.2 percent of all dwellings in the city, have running water but do not extend its use for toilet and bathing purposes, and 714 dwelling units, fully 19 percent of all the dwellings in the city, have neither running water nor indoor toilets and baths. The distribution of sanitary facilities by occupancy reveals that among owners 32.8 percent report the presence of less than the minimum standards, while 68.6 percent of all tenant-occupied units are inadequately equipped. Of all dwellings with inadequate plumbing facilities, 13.9 percent are in need of major repairs or unfit for use, while less than 1 percent of the dwellings adequate plumbing facilities are in poor structural repair.

As with other undesirable aspects of housing, the lack of sanitary facilities is preponderant among units with low rental values. Thus, 98.4 percent of those units which rent for less than \$10 a month, 81.6 percent of those that rent for between \$10 and \$15 a month, and 42.8 percent of those with a rental value of from \$15 to \$20 a month are without proper facilities. Here again, as rent values rise, the incidence of dwellings inadequately equipped declines sharply.

As far as "desirable" facilities are concerned, 27.2 percent of all dwelling units in Kinston are equipped with electric or gas stoves, and 32.9 percent with mechanical refrigeration. Gas is most extensively used for cooking purposes and electricity for refrigerating, among those units which report modern equipment. Among owners, 47.4 percent report the presence of electric or gas cooking equipment and 55.9 percent mechanical refrigerating equipment, while only 18.6 percent of all tenant-occupied units are equipped with modern cooking and 23.4 percent with modern refrigerating facilities. More than 70 percent of all the dwellings in Kinston still use oil, coal, or wood ranges for cooking and more than two-thirds still use ice for refrigeration purposes or do without any means of refrigeration whatsoever. While the use of modern cooking and refrigeration equipment is more than twice as common among owners as among tenants, nevertheless, 52.6 percent of all owners do not cook on electric or gas stoves, and 44.1 percent do not have mechanical refrigerators.

The proportion of dwellings with mechanical refrigeration and modern cooking facilities increases with the rising rental value of dwellings. Only 3.5 percent of the dwellings in Kinston which rent for less than \$15 a month are equipped with electric or gas cooking facilities, in contrast with more than one-fourth of those units with a rental value ranging from \$15 to \$25 a month, and almost three-fourths of those with rentals of \$25 or more per month. Among the same large number of dwellings which rent for less than \$15 a month only 4.7 percent are equipped with mechanical refrigeration, while more than two-fifths of the units which rent for from \$15 to \$25 a month and more than four-fifths of those renting for \$25 or more per month are similarly equipped. Obviously, the greatest lack, as in the case of other perhaps more vital equipment, exists among those units with rental values of less than \$15 a month, which include the greatest number of Kinston's dwellings.

### Vacant Units

Of Kinston's 3,755 dwelling units, only 62, or 1.6 percent of the city's total, were vacant when surveyed. The median duration of all vacancies is two months. Forty-six units had been vacant for less than six months and twelve for one year or more. Of the latter, seven are in need of major repairs or unfit for use, which, coupled with the lengthy duration of their vacancy, might indicate their virtual abandonment as unrentable properties.

The median rental value of all vacant units is from \$20 to \$25 a month. This is considerably higher than that for tenant-occupied units. Twenty-seven (43.5 percent) of the 62 vacant units are inadequate in some respect; 26 lack standard plumbing facilities; 19 are in poor structural repair, 18 of which lack adequate plumbing facilities in addition to their structurally unsound condition; 16 are not wired for electric lighting; and 8 lack installed heating facilities of any type.

Twenty-one of the 27 inadequate vacant units rent for less than \$10 a month. The rental value of four others lies between \$10 and \$15 a month, and the remaining two inadequate vacancies rent for from \$20 to \$30 a month.

### 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 XII.

Table XII  
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	3,693	100.0	1,136	30.8	2,557	69.2
White*	2,165	100.0	792	36.6	1,373	63.4
Negro	1,528	100.0	344	22.5	1,184	77.5

\* Includes "other" races of which there were 3 reports

Besides the disproportion in the extent of home-ownership among white and Negro groups in Kinston, other differences between the races, in all factors affecting their housing situation, are marked for both owners and tenants. While for the city

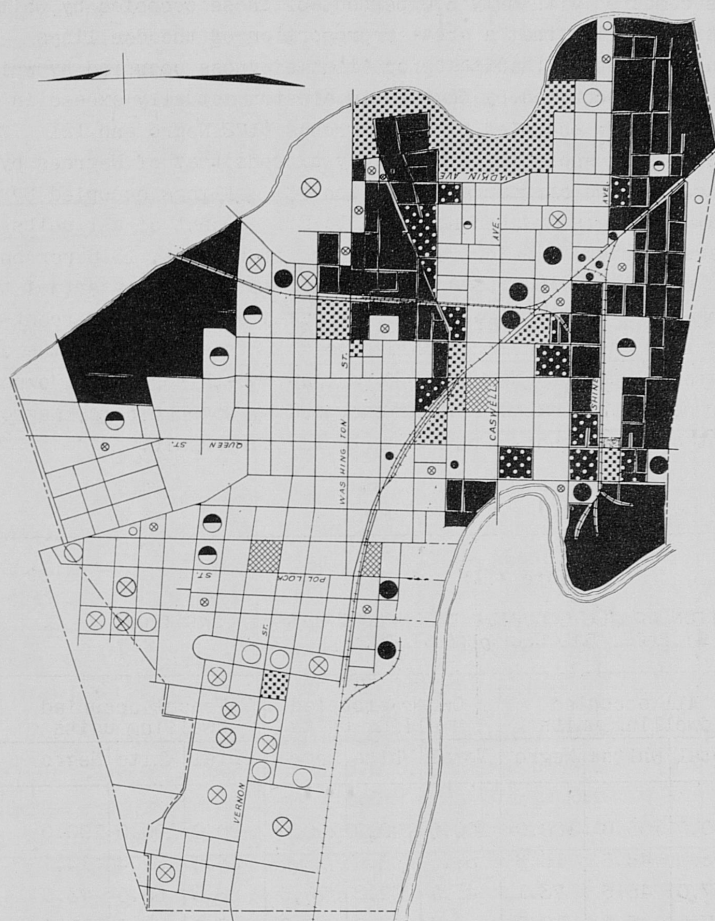
as a whole 7.9 percent of all occupied dwelling units are in poor condition categories, 11.3 percent of the dwelling units occupied by Negroes are in need of major repairs or unfit for use, as compared with only 5.6 percent of those occupied by white groups. It is not surprising to find that a greater proportion of the dwellings occupied by Negroes are in poor repair than the proportion of those occupied by white groups. However, such dwellings occupied by Negroes in Kinston actually exceed in number the dwellings in poor repair occupied by white groups (172 Negro and 121 white), although for the city as a whole white occupancy exceeds that of Negroes by 637 units. These differences in the structural condition of dwellings occupied by each race are consistent among owners and tenants. While 2.1 percent of all units occupied by white owners are in need of major repairs or unfit for use, 10.8 percent of those occupied by Negro owners are in poor condition; and while 7.6 percent of the units occupied by white tenants are in the poor condition categories, 11.4 percent of all Negro tenant groups live under similar circumstances. Almost three-fifths of all units in poor repair are occupied by Negroes. More than two-thirds of all owner-occupied units in the poor condition categories are occupied by Negro owners; Negro tenants occupy 56.5 percent of all tenant-occupied units in poor repair.

Table XIII  
 PERCENTAGE DISTRIBUTION OF ALL OCCUPIED DWELLING UNITS BY CONDITION,  
 BY RACE, BY OCCUPANCY STATUS

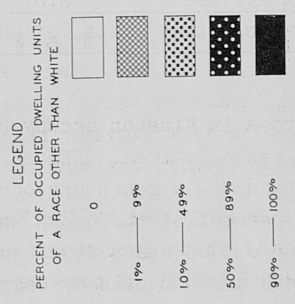
Condition of dwelling unit	All occupied dwelling units			Owner occupied dwelling units			Tenant occupied dwelling units		
	Total	White*	Negro	Total	White	Negro	Total	White	Negro
Total reports on condition	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Good condition	35.1	48.8	15.6	53.5	68.7	18.6	26.9	37.4	14.7
Minor repairs	57.0	45.6	73.1	41.7	29.2	70.6	63.8	55.0	73.9
Major repairs	7.6	5.4	10.8	4.4	2.0	9.9	8.9	7.3	11.0
Unfit for use	0.3	0.2	0.5	0.4	0.1	0.9	0.4	0.3	0.4

\* Includes "other" race, of which there were 3 reports

Negroes in Kinston occupy by far the greatest proportion of the dwelling units with low rental values. Almost two-thirds of all occupied units with rental values of less than \$15 a month are occupied by Negroes, while groups of that race occupy only 9.8 percent of the occupied dwellings which rent for \$15 or more per month. At least four out of every five owner-occupied dwellings with rental values of less than \$15 a month are occupied by Negro owners, and at least three out of every five tenant-occupied units with similar rental values are occupied by Negro tenants. Not quite one-third (31.8 percent) of the dwelling units occupied by white groups rent



- VACANT BLOCK
- ⊗ LESS THAN 3 UNITS
- PARKS, INSTITUTIONS
- COMMERCIAL, INDUSTRIAL
- BLOCK BOUNDARY
- - - CORPORATION LINE



RACE OF HOUSEHOLD MAP  
 KINSTON, NORTH CAROLINA  
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for less than \$15 a month, but 89.5 percent of those occupied by Negroes rent for these amounts. However, although almost every significant aspect of the housing situation is present in more acute form among Negro groups, the fact that more than 37 percent of all dwelling units occupied by white groups, along with over 90 percent of those occupied by Negroes, are inadequate or substandard in some respect, makes the problem of housing standards the definite concern of both races.

**Table XIV**  
**DWELLING UNITS OCCUPIED BY NEGROES AND "OTHER" RACE AS PERCENT OF**  
**ALL-OCCUPIED DWELLING UNITS IN EACH GROUP**  
**BY OCCUPANCY STATUS BY MONTHLY RENTAL**

Monthly rental or rental value	All-occupied dwelling units	Owner-occupied dwelling units	Tenant-occupied dwelling units
Total reports on rental	41.5	30.4	46.4
\$ 4.99 or less	62.6	78.9	60.8
5.00 - \$ 9.99	69.7	82.1	68.4
10.00 - 14.99	62.9	85.5	57.2
15.00 - 19.99	22.6	34.7	17.0
20.00 - 24.99	24.7	50.0	11.3
25.00 - 29.99	7.2	14.6	2.6
30.00 - 39.99	1.1	1.4	0.6
40.00 - 49.99	1.9	1.4	3.1
50.00 - 74.99	0.0	0.0	0.0
75.00 - 99.99	0.0	0.0	--
100.00 - 149.99	0.0	0.0	--
150.00 or more	0.0	0.0	--

#### Density

The average number of persons per dwelling unit for all occupied units in Kinston is 3.9 persons. There are more dwellings containing two persons (24.1 percent of all occupied units) than dwellings with any other group-size. Dwellings with three and four persons in them (22.7 percent and 18.2 percent of all occupied units, respectively) are next in order of frequency.

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 546 dwellings, or 14.8 percent of all occupied units in the city. The greatest proportion of such overcrowding exists among tenants, 19.6 percent of whose dwellings are inadequate for the

size of their groups, as compared with only 3.9 percent of all owner-occupied units. For both types of tenure overcrowding is proportionately greater among Negroes than among white groups, as Table XV demonstrates.

Table XV  
 DWELLING UNITS WITH MORE THAN ONE AND ONE-HALF PERSONS PER ROOM  
 AS PERCENT OF ALL OCCUPIED DWELLING UNITS,  
 BY OCCUPANCY, BY RACE

Race of household	All-occupied dwelling units	Owner-occupied dwelling units	Tenant-occupied dwelling units
Total reports on color or race	14.8	3.9	19.6
White and "other"	9.7	1.5	14.4
Negro	22.1	9.0	25.8

The 546 overcrowded dwellings house, in inadequate space, 24.4 percent of all individuals reached by the survey, and include almost one-third of the people living in tenant-occupied units, as well as about 7 percent of those in owner-occupied dwellings. More than three-fifths of the persons in overcrowded dwellings are Negroes, although the latter represent only little more than two-fifths of the enumerated population. In fact, 35.6 percent of all Negro persons in Kinston live in overcrowded homes, as do 15.6 percent of all white persons.

Smaller dwellings indicate a far greater degree of overcrowding than do larger units. Thus 27.5 percent of all units from one to three rooms in size are overcrowded, while the same is true of only 5.5 percent of the units exceeding three rooms in size. On the other hand the proportion of overcrowding mounts strikingly as the size of the groups living in the dwellings increases. While only 3 percent of all units housing from one to four persons are overcrowded, fully 42 percent of those with five persons or more are too small for the number of people living in them.

Overcrowding is also more common among dwellings in need of major repairs or unfit for use than among those in the better physical condition categories and, while 7.9 percent of all occupied units in the city are in poor condition, 17.9 percent of those that are overcrowded are also in need of major repairs or unfit for use.

A higher proportion (23.7 percent) of the dwelling units which rent for less than \$15 a month are overcrowded than is true for the city as a whole or for those dwellings in the higher rental brackets. The proportion of overcrowding decreases noticeably with each rising rental value group.

The presence of children under 15 years of age is reported in a little less than half the dwellings in Kinston. Twenty-seven percent of the units with children are overcrowded, while only 3.4 percent of those without children are overcrowded. Youth in Kinston bears the brunt of overcrowded conditions, with more than 38 percent of all persons under 20 years of age living in houses of inadequate size, in contrast with 17 percent of all older individuals. A little more than one-third of the enumerated population was under twenty years of age at the time of the survey, but this age group constitutes more than half the persons living in overcrowded homes.

Table XVI  
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	24.4	7.2	32.2
Under 1 year	43.5	32.6	46.6
1-4 years	42.6	14.1	49.9
5-9 years	45.6	17.0	53.8
10-14 years	38.3	10.9	47.9
15-19 years	30.0	11.3	39.0
20-64 years	17.2	4.7	23.4
65 years or over	10.7	4.6	17.4

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.

For the purposes of the dwelling survey, only those families who reported "doubling up" for economic reasons were considered extra families. Within the limits of this definition, extra families were found in 111 units, or in 3 percent of all occupied units in the city. The tendency to "double up" is more common in owner-occupied (4 percent) than in tenant-occupied dwellings (2.6 percent). In the case of 47 of the units with extra families such doubling up was accompanied by overcrowding, thus heightening the undesirable effect created by the presence of an additional family in the dwelling.

Roomers were present in 12.1 percent of the occupied dwellings in Kinston, most of which housed one or two roomers. A slightly larger proportion of dwellings in poor repair rent to roomers than do those in good condition, and roomers were present in 14.8 percent of all overcrowded dwellings, but only in 11.7 percent of those dwellings adequate in size.

Although physical or structural factors of inadequacy are far more prevalent in Kinston than occupancy factors, the extent of overcrowding is by no means negligible, and its existence in addition to other occupancy factors must be considered a definite element contributing to the housing problems of the city. The above analysis has attempted to show that where occupancy factors do occur they are consistently found along with other undesirable characteristics, which, for the most part, can be localized into a particular segment of the dwelling structures in Kinston. The analysis of low-income family data which follows deals further with this segment of the city's dwellings.

## CHAPTER IV

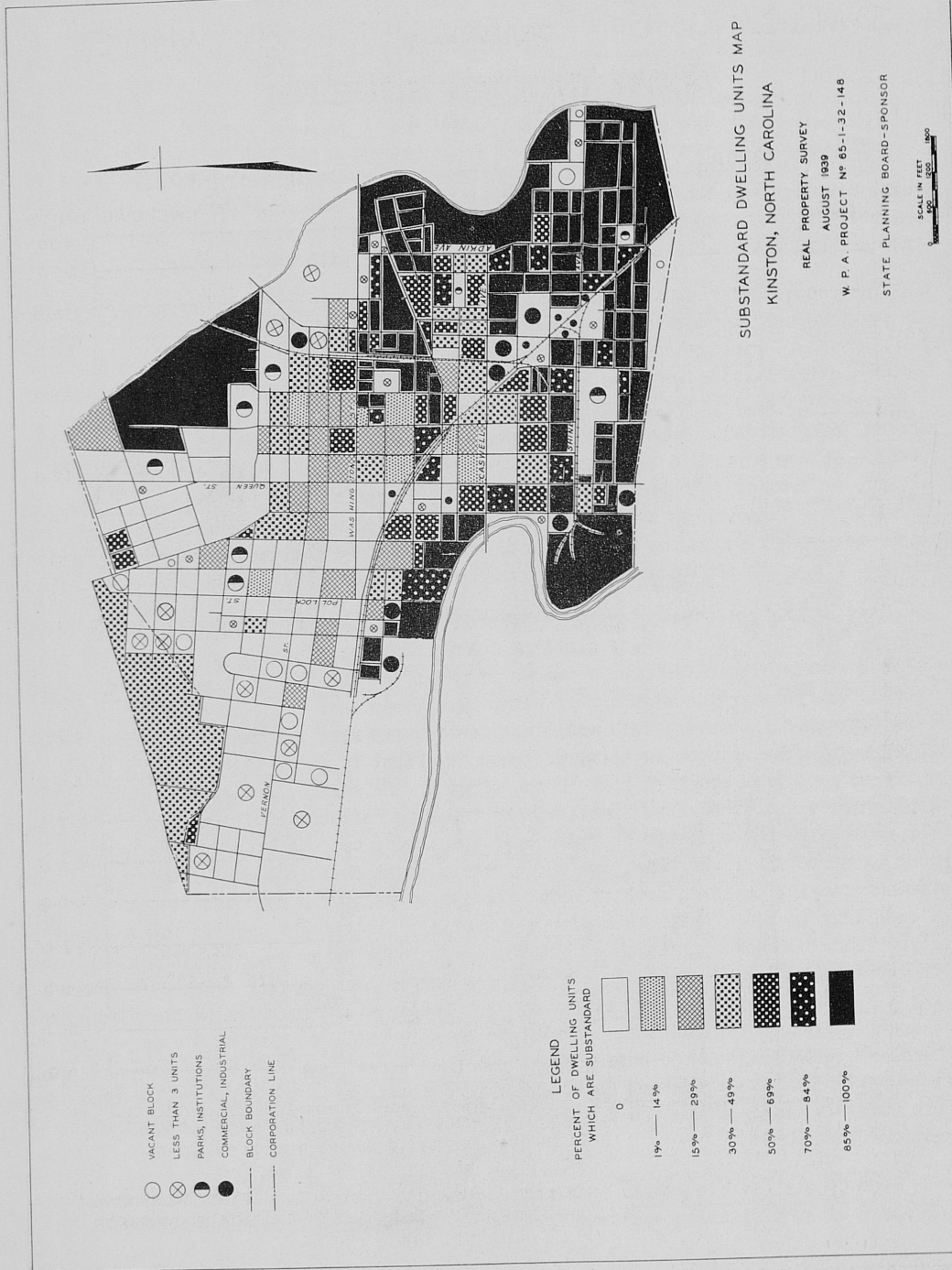
# LOW INCOME HOUSING

While the problems of housing cannot be confined within a city to any one group, distinct aspects exist for different income levels. Problems of planning, construction, and encumbrance apply to all groups, but the pile-up of "lacks" in adequacy naturally falls almost entirely among groups with low incomes.

The concept of adequacy for dwelling units cannot be defined too rigidly, since too many factors, a number of them subjective, enter into any consideration of the term. However, minimum standards were set up for determining adequacy, covering the most objective factors involved. As a result a house was designated as "substandard" if any one of the following conditions was found to exist: (1) among the physical factors--need of major repairs or unfitness for use, lack of a private, indoor flush toilet, lack of a private bath, lack of running water piped inside, lack of installed heating, or lack of installed lighting facilities (gas or electricity); (2) among the occupancy factors--an average of more than one and one-half persons per room, and two or more families in the same dwelling unit; provided that monthly rent is less than \$20 per month should only one of the above occupancy factors exist.

Many of the substandard units in Kinston are so because of a single one of these factors. The high incidence of plumbing inadequacy, for example, as revealed by the dwelling survey, indicates that a number of units now designated as substandard could probably be reclaimed as standard if water were piped into them and plumbing facilities installed. However, this would not necessarily make all these properties completely desirable, since, in terms of community life, it is of little moment for a family to live in a standard home in the midst of the squalor and poor housing conditions which exist among other dwellings in the same neighborhood. In this connection it must be noted that most factors of inadequacy tend to occur in the same group of structures. At least one out of every eight dwellings with inadequate plumbing facilities is in need of major repairs or unfit for use, and 24 out of every 25 dwellings in poor repair lack adequate sanitary facilities. By far the greatest proportion of occupancy factors of inadequacy is found among dwellings which are structurally inadequate as well. It is these houses that largely constitute the city's slums and make the reclamation of less inadequate structures in the same area of doubtful value. Any housing program, to be effective, must encompass more than the mere repair of isolated unsafe and insanitary structures. It must recognize the fact that these houses convert whole areas into slums, as is revealed by the maps in this analysis which locate the different factors of inadequacy and the substandard sections in the city.

Slum conditions are costly to a city. Actually, for many degressive slum areas, a program of subsidization necessarily exists. Tax returns from these sections are



- VACANT BLOCK
- ⊗ LESS THAN 3 UNITS
- ◐ PARKS, INSTITUTIONS
- ◑ COMMERCIAL, INDUSTRIAL
- - - BLOCK BOUNDARY
- CORPORATION LINE

- LEGEND**  
PERCENT OF DWELLING UNITS WHICH ARE SUBSTANDARD
- 0
  - 1% — 14%
  - 15% — 29%
  - 30% — 49%
  - 50% — 69%
  - 70% — 84%
  - 85% — 100%

SUBSTANDARD DWELLING UNITS MAP  
KINSTON, NORTH CAROLINA  
REAL PROPERTY SURVEY  
AUGUST 1939  
W. P. A. PROJECT NO 65-1-32-148  
STATE PLANNING BOARD-SPONSOR

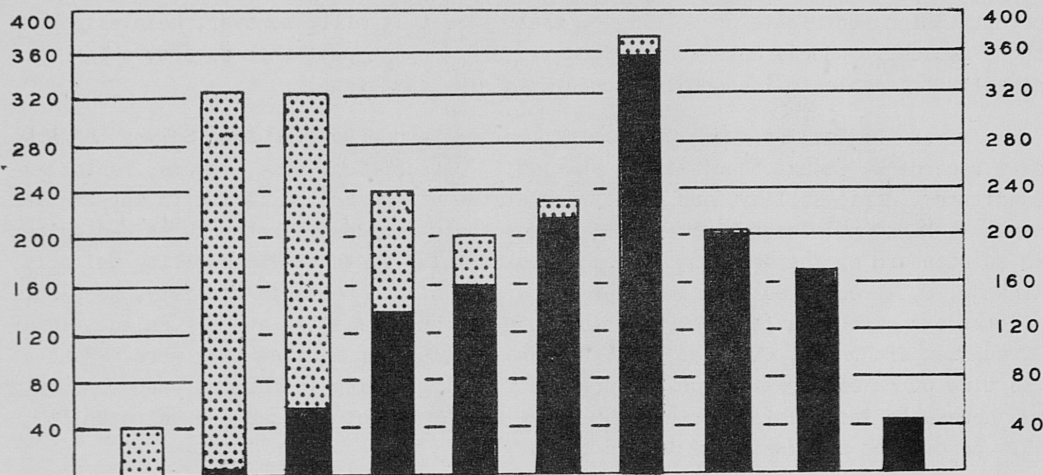
SCALE IN FEET  
1" = 500'

# DWELLING UNITS OCCUPIED BY WHITE AND NEGRO TENANTS KINSTON, N. C.

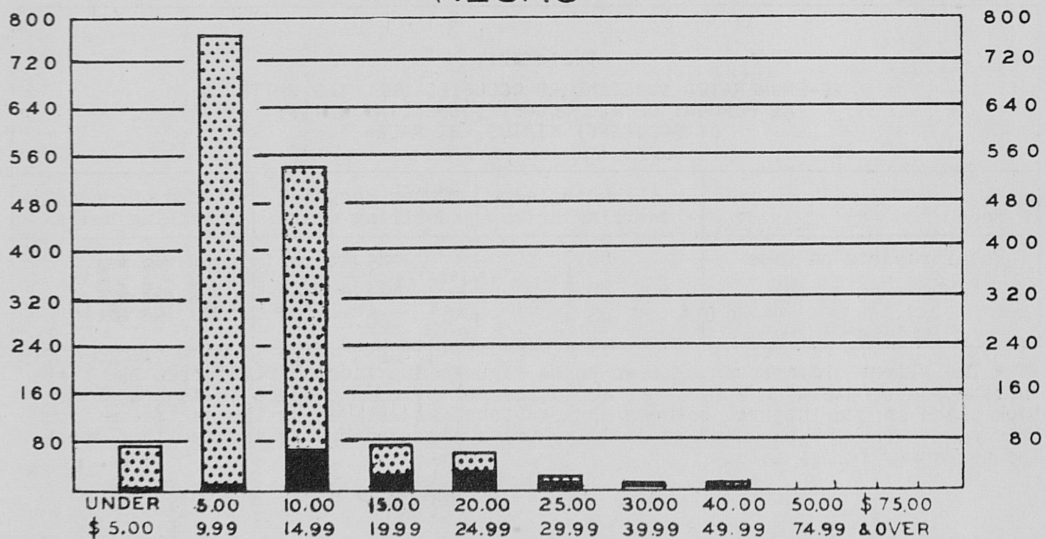
■ STANDARD

▨ SUBSTANDARD

NUMBER OF DWELLING UNITS WHITE NUMBER OF DWELLING UNITS



## NEGRO



MONTHLY RENT

WORK PROJECTS ADMINISTRATION  
REAL PROPERTY SURVEY

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

It was the task of those conducting the Low Income Housing Area Survey to gather data regarding, among other things, the family composition, size, income, rental expenditures, employability, and employment status of the groups living in substandard homes in Kinston. The second enumeration of those residential structures designated as substandard by the dwelling survey revealed that, of the 3,755 dwelling units in Kinston, 2,141 occupied dwellings, or 57 percent of all units in the city, were still substandard on the basis of at least one of the factors listed above. An additional 72 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 58.9 percent of all dwellings in the city.

Table XVII  
RE-ENUMERATED SUBSTANDARD OCCUPIED DWELLING UNITS  
AS PERCENT OF ALL OCCUPIED DWELLING UNITS,  
BY OCCUPANCY STATUS, BY RACE\*

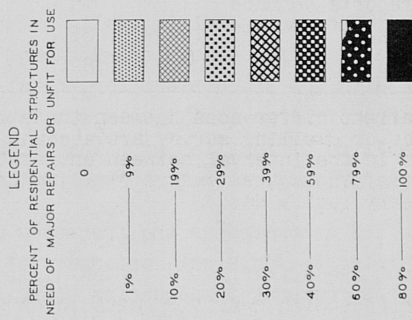
Race	All occupied dwelling units	Owner occupied dwelling units	Tenant occupied dwelling units
Total reports on race	58.0	34.4	68.4
White	35.5	14.4	47.6
Negro	89.9	80.1	92.7

\* The slight differences between these figures and those derived from the first enumeration or dwelling survey are accounted for by some changes in tenure which took place in the interval between enumerations, as well as by the exclusion from this count of those substandard dwelling units whose occupants refused to furnish the necessary family data.

Of all occupied dwelling units which are substandard, merely 35, or 1.6 percent, are substandard solely because of occupancy factors as defined above; i.e., overcrowding or the presence of extra families. The greatest proportion, over 70 percent,



- VACANT BLOCK
- ⊗ LESS THAN 3 UNITS
- ◐ PARKS, INSTITUTIONS
- COMMERCIAL, INDUSTRIAL
- - - BLOCK BOUNDARY
- ..... CORPORATION LINE



CONDITION OF RESIDENTIAL STRUCTURES MAP

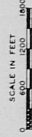
KINSTON, NORTH CAROLINA

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AUGUST 1939

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are physically or structurally substandard, while more than one-fourth are substandard for both structural and occupancy factors. Table XVIII indicates the number of dwelling units in each substandard category and the proportions they represent of each race and occupancy group.

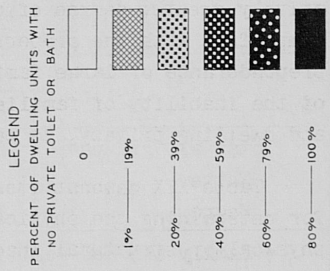
Occupancy status	Substandard occupied units							
	Total		Physically		Occupancy		Physically and occupancy	
	No.	%	No.	%	No.	%	No.	%
All occupied substandard units	2,141	100.0	1,513	70.7	35	1.6	593	27.7
White	767	100.0	574	74.8	19	2.5	174	22.7
Negro	1,374	100.0	939	68.3	16	1.2	419	30.5
Owner-occupied substandard units	391	100.0	308	78.8	8	2.0	75	19.2
White	114	100.0	98	86.0	4	3.5	12	10.5
Negro	277	100.0	210	75.8	4	1.5	63	22.7
Tenant-occupied substandard units	1,750	100.0	1,205	68.9	27	1.5	518	29.6
White	653	100.0	476	72.9	15	2.3	162	24.8
Negro	1,097	100.0	729	66.5	12	1.1	356	32.4

The substandard category which is of least significance, that in which occupancy factors alone exist, is relatively most common among dwelling units occupied by white groups and by owners, while that category which is of most urgency, the one in which such occupancy factors occur in combination with structural inadequacy is more frequently found among dwelling units occupied by Negroes and by tenants. The relatively greater degree of overcrowding and doubling up found in substandard homes, in comparison with the proportions for the city as a whole, cannot be attributed to any preponderance of large families in substandard homes, but is actually a reflection of the inability of families with low incomes to finance the cost of adequate space and dwelling privacy, as well as the cost of structural adequacy.

Table XIX demonstrates the frequency of those physical factors used as a basis for determining the physical inadequacy of dwellings. The figures reveal that these physical or structural inadequacies occur in smallest proportions among owner-occupied dwellings. Since owners occupy only 17.7 percent of all substandard dwellings, and vacancies account for about 3 percent, it is obvious that tenant-occupied



- VACANT BLOCK
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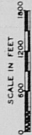


SANITARY FACILITIES MAP

KINSTON, NORTH CAROLINA

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AUGUST 1939  
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dwellings, which represent almost four-fifths of all substandard units, constitute the major housing problem with which the city has to deal.

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

Physical factors of inadequacy	All dwelling units		Occupancy status					
			Owners		Tenants		Vacant	
	No.	%	No.	%	No.	%	No.	%
Need of major repairs or unfitness for use	312	8.3	54	4.8	239	9.3	19	30.6
Inadequate sanitary facilities	2,154	57.4	374	32.8	1,754	68.6	26	42.0
Inadequate lighting facilities	730	19.4	107	9.4	607	23.7	16	25.8
No installed heating facilities	23	0.6	3	0.3	12	0.4	8	12.9

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:

Table XX  
NUMBER AND PERCENT DISTRIBUTION OF ALL GROUPS IN  
SUBSTANDARD DWELLINGS, BY RACE, BY OCCUPANCY

Race	Total		Owners		Tenants	
	Number	Percent	Number	Percent	Number	Percent
Total all groups*	2,425	100.0	455	100.0	1,970	100.0
White	822	33.9	125	27.5	697	35.4
Negro	1,603	66.1	330	72.5	1,273	64.6

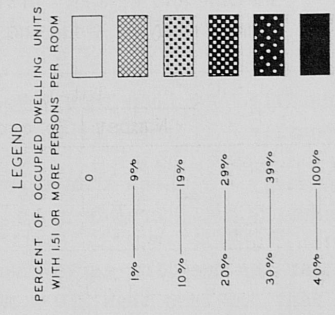
\* Family and non-family groups



PERSONS PER ROOM MAP  
 KINSTON, NORTH CAROLINA  
 REAL PROPERTY SURVEY  
 AUGUST 1939  
 W. P. A. PROJECT N° 65-1-32-148  
 STATE PLANNING BOARD-SPONSOR

SCALE IN FEET  
 0 100 200 400

- VACANT BLOCK
- ⊗ LESS THAN 3 UNITS
- PARKS, INSTITUTIONS
- COMMERCIAL, INDUSTRIAL
- BLOCK BOUNDARY
- - - CORPORATION LINE



It can safely be said that inadequate housing conditions principally affect that basic unit of society--the family, and more particularly, the family with tenant-tenure, since more than four-fifths of all groups covered by the survey are tenant-groups, and about five out of every six groups living in substandard homes 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 owners and among Negro groups, than among tenants and white groups. More than one-fifth of all owner-groups are non-family, in comparison with 15.6 percent of all tenant-groups; and 19.3 percent of all Negro groups, but only 11.8 percent of all white groups are of non-family composition. Most of the affected family groups consist of parents with unmarried children, the majority of whom are under sixteen years of age.

In 202 families, or 10 percent of all family groups living in substandard homes, not a single member was gainfully employed at the time of enumeration. Some of this unemployment is probably attributable to the seasonal nature of work in the tobacco industry and markets. In 54 of these families (2.7 percent of all family groups surveyed) there is no employable person. Unemployability and lack of gainful employment are proportionately somewhat more common among white than among Negro families.

There are more than three minor dependents (unmarried persons under 21 years of age whose gross income is less than \$300 annually or who have no incomes whatsoever) in the households of 22.4 percent of all family groups living in substandard homes. The proportion of white and Negro families with such large numbers of dependents is about equal, but there are relatively more dependent minor children in tenant-families of both races than in owner-families. Since the accepted criterion for net rental expenditure is a maximum of one-fifth of the income in the case of less than three minor dependents and one-sixth in the case of three or more minor dependents, the following scale indicates the limits which families within certain income levels can spend for monthly rental:

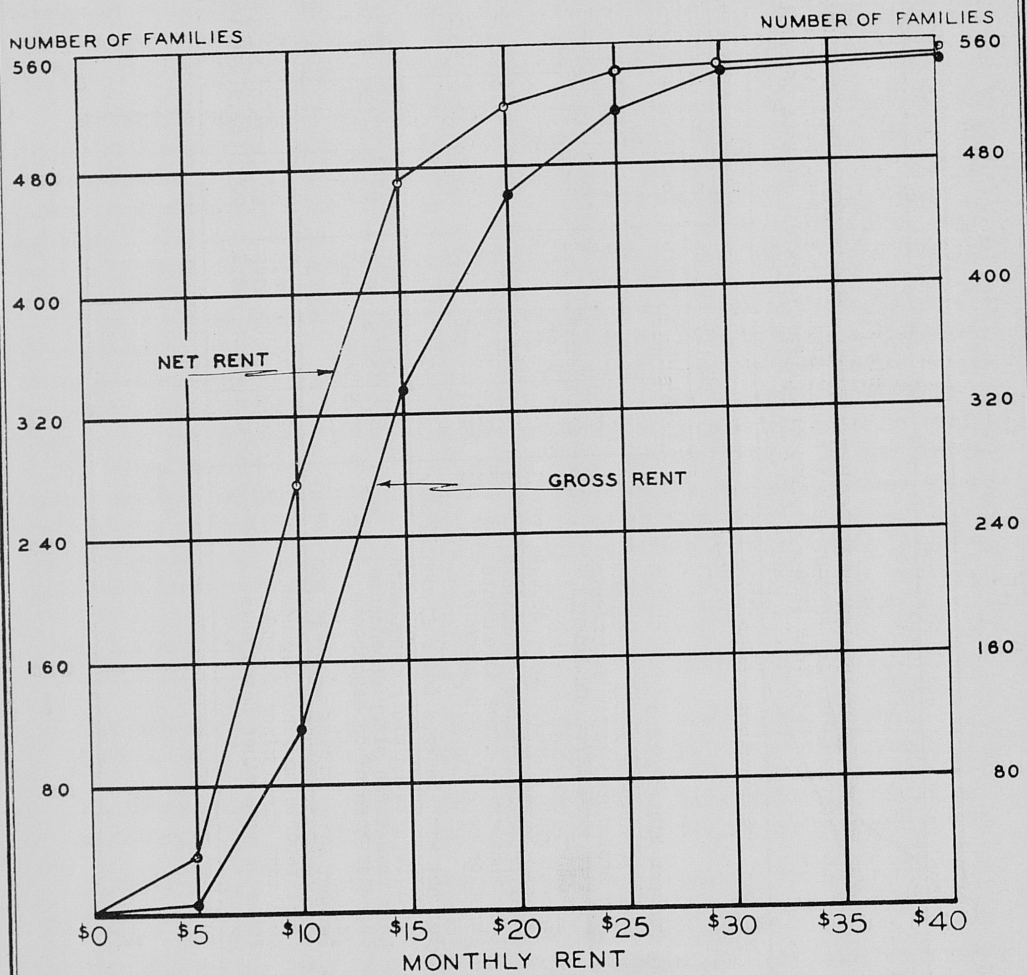
<u>Families with incomes of less than:</u>	<u>and with:</u>	<u>should spend less than:</u>
\$800 annually	Less than three dependents	\$14 for monthly rental
\$800 annually	three or more dependents	\$12 for monthly rental
\$1,000 annually	Less than three dependents	\$17 for monthly rental
\$1,000 annually	three or more dependents	\$14 for monthly rental
\$1,200 annually	Less than three dependents	\$20 for monthly rental
\$1,200 annually	three or more dependents	\$17 for monthly rental

Unfortunately, as the dwelling survey has revealed, almost all the existing units in Kinston which rent for less than \$10 a month are substandard, as well as more than 85 percent of those which rent for between \$10 and \$15 a month, and almost half

Table XXI  
 PERCENT DISTRIBUTION OF ALL FAMILY GROUPS IN SUBSTANDARD HOMES, BY NUMBER OF MINOR  
 DEPENDENTS, AND PERCENT OF ALL FAMILY GROUPS IN EACH CATEGORY WITH INCOMES OF  
 LESS THAN \$800 - \$1,200, BY OCCUPANCY STATUS, BY RACE OF FAMILY

	Occupancy status of families									
	All family groups			Owner family groups		Tenant family groups				
	Total	White	Negro	Total	White	Negro	Total	White	Negro	
A. Percent Distribution										
Total reports on minor dependents	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Less than three minor dependents	77.6	77.8	77.4	83.1	84.5	82.7	76.4	76.9	76.0	76.0
Three or more minor dependents	22.4	22.2	22.6	16.9	15.7	17.3	23.6	23.1	24.0	24.0
B. Percent with Incomes under \$800 a Year										
Total reports on minor dependents	60.2	50.9	65.4	59.2	40.4	65.4	60.4	52.4	65.3	65.3
Less than three minor dependents	60.8	51.1	66.2	58.7	42.7	65.5	61.0	52.4	66.5	66.5
Three or more minor dependents	58.1	50.3	62.3	56.7	28.6	65.2	58.3	52.4	61.8	61.8
C. Percent with Incomes under \$1,000 a year										
Total reports on minor dependents	71.9	61.5	77.6	70.4	57.3	74.8	72.2	62.1	78.4	78.4
Less than three minor dependents	72.1	60.8	78.5	71.9	61.5	75.5	72.2	60.7	79.4	79.4
Three or more minor dependents	70.9	64.0	74.7	63.3	35.7	71.7	72.0	66.7	75.2	75.2
D. Percent with Incomes under \$1,200 a Year										
Total reports on minor dependents	82.1	73.7	86.8	80.3	70.8	83.5	82.4	74.1	87.6	87.6
Less than three minor dependents	82.6	73.4	87.8	82.4	76.0	84.5	82.7	73.0	88.7	88.7
Three or more minor dependents	80.1	74.5	83.2	70.0	42.9	78.3	81.7	77.6	84.1	84.1

NUMBER OF WHITE TENANT SINGLE\* FAMILIES  
 OF 2 TO 7 PERSONS LIVING IN  
 SUBSTANDARD DWELLINGS BY MONTHLY  
 NET AND GROSS RENT  
 KINSTON, N.C.



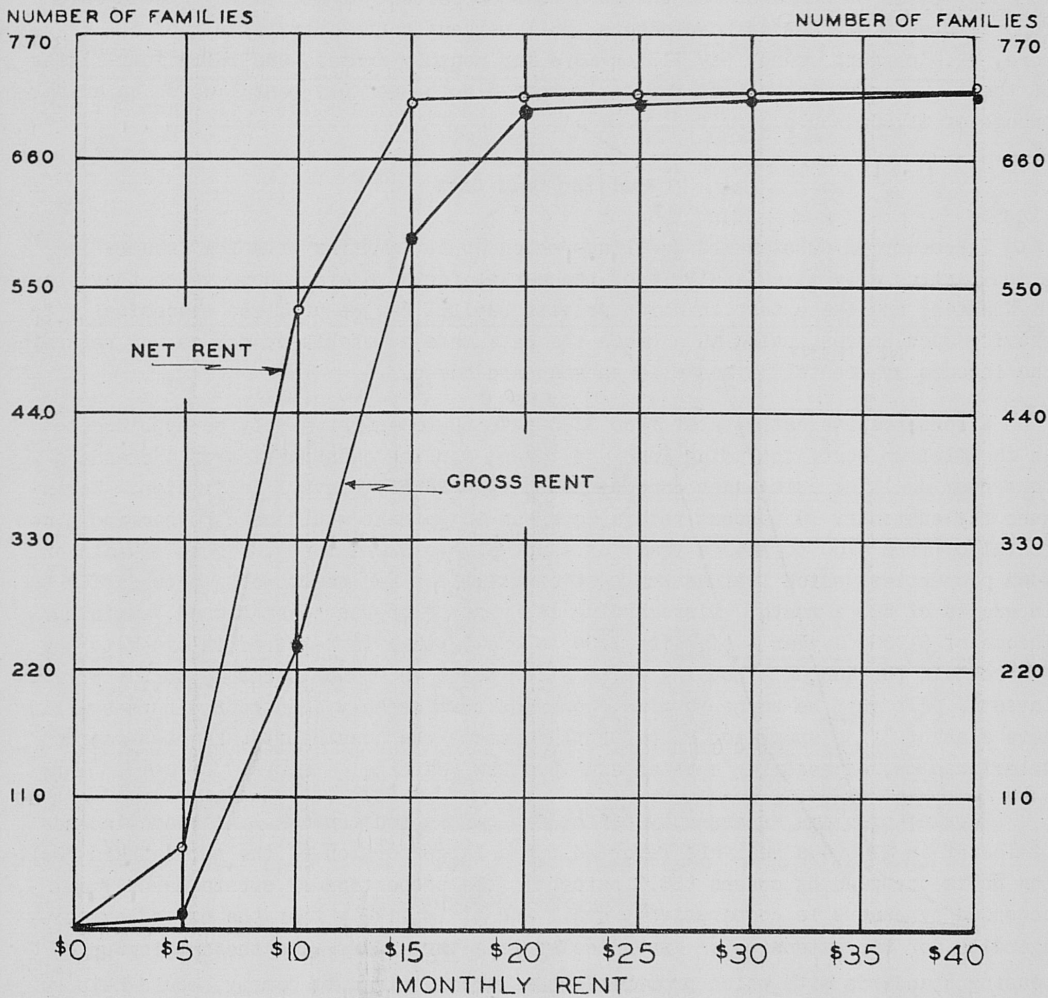
\* EXCLUDES  
 DWELLING UNITS WITH  
 2 OR MORE GROUPS

WORK PROJECTS ADMINISTRATION  
 REAL PROPERTY SURVEY  
 O.P. № 65-1-32-148

STATE PLANNING  
 BOARD-SPONSOR

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

KINSTON, N.C.



\* EXCLUDES  
 DWELLING UNITS WITH  
 2 OR MORE GROUPS

WORK PROJECTS ADMINISTRATION  
 REAL PROPERTY SURVEY  
 O.P. Nº 65-1-32-148

STATE PLANNING  
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(47.9 percent) of those which rent for between \$15 and \$20 a month. It is fairly safe, therefore, to assume that adequate dwelling units can at present scarcely be rented for less than \$20 per month. Table XXI indicates the proportion of families now living in substandard homes who cannot, because of their incomes, pay rentals in excess of those listed in the scale above. Thus, on the basis of their incomes, of the more than three-fourths of all family groups in Kinston's substandard homes who report the presence of less than three minor dependents, at least 60 percent cannot afford rentals of \$13 or more, almost three-fourths (72.1 percent) cannot afford rentals of \$16 or more, and more than four-fifths cannot pay the \$20 rental which adequacy seems to command. Of the more than 22 percent of all family groups which report three or more minor dependents, 58.1 percent cannot pay rentals of \$11 or more, 70.9 percent cannot pay \$13 or more for monthly rental, and fully four-fifths of their number cannot afford the maximum of \$16 for monthly rental which an annual income of \$1,200 would permit.

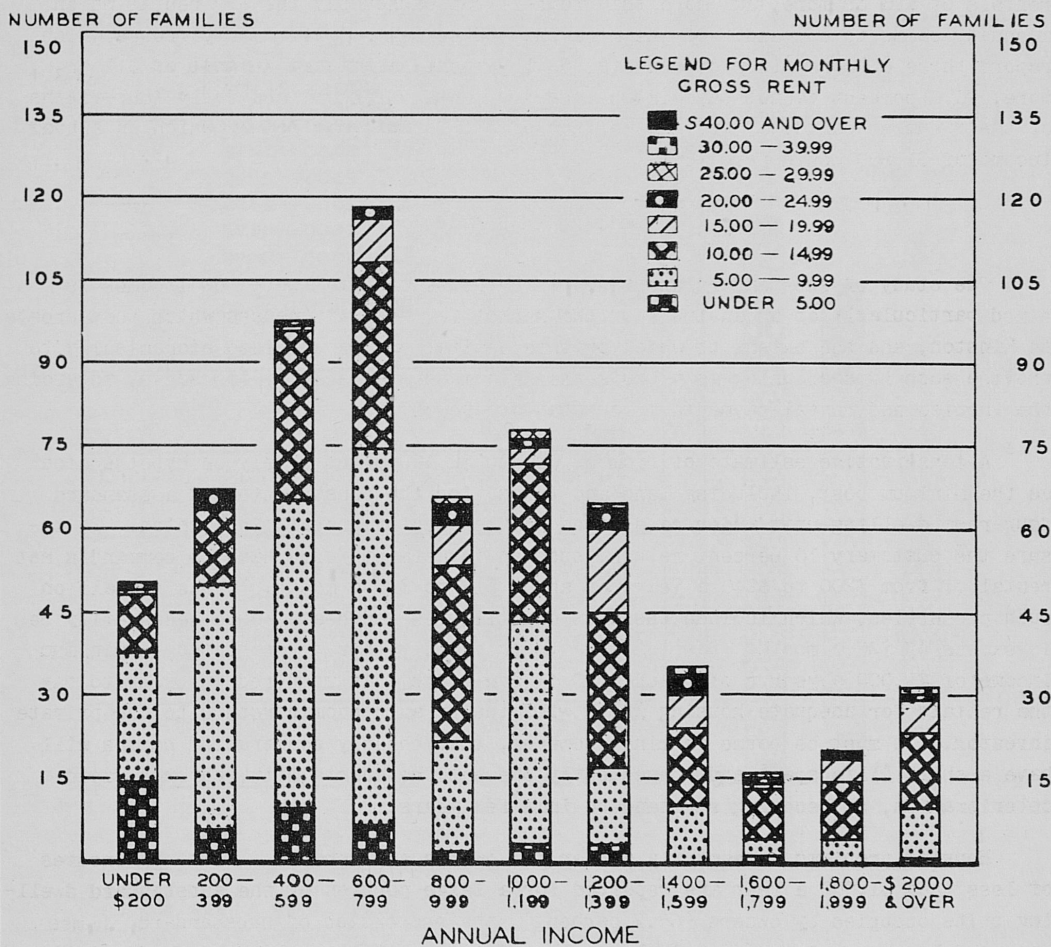
#### Dwelling Unit Data

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

A conservative estimate of from \$2,000 to \$2,400 might safely be hypothecated as the minimum cost, including land and taxes, for the construction of a standard four-room dwelling unit under conditions that currently prevail in Kinston. To insure the customary 10 percent return, such an investment would have to command a net rental of from \$200 to \$240 a year, or about \$17 to \$20 a month. Gross rentals on such properties, which include the cost of utilities and heat, would necessarily be in excess of \$20 a month. Disregarding the size of groups to be housed, a minimum income of \$1,000 a year ( of which \$200 is one-fifth ) is required in order to pay the rentals for adequate housing which will insure an economic return to the private investor. It must be borne in mind, however, that cheaply constructed houses will have a short "life span" and consequently present the possibility, through rapid deterioration, of becoming substandard in a few years.

Housing problems necessarily differ for owners and tenants. Although incomes of less than \$1,000 a year are reported for a large portion of the substandard dwelling units occupied by owners (68.7 percent), the proportion of substandard homes occupied by owners is comparatively small and it is likely that the use of existing agencies for the extension or guarantee of long-term loans, and the setting up of housing standards with which property owners are required to comply, would help eliminate a large portion of the inadequacy which exists among owner-occupied properties. Tenants, who occupy the largest number of substandard units, however, present a problem more difficult of solution.

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

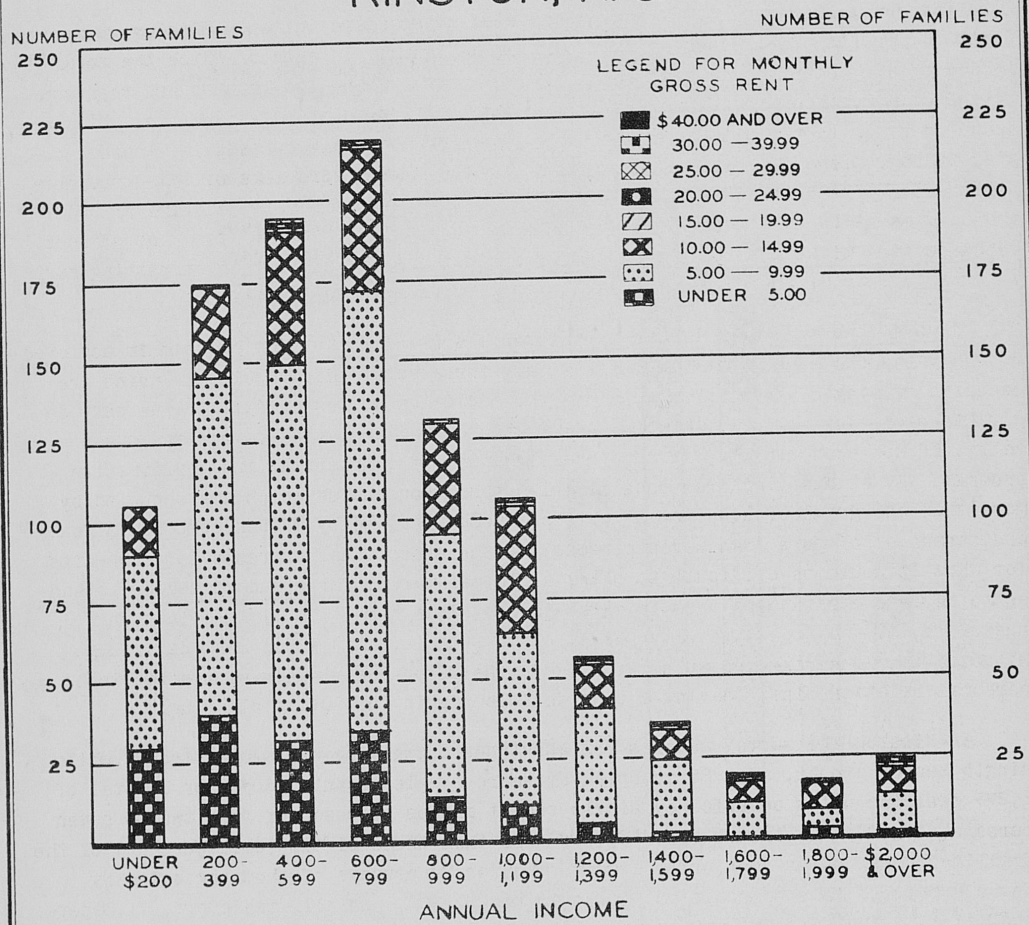


\* EXCLUDES DWELLING UNITS WITH 2 OR MORE GROUPS

WORK PROJECTS ADMINISTRATION  
REAL PROPERTY SURVEY  
O.P. No 65-1-32-148

STATE PLANNING  
BOARD-SPONSOR

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



\* EXCLUDES DWELLING UNITS WITH 2 OR MORE GROUPS

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

STATE PLANNING BOARD-SPONSOR

The private investor's market for improved properties which might replace inadequate ones in Kinston is by no means negligible, if the tenant-occupants of the 517 units (29.6 percent of all tenant-occupied substandard units) with annual incomes of \$1,000 or more, are considered able to afford the minimum rental price of adequacy. The net rental of 5.2 percent of the substandard units occupied by tenants with incomes of \$1,000 or more, as well as of 1.3 percent of those occupied by tenants with smaller incomes, is now at least \$20 a month. Without increasing the rentals, these properties could probably be improved and still realize a profit for their owners.

There are, however, 1,227 tenant-occupied substandard units in Kinston, comprising 70.4 percent of all such units reporting on income, in each of which the total income of all occupants is less than \$1,000 a year. These low incomes are representative of more than three-fifths (61.7 percent) of the substandard dwelling units occupied by white tenants, and more than three-fourths (75.5 percent) of those occupied by Negro tenants. The only solution for the housing problems of this considerable number of tenants whose incomes do not permit them to pay the minimum price of adequacy seems to lie in some form of subsidized housing program. The cost of such subsidization might equitably be balanced against the social cost of permitting such a large segment of the city's population to live under slum conditions.

A more accurate gauge of the market for a subsidized housing program is achieved by analyzing the incomes and rentals of only those substandard dwellings which are occupied by single tenant groups, since the single group, as a unit, is the only desirable basis for social planning, and since groups with tenant-tenure are numerically, if not economically, in more pressing need of a practical and ameliorative program. By eliminating from consideration those households which are occupied by more than one group of persons, as well as those occupied by groups composed of only one person or of more than seven persons, as the exceptional extremes in group-size for whom it would be difficult to plan, a minimal market for standard houses intended to replace substandard ones is established. This market is limited in number, therefore, to the most obviously pressing cases and only to those most desirably situated for long-range planning; i.e., households of individuals with established personal relationships, leaving a considerable margin for future planning.

In Kinston the survey reveals 552 substandard dwelling units occupied by white single tenant groups, and 725 occupied by Negro single tenant groups, or a total of 1,277 dwelling units occupied by single tenant groups composed of from two to seven persons. The annual income reported for more than three-fifths (61.1 percent) of the dwellings occupied by such white groups, and for 79 percent of those occupied by Negro groups of this composition, is less than \$1,000. In all, therefore, 71.3 percent of all single tenant groups now living in substandard homes cannot pay the rentals which privately owned adequate houses command. While the gross rents (which include cost of utilities, heating, etc.) for 4.6 percent of these households with total incomes of less than \$1,000 a year now amount to \$20 or more per month, the remaining 95.4 percent of them now spend less than this amount for gross rent (and,

of course, even less for net rent) and can scarcely be expected, in view of the size of their incomes, to increase their rental expenditures very much in order to better their living conditions.

The low-income housing program now under way in Kinston is a start toward the solution of the housing problems of these families who are financially beyond the reach of private investors. Housing standards for other groups could undoubtedly be improved through the co-operative efforts of property owners and city officials. In general, planned improvements involving private investors, individual owners, and public agencies could accomplish much 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 Kinston.

Real Property  
 the first and second  
 house construction.

Block -- the  
 such land being a

Major Structure --  
 outbuildings, and

Horizontal Street  
 other additional  
 etc.

Dwelling Unit --  
 being permanent  
 closed off from

Type of Resident

Type 1 -- Sing

Type 2 -- Sing  
 building but is  
 used for resid

Type 3 -- Two  
 same roof and

Type 4 -- Two

Type 5 -- Three

Type 6 -- Four

Type 7 -- Apart  
 for five or mor

Type 8 -- Busi  
 use or more de

Type 9 -- Other  
 exclusive.

Type 10 -- Part  
 provided b  
 slightly sit

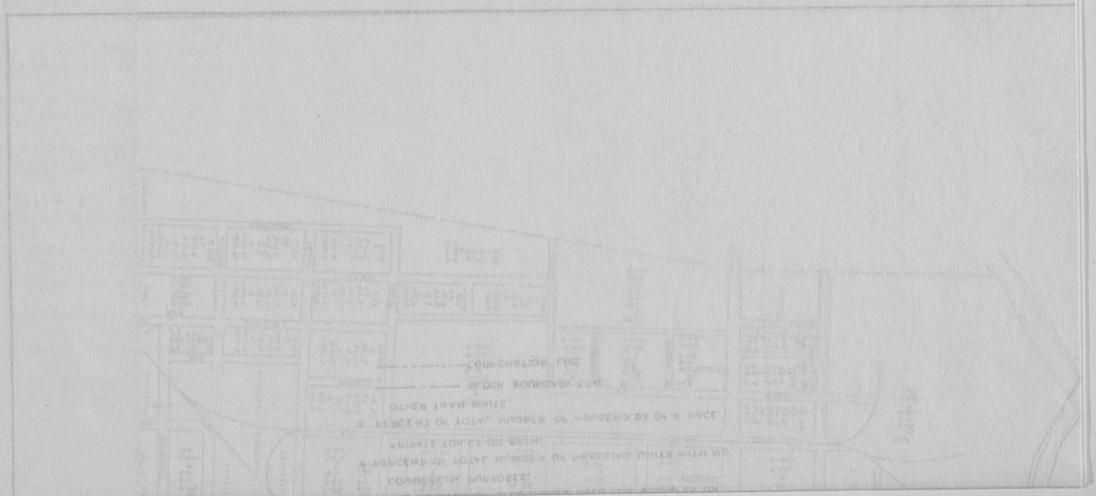
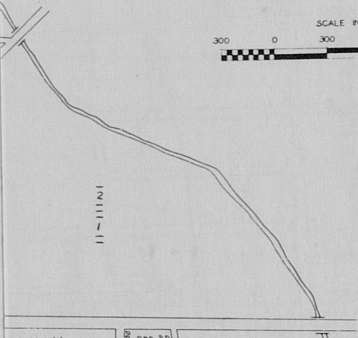
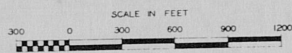
Type 11 -- Comp  
 or details  
 conversion  
 structure.

Other Construction  
 for occupancy. Ex

# BLOCK DATA MAP

## KINSTON, NORTH CAROLINA

REAL PROPERTY SURVEY  
 AUGUST 1939  
 W.P.A. PROJECT N°65-132-148  
 STATE PLANNING BOARD-SPONSOR



GLOSSARY

Real Property Survey of 1939 -- In general, the survey was made by the State Planning Board in 1939 and the data were published in the 1940 Census of Housing. The survey was made by the State Planning Board in 1939 and the data were published in the 1940 Census of Housing. The survey was made by the State Planning Board in 1939 and the data were published in the 1940 Census of Housing.

Structure -- any building in which people, goods, or animals are sheltered, and which is not a mobile home, trailer, or other structure which is not permanently attached to the ground. This includes mobile homes, trailers, and other structures which are not permanently attached to the ground.

Single Dwelling -- a structure containing one or more dwellings, but not a structure containing two or more dwellings which are not attached to each other.

Multiple Dwelling -- a structure containing two or more dwellings which are attached to each other.

Other Dwelling -- a structure containing one or more dwellings, but not a structure containing two or more dwellings which are not attached to each other.

Other Structure -- any building in which people, goods, or animals are sheltered, and which is not a mobile home, trailer, or other structure which is not permanently attached to the ground. This includes mobile homes, trailers, and other structures which are not permanently attached to the ground.

Mobile Home -- a structure which is not permanently attached to the ground and which is designed to be used as a dwelling.

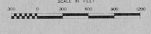
Trailer -- a structure which is not permanently attached to the ground and which is designed to be used as a dwelling.

Other Structure -- any building in which people, goods, or animals are sheltered, and which is not a mobile home, trailer, or other structure which is not permanently attached to the ground. This includes mobile homes, trailers, and other structures which are not permanently attached to the ground.



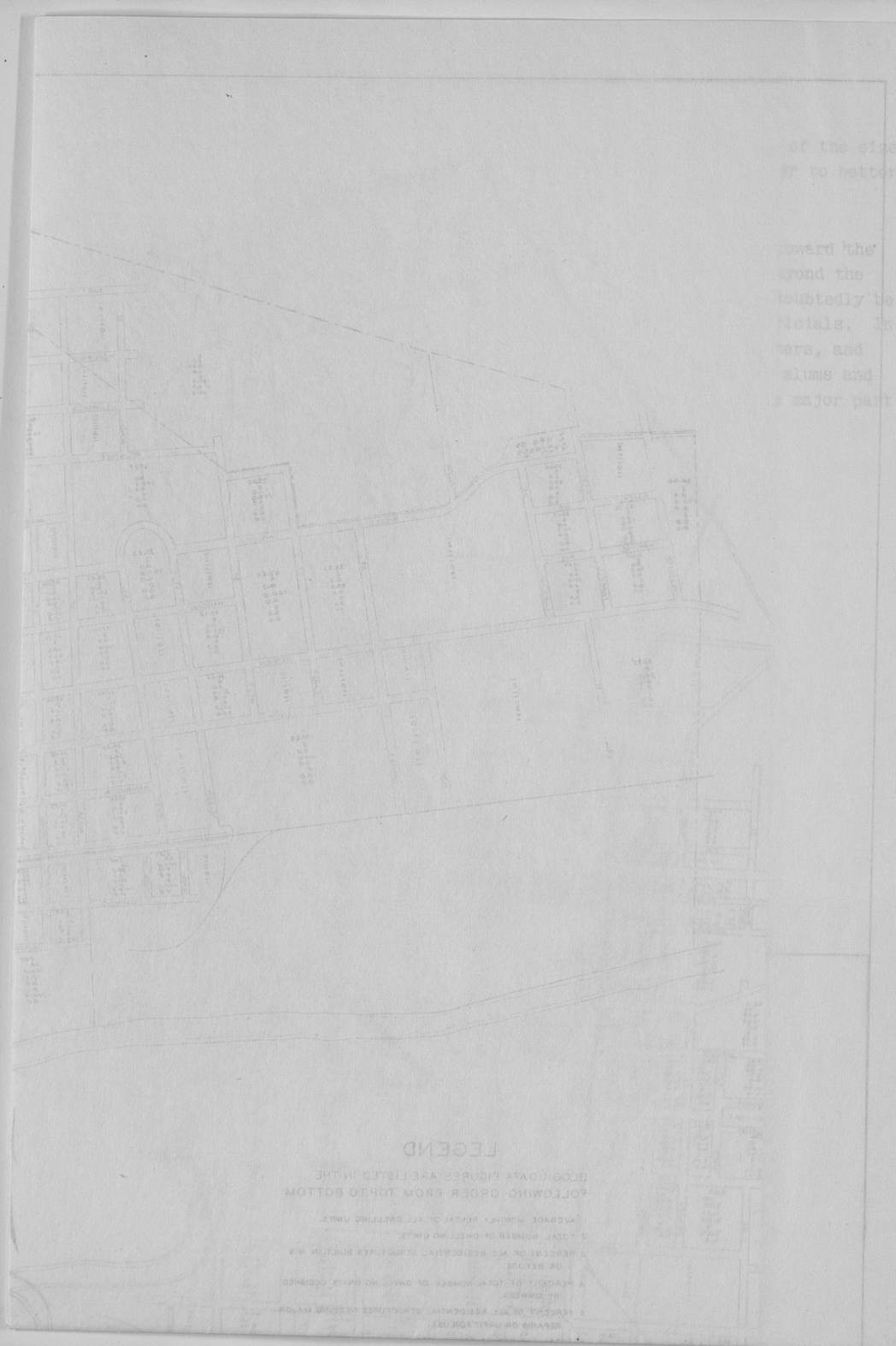
BLOCK DATA MAP  
KINSTON, NORTH CAROLINA

REAL PROPERTY SURVEY  
AUGUST 1939  
W.P.A. PROJECT N°65-132-148  
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 IN 1939 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
- BLOCK BOUNDARY LINE  
— CORRIDOR LINE



LEGEND

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

1. PERCENT OF ALL RESIDENTIAL STRUCTURES BEING MAJOR DWELLINGS
2. PERCENT OF TOTAL NUMBER OF DWELLINGS WITH OCCUPIED OR RENTED
3. PERCENT OF ALL RESIDENTIAL STRUCTURES BUILT IN THIS BLOCK
4. TOTAL NUMBER OF DWELLING UNITS
5. AVERAGE NUMBER OF PERSONS PER DWELLING UNIT

of the size  
to better  
toward the  
ground the  
located by  
Hotels, in  
bars, and  
alums and  
a major part

- I. Real estate in the field of house enumeration
  - Block such as 1
  - Major outbuildings
  - Residential other than etc.
  - Dwellings containing closed
  - Types of buildings
    - Type 1
    - Type 2
    - Type 3
    - Type 4
    - Type 5
    - Type 6
    - Type 7
    - Type 8
    - Type 9
    - Type 10
    - Type 11
    - Type 12
    - Type 13
    - Type 14
    - Type 15
    - Type 16
    - Type 17
    - Type 18
    - Type 19
    - Type 20
- Under certain conditions for occurrence of minor exterior brick. Stories in quality of basements thereof. Garage attached to dweller. Duration of monthly unit; 1 rentals. Installed. Running.

II. Land devoted



## GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

parcel in each block of the city.

**Types of Non-Residential Structures:**

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

**Industrial** -- buildings devoted to light or heavy manufacturing and other industrial uses; such as railway shops and yards, wholesale trade, warehouses, etc.

**Public Buildings** -- buildings of a public or institutional character; such as city buildings, county, state, and federal buildings, YMCA's, churches, schools, jails, etc.

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

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

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

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

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

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

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

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

lack of a private flush toilet;

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

lack of running water;

lack of installed heating;

lack of electric or gas lighting.

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

more than 1.5 persons per room;

two or more families living in the dwelling unit

(note: both factors must be present when the rent is more than \$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 with or without unmarried children in the household, or either parent with one or more unmarried children, with or without other related persons in the household.

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

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

**Unemployable** -- 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

A. Type of Structure	Total		Owners		Non-Owners	
	Number	Percent	Number	Percent	Number	Percent
Total reports	3173	100.0	1136	100.0	2037	100.0
Single family detached	2684	84.6	985	86.7	1699	83.4
Single family attached	5	0.2	0	0.0	5	0.2
2-family side-by-side	259	8.1	66	5.8	193	9.5
2-family 2-decker	89	2.8	38	3.3	51	2.5
3-family 3-decker	0	0.0	0	0.0	0	0.0
4-family double 2-decker	11	0.3	2	0.2	9	0.5
Apartment	5	0.2	1	0.1	4	0.2
Business with dwelling units	35	1.1	11	1.0	24	1.2
Other non-converted structures	69	2.2	27	2.4	42	2.1
Partially converted structures	5	0.2	0	0.0	5	0.2
Completely converted structures	11	0.3	6	0.5	5	0.2
B. Structures by Year Built						
Total reports	3173	100.0	1136	100.0	2037	100.0
1935-1939	376	11.8	164	14.4	212	10.4
1930-1934	115	3.6	44	3.9	71	3.5
1925-1929	250	7.9	124	10.9	126	6.2
1920-1924	355	11.2	142	12.5	213	10.5
1915-1919	313	9.9	95	8.4	218	10.7
1905-1914	790	24.9	232	20.4	558	27.4
1895-1904	687	21.6	238	21.0	449	22.0
1885-1894	173	5.5	56	4.9	117	5.7
1860-1884	79	2.5	25	2.2	54	2.7
1859 or before	35	1.1	16	1.4	19	0.9
	Total		Mortgaged		Unencumbered	
	Number	Percent	Number	Percent	Number	Percent
C. Encumbrance by Value - Owner Occupied Structures, types 1-6						
Total reports	1091	100.0	230	100.0	861	100.0
\$ 499 or less	38	3.5	5	2.2	33	3.8
500 - \$ 999	189	17.3	30	13.1	159	18.5
1000 - 1499	99	9.1	18	7.8	81	9.4
1500 - 1999	77	7.1	16	7.0	61	7.1
2000 - 2499	72	6.6	13	5.7	59	6.9
2500 - 2999	58	5.3	19	8.3	39	4.5
3000 - 3999	135	12.4	33	14.3	102	11.9
4000 - 4999	103	9.4	32	13.9	71	8.2
5000 - 5999	79	7.2	15	6.5	64	7.4
6000 - 7999	98	9.0	21	9.1	77	8.9
8000 - 9999	68	6.2	19	8.3	49	5.7
10000 - 14999	42	3.9	7	3.0	35	4.1
15000 - 19999	19	1.7	1	0.4	18	2.1
20000 - 29999	13	1.2	1	0.4	12	1.4
30000 or more	1	0.1	0	0.0	1	0.1

I. Structure Data (Cont'd.)

	Total			Total	
	Number	Percent		Number	Percent
<b>D. Basements</b>			<b>E. Garages</b>		
Total reports	3173	100.0	Total reports	3173	100.0
No basement	3040	95.8	No garage	2077	65.5
With basement	133	4.2	With garage	1096	34.5
<b>F. Stories</b>			<b>G. Exterior Material</b>		
Total reports	3173	100.0	Total reports	3173	100.0
1 story	2385	75.2	Wood	2928	92.3
1½ stories	56	1.8	Brick	170	5.3
2 stories	723	22.8	Stone	45	1.4
2½ stories	7	0.2	Stucco	18	0.6
3 stories or more	2	*	Other	12	0.4

\* Less than 0.1%

II. Dwelling Unit Data

	Total		Owner		Tenant		Vacant	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<b>A. Monthly Rent or Rental Value</b>								
Total reports	3755	100.0	1136	100.0	2557	100.0	62	100.0
\$ 4.99 or less	119	3.2	13	1.1	102	4.0	4	6.5
5.00 - \$ 9.99	1102	29.3	106	9.3	978	38.3	18	29.0
10.00 - 14.99	864	23.0	173	15.2	685	26.8	6	9.7
15.00 - 19.99	313	8.3	98	8.6	212	8.3	3	4.8
20.00 - 24.99	278	7.4	94	8.3	177	6.9	7	11.3
25.00 - 29.99	258	6.9	96	8.5	154	6.0	8	12.9
30.00 - 39.99	388	10.3	216	19.0	162	6.3	10	16.1
40.00 - 49.99	214	5.7	145	12.8	64	2.5	5	8.1
50.00 - 74.99	172	4.6	149	13.1	23	0.9	0	0.0
75.00 - 99.99	40	1.1	39	3.4	0	0.0	1	1.6
100.00 - 149.99	4	0.1	4	0.4	0	0.0	0	0.0
150.00 or more	3	0.1	3	0.3	0	0.0	0	0.0
<b>B. Condition</b>								
Total reports	3755	100.0	1136	100.0	2557	100.0	62	100.0
Good condition	1313	35.0	608	53.5	687	26.9	18	29.1
In need of minor repairs	2130	56.7	474	41.7	1631	63.8	25	40.3
In need of major repairs	288	7.7	50	4.4	230	9.0	8	12.9
Unfit for use	24	0.6	4	0.4	9	0.3	11	17.7
<b>C. Adequacy</b>								
Total reports	3755	100.0	1136	100.0	2557	100.0	62	100.0
Standard	1538	41.0	751	66.1	752	29.4	35	56.5
Substandard - Total:	2217	59.0	385	33.9	1805	70.6	27	43.5
Physically only	1650	43.9	332	29.2	1291	50.5	27	43.5
Occupancy only	47	1.3	7	0.6	40	1.6	--	--
Physically and occupancy	520	13.8	46	4.1	474	18.5	--	--

11. Dwelling Unit Data (Cont'd.)

	Total		Owner		Tenant		Vacant	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<b>D. Rooms</b>								
Total reports	3755	100.0	1136	100.0	2557	100.0	62	100.0
1 room	60	1.6	5	0.4	55	2.1	0	0.0
2 rooms	409	10.9	22	1.9	376	14.7	11	17.7
3 rooms	1127	30.0	104	9.2	1004	39.3	19	30.6
4 rooms	602	16.0	133	11.7	461	18.0	8	12.9
5 rooms	474	12.6	167	14.7	302	11.8	5	8.1
6 rooms	535	14.2	294	25.9	234	9.2	7	11.3
7 rooms	216	5.8	140	12.3	69	2.7	7	11.3
8 rooms or more	332	8.9	271	23.9	56	2.2	5	8.1
<b>E. Heating</b>								
Total reports	3755	100.0	1136	100.0	2557	100.0	62	100.0
Central steam or hot water	157	4.2	103	9.1	53	2.1	1	1.6
Central warm air	99	2.6	71	6.2	25	1.0	3	4.8
Other installed	3476	92.6	959	84.4	2487	96.5	50	80.7
None installed	23	0.6	3	0.3	12	0.4	8	12.9
<b>F. Lighting</b>								
Total reports	3755	100.0	1136	100.0	2557	100.0	62	100.0
Electric	3021	80.5	1028	90.5	1947	76.2	46	74.2
Gas	4	0.1	1	0.1	3	0.1	0	0.0
Other	730	19.4	107	9.4	607	23.7	16	25.8
<b>G. Cooking</b>								
Total reports	3755	100.0	1136	100.0	2557	100.0	62	100.0
Electric	204	5.4	121	10.6	80	3.1	3	4.8
Gas	818	21.8	418	36.8	396	15.5	4	6.5
Other installed	2876	71.3	594	52.3	2064	80.7	18	29.0
None installed	57	1.5	3	0.3	17	0.7	37	59.7
<b>H. Refrigeration</b>								
Total reports	3755	100.0	1136	100.0	2557	100.0	62	100.0
Electric	1203	32.1	622	54.8	580	22.7	1	1.6
Gas	30	0.8	13	1.1	17	0.7	0	0.0
Ice	1593	42.4	403	35.5	1189	46.5	1	1.6
None	929	24.7	98	8.6	771	30.1	60	96.8
<b>I. Plumbing</b>								
Total reports	3755	100.0	1136	100.0	2557	100.0	62	100.0
At least 2 toilets and 2 bathing units	250	6.7	205	18.1	42	1.6	3	4.8
At least 2 toilets and 1 bathing unit	76	2.0	54	4.8	21	0.8	1	1.6
1 toilet and at least 1 bathing unit	1275	33.9	503	44.3	740	29.0	32	51.6
At least 1 toilet, less than 1 bathing unit	660	17.6	156	13.7	499	19.5	5	8.1
Shared toilet and running water	436	11.6	47	4.1	389	15.2	0	0.0

II. Dwelling Unit Data (Cont'd.)

	Total		Owner		Tenant		Vacant	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<b>I. Plumbing (Cont'd.)</b>								
Shared toilet, no running water	0	0.0	0	0.0	0	0.0	0	0.0
No toilet but with running water	344	9.2	72	6.3	271	10.6	1	1.6
No toilet and no running water	714	19.0	99	8.7-	595	23.3	20	32.3
	Total Occupied		Owner		Tenant		Vacant	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<b>J. Duration of Occupancy or Vacancy</b>								
Total reports	3693	100.0	1136	100.0	2557	100.0	62	100.0
Less than 6 months	495	13.4	25	2.2	470	18.4	46	74.2
6 months-11 months	307	8.3	18	1.6	289	11.3	4	6.5
1 year-1 year 11 months	474	12.8	83	7.3	391	15.3	2	3.2
2 years-2 years 11 months	375	10.2	60	5.3	315	12.3	3	4.8
3 years-4 years 11 months	509	13.8	112	9.9	397	15.5	7*	11.3
5 years-9 years 11 months	583	15.8	136	12.0	447	17.5		
10 years-19 years 11 months	519	14.0	336	29.5	183	7.2		
20 years or more	431	11.7	366	32.2	65	2.5		

\* 3 years or more.

III. Occupied Dwelling Unit Data

	Total		Owner		Tenant	
	Number	Percent	Number	Percent	Number	Percent
<b>A. Race of Household</b>						
Total reports	3693	100.0	1136	100.0	2557	100.0
White	2162	58.5	791	69.6	1371	53.6
Negro	1528	41.4	344	30.3	1184	46.3
Other	3	0.1	1	0.1	2	0.1
<b>B. Size of Household</b>						
Total reports	3693	100.0	1136	100.0	2557	100.0
1 person	175	4.7	57	5.0	118	4.6
2 persons	891	24.1	245	21.6	646	25.3
3 persons	839	22.7	249	21.9	590	23.1
4 persons	670	18.2	238	21.0	432	16.9
5 persons	437	11.8	147	12.9	290	11.3
6 persons	271	7.4	77	6.8	194	7.6
7 persons	172	4.7	55	4.8	117	4.6
8 persons	103	2.8	32	2.8	71	2.8
9 persons	62	1.7	10	0.9	52	2.0
10 persons	31	0.8	12	1.1	19	0.7
11 persons or more	42	1.1	14	1.2	28	1.1

III. Occupied Dwelling Unit Data (Cont'd.)

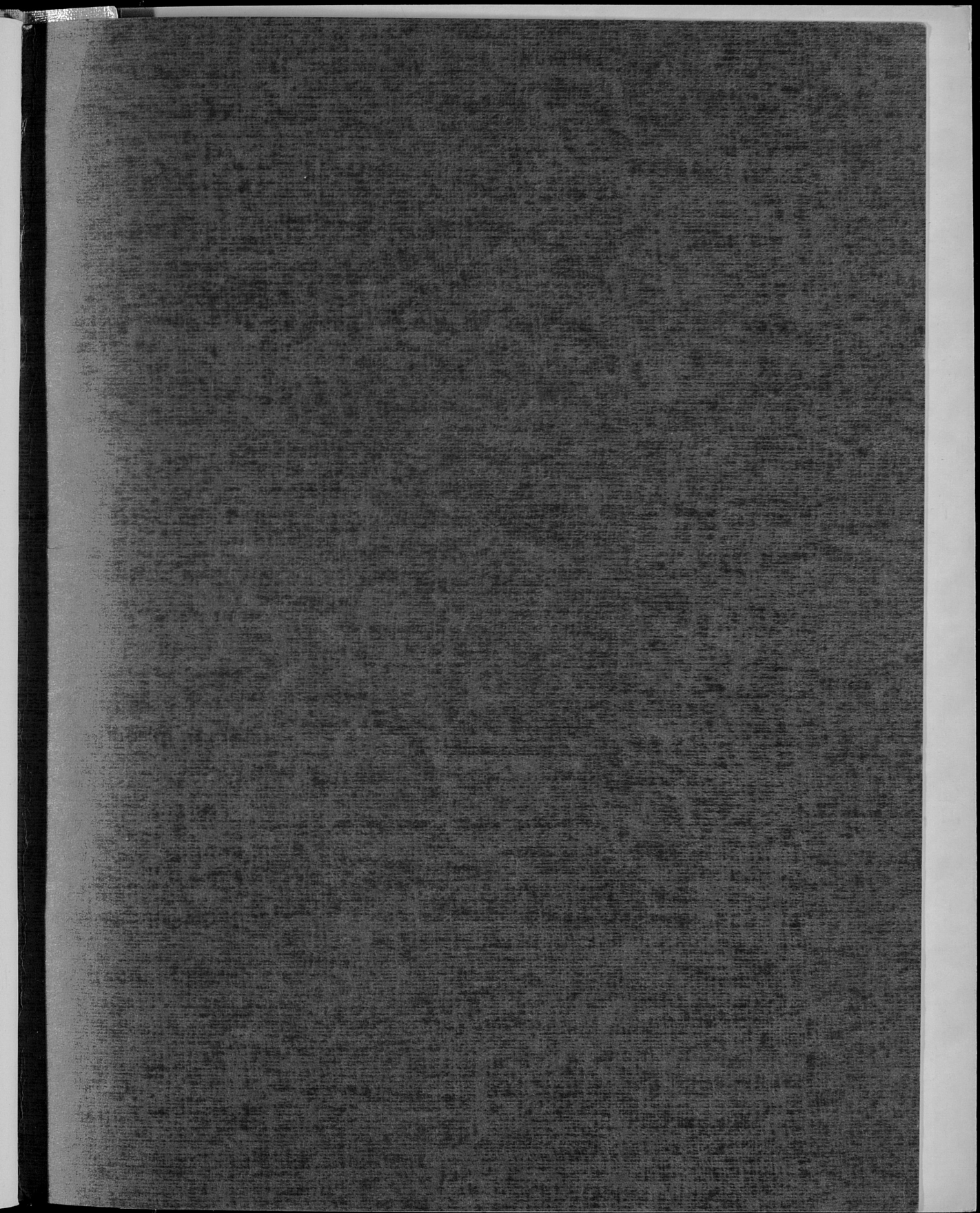
	Total		Owner		Tenant	
	Number	Percent	Number	Percent	Number	Percent
<b>C. Extra Families</b>						
Total reports	3693	100.0	1136	100.0	2557	100.0
No extra families	3582	97.0	1091	96.0	2491	97.4
1 extra family	97	2.6	36	3.2	61	2.4
2 or more extra families	14	0.4	9	0.8	5	0.2
<b>D. Persons Per Room</b>						
Total reports	3693	100.0	1136	100.0	2557	100.0
.50 or less	851	23.0	490	43.1	361	14.1
.51 - .75	834	22.6	283	24.9	551	21.6
.76 - 1.00	929	25.2	235	20.7	694	27.1
1.01 - 1.50	533	14.4	84	7.4	449	17.6
1.51 - 2.00	354	9.6	31	2.7	323	12.6
2.01 or more	192	5.2	13	1.2	179	7.0
<b>E. Children Under 15 Years of Age</b>						
Total reports	3693	100.0	1136	100.0	2557	100.0
No children	1911	51.7	667	58.7	1244	48.7
1 child	859	23.3	250	22.0	609	23.8
2 children	461	12.5	136	12.0	325	12.7
3 or 4 children	363	9.8	69	6.1	294	11.5
5 children or more	99	2.7	14	1.2	85	3.3
<b>F. Roomers</b>						
Total reports	3693	100.0	1136	100.0	2557	100.0
No roomers	3245	87.9	985	86.7	2260	88.4
1 roomer	221	6.0	66	5.8	155	6.1
2 roomers	118	3.2	38	3.4	80	3.1
3 or 4 roomers	78	2.1	34	3.0	44	1.7
5 to 10 roomers	30	0.8	13	1.1	17	0.7
11 roomers or more	1	*	0	0.0	1	*

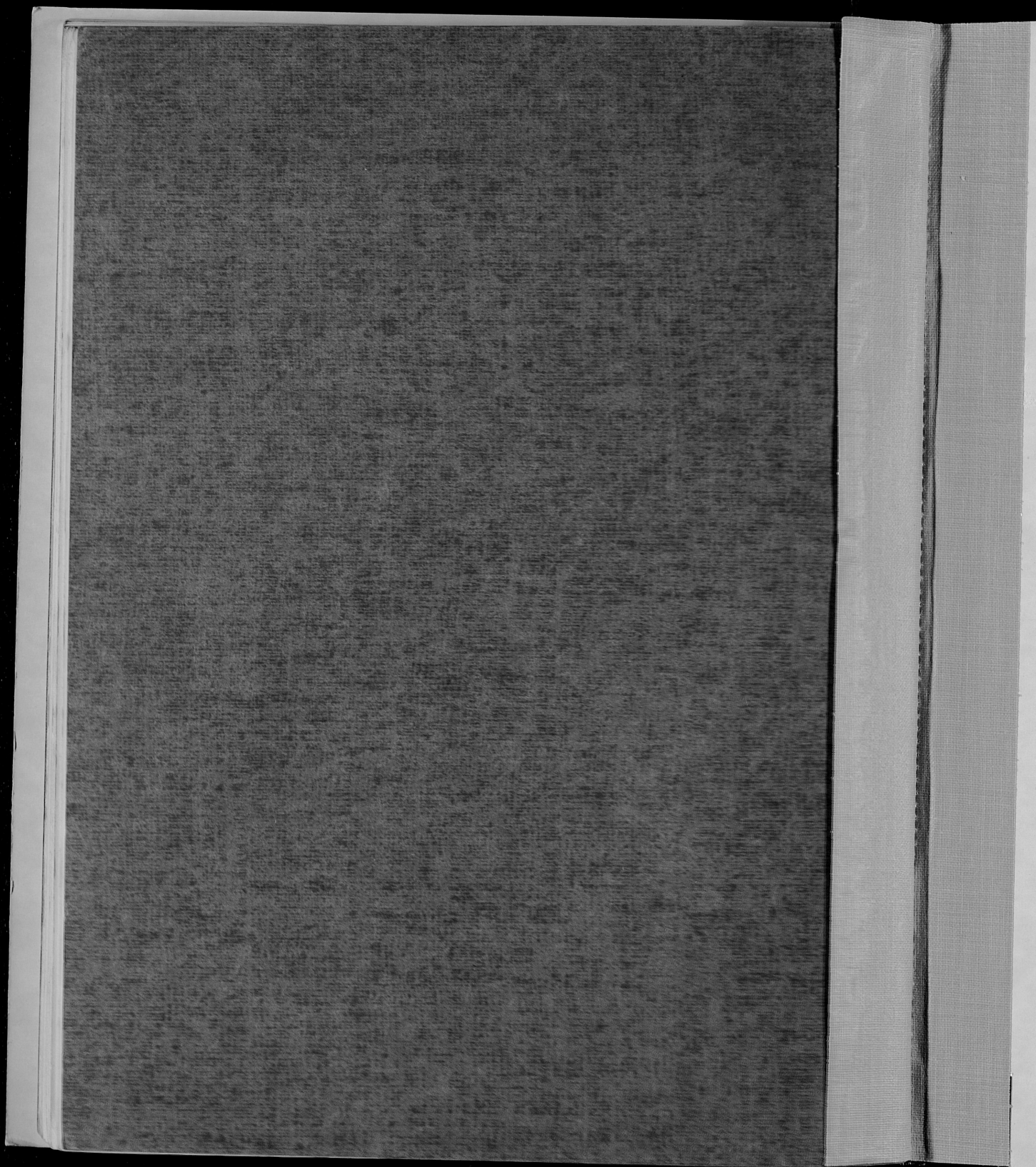
\* Less than 0.1%

IV. Low Income Housing Data

	Total		Owner				Tenant			
			White		Negro		White		Negro	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<b>A. Size of Family Group</b>										
Total groups	2018	100.0	89	100.0	266	100.0	636	100.0	1027	100.0
2 persons	667	33.1	25	28.1	100	37.6	176	27.7	366	35.6
3 persons	535	26.5	31	34.8	63	23.7	192	30.2	249	24.3
4 persons	313	15.5	15	16.9	42	15.8	102	16.0	154	15.0
5 persons	197	9.8	8	9.0	30	11.3	75	11.8	84	8.2
6 persons	136	6.7	2	2.2	13	4.9	40	6.3	81	7.9
7 persons	71	3.5	3	3.4	8	3.0	26	4.1	34	3.3
8 or more persons	99	4.9	5	5.6	10	3.7	25	3.9	59	5.7
<b>B. Net Annual Rental</b>										
Total dwelling units	2141	100.0	114	100.0	277	100.0	653	100.0	1097	100.0
Less than \$60	263	12.3	4	3.5	32	11.6	47	7.2	180	16.4
\$ 60 - \$119.99	1055	49.3	23	20.2	93	33.6	294	45.0	645	58.8
120 - 179.99	604	28.2	18	15.8	108	39.0	226	34.6	252	23.0
180 - 239.99	118	5.5	33	28.9	22	7.9	51	7.8	12	1.1
240 - 299.99	65	3.1	15	13.2	18	6.5	25	3.8	7	0.6
300 - 359.99	18	0.8	11	9.6	2	0.7	4	0.6	1	0.1
360 - 479.99	17	0.8	10	8.8	2	0.7	5	0.8	0	0.0
480 or more	1	*	0	0.0	0	0.0	1	0.2	0	0.0
* Less than 0.1%										
<b>C. Annual Income</b>										
Total dwelling units	2141	100.0	114	100.0	277	100.0	653	100.0	1097	100.0
None	27	1.3	4	3.5	6	2.2	11	1.7	6	0.5
Less than \$200	188	8.8	15	13.2	29	10.5	44	6.7	100	9.1
\$ 200 - \$ 399.99	302	14.1	15	13.2	46	16.6	66	10.1	175	16.0
400 - 599.99	354	16.5	13	11.4	50	18.0	98	15.0	193	17.6
600 - 799.99	384	17.9	9	7.9	38	13.7	118	18.1	219	20.0
800 - 999.99	240	11.2	13	11.4	30	10.8	66	10.1	131	11.9
1000 - 1199.99	217	10.2	11	9.6	20	7.2	79	12.1	107	9.8
1200 - 1399.99	151	7.1	9	7.9	16	5.8	65	9.9	61	5.6
1400 - 1599.99	93	4.3	7	6.1	14	5.1	36	5.5	36	3.3
1600 - 1799.99	49	2.3	4	3.5	8	2.9	16	2.5	21	1.9
1800 - 1999.99	47	2.2	4	3.5	4	1.4	21	3.2	18	1.6
2000 or more	82	3.8	10	8.8	15	5.4	33	5.1	24	2.2
No reports	7	0.3	0	0.0	1	0.4	0	0.0	6	0.5







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