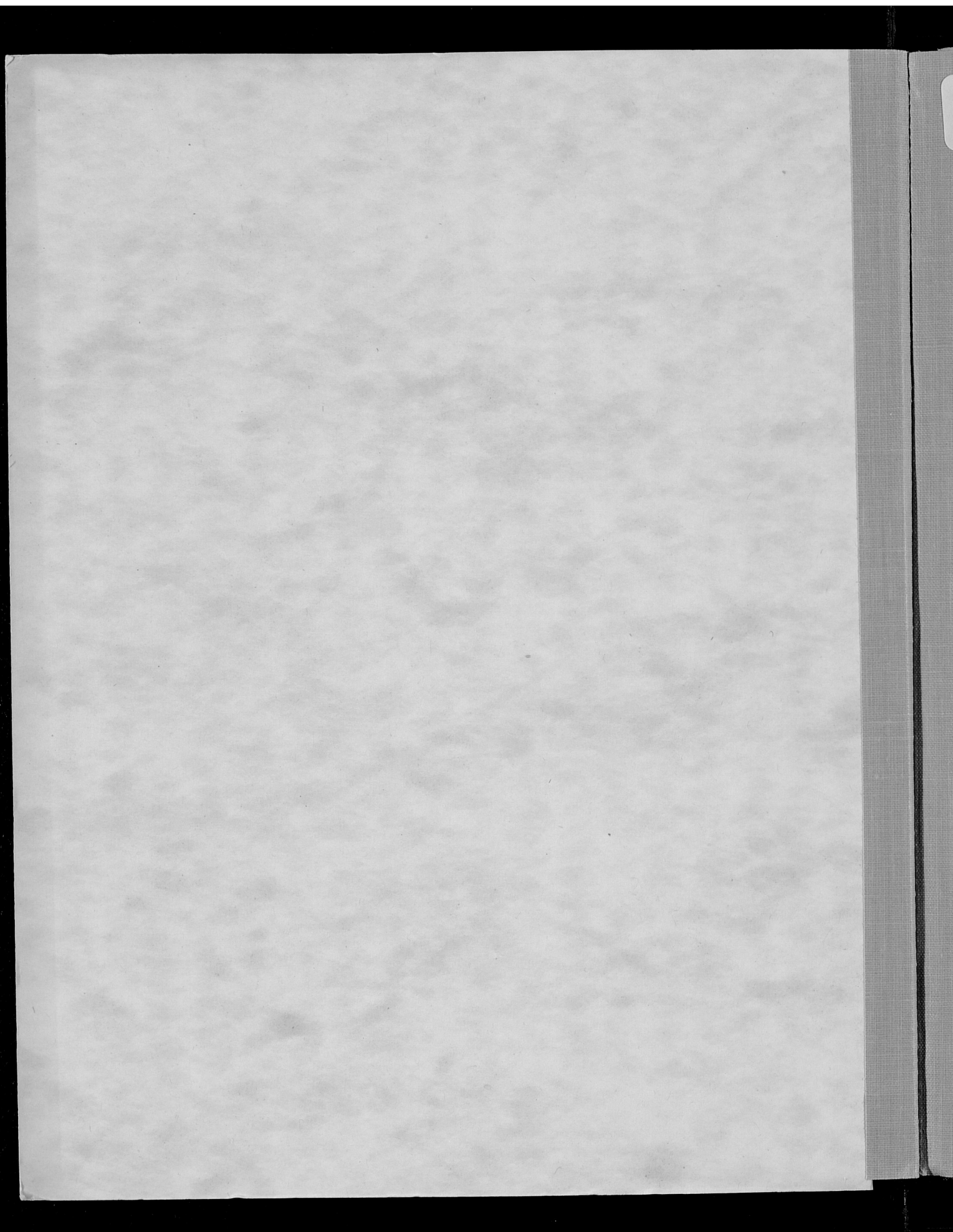


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REPORT
of
The Real Property Survey

ASHEVILLE, NORTH CAROLINA

1939 - 1940

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IDENTIFICATION MAP ASHEVILLE, N.C.

REAL PROPERTY INVENTORY, SEPTEMBER 1939.

O P 65-1-32-148

LEGEND

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



REPORT
of
The Real Property Survey

ASHEVILLE, NORTH CAROLINA

WORK PROJECTS ADMINISTRATION

O. P. 65-1-32-148

Sponsored by

CITY OF ASHEVILLE

NORTH CAROLINA STATE PLANNING BOARD

WILLIAM H. LEVITT

State Supervisor

1939 - 1940

PRICE ONE DOLLAR

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INTRODUCTION

ONE OF the outstanding phenomena of modern times has been the amazingly rapid growth of cities. This growth was characterized by nothing so much as by the fact that every other factor of normal healthy development was subordinated to speed. Cities grew mushroom-like, sprawling helter-skelter over the landscape, where natural limitations permitted; and piling themselves into a welter of tenements and skyscrapers, where physical obstacles formed a barrier in the path of outward expansion or where land costs were exceedingly high. The cause of this rapid and often uncontrolled growth was largely the increasingly massive and complex character of modern commerce. Cities grew in ratio to trade increase, and trade or commerce as always was the governing factor in the character of city growth.

This sudden overgrowth inevitably had its effect on housing. In a city which tripled and quadrupled its size in a few decades, residential property, which had once been on the outskirts of the city, was soon surrounded by a growing business district. People of the middle and higher income brackets moved to the new outskirts of the city, the homes they deserted either being demolished and replaced by commercial structures or converted into tenement and rooming houses, housing those whose scant incomes would neither permit them to live far from their daily occupations nor to pay a high enough rent to make proper maintenance a worthwhile investment for the landlord. As a result such places became rundown and shabby, increasingly poorer investments for owners and increasingly unsuited for safe, sanitary, uncrowded occupancy. In many cases this situation approaches slum conditions. The causation of blighted areas and slums can only be found in the complex organization of city life. Such factors as developing industry, rural to urban migration, race segregation, and new technologies in building and transportation, work for and against decaying city areas. One group of these factors may contribute toward decline while another makes possible and gives impetus toward outward movements of city zones by removing the primary functions of certain sections of towns. This allows the land use in one section to be adapted to another function such as low income housing or re-located commerce and industry. In addition, population increase has been far in excess of the increase in adequate housing. Safe, comfortable homes erected at some cost and requiring considerable capital investment do not represent a very great attraction to the average investor in a period when a quick return on invested capital is expected. As a result comparatively few adequate structures are erected in certain areas except by private owners. Structures erected by landlords often represent a capital investment that is relatively small and built in expectation of a speedy return. Construction in the past, in many cases, was of the boom-type, jerry-built sort, which quickly deteriorated, thus adding greatly to the housing problem. For all these reasons, the shortage of adequate housing facilities for urban populations has become increasingly acute.

The informed person who will argue that his city does not suffer to some extent from slum and inadequate housing conditions is comparatively rare. Various local, state, and federal social agencies, private social research institutes, the motion picture, and the creative artist have joined in directing the public's attention so forcefully to the situation that a large body of public opinion is now demanding better housing facilities, especially for low income groups.

From the outset it has been apparent that detailed, significant data on housing conditions was necessary in the various affected areas before any scientific, efficient steps could be taken to remedy or remove them. It was not sufficient to say: "Here are our slum areas. Demolish them and replace them with substantial dwellings." The problem is of a more complex nature. It is necessary to know, insofar as is possible, the exact boundaries, physical and economic, of our slums, whether these areas are suited to residential uses or should be given up to business uses, what the income of the slum dweller is, what rent he pays and what he can afford to pay for adequate housing, what dwelling site will place the present occupant of these areas in close communication with employment centers, whether slum clearance projects can best be carried out by private or government capital, and a host of other pertinent data.

It has not been the task of the Real Property Survey to attempt to offer answers to these problems, but rather to assemble and compile the varied mass of data into a form that is readily understandable and interpretable and to do these things with a sound degree of accuracy.

Realizing the need for information, the city of Asheville in April 1939 requested the North Carolina State Planning Board, which was sponsoring a state-wide Real Property Survey Project, to make a survey of actual housing conditions in Asheville. In the same month the selection of staff and personnel was begun. Care was taken in selecting a capable local person as city director. The remainder of the staff and personnel were then selected from the certified relief rolls of Buncombe County by the then Women's and Professional Division of the WPA in conjunction with the Employment Division for the area. Certain educational requirements were set up for the actual enumerating personnel, and, as the work was largely to consist of house-to-house canvassing of the census-enumeration type, care was taken to select as enumerators persons of intelligence and tactful disposition.

Training was initiated immediately, beginning on April 27, 1939. An instructor was sent from Raleigh by the state office of the Real Property Survey to conduct a short course of training for the local enumerators. A one week's class was conducted, in which approximately forty enumerators were instructed thoroughly in the fundamentals of house-to-house enumeration and in the solution of specialized problems which would arise in the real property survey, this classroom instruction being supplemented by actual field practice. An enumerator's manual was provided each enumerator as a classroom text and field reference. As additional enumerators were added to the survey personnel and as new phases of the survey procedure were encountered, additional training classes were held.

Field work was begun by forty-four enumerators on May 5, 1939. By May 18 a total of sixty-six workers were employed, the majority of whom were engaged in actual field work; and by June 2 an additional group of eleven Negro enumerators had been trained and placed in the field to enumerate the Negro dwelling units. On June 28 the land use survey was started by the mapping section. On July 7 special training had been completed, and a group of picked enumerators began the low income housing area survey. The work of enumeration for the initial real property survey was completed August 3, and codification and tabulation of these results were started August 4. Shortly thereafter the low income housing area survey and the land use survey

were completed, insofar as field work was concerned. Toward the completion of the field work, the office staff of the project was augmented as the field personnel of enumerators was diminished. The entire field work covered a period of from May 5 to September 15, 1939. The preparation of presentation maps, showing the results of initial tabulation, was in progress from the project's inception until April 5, 1940.

In conjunction with the prescribed enumeration an additional question was asked to determine the number of coal-stokers in use within the bounds of the survey. This was done as the request of the city in connection with its work on smoke abatement, a special problem for Asheville because of its geographic location.

Coding and tabulating of the results, both of the real property survey proper and of the low income housing area survey, were completed February 7, 1940. In addition, the results of the Salisbury Real Property Survey and the Reidsville Real Property Survey were coded and tabulated in the Asheville office concurrently with the Asheville Real Property Survey.

A preliminary, informal report on some of the more conspicuous results revealed by the Survey was made by the State Supervisor of the project to the City Council and appeared in the local newspapers February 9, 1940.

The culmination of interest in the housing situation in Asheville resulted in the appointment of a housing authority for the city of Asheville in June 1940. This step toward the eventual elimination of slums was only taken after long and thorough investigation by the City Council, an investigation which included for the most part the results of the low income area section of the Real Property Survey. In fact, the prime motivation for the city of Asheville's requesting that the survey be made, was to determine the extent of bad housing conditions so that an intelligent approach could be made as to the most satisfactory method of reaching a solution of the housing problem.

The general method of procedure employed by the Asheville Real Property Survey was that of the *Technique for a Real Property Survey*, prepared jointly by the Coordinating Committee of the Central Statistical Board, the Works Progress Administration, and the Division of Economics and Statistics of the Federal Housing Administration, published at Washington, D. C., July 19, 1935. In addition to this manual there was available the *Supplement to the Technique*, prepared jointly by the Division of Social Research of the Works Progress Administration, the Division of Research and Information of the United States Housing Authority and the Division of Economics and Statistics of the Federal Housing Administration and published at Washington, D. C., August 15, 1938; and *Low Income Housing Area Survey*, prepared and published by the Division of Social Research of the Works Progress Administration at Washington, D. C., February 2, 1939. With certain minor modifications advised by the state office of the Survey, the techniques outlined in these three works were explicitly followed.

It must be borne in mind that complete accuracy in a survey of this type is impossible. In addition to the element of normal human fallibility, several other extenuating circumstances must be considered, including speed as a factor of pressure on the enumerators. However, it is believed that the accuracy of these workers will compare very favorably with that of similar survey work. A compilation of error data, on the basis of the five per cent spot check enumeration, shows an average error of slightly more than 3 per cent for the entire survey. As a whole and in analysis the statistical information is accurate to as great a degree as practicable, and should be readily susceptible to a pertinent, workable interpretation.

As co-sponsor of the Asheville Real Property Survey, the City of Asheville has rendered most generously monetary and other assistance, without which the operation of the project could not possibly have been successful. In addition to placing the stamp of official approval on the project, thus greatly facilitating operating relations with the general public, the city rendered material aid in a variety of other ways, unhesitatingly meeting all requests made by the project for necessary supplies and furnishing generous office space in the City Hall. Typewriters, adding and calculating machines, map-making supplies, and general office supplies were also furnished as needed. A great deal of help was obtained from city engineers, the city smoke abatement engineer, and others. It was as much the readiness with which this large amount of assistance was given as its abundance that was encouraging and made for efficient operation.

The importance of public interest in and public understanding of a survey of this type can hardly be overestimated. Co-operation of persons interviewed is much more easily obtained when such persons have some understanding of what is going on. The Asheville Real Property Survey was extremely fortunate in having the survey placed well in the public mind through several different and efficacious means.

Newspaper publicity in itself was considerable. Asheville newspapers showed themselves extremely ready to co-operate with the survey by introducing survey news to the public through their columns at all times. The local radio station was equally co-operative in presenting the survey to the public, twelve survey-sponsored, fifteen-minute radio programs being presented over its facilities. Another source of public relations not to be overlooked was the excellent reception given the survey by the local Chamber of Commerce, the local Real Estate Board, and the various local civic clubs.

An important phase of survey public relations was that with the Negro population of the city. At the outset of the survey a group of substantial Negro citizens formed a voluntary committee to act in the capacity of sponsors for the Negro unit of the survey and to act as a liaison instrument between the Survey in general and the local Negro population. Such was the general response by the public of both races to actual enumeration that only two minor complaints were received by the City Manager in regard to the Real Property Survey enumeration.

The materials and results of the survey will be distributed and filed as follows: General tabulations, block tabulations, the basic data cards and a set of correlation tables derived from the total results will be turned over to the city. Information relative to low income families such as basic schedules, tabulations, and summary tables will be filed with the Housing Authority. Copies of the final report will be filed with the State Planning Board, Work Projects Administration, colleges, libraries, and proper city departments. In addition, the Federal Housing Administration and the United States Housing Authority will be furnished with copies of the results.

Credit must be given to Mrs. Robert Russell, City Director of the Asheville Real Property Survey, for the excellent work done by this unit of the survey as well as to her equally competent office manager, Mr. W. A. Wright, who contributed greatly to this report. Credit is also due to Miss Mary Paschal, District Director of the Professional and Service Division of the Work Projects Administration. The fine co-operation shown by her office in the selection of the staff and guiding the work insured a competent survey from the outset.

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CHAPTER I

Historical Background

BEFORE the advent of the white man the site of the city of Asheville was no doubt a congregating place for the Indian tribes who inhabited the section, as is evidenced by the archaeological findings there, especially in the lowlands at the mouth of the Swannanoa River and the surrounding country. In making their inter-tribal journeys these Indians, who were among the more highly developed of the continent, made use of the water courses and valleys, thus early establishing trails from one section to another. They sought the low places, or gaps in the mountains, as places of convenient passage when on their trading, political, or warfaring expeditions. The present site of the city was at one time a strategic point in the empire of the red men of western North Carolina.

When the white man came he used the strategic gaps in the mountains, pressing through them away from his more familiar lowland, and settling in the fertile river valleys. Prior to the Revolutionary War the English had guaranteed to the Cherokees the integrity of the land embraced in this area, but at various times after 1673 some white traders and hunters had penetrated into the section, establishing trade with the Indians. The persistent hostility of the Cherokees resulted, in 1776, in their being driven towards their western strongholds in the Great Smoky Mountains by a force of Colonial troops. Within eight years settlements began to arise as the white settlers spread through the gaps and into the river valleys. One of the earliest of these was known as the Swannanoa Settlement. In 1792, with the increase in the number of such settlements, the new county of Buncombe was formed from the two counties of Burke and Rutherford. In the following year the county

seat, first located at the present site of Biltmore, was fixed at Asheville.

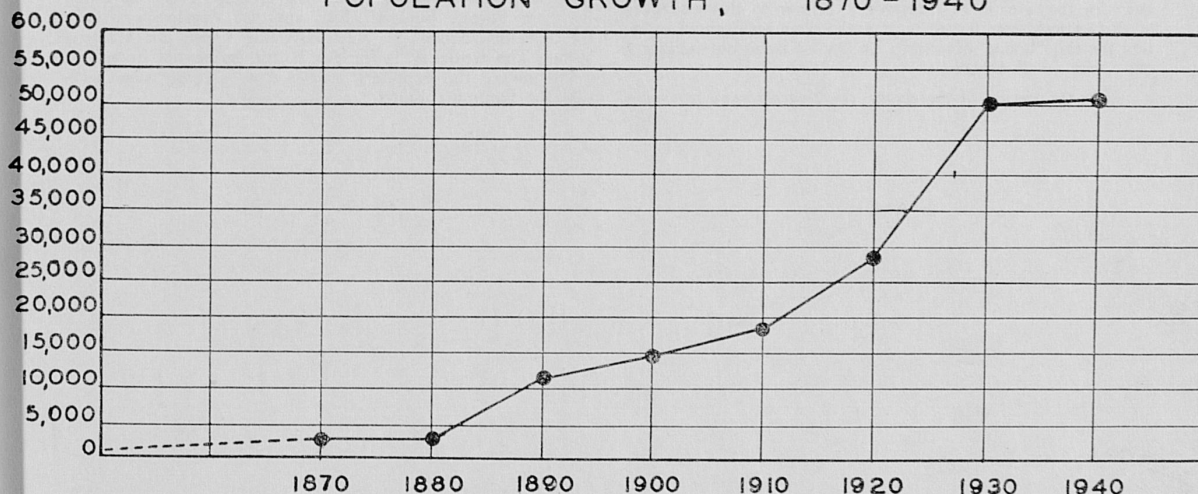
The city of Asheville grew up around certain tracts of land secured from the state in 1794 by John Burton. In 1797 it was incorporated and its name changed from Morristown, which it was originally called, to Asheville. Its growth for the next fifty years was exceedingly slow. Among the first pioneers who penetrated to the mountain fastnesses were those who settled what are now Biltmore and Weaverville. Records of population during the early days are scant, and perhaps not accurate. In 1830 the population of Asheville proper was said to be 350.

As the town grew the corporate limits were extended to meet the growth, which generally extended westward and northward. By 1905 the city's area was 5.6 square miles. The territory of West Asheville on the west side of the French Broad River, incorporated in 1913, was merged with the city of Asheville in 1917. In 1929, as the result of an election, the area of the city was expanded to a total of 17.2 square miles. By this expansion large areas east of Beaucatcher Mountain, areas west of old West Asheville, the entire town of Biltmore, the municipality of Biltmore Forest, and sections along the Swannanoa River east of Biltmore were added to the city. In 1935, by a special bill of the State Legislature, a portion of this last annexed area was removed from the city limits, giving the city its present incorporated area of 14.7 square miles.

Asheville's commercial development had its beginnings early in the nineteenth century with the growth of transportation facilities. In 1805 the Post Road was established—a through route to South Carolina and Georgia. Subse-

CHART I.

POPULATION GROWTH, 1870 - 1940



quently the various primitive valley trails were developed, connecting one settlement with another. Most of the earlier sessions of the County Court related to the working and laying out of these roads. All these trails converged near Asheville and were finally connected with the Post Road. Carried over these roads the products of the mountains were exchanged for the manufactured goods of the larger cities and towns. At the same time many of the early settlers, thrown upon their own resources, became skillful manufacturers, weaving their garments from the wool of home-raised sheep, cultivating flax, and manufacturing linen. As the commerce with the outside world increased, local manufacturers, utilizing the natural resources of the region, grew.

Among the most important industries in and around Asheville, employing local labor, are those involving the manufacture and processing of textiles. The largest of the textile concerns include the American Enka Corporation, situated a few miles west of Asheville, the Sayles-Biltmore Bleachery, close to the city's eastern boundaries, the Beacon Manufacturing Company at Swannanoa, a few miles east of Asheville, and the Biltmore Industries. Also important is the hosiery industry, including such companies as the Asheville Hosiery Company, the Black Mountain Hosiery Mills, the Mount Mitchell Hosiery Mills, and the Biltmore Hosiery Company. The dairy industry, using the natural advantages of the region, is represented by the Biltmore Dairy Farms and the Southern Dairies. Among the other industrial establishments of importance are a tannery, buying from and selling to all parts of the country, the Asheville Mica Company, located at Biltmore, meat packing companies, and stone quarries. Most recently a large mill for the manufacture of cigarette paper has been built at Pisgah Forest, near Brevard in Transylvania County.

Concomitant with the development of commerce and industry has been that of transportation and communication facilities. The city is serviced by the Southern Railway, which first came to Asheville in 1880. Local and inter-urban transportation was once furnished by one of the earliest electric street railways to be established in the country, begun in 1889. This line was replaced in 1934 by motor buses.

In the ante-bellum days of Asheville the segregation of races was an accepted fact. In those far-off days the slave owners built and maintained separate quarters for the slaves, setting aside a definite section of the plantations for the "field hands" who occupied cabins or cottages, especially built for the families of the slaves. Nearer to the residences of the owners were better built and better maintained quarters for the "house servants". A few of these old buildings still exist in Asheville.

After the freeing of the slaves, the Negroes were left more

or less to their own devices, but generally clung to their accustomed abodes on the lands of the former slave owners, who employed them in reconstruction work incident to the Civil War. In many cases Negroes have acquired parts of the lands of the former slaveholders, and the districts they now occupy have become segregation districts by natural evolution. Among the older segregated areas are the tracts immediately east of Biltmore Avenue, extending across Valley Street and up towards Beaucatcher Mountain. Adjoining this section is the Eagle Street Negro business district. Here are found the offices of Negro professional men, as well as theatres, barber shops, drug stores, churches and a community recreation building.

Other segregated Negro districts are the "South Asheville" section near Kenilworth, the Shiloh district near Biltmore, and a few scattered Negro settlements on the hills north of Haw Creek. There is a large Negro settlement just west of Swannanoa, founded by the former slaves of the Davidson and Alexander families, who settled the entire Swannanoa Valley contiguous to the present town of Swannanoa.

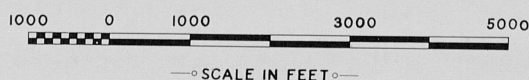
With the growth of Asheville as a resort center, large and pretentious houses were constructed, and the growing Negro population, confined in too small an area, tended to spread toward these sites. Following the pattern of Southern cities, attempts were made to restrict Negroes from making homes or acquiring lands in the more choice residential centers. This was accomplished temporarily by placing restrictions in deeds of conveyance, and by forbidding grantees to dispose of the land to Negroes for a certain number of years. Nevertheless, there was such pressure upon the Negro population within its crowded area that many "islands" of Negro population have sprung up in the city. Today there is no particular portion of the city set aside for the Negro race, although delineations of districts are sharp. As the city develops, certain sections change their function and there are to be found many sections that formerly were occupied exclusively by white residents now tending toward the designation of "mixed."

The Florida real estate boom of the middle 1920's spread to Asheville and the city experienced an unparalleled period of speculation and overexpansion with the inevitable crash and period of retrenchment. The houses erected during that time naturally still stand and have been part of the steady growth of the city into the nearby areas.

There are several new developments in and surrounding Asheville, such as Grove Park, Beaver Lake, Norwood Park, Biltmore Forest, Beverly Hills, and the development near the Asheville School in West Asheville known as Malvern Hills. The tendency is for the better residential homes to move toward the periphery of the city, in many cases outside the corporate limits.



LAND USE MAP *ASHEVILLE, N.C.* REAL PROPERTY INVENTORY, SEPTEMBER 1939. O. P. 65-1-32-148



LEGEND

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

- | | | | |
|---|--|---|--|
| | SINGLE FAMILY, ATTACHED OR DETACHED, STRUCTURES INCLUDING ROW HOUSES AND TERRACES. | P | POST OFFICE OR FEDERAL BUILDING |
| | TWO TO FOUR FAMILY STRUCTURES. | I | INSTITUTION: Y.M.C.A., Y.W.C.A., SALVATION ARMY, ASYLUM, OLD PEOPLES' HOME, JAIL, ETC. |
| | APARTMENT WITHOUT BUSINESS UNITS. | G | GOVERNMENTAL: CITY HALL, POLICE STATION, COURT HOUSE, COUNTY BUILDING, ETC. |
| | APARTMENT WITH BUSINESS UNITS. | M | MISCELLANEOUS |
| | MIXED BUSINESS AND RESIDENTIAL. | | PERMANENT OPEN SPACE |
| | COMMERCIAL | P | PARK OR PLAYGROUND |
| | INDUSTRIAL | C | CEMETERY |
| | PUBLIC BUILDINGS | | TEMPORARY BUSINESS USES. |
| S | SCHOOL | | PARKING OR USED CAR LOTS. |
| F | FIRE HOUSE | | UNUSED |
| C | CHURCH | | |
| H | HOSPITAL | | |















CHAPTER II

Land Use

THE TOTAL area covered by the Survey extends considerably beyond the city limits, with the purpose of including such contiguous territory as is generally considered to be within the social and economic environs of Asheville. Covering a total area of almost 19 square miles, as compared with the 14.7 square miles within the city proper, the Survey included the following adjacent areas: Woodfin on the north and west, all but the farthest outlying sections of Biltmore Forest to the south, Shiloh to the east of Biltmore village, Kenilworth to the east, and Emma to the west of Asheville.

The manner in which a city's land is used often reflects its geographic make-up. While a city of the lowlands meets no peculiar barriers in its contour to the full use of its land, a mountain city, with its many hills and low places, does encounter considerable difficulty in achieving the best possible land use. This natural handicap is added to the recognized hardships inherent in a growing city, with the encroachment of one use upon another and the inevitable changes that result therefrom. The shift of the better residential sections towards the outside of the city and the accompanying constriction of the poorer sections within the center of the city are all part of these changes. These latter sections, mixtures of residential and business property, become blighted areas and eventually slums. Cities, naturally anxious to avoid such conditions, establish zoning regulations, usually too late to halt the developments already taking place, but at least attempting to prevent their occurrence elsewhere.

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

The first of these maps shows all parcels of land, in each block, in terms of street frontage, according to their uses, as follows: single family residential structures, two to four family residential structures, apartment houses without business units, apartment houses with business units, other mixed business and residential structures, commercial property, industrial property, public buildings (schools, fire houses, churches, hospitals, institutions, governmental buildings, etc.),

permanent open space (parks, playgrounds, cemeteries), temporary business uses, parking or used car lots, and unused land. The second map shows, by proportions of each block, these three factors of land coverage therein: the land not in permanent use, the land in permanent use, and that part of the latter covered by major structures of all kinds.

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.

That Asheville has been handicapped in the use of its land is shown by the fact that less than half of it is devoted to permanent use of some kind. Practically all of the remaining land was, at the time of the Survey, entirely unused. Industrial property is situated principally along the French Broad River and the railroad lines for the obvious advantages of proximity to transportation facilities; while commercial property, in addition to that in the principal business district, consisting of grocery and drug stores, filling stations, barber shops, etc., is scattered among the residential sections, including the more populous ones outside the city limits.

As a resort town Asheville is naturally well equipped with areas devoted to purposes of recreation. There are many parks and playgrounds within the city, as well as such more extensive areas as golf courses and country clubs, principally in the outlying districts.

While the discussion of land use is concerned with all phases of real property in a city and its environs, the more particular purpose of the Real Property Survey is to consider such phases as concern use for residential purposes. This means a determination of the nature of such use, as regards the kinds of buildings devoted to living quarters, their condition, age, etc., as well as a more 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 I
AREA OF LAND BY USE

Type of Use	Area (in square feet) or percent
Total area of land	527,459,300
Area of land in permanent use	230,077,750
Land in permanent use as percent of all land	43.6
Land coverage of major structures	22,125,919
Land covered by major structures as percent of land in permanent use	9.6

Table II
DISTRIBUTION OF LAND BY TYPE OF USE

Type of Use	Area of land (square feet)	Percent distribution of area
Total	527,459,300	100.0
Land in permanent use	230,077,750	43.62
Temporary business uses	880,860	.17
Parking and used car lots	353,400	.07
Unused and vacant land	296,147,290	56.14

Table III
NUMBER AND AREA OF STRUCTURES BY TYPE

	Number of structures		Area of structure		Average area of structures (sq. feet)
	Number	Percent distribution	Total area (sq. feet)	Percent distribution	
Total	13053	100.0	22,125,919	100.0	1,695
Single-family structures	10015	76.7	13,369,190	60.4	1,335
2-4 family structures	1427	10.9	1,926,098	8.7	1,350
2-4 family structures	125	1.0	344,474	1.6	2,756
Apartments without business units	3	*	13,154	*	4,385
Apartments with business units	231	1.8	479,894	2.2	2,077
Mixed business and residential	908	6.9	3,696,232	16.7	4,071
Commercial	113	0.9	789,086	3.6	6,983
Industrial	231	1.8	1,507,791	6.8	6,527
Public buildings					

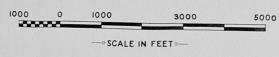
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LAND COVERAGE MAP *ASHEVILLE, N.C.* REAL PROPERTY INVENTORY, SEPTEMBER 1939. O. P. 65-1-32-148

- 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
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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 characteristics of Asheville's dwellings. The 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.

At the time of the survey, there were 11,886 structures in Asheville, containing 14,985 dwelling units. Twenty-five structures were under construction, 24 of which were single-family dwellings, and one a five-unit apartment house. As the accompanying Table V indicates, the greatest number of existing structures, 9,931, are of the single-family detached type. The next largest group, 656 structures containing 1,528 dwelling units, are listed as "other non-converted" types, and include garage apartments and single-family homes which, with no structural changes involved, are now used as multiple dwellings, trailers in use as permanent residences, and other miscellaneous structures not readily classifiable as to type. There are 698 two family side-by-side and two-decker structures in the city, and 112 apartment houses with 914 dwelling units. The 242 structures combining business with residential uses comprise 2 percent of the city's total. Other types constitute little over 2 percent of all structures.

Converted Structures

The conversion of structures to new uses generally occurs when a city experiences a precipitous, rather than gradual growth, and very frequently when economic depression prevents investment in the necessary new construction implicit in such growth. Converted properties almost always have a deleterious effect on the neighborhoods in which they occur and on surrounding property values. Any trend toward such changes in use should therefore be considered an undesirable condition. Table VI shows that 118, or one percent of Asheville's structures, involving 352, or 2.4 percent of its dwelling units, were converted from their original use. Over 94 percent of these conversions, involving 111 structures, were made from residential structures originally intended for the housing needs of one family group. Of these, 39 now contain two dwellings, 57 contain three or more dwellings, and 15 were converted into structures combining business with residential uses. The remaining 7 conversions were originally store buildings or garages now adapted to residential uses.

Though the presence of converted structures is not a very striking factor in Asheville's housing situation, it is significant that the tendency toward such changes in use seems to be increasing. More than a third of the existing conversions were made in the five-year period from 1935-1939, over three-fifths in the past ten years, and nearly all, or 92.4 percent, in the years since 1920.

Of the 118 conversions, 66 are partial conversions, requiring but a slight expenditure of time and money to re-convert them to their original uses, while the rest represent complete alterations, at considerable expense, from uses originally intended.

Condition

As Table VII indicates, about 37 percent of Asheville's dwellings are in good condition, forty percent are in need of minor repairs (evidence of depression years and the consequent postponement of necessary improvements), and 22.3 percent are classified as in need of major repairs or "unfit for use." The 2,541 structures, comprising 3,349 dwelling units, which fall into the last two poor condition categories present the greatest problem to the city. In terms of community welfare the greatest proportion of undesirable characteristics occurs among these structures. As the maps which will be found elsewhere in this analysis reveal, structures in poor condition are rarely isolated, but rather tend to blight whole areas, thus influencing community relationships, health, delinquency, and crime. One-fourth of Asheville's children live in these structures. They represent the greatest proportion of low rentals, poor facilities, and old and overcrowded dwellings in the city. Of all dwellings in these condition categories, 62.1 percent rent for less than \$10 a month and 84.3 percent rent for less than \$15 a month. The low rentals which these properties command in turn reduce 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 their rental value on neighborhood conditions.

Tenant-occupied units show a considerably greater proportion in poor repair than those occupied by owners. While little more than 11 percent of the units occupied by owners are in poor condition, about 27 percent of tenants in Asheville are housed in dwellings which require either major repairs or are unfit for use. Negro families constitute the largest racial group inhabiting such structures. Over 48 percent of the Negro population were found to live in structures of poor condition, as compared to about 14 percent of the white residents. The proportion of overcrowded units (18.4 percent) is four and one-half times as great among dwellings in poor repair as among those in the better condition groups (4.3 percent). The proportion of families taking in roomers is also greater among those living in houses in poor condition than among others. Over 70 percent of the dwellings in poor repair have inadequate sanitary facilities, making them doubly undesirable.

The 1934 Real Property Inventory, which covered 64 cities including Asheville, reveals the following interesting comparisons between the findings of that survey and the 1939 Real Property Survey as to the condition of Asheville's structures:

Table IV—COMPARISON OF 1934 AND 1939 SURVEYS, BY CONDITION OF STRUCTURES

Total structures	1934 Real Property Inventory	1939 Real Property Survey
Total reports on condition	100.0	100.0
Structures in good condition	27.6	38.4
Structures in need of minor repairs	45.8	40.2
Structures in need of major repairs	22.7	17.1
Structures unfit for use	3.9	4.3

Table V
NUMBER AND PERCENT DISTRIBUTION BY TYPE OF STRUCTURE
FOR ALL STRUCTURES AND ALL DWELLING UNITS

Type of structure	Number of Structures		Number of Dwelling Units	
	Number	Percent Distrib.	Number	Percent Distrib.
Total reports on type	11886	100.0	14985	100.0
Single-family detached	9931	83.7	9931	66.3
Single-family attached	20	0.2	20	0.1
2-family side-by-side	207	1.7	414	2.8
2-family 2-decker	491	4.1	982	6.6
3-family 3-decker	7	*	21	0.1
4-family double 2-decker	102	0.9	408	2.7
Apartment—total	112	0.9	914	6.1
5-9 units	88	0.7	521	3.5
10-19 units	19	0.2	260	1.7
20-39 units	5	*	133	0.9
40 or more units	0	0.0	0	0.0
Business with dwelling units	242	2.0	408	2.7
Other non-converted structures	656	5.5	1528	10.2
Partially converted structures	66	0.6	167	1.1
Completely converted structures	52	0.4	192	1.3

* Less than 0.1 percent

Table VI
NUMBER AND PERCENT DISTRIBUTION BY TYPE OF CONVERSION FOR ALL
PARTIALLY CONVERTED AND COMPLETELY CONVERTED STRUCTURES

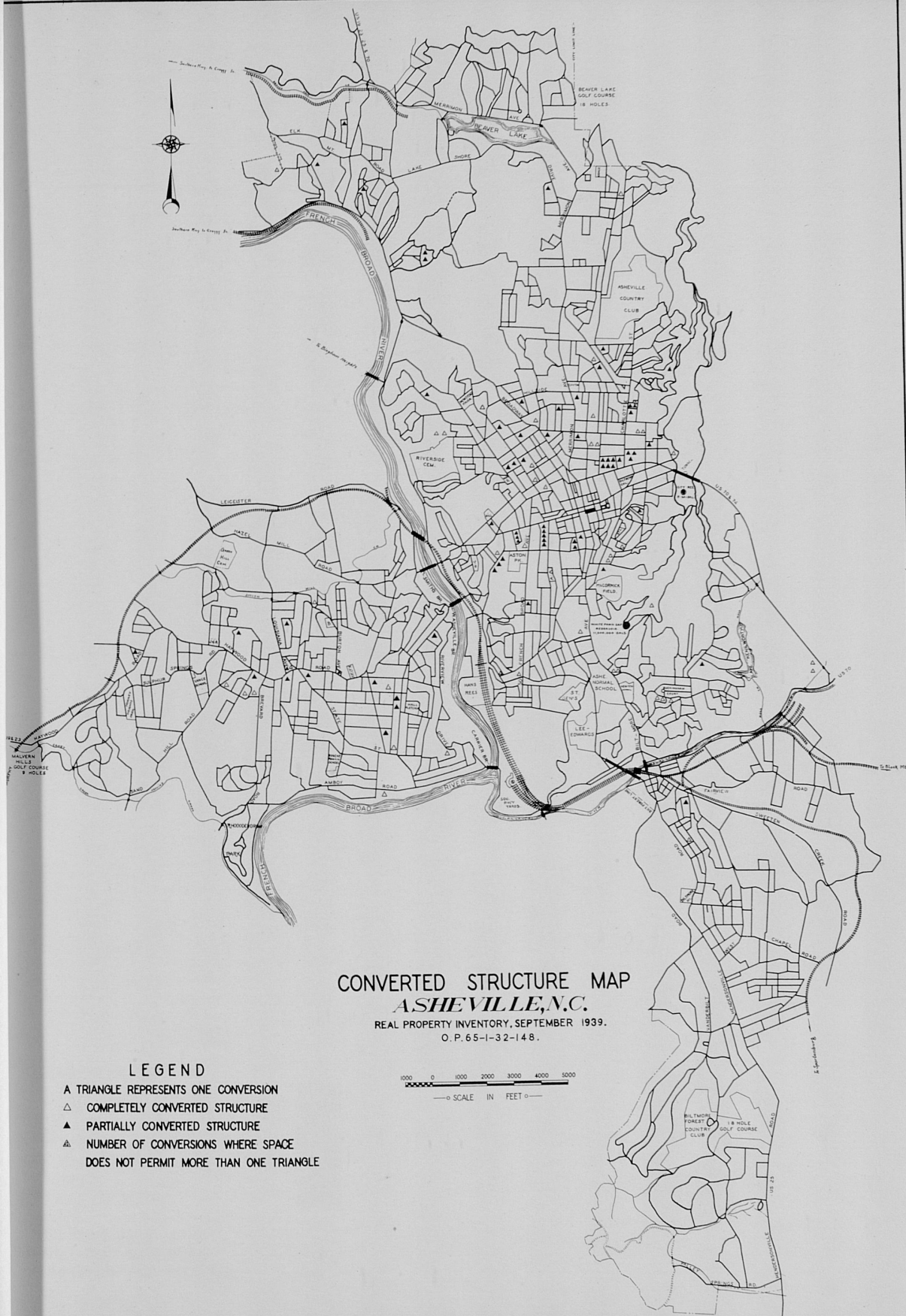
Type of conversion	Partially and completely conv. structures		Partially converted structures		Completely converted structures	
	Number	Percent Distrib.	Number	Percent Distrib.	Number	Percent Distrib.
Total conv. str.	118	100.0	66	100.0	52	100.0
Conv. from 1-fam. str.—total	111	94.1	62	93.9	49	94.2
Conv. to 2 D. units, no bus. unit	39	33.1	31	47.0	8	15.4
3 D. units or more, no bus. unit	57	48.3	27	40.9	30	57.7
1 D. unit with bus. units	14	11.9	3	4.5	11	21.1
2 D. units with bus. units	0	0.0	0	0.0	0	0.0
3 D. units or more, with bus. units	1	0.8	1	1.5	0	0.0
Conv. from other than 1-family str.	7	5.9	4	6.1	3	5.8
To str. with no bus. units	7	5.9	4	6.1	3	5.8
To str. with bus. units	0	0.0	0	0.0	0	0.0

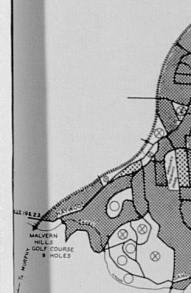
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Table VII
NUMBER AND PERCENT DISTRIBUTION BY CONDITION OF STRUCTURE
FOR ALL STRUCTURES AND ALL DWELLING UNITS

Condition	Structure		Dwelling Units	
	Number	Percent Distribution	Number	Percent Distribution
Total reports on condition	11886	100.0	14985	100.0
In good condition	4562	38.4	5648	37.7
In need of minor repairs	4783	40.2	5988	40.0
In need of major repairs	2032	17.1	2671	17.8
Unfit for use	509	4.3	678	4.5

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

Monthly rental value	All Dwelling Units		Owners		Occupancy Status		Vacant	
	Total	Poor Condition	Total	Poor Condition	Tenants	Poor Condition	Total	Poor Condition
Total reports on monthly rental	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
\$ 4.99 or less	5.9	18.7	1.6	10.0	7.8	19.4	9.6	31.6
5.00—\$ 9.99	18.7	43.4	9.3	39.5	23.9	45.2	13.0	30.6
10.00— 14.99	19.3	22.2	15.1	24.5	22.0	23.0	11.7	6.2
15.00— 19.99	13.9	8.3	13.7	10.1	14.1	7.4	13.2	15.8
20.00— 24.99	10.1	3.8	12.0	7.4	9.0	2.9	11.3	5.7
25.00— 29.99	8.8	1.6	11.5	3.0	7.5	1.1	9.0	4.3
30.00— 39.99	10.8	1.2	14.3	3.3	8.7	0.7	14.2	2.4
40.00— 49.99	4.9	0.6	7.8	1.8	3.3	0.2	7.2	2.4
50.00— 74.99	4.3	0.2	7.2	0.2	2.7	0.1	5.8	1.0
75.00— 99.99	1.5	*	3.0	0.2	0.7	*	2.1	0.0
100.00— 149.99	0.9	0.0	2.0	0.0	0.3	0.0	1.3	0.0
150.00 or more	0.9	0.0	2.5	0.0	*	0.0	1.6	0.0

* Less than 0.1 percent

Table IX
PERCENT DISTRIBUTION BY OCCUPANCY STATUS FOR ALL
DWELLING UNITS BY YEAR BUILT.

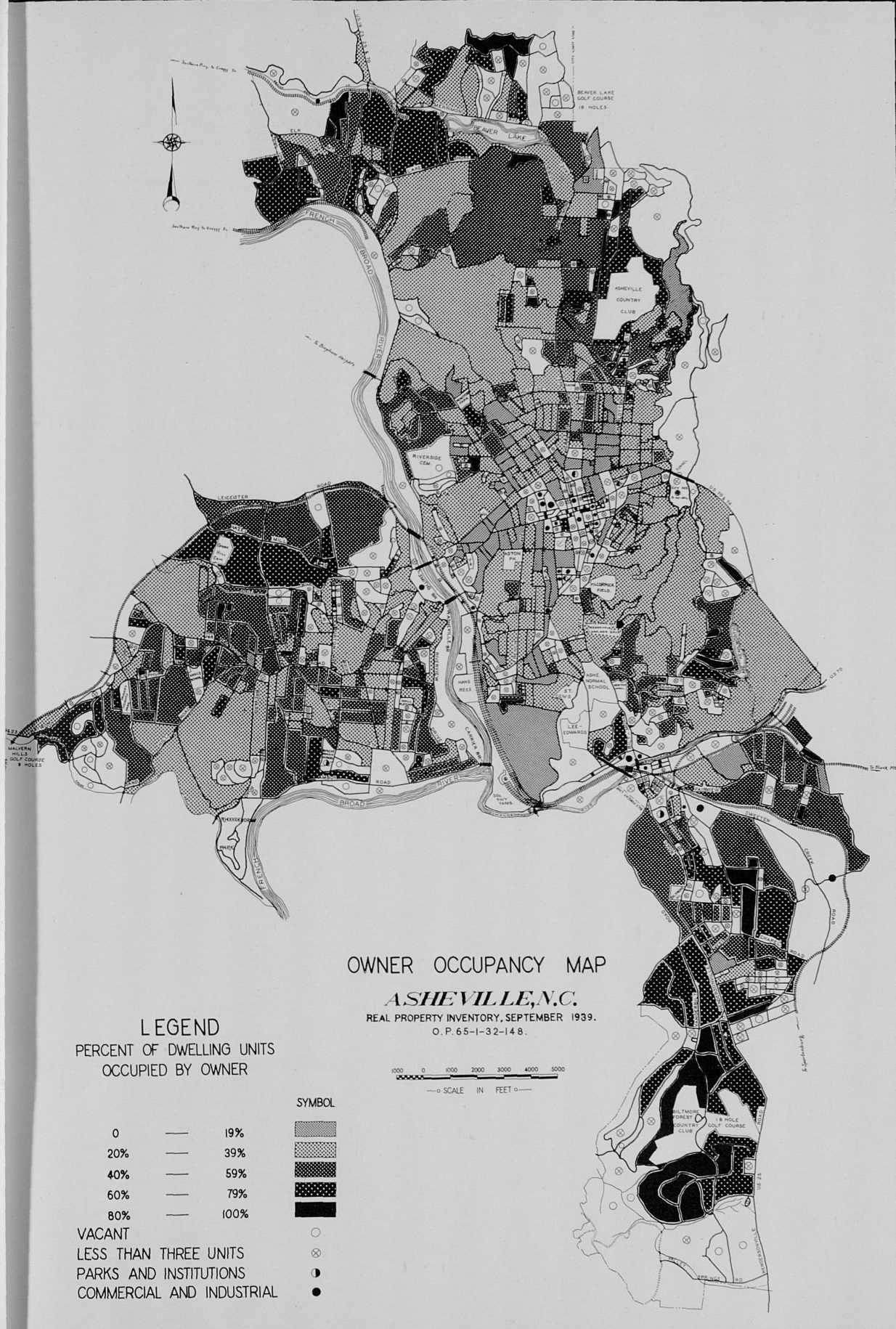
Year Built	All Dwelling Units	Occupancy Status		
		Owner Occupied	Tenant Occupied	Vacant
Total reports on year built	100.0	32.3	62.2	5.5
1935-1939	100.0	64.6	26.5	8.9
1930-1934	100.0	43.5	51.2	5.3
1925-1929	100.0	36.7	57.6	5.7
1920-1924	100.0	37.9	57.3	4.8
1915-1919	100.0	34.2	61.6	4.2
1905-1914	100.0	30.6	64.1	5.3
1895-1904	100.0	21.0	73.0	6.0
1885-1894	100.0	20.0	74.5	5.5
1860-1884	100.0	24.6	68.0	7.4
1859 or before	100.0	23.7	63.1	13.2

Table X
STRUCTURES IN NEED OF MAJOR REPAIRS OR UNFIT FOR USE AS PERCENT
OF ALL STRUCTURES IN EACH GROUP FOR 1-4 FAMILY OWNER-OCCUPIED
STRUCTURES BY TYPE OF STRUCTURE BY VALUE OF PROPERTY.

Owner's estimate of value of property	Total 1-4 family structures	1-4 family owner-occupied structures by type of structure					
		Single- family detached	Single- family attached	2-family side-by-side	2-family 2-decker	3-family 3-decker	4-family double 2-decker
Total reports on value of property	10.9	10.8	33.3	26.2	9.9	0.0	5.9
\$ 499 or less	69.9	68.8	0.0	100.0	100.0	0.0	0.0
500—\$ 999	38.8	38.8	100.0	37.5	25.0	0.0	0.0
1000— 1499	19.9	19.9	0.0	0.0	28.6	0.0	0.0
1500— 1999	11.4	11.0	0.0	37.5	9.1	0.0	0.0
2000— 2499	8.5	7.6	0.0	100.0	15.4	0.0	0.0
2500— 2999	4.9	5.1	0.0	0.0	0.0	0.0	0.0
3000— 3999	3.7	3.4	0.0	0.0	9.1	0.0	33.3
4000— 4999	1.9	1.7	0.0	0.0	5.3	0.0	0.0
5000— 5999	3.0	3.2	0.0	0.0	0.0	0.0	0.0
6000— 7999	0.0	0.0	0.0	0.0	0.0	0.0	0.0
8000— 9999	0.6	0.6	0.0	0.0	0.0	0.0	0.0
10000— 14999	1.5	1.0	0.0	0.0	16.7	0.0	0.0
15000— 19999	0.9	0.9	0.0	0.0	0.0	0.0	0.0
20000— 29999	0.0	0.0	0.0	0.0	0.0	0.0	0.0
30000 or more	0.0	0.0	0.0	0.0	0.0	0.0	0.0

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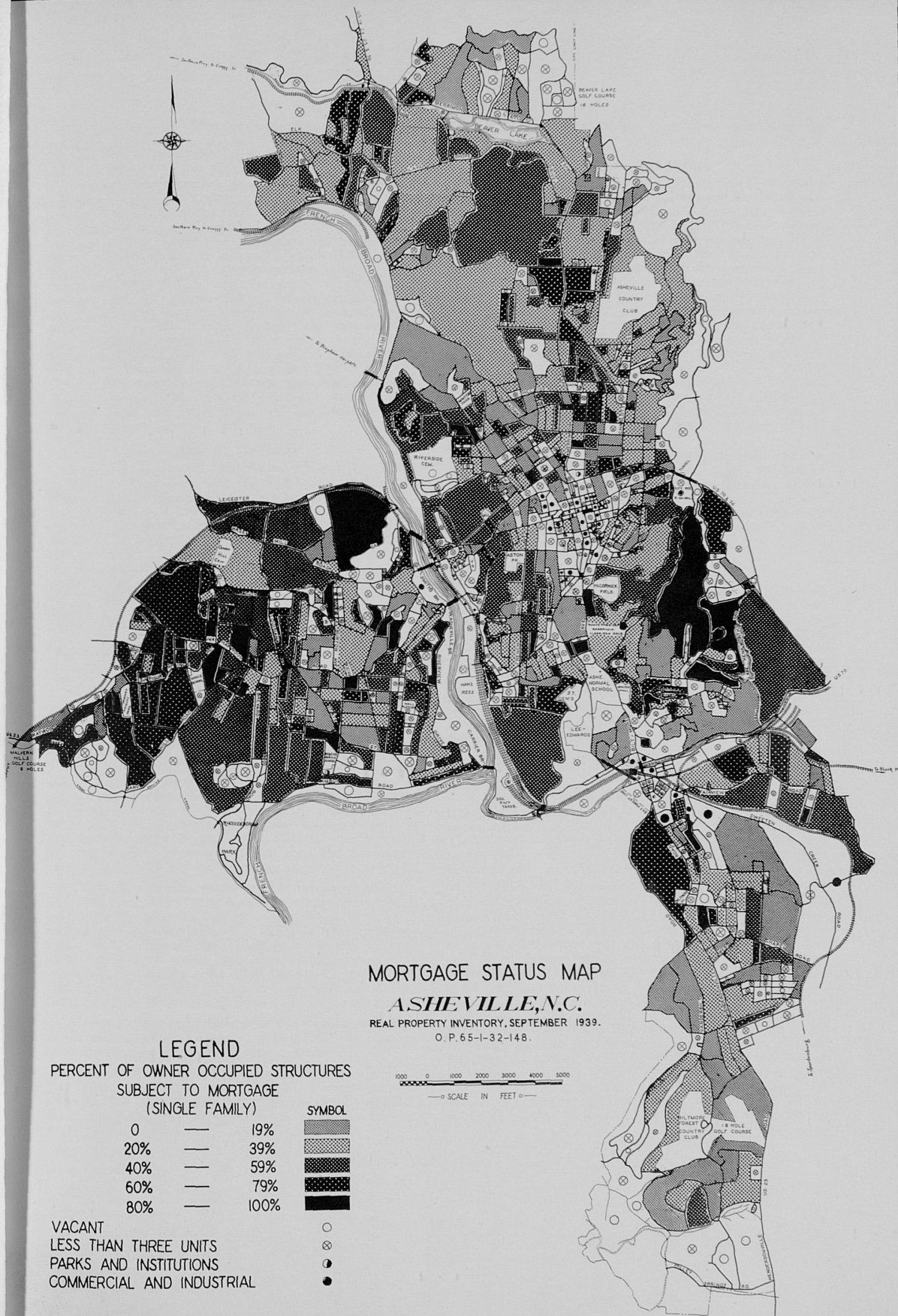
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Allowing for some differences in the enumerating technique and in the territory covered by each survey, it is still apparent from these figures that some degree of improvement has been effected in the condition of the city's structures. The number of structures removed from the categories indicating a need for repair to the good condition group during the last 5 years is probably an accurate reflection of the period of emergence from the economic slump of the first half of the decade and an attempt to overcome the neglect engendered by the depression years. It is obvious that, just as was true for these structures, a comparatively reasonable outlay would effect the degree of improvement necessary for the maintenance of housing standards and investment values for the considerable group which is still designated as in need of minor repairs. The need for sound new construction, however, is apparent from the by no means negligible number whose poor condition is aggravated by their low value, bad location, and their lack of such vital improvements as plumbing, heating, and lighting facilities. The extent to which private investment can profitably undertake this new construction will be discussed in the analysis of low income families.

Age of Structure

A small proportion of the existing residential structures in Asheville, little more than 8 percent, antedate the year 1895. About 29 percent of all structures were built between the years 1895 and 1914, and over three-fifth of the total are of comparatively recent construction, dating from 1915. The city's greatest expansion took place during the period 1920 to 1930. In the first half of that decade 2,173 structures containing 2,514 dwellings were built, representing an annual construction average of about 435 structures and 503 dwelling units. During the last half of the decade, Asheville's boom period, the city experienced the greatest proportionate annual construction average of any year in its history. Almost 30 percent of all existing structures, or 3,427 containing 4,182 dwelling units, were built during that five year interval, an average of 685 structures and 836 dwelling units per year. The effects of the economic depression can readily be seen in the drop in construction during the last decade. Only 266 structures containing 299 dwelling units (an average of 53 structures and 60 units a year) were built during the years 1930-1934. During the following five year interval, 1935-1939, an even smaller number, 248 structures with 260 dwelling units, or a yearly average of 50 structures and 52 dwellings, were built. During the enumeration period of the survey (four months) 25 homes were under construction. If this amount of building is extended in similar proportions over the next five year interval, approximately 375 additional structures will be built, a total somewhat greater than the construction average during the last five years.

A definite correlation exists between the age of structures and their condition. As structures age the percentage requiring repair increases. Thus, while 9.4 percent of all structures which were built since 1920 are reported in poor repair, 34 percent of those built prior to that year are either in need of major repairs or unfit for use. The proportion rises to the point where almost 45 percent of all structures built before 1905 are in poor condition, as compared to about 15 percent of those built since that year.

Although older structures report the greatest proportions in the poor condition categories, over half of the structures in poor condition are of more recent construction.

Therefore, the obsolescence of structures is only one of the factors contributing to Asheville's housing problems. Other causes, such as the quality of structures, particularly those built during the boom years, and the extent to which

modern standards in housing have been maintained, are equally significant.

Other Structural Factors

Other physical characteristics of structures considered in the survey are exterior material, number of stories, and the presence or absence of basements and garages. Wooden structures prevail in Asheville, accounting for 80.4 percent of the total. Brick, as a type of exterior material, is reported in 10.4 percent of the cases, stucco in 5.1 percent, and the remaining 4.1 percent report stone or other types of exterior material. A little more than 60 percent of the city's structures report the presence of basements as defined by the survey. The extent to which structures are equipped with basements is undoubtedly affected by the climate and the necessity for furnace heat. Lack of basements, as in the case of 40 percent of Asheville's structures, not only indicates a heating problem in a locality where the climate makes proper heating facilities an important consideration, but also constitutes a structural problem in that it frequently means the improper underpinning of structures. About 53 percent of the city's residential structures have garages available.

Over 57 percent of all structures in Asheville are one story high, and about 41 percent are one and one-half or two stories in height. Houses with more than two stories constitute less than 2 percent of the city's total. There are 111 structures with two and one-half stories, 98 with three stories, and only 5 residential structures exceeding three stories in height.

Owner Occupancy

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

In Asheville, 4,841 or 40.7 percent of the 11,886 structures, are owner-occupied. When considered in terms of dwelling units rather than structures the proportion is naturally smaller, owners occupying 32.3 percent of all units, tenants 62.2 percent, and vacancies accounting for the remaining 5.5 percent.

It is interesting to note that, with increasing age of structures, owner tenure tends to decrease. Of all residential structures built since 1935, 67.7 percent are owner-occupied. The proportion declines progressively in each year built group, to the point where only 30 percent of all structures built between the years 1885 and 1894 are owner-occupied.

As Table XI illustrates, the median value for owner-occupied structures containing one to four dwelling units, which types constitute almost 94 percent of all owner-occupied structures, is \$3,000 to \$3,999. Single-family owner-occupied structures, into which type almost 90 percent of all owner-occupied structures fall, report a median value between \$2,500 and \$2,999. About one-third of the single-family owner-occupied structures are valued at less than \$2,000, little more than 17 percent are valued between \$2,000 and \$2,999, over 21 percent are valued between \$3,000 and \$4,999, while 28.2 percent are valued at \$5,000 or more. As is to be expected, a high percentage of those structures in need of major repairs or unfit for use falls in the low value groups. The one-third of all owner-occupied structures valued at less than \$2,000 claims over 80 percent of the owner structures reported in poor repair. While about 27 percent of this value group is in poor condition,

Table XI
PERCENT DISTRIBUTION BY VALUE OF PROPERTY FOR 1-4 FAMILY
OWNER-OCCUPIED STRUCTURES BY TYPE OF STRUCTURE

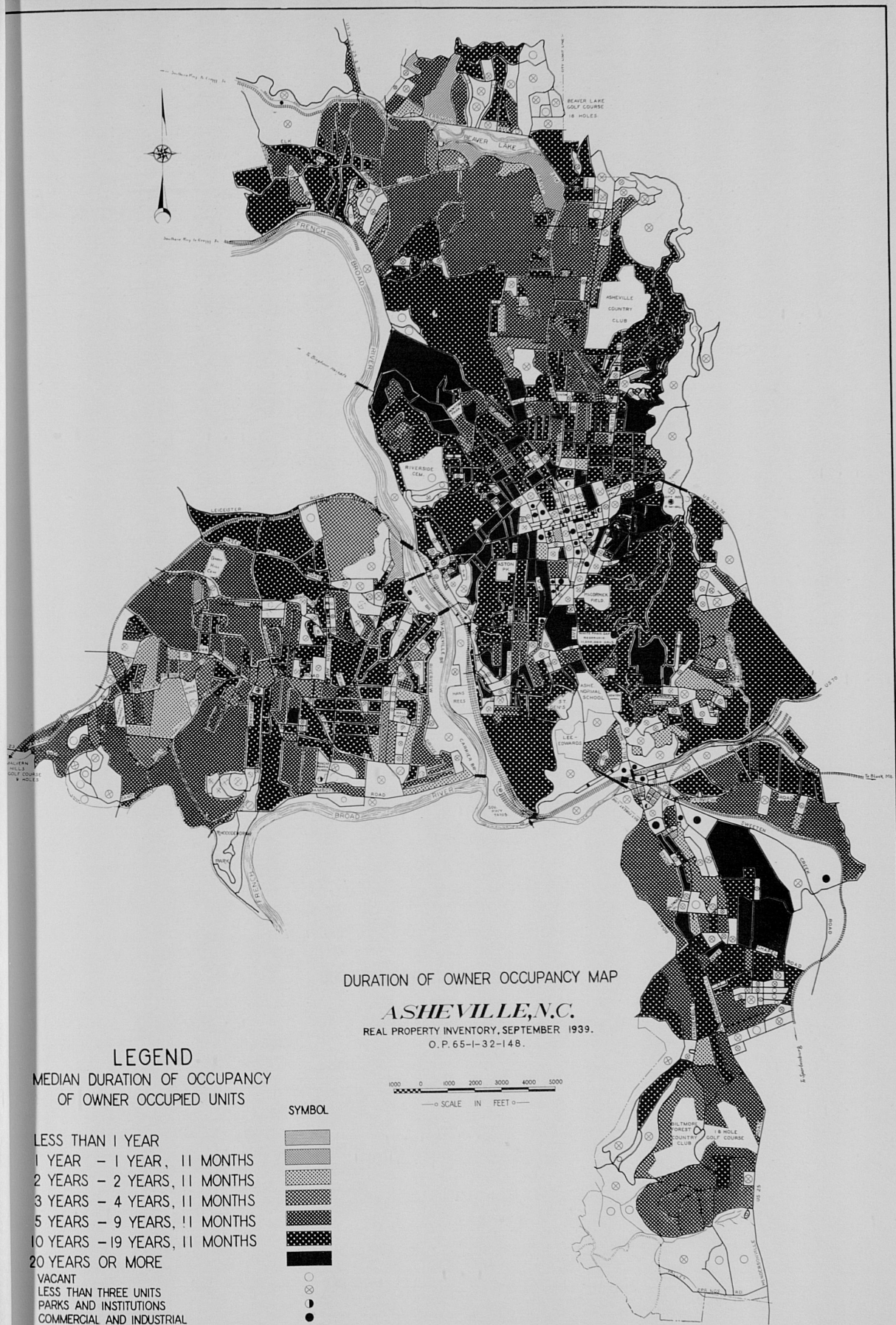
Owner's estimate of value of property	Total 1-4 family structures	1-4 family owner-occupied structures by type of structure					
		Single- family detached	Single- family attached	2-family side-by-side	2-family 2-decker	3-family 3-decker	4-family double 2-decker
Total reports on value of property	100.0	100.0	100.0	100.0	100.0	100.0	100.0
\$ 499 or less	2.5	2.5	0.0	4.8	1.6	0.0	0.0
500—\$ 999	10.0	10.2	33.4	19.0	3.3	0.0	0.0
1000— 1499	9.5	9.6	33.3	4.8	5.8	0.0	0.0
1500— 1999	10.7	10.7	0.0	19.0	9.1	0.0	5.9
2000— 2499	9.1	9.1	0.0	7.1	10.7	0.0	0.0
2500— 2999	8.1	8.1	33.3	9.6	7.4	100.0	0.0
3000— 3999	13.7	13.6	0.0	19.0	18.2	0.0	17.6
4000— 4999	8.2	8.0	0.0	7.1	15.7	0.0	0.0
5000— 5999	6.6	6.5	0.0	2.4	9.1	0.0	17.6
6000— 7999	6.9	6.8	0.0	4.8	9.1	0.0	29.4
8000— 9999	3.6	3.5	0.0	2.4	5.0	0.0	11.8
10000— 14999	4.5	4.6	0.0	0.0	5.0	0.0	5.9
15000— 19999	2.5	2.5	0.0	0.0	0.0	0.0	11.8
20000— 29999	2.6	2.7	0.0	0.0	0.0	0.0	0.0
30000 or more	1.5	1.6	0.0	0.0	0.0	0.0	0.0
Median value of property	\$3,000.00 \$3,999.00	\$2,500.00 \$2,999.00	\$1,000.00 \$1,499.00	\$2,000.00 \$2,499.00	\$3,000.00 \$3,999.00	\$2,500.00 \$2,999.00	\$6,000.00 \$7,999.00

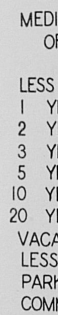
Table XII
DWELLING UNITS IN NEED OF MAJOR REPAIRS OR UNFIT FOR USE AS PERCENT OF ALL
DWELLING UNITS BY OCCUPANCY STATUS BY MONTHLY RENTAL OR RENTAL VALUE

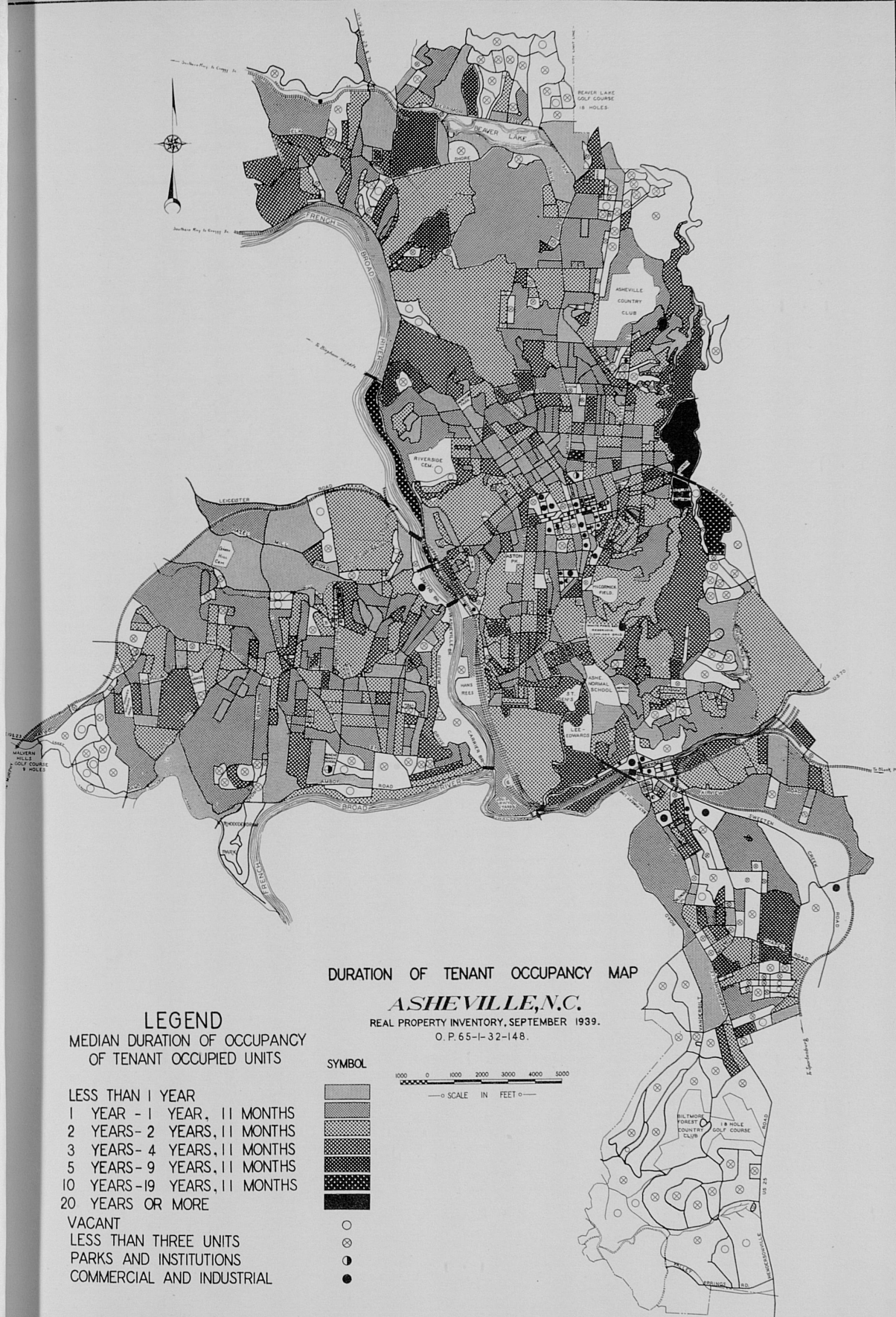
Monthly rental or rental value	All dwelling units	Occupancy status		
		Owner- occupied	Tenant- occupied	Vacant
Total reports on rental	22.3	11.2	27.8	25.4
\$ 4.99 or less	70.7	69.2	69.5	83.5
5.00—\$ 9.99	52.0	47.5	52.6	59.8
10.00— 14.99	25.9	18.2	29.1	13.5
15.00— 19.99	13.4	8.3	14.6	30.3
20.00— 24.99	8.3	6.9	8.8	12.9
25.00— 29.99	4.1	2.9	4.2	12.2
30.00— 39.99	2.5	2.6	2.1	4.3
40.00— 49.99	2.8	2.7	2.0	8.5
50.00— 74.99	0.9	0.3	1.2	4.2
75.00— 99.99	0.9	0.7	1.5	0.0
100.00— 149.99	0.0	0.0	0.0	0.0
150.00 or more	0.0	0.0	0.0	0.0

100.0
0.0
0.0
0.0
5.9
0.0
0.0
17.6
0.0
17.6
29.4
11.8
5.9
11.8
0.0
0.0
\$6,000.00
\$7,999.00

Vacant
25.4
83.5
59.8
13.5
30.3
12.9
12.2
4.3
8.5
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only 3.2 percent of the structures valued over \$2,000 are in the same condition categories.

There are more six room homes among owner-occupied structures of the single-family type than any other size. It is the median size for those structures valued between \$2,000 and \$4,999, which includes more than one-third of all owners. Five rooms is the median size for structures valued between \$1,000 and \$1,999, and four rooms for owner-occupied structures valued under \$1,000. Seven rooms is the median size for structures valued between \$5,000 and \$7,999, and eight or more rooms is the median for all values exceeding the latter. Almost half of all owner-occupied single-family structures with four or five rooms have a reported valuation under \$1,000 and \$2,000 respectively. Over half the owners whose dwellings contain six, seven, or eight or more rooms are valued at over \$3,000, \$4,000, or \$6,000, respectively.

Of the 4,528 owner-occupants of one to four-family structures, 1,898, or 41.9 percent, report the existence of mortgages on their properties. The highest proportion of mortgages occurs among that 39 percent of owner-occupied structures of these types which are valued between \$2,000 and \$4,999. These report almost 50 percent of their number with encumbrances. The lowest proportionate incidence of mortgaged structures occurs among those valued under \$1,000, which represent little more than 12 percent of all owner-occupied structures of these types, and also among those valued over \$8,000, which represent 14.7 percent of the total.

Owner-occupied structures built during the five year interval 1925-1929, the period in which the greatest number of Asheville's existing structures were built, report a higher proportion of their number with mortgages, 51.5 percent, than structures built in any other five year interval. In general, however, houses of more recent construction show a higher mortgage incidence than older structures. Of all structures built since 1920, 47.8 percent are mortgaged, while for those built prior to that time the proportion is 34.3 percent. A slightly higher proportion of unencumbered owner-occupied structures are in poor repair, 12.5 percent, than those with mortgages, 9.4 percent, which is possibly attributable to the poor loan risk of properties seriously in need of repairs.

Duration of Occupancy

The tendency of owners to occupy their homes for longer periods than tenants is important as a factor which influences the stability of population and contributes to the desirability of home-ownership. The comparative differences between the duration of owner and tenant occupancy are striking. While 67.3 percent of owners have occupied the same dwelling for five years or more, the same is true of only 20.4 percent of the tenants. Noteworthy too is the fact that 34.8 percent of the tenants in Asheville have occupied their present dwellings for less than one year, with 22.4 percent reporting an occupancy duration of less than 6 months. On the other hand, over half of all owners have occupied their dwellings for from ten to twenty years or more, while the largest part of all tenants, about 45 percent, have occupied their present homes between one and five years. The median duration of occupancy for the city as a whole is from three to five years, for owners it is from ten to twenty years, but that for tenants falls to from one to two years.

There is little indication of differences in duration of occupancy by rent groups, nor do the differences in length of occupancy among the different types of structures seem to warrant the drawing of any conclusions. Among tenants there appears to be greater mobility in those units of from one to three rooms, which report median occupancy durations of less than two years, while tenant occupied units with four or more rooms report median durations of from two to three years. The proportion of structures in poor repair rises somewhat among both owners and tenants as the duration of occupancy increases.

Rental and Rental Value

Although rent prices are determined by a number of factors, including demand, 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 housing, of such minima and the market for them in Asheville; 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.

Over half of all dwelling units in Asheville report a rental value of less than \$20 a month, 43.9 percent a rental value of less than \$15 a month, and close to one-fourth have a rental value of less than \$10 a month. The proportion of owners reporting low rental values is much smaller than that for tenants. While 39.7 percent of all owners report rental values of less than \$20 a month, the same is true of 67.8 percent of the tenants. Only 26.0 percent of the owners report rental values of less than \$15 a month as compared with 53.7 percent of the tenants, and rental values of less than \$10 a month account for 10.9 percent of all owners in contrast with 31.7 percent of all tenants. Owners show a higher proportion (60.3 percent) having rental values in excess of \$20 a month than do tenants (32.2 percent), and actually report a greater number having rental values in excess of \$40 a month (1,087 owners and 655 tenants), in spite of the fact that tenants are almost twice as numerous as owners in Asheville.

The median rental for all dwellings in Asheville is from \$15 to \$20 a month, that for owners ranges from \$20 to \$25 a month, while for tenants it is from \$10 to \$15 a month. For the 1,077 furnished units in the city rent price is undoubtedly affected by the inclusion of furniture. These units represent about 10 percent of all tenant-occupied and vacant units. They occur much more frequently, however, in the high rental groups than in the low rental groups. Thus the rental value of 6.2 percent of all tenant-occupied and vacant units renting for less than \$20 a month is that high because of the inclusion of furniture in rent, while the same is true for 19.3 percent of all tenant-occupied and vacant units with a rental in excess of \$20 a month.

Owner-occupied structures built since 1935 report the highest median rent, \$40 to \$50, for that type of tenure. The median rental value declines as structures increase in age. Among tenants, those units built between 1925 and 1929 report the highest median rental, which falls between \$20 and \$25 a month. Of the 29 dwelling units under construction at the time of the survey, the rental values of five were estimated at between \$50 and \$75 a month, six between \$30 and \$50 a month, seven between \$20 and \$30, two between \$15 and \$20, four between \$10 and \$15, four between \$5 and \$10, and one at less than \$5 a month. The median rental value for all these is from \$20 to \$25 a month, which is lower than the \$30 to \$40 median for all dwellings built during the last five years.

The relationship which the condition of structures bears to the rents they command has been discussed above. Stated in terms of rent returns, the survey reveals that of all dwellings which rent for less than \$10 a month, 56.5 percent are in poor condition categories, as are 25.9 percent of those which rent for from \$10 to \$15 a month, rent groups which include about 44 percent of all dwellings in Asheville.

Other interesting conclusions may be drawn from an analysis of the dwellings in the various rent groups and the families living in them. Dwellings reporting low rentals show a greater proportion of families with children under 15 years of age than those reporting higher rentals. Of all occupied dwellings in the city 46.7 percent report the presence of children. Dwelling units renting for less than \$20 a month report children in 51.5 percent of their number, while children are present in 40 percent of the units renting for \$20 or more a month.

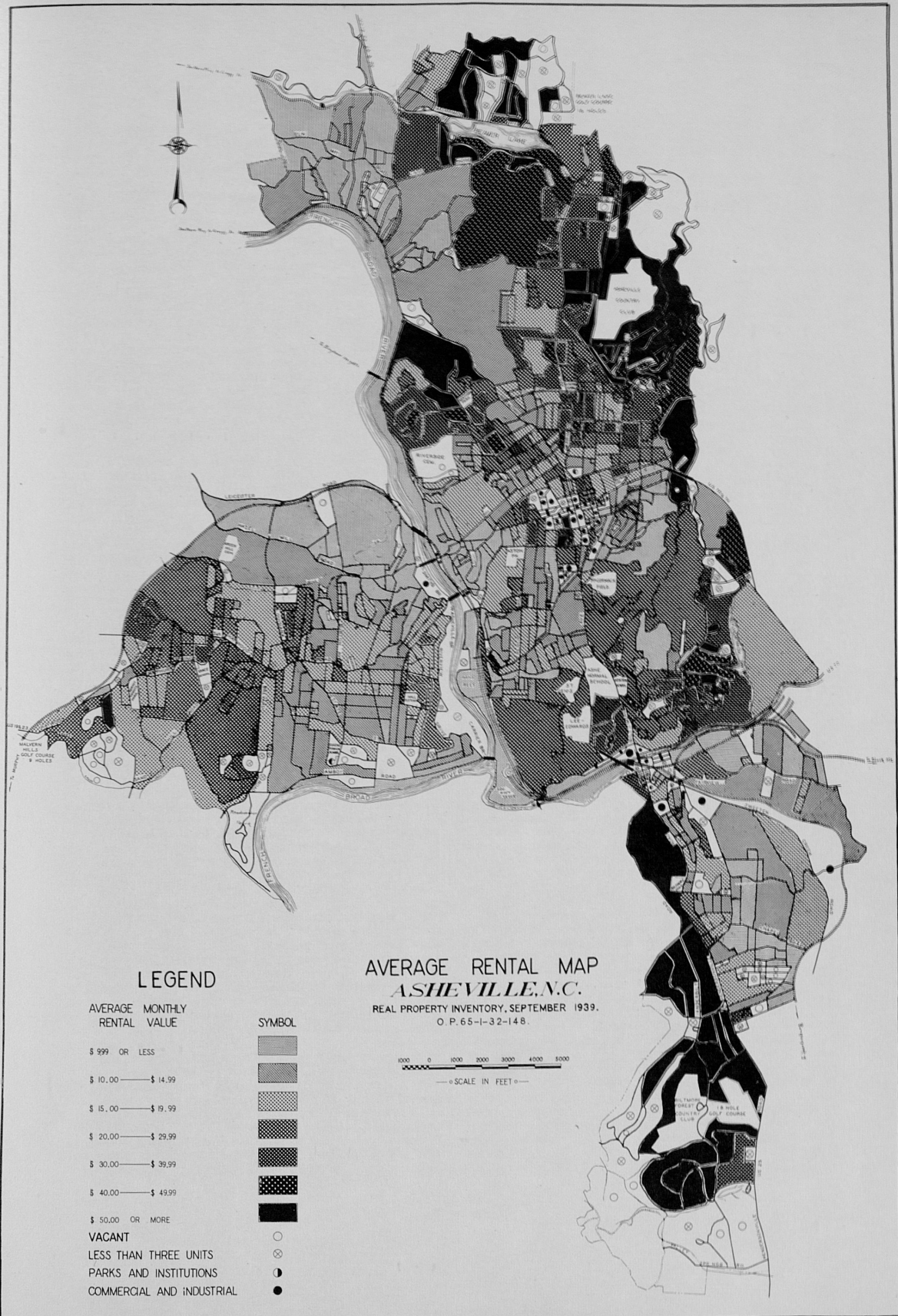
Table XIII
PERCENT DISTRIBUTION BY MONTHLY RENTAL OR RENTAL VALUE FOR
OCCUPIED DWELLING UNITS BY NUMBER OF PERSONS IN UNIT

Monthly rental or rental value	Total reports on persons	Number of persons in dwelling unit					
		1-2 persons	3-4 persons	5-6 persons	7-8 persons	9-10 persons	11 persons or more
Total reports on rental	100.0	100.0	100.0	100.0	100.0	100.0	100.0
\$ 4.99 or less	5.7	9.2	4.1	4.5	3.4	3.8	1.6
5.00—\$ 9.99	19.0	19.3	17.2	19.8	24.1	24.3	17.0
10.00— 14.99	19.7	17.1	19.6	21.3	26.9	25.5	12.3
15.00— 19.99	13.9	12.8	14.2	15.0	13.7	16.0	14.7
20.00— 24.99	10.0	9.5	10.5	10.1	9.3	10.2	9.3
25.00— 29.99	8.8	8.3	9.7	8.7	7.7	6.1	4.7
30.00— 39.99	10.6	11.3	11.7	9.8	5.1	5.1	8.5
40.00— 49.99	4.8	5.3	5.1	3.8	4.3	2.9	3.9
50.00— 74.99	4.2	4.2	4.5	3.8	2.7	4.2	11.6
75.00— 99.99	1.5	1.5	1.5	1.5	1.1	1.0	4.7
100.00— 149.99	0.9	0.7	1.0	0.9	0.5	0.6	7.8
150.00 or more	0.9	0.8	0.9	0.8	1.2	0.3	3.9
Median monthly rental or rental value	\$15.00 \$19.99	\$15.00 \$19.99	\$15.00 \$19.99	\$15.00 \$19.99	\$10.00 \$14.99	\$10.00 \$14.99	\$20.00 \$24.99

Table XIV
PERCENT DISTRIBUTION BY MONTHLY RENTAL OR RENTAL VALUE
FOR ALL DWELLING UNITS BY NUMBER OF ROOMS

Monthly rental or rental value	Total reports on number	Number of rooms in unit						
		1 room	2 rooms	3 rooms	4 rooms	5 rooms	6 rooms	7 rooms or more
Total reports on rental	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
\$ 4.99 or less	5.9	55.8	22.7	10.1	5.4	0.9	0.5	0.2
5.00—\$ 9.99	18.7	27.0	32.4	37.1	34.6	12.3	6.1	1.7
10.00— 14.99	19.3	11.5	16.5	17.8	33.9	26.4	16.2	5.0
15.00— 19.99	13.9	1.9	10.2	9.1	9.8	26.4	16.5	7.1
20.00— 24.99	10.1	1.9	7.3	6.4	4.4	13.4	17.4	8.2
25.00— 29.99	8.8	1.1	5.5	5.5	3.4	8.9	16.5	10.2
30.00— 39.99	10.8	0.0	4.8	9.4	5.3	6.5	17.4	15.6
40.00— 49.99	4.9	0.4	0.4	4.0	2.2	2.3	5.2	12.6
50.00— 74.99	4.3	0.0	0.2	0.5	0.9	2.1	3.2	9.5
75.00— 99.99	1.5	0.4	0.0	0.1	0.1	0.7	0.7	2.5
100.00— 149.99	0.9	0.0	0.0	0.0	*	0.1	0.2	1.6
150.00 or more	0.9	0.0	0.0	0.0	0.0	0.0	0.1	0.8

* Less than 0.1 percent





The problems of adequacy assume even greater significance when examined in terms of the number of individuals rather than dwelling units affected. It is interesting to note, for example, that the larger groups in the city show the greatest proportions living in units of low rental value, thus spreading the greater degree of inadequacy implicit in these low renting units to a larger number of people. While 56.6 percent of all groups containing from one to four people live in units which rent for less than \$20 a month, 60.6 percent of those groups with five or six people, 68.1 percent of those with seven or eight people, and 69.6 percent of those with nine or ten people occupy units in these low rent categories. The median rent for units occupied by from one to six people is from \$15 to \$20 a month, while for groups with from seven to ten people it drops to from \$10 to \$15 a month. Groups containing eleven people or more report a higher median rent (\$20 to \$25) and a smaller proportion (45.6 percent) in units renting for less than \$20 a month than groups of any other size. This is probably due to the fact that most of the units housing these large groups are especially equipped and run as rooming houses and their rental value is undoubtedly based on estimates of their returns as business establishments.

It is manifest that Asheville's greatest housing problem is to be found among that largest part of its tenant population which lives in low-renting units. From this large proportionate occurrence of undesirable characteristics among these low-renting dwellings, two conclusions can be drawn: first, that low rentals are maintained in Asheville by the perpetuation of inadequate conditions, and second, that inadequate conditions are tolerated because of an inability to pay the higher rentals which adequacy must command.

Size of Dwellings

The five-room dwelling predominates in Asheville, accounting for 19.0 percent of all units. The four and six-room units are next in order of frequency, each size representing about 17 percent of the total. About 25 percent of all units contain from one to three rooms, and about 20 percent contain seven rooms or more.

The proportionate occurrence of the different size groups varies with owner and tenant occupancy. Thus, while the greatest number of owners, amounting to over one-fourth of the total, live in six room units, the largest group of tenants, representing over 20 percent of their total, occupy units of four rooms in size. More than 83 percent of all owners occupy dwellings of five or more rooms, as compared with little more than 44 percent of all tenants, and while only 5 percent of all owners live in units of from one to three rooms, about 34 percent of all tenants occupy dwellings of this size. The median size for all dwellings in the city is five rooms, that for owners is six, while for tenants it is four rooms. Although owners occupy only 32.3 percent of all dwellings, they account for 55.7 percent of all units of seven or more rooms.

The size of dwelling units varies considerably with the type of structure. Although the five-room unit predominates in the city as a whole, there are more six-room units among the single-family detached structures than any other size. The three-room unit is most prevalent in all other types except the two-family, two-decker structures, where there are about as many four-room as there are three-room units. In addition, the apartment house and those structures listed as "other non-converted" types report more two-room dwellings than any other size.

Units with four rooms or less show a greater proportion in the poor condition categories than larger units. Although for the city as a whole 22.3 percent are in poor repair, over 40 percent of the one and two-room units, and 33 percent of the three and four-room units are in poor repair, as compared with 12.9 percent of those units with five rooms or more. Although the units of from one to four rooms in size represent about 43 percent of all dwellings in the city, they constitute 67 percent of all units in need of major

repairs or unfit for use. While about 64 percent of all white groups live in dwellings consisting of five or more rooms, about 62 percent of all Negro groups live in dwellings of one to four rooms in size.

Over half of the 270 one-room dwelling units in Asheville rent for less than \$5 a month. Over 55 percent of the two-room units, 47 percent of the three-room units, and about 40 percent of the four-room units report rental values of less than \$10 a month.

Physical Equipment

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

In Asheville 89.7 percent of all dwellings have installed electric lights. The remaining 10.3 percent still utilize oil lamps and other lighting devices. Of the owner-occupied units 277, or 5.7 percent, are without installed electric lighting, as are 1,182, or 12.7 percent of all tenant-occupied units. Of all dwelling units renting for less than \$10 a month, which comprise about one-fourth of the total dwellings in the city, 36.5 percent are not wired for electricity. The one-third of all dwellings which rent for between \$10 and \$20 a month report 4 percent of their number without electric lighting. For all other higher rent groups the proportion without adequate lighting is less than one percent in every case.

Sixty-two dwelling units in Asheville lack installed heating facilities of any type, 41.6 percent have installed furnace heating equipment, and the greatest number of units, 8,692, or 58 percent of the city's total, rely on "other installed" facilities, such as fireplaces, oil burners, wood and coal stoves, etc. While little more than one percent of the numerous dwellings which rent for less than \$10 a month, and about 10 percent of those that rent for between \$10 and \$15 a month have furnace heat installed, the proportion of dwellings so equipped rises with each successively higher rent group to the point where over 75 percent of those units renting for between \$25 and \$30 a month, and over 90 percent of those renting for \$30 or more a month have furnace heat. It is therefore likely, on the basis of other lacks in adequate housing among these same low rent groups, that the mildness of the southern climate is not the only factor responsible for the absence of modern heating equipment.

At the request of the city's Smoke Abatement Division the Real Property Survey investigated the extent to which stoker-firing is employed in the operation of furnace heating systems in Asheville. The principal purpose in gathering these additional data was to aid the Smoke Abatement Division in its effort to deal with the problem of removing the pall of smoke which at times hangs over the central portion of the city, particularly during the winter season. It is the opinion of many experts and smoke-abatement engineers that the smoke nuisance is largely caused by the improper firing of heating systems, which leads to the improper combustion of the bituminous coal chiefly used in this vicinity. An analysis was made, therefore, in the form of three maps of the city, of the total number of heating systems, the number of hot air and steam or hot water heating systems, and the percentage of stoker-fired heating systems on each block.

The presence of plumbing facilities is one of the most incontrovertible standards of adequacy in housing. The fact that 5,025, or 33.5 percent, of all dwelling units in Asheville lack the minimum of at least one private indoor flush toilet and one bath, represents a serious problem in terms of the health and general welfare of the city. Included in the third of all dwellings that do not meet minimum plumbing standards are 1,462, or almost ten percent of the city's total dwellings, which have a toilet but no bath; 1,882 units, or 12.6 percent, which share toilet facilities with others; 769 units, or 5.1 percent, which have

Table XV
DWELLING UNITS IN NEED OF MAJOR REPAIRS OR UNFIT FOR USE AS PERCENT
OF ALL DWELLING UNITS BY OCCUPANCY STATUS BY PLUMBING EQUIPMENT

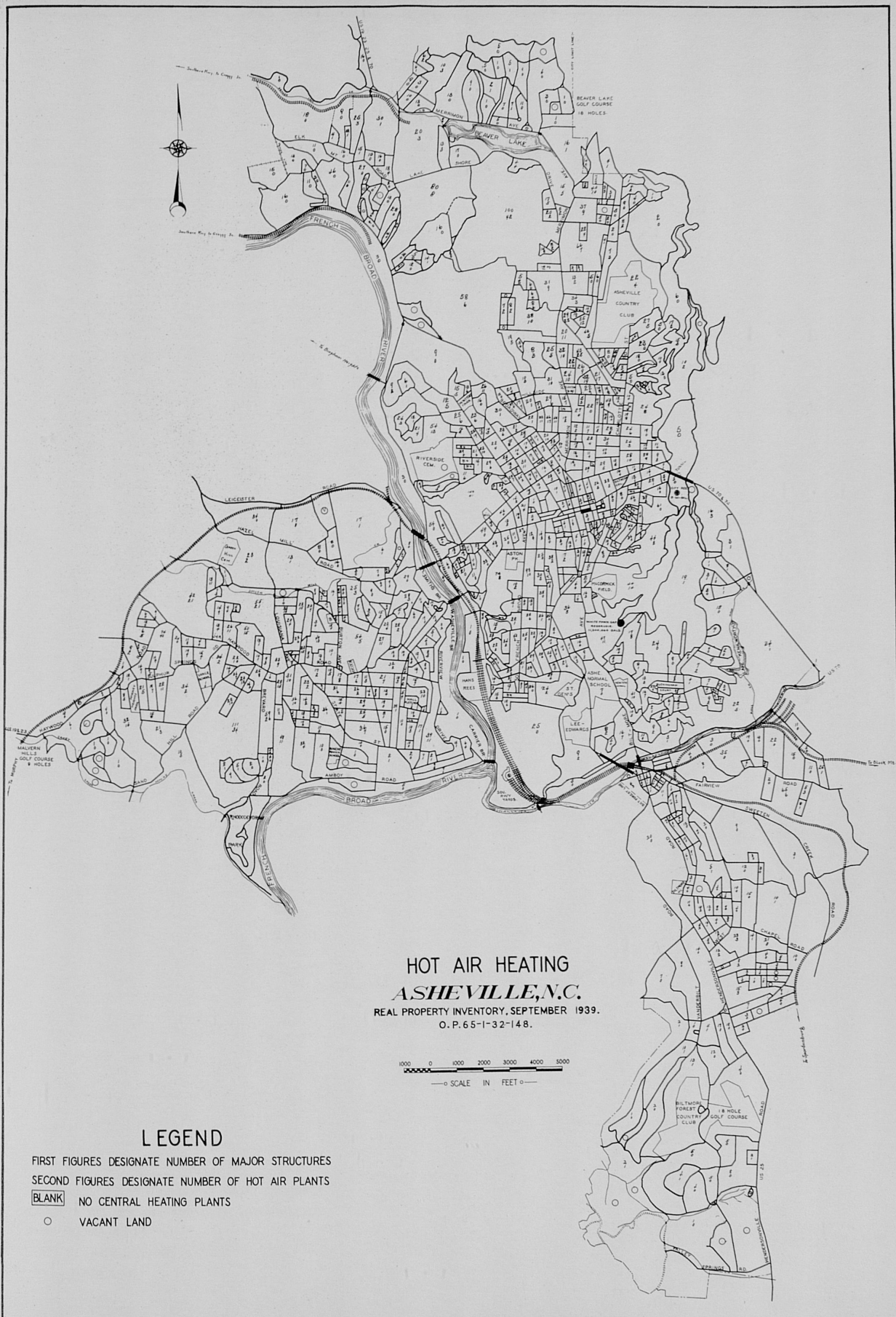
Plumbing equipment	All dwelling units	Occupancy status		
		Owner-occupied	Tenant-occupied	Vacant
Total reports on plumbing equipment	22.3	11.2	27.8	25.4
At least 2 toilets and at least 2 bathing units	3.2	1.1	5.7	9.4
At least 2 toilets and 1 bathing unit	3.0	0.9	4.5	11.8
1 toilet and at least 1 bathing unit	11.0	6.1	13.8	12.6
At least 1 toilet, less than 1 bathing unit	45.7	35.2	48.9	45.5
Shared toilet, with running water	30.6	18.9	31.5	33.1
Shared toilet, no running water	75.0	0.0	75.0	0.0
No toilet, with running water	59.9	47.9	64.3	70.0
No toilet, no running water	76.3	58.7	80.7	80.0

Table XVI
RACE OF HOUSEHOLD BY OCCUPANCY STATUS

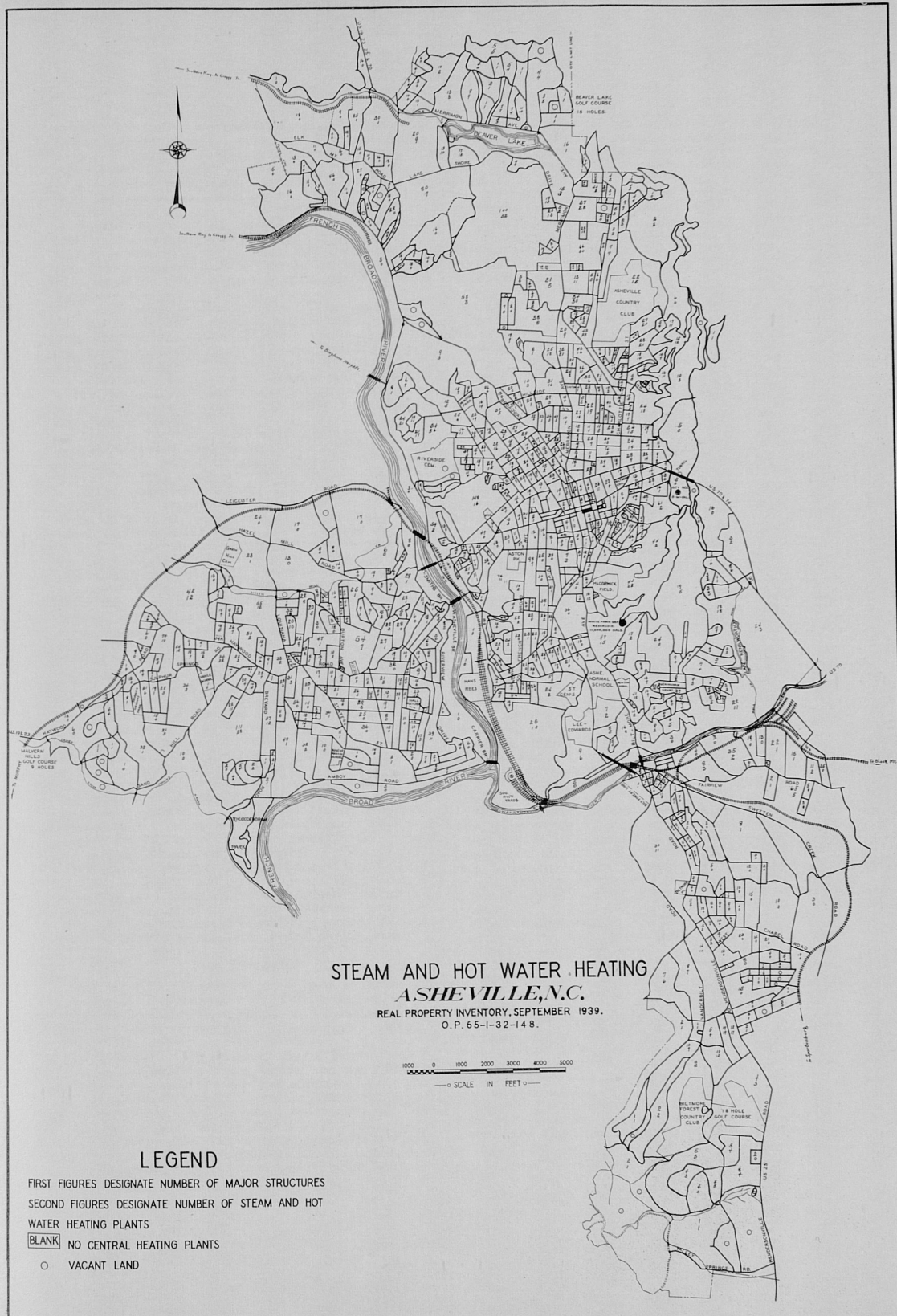
Race of household	All-occupied dwelling units		Owner-occupied dwelling units		Tenant-occupied dwelling units	
	No.	Percent distrib.	No.	Percent distrib.	No.	Percent distrib.
Total reports on color or race	14,162	100.0	4,841	34.2	9,321	65.8
White and other	10,897	100.0	4,075	37.4	6,822	62.6
Negro	3,265	100.0	766	23.5	2,499	76.5

Table XVII
NUMBER AND PERCENT DISTRIBUTION OF ALL OCCUPIED DWELLING
UNITS BY CONDITION BY OCCUPANCY STATUS

Occupancy status	Total reports on condition		Condition of dwelling units					
			Good condition		In need of minor repairs		In need of major repairs	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Total occupied units	14162	100.0	5306	37.5	5716	40.3	2573	18.2
Total white occupied	10897	100.0	4912	45.1	4421	40.6	1367	12.5
Total negro occupied	3265	100.0	394	12.1	1295	39.6	1206	37.0
Owner-occupied units	4841	100.0	2618	54.1	1681	34.7	482	10.0
White owners	4075	100.0	2443	60.0	1324	32.5	282	6.9
Negro owners	766	100.0	175	22.9	357	46.6	200	26.1
Tenant-occupied units	9321	100.0	2688	28.8	4035	43.4	2091	22.4
White tenants	6822	100.0	2469	36.2	3097	45.4	1085	15.9
Negro tenants	2499	100.0	219	8.8	938	37.5	1006	40.3









running water but do not extend that utility for toilet and bathing purposes; and 912 units, or 6.1 percent of the city's total, which have neither running water nor access to indoor toilets and baths.

The distribution of sanitary facilities by occupancy reveals that among owners 18.4 percent report less than the minimum standards, while among tenants 41.3 percent are inadequately equipped. That other factors have to be dealt with when considering any one aspect of inadequacy in housing is attested to by the fact that almost half the plumbing inadequacies in Asheville (47.8 percent) occur in units which are either in need of major repairs or unfit for use.

As with other undesirable aspects of housing, the lack of adequate sanitary facilities is preponderant among the units with low rental values. Thus over 96 percent of those dwellings which rent for less than \$5 a month are ill-equipped, 80.6 percent of those renting for between \$5 and \$10, and 40 percent of those renting for between \$10 and \$15 a month are similarly without proper facilities. Here again, as rent values rise, the incidence of dwellings inadequately equipped declines sharply.

As far as "desirable" facilities are concerned, 38.5 percent of all dwelling units are equipped for electric refrigeration, and 1.5 percent for gas, a total of 40.0 percent, representing 5,993 dwellings, with mechanical refrigeration, a greater proportion than the 32.0 percent which are equipped with modern cooking facilities. The use of electricity is about as extensive as gas for cooking, the former occurring in 15.6 percent of all units, and the latter in 16.4 percent. Among owners, 58.8 percent report mechanical refrigeration and 44.0 percent electric and gas cooking equipment, while 32.5 percent of all tenants report mechanical refrigeration, and little more than one-fourth report the more modern cooking facilities. Over three-fifths of Asheville's dwellings still use oil, coal, or wood ranges for cooking, and 42.7 percent still use ice for refrigeration. Tenants show a greater proportionate use of the less modern equipment, with over 49 percent of that tenure group reporting the use of ice and 72.6 percent the use of other installed cooking facilities, as compared with about 35 percent of the owners who still use ice and 55 percent who cook without gas or electricity. A little more than 6 percent of Asheville's owners and 18.2 percent of its tenants manage without any refrigeration equipment whatsoever, while less than one percent of each group reports no installed cooking facilities.

The proportion of dwellings with mechanical refrigeration and modern cooking facilities increases with the rising rental values of dwellings. While 16.6 percent of all dwellings which rent for less than \$20 a month report mechanical refrigeration, 72.1 percent of those renting for \$20 or more are so equipped; and only 6.7 percent of those dwellings which rent for less than \$20, in contrast with 66.6 percent of those renting for \$20 or more, report the presence of electric or gas cooking equipment. Obviously, the greatest lack, as in the case of other perhaps more vital equipment, exists in those rent groups below \$20 a month, which include the greatest number of Asheville's dwelling units.

Race Distribution

While the Real Property Survey in no way approximates 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 XVI.

The proportion of ownership among Negroes is considerably smaller than among whites, and the differences between the races in the degree of structural inadequacies, as well as other undesirable housing characteristics, are even more marked, both for owners and tenants. As Table XVII indicates, while for the city as a whole 22.2 percent of all occupied dwellings are in the poor condition categories, 48.3 percent of the Negro dwellings fall into these groups, as compared with only 14.3 percent of the white. Although

the white occupancies in the city exceed those of Negroes by 7,632 units, Negro dwellings not only show a greater proportion in poor repair, but they actually out number those occupied by whites in such condition groups. A glance at the owner and tenant columns of Table XVII reveals the consistent differences in condition between the race groups for both types of tenure. While 7.5 percent of white owners live in dwellings in poor condition, 30.5 percent of the Negro owners live under similar circumstances. White tenants report 18.4 percent of their number in the poor condition groups, as compared with 53.7 percent of the Negro tenants.

A far greater proportion of Negroes occupy dwellings of low rental value than do white groups. While 18.2 percent of the latter occupy units with a rental value of less than \$10 a month, the same is true for 45.9 percent of the Negro population. An additional third of the Negroes of Asheville pay between \$10 and \$15 a month for rent, making a total of 79.1 percent of all Negroes living in units with a rental value of less than \$15 a month, as compared with 33.8 percent of all white groups. A little over 11 percent of all Negroes pay from \$15 to \$20 a month for rent, 6.3 percent pay from \$20 to \$25 a month, 2.2 percent pay from \$25 to \$30 a month, and less than two percent live in units with a rental value of \$30 or more per month. Although Negroes occupy about 23 percent of all dwellings in the city, fully 43 percent of the units renting for less than \$10 a month, and 39 percent of those renting for from \$10 to \$15 a month are occupied by Negroes. For units renting for more than \$15 a month, however, the proportion of Negro occupancy decreases as the rental values rise. While Negro owners occupy 15.8 percent of all owner-occupied units, they occupy 34.8 percent of all owner-occupied units with a rental value of less than \$15 a month; Negro tenants constitute 26.8 percent of all tenant occupancies, and occupy 42.8 percent of all tenant-occupied units which rent for less than \$15 a month.

Density

The average number of persons per dwelling unit for all occupied dwellings in Asheville is 3.8 persons, with white groups averaging 3.7 persons and Negroes 4.0 persons. The greatest number of units in the city contain two or three people and comprise 47.9 percent of all occupied units. About 30 percent of the city's dwellings are occupied by groups of four and five persons, and 11 percent by groups of six or seven persons. Single persons and groups of eight or more persons, respectively, occupy about five percent of all dwellings.

Groups consisting of from one to five persons are somewhat more prevalent among owners (85.6 percent) than among tenants (82.6 percent), who in turn report a larger proportionate occurrence of groups with six persons or more than do owners. About 22 percent of the city's Negro-occupied units contain groups of six or more persons, which is true of only 14.8 percent of the units occupied by white groups.

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 248 one-room units in Asheville average two persons per room and are the only size-of-dwelling group which averages more than one and one-half persons per room. Although the average number of persons for all dwelling units, except those of one room, does not exceed the standard of one and one-half persons per room, actually, 1,050 units, or 7.4 percent of the city's total, report the presence of more than the standard number of persons per room. The greatest proportion of such overcrowding exists among tenants, who report 10.2 percent of their units inadequate for the size of their groups, as compared with 2.1 percent of the owner-occupied units. In both types of tenure Negroes report greater proportions of overcrowding than white occupants, as Table XX illustrates.

These 1,050 dwellings house, in inadequate space, 12.5 percent of all individuals enumerated by the survey. Here

Table XVIII
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	23.1	15.8	26.8
\$ 4.99 or less	48.2	34.6	49.7
5.00—\$ 9.99	41.4	33.0	43.1
10.00— 14.99	39.0	35.9	40.1
15.00— 19.99	18.5	22.0	16.8
20.00— 24.99	14.5	17.4	12.4
25.00— 29.99	5.8	9.2	3.2
30.00— 39.99	1.8	3.3	0.5
40.00— 49.99	1.2	1.6	0.7
50.00— 74.99	0.3	0.3	0.4
75.00— 99.99	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

Table XIX
PERCENT DISTRIBUTION BY NUMBER OF PERSONS IN DWELLING UNITS
FOR OCCUPIED DWELLING UNITS BY RACE OF HOUSEHOLD

Number of persons in dwelling unit	Total reports on race	Race of household		
		White	Negro	"Other" race
Total report on number of persons	100.0	100.0	100.0	0.0
1 person	5.5	4.7	8.2	0.0
2 persons	25.5	25.9	24.3	0.0
3 persons	22.4	23.7	17.9	0.0
4 persons	18.4	19.1	16.2	0.0
5 persons	11.8	11.8	11.5	0.0
6 persons	7.1	6.9	7.7	0.0
7 persons	3.9	3.5	5.4	0.0
8 persons or more	5.4	4.4	8.8	0.0

Table XX
DWELLING UNITS WITH MORE THAN 1½ 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	7.3	2.0	10.1
White	5.3	1.8	7.5
Negro	14.0	3.5	17.2

Note: These percentages are obtained from derived figures and not from tabulated results.

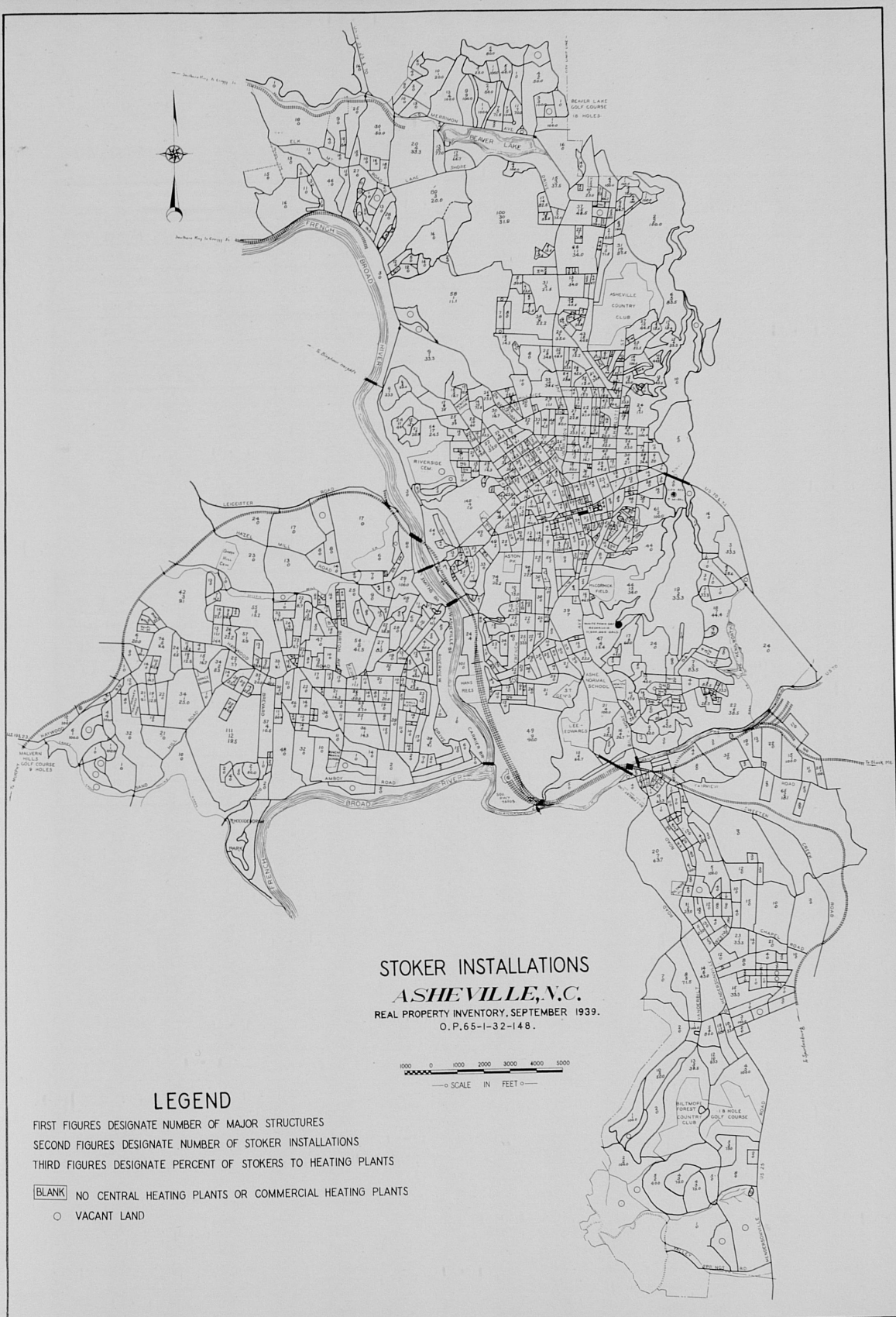




Table XXI
DWELLING UNITS WITH MORE THAN 1½ PERSONS PER ROOM AS PERCENT OF ALL OCCUPIED
DWELLING UNITS BY OCCUPANCY STATUS BY NUMBER OF CHILDREN

Number of children in dwelling unit	All-occupied dwelling units	Owner-occupied dwelling units	Tenant-occupied dwelling units
Total reports on children	7.4	2.1	10.2
No children	1.6	0.4	2.4
With children	14.0	4.6	18.0
1 child	3.7	1.0	5.0
2 children	11.8	2.6	15.8
3-4 children	30.0	10.5	35.9
5 children or more	66.2	52.2	69.7

Table XXII
PERCENT OF ALL PERSONS IN UNITS WITH MORE THAN 1½ PERSONS PER ROOM
BY OCCUPANCY STATUS BY AGE OF PERSONS

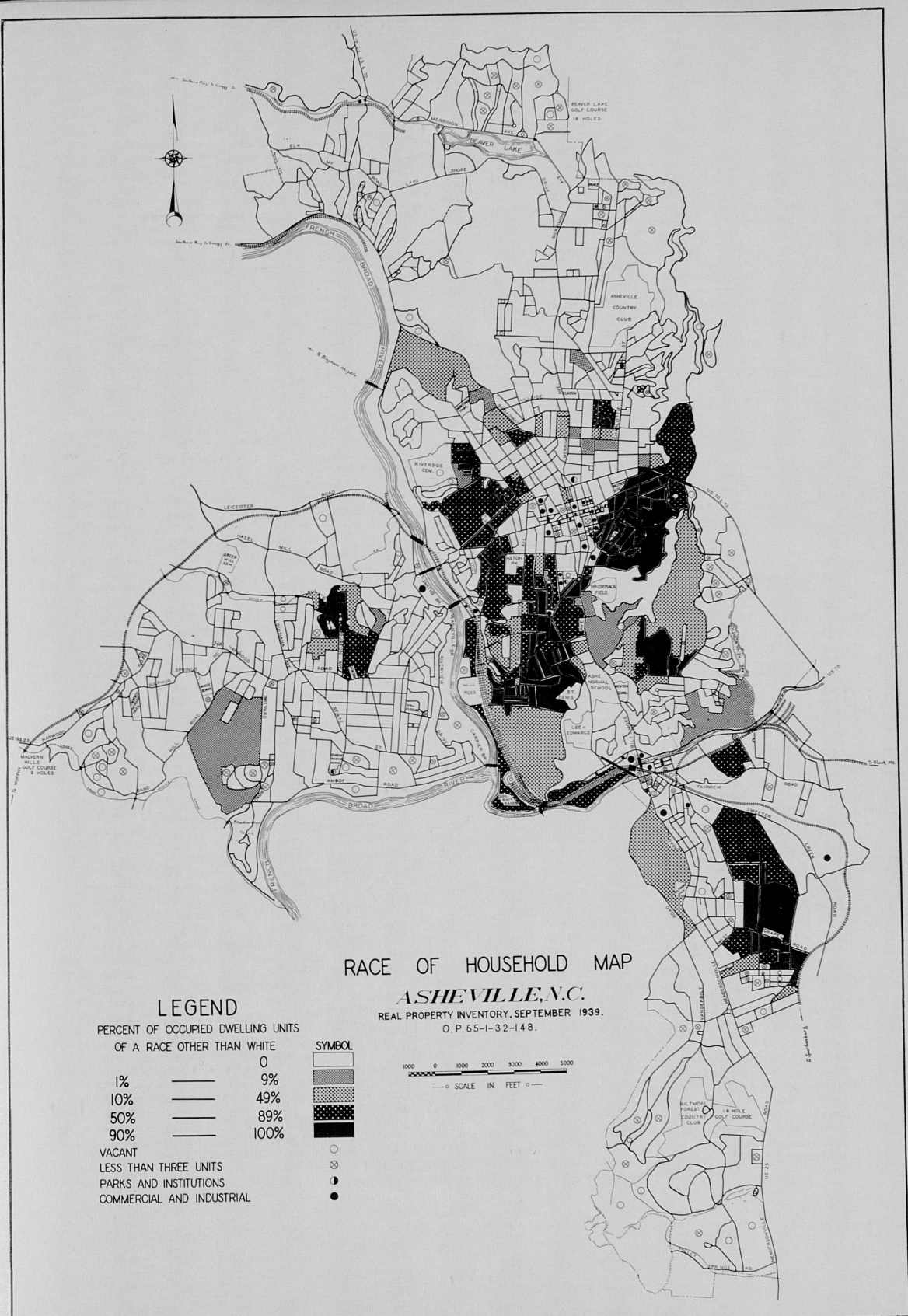
Age of persons	All-occupied dwelling units	Owner-occupied dwelling units	Tenant-occupied dwelling units
Total reports on age	12.5	4.4	16.6
Under 1 year	27.3	12.0	30.5
1-4 years	26.6	10.9	30.9
5-9 years	25.4	10.9	30.9
10-14 years	20.7	9.0	26.2
15-19 years	15.4	6.7	20.2
20-64 years	8.1	2.7	11.0
65 years or over	3.9	1.2	7.1

Table XXIII
DWELLING UNITS WITH MORE THAN 1½ PERSONS PER ROOM AS PERCENT OF ALL OCCUPIED
DWELLING UNITS BY OCCUPANCY STATUS BY NUMBER OF EXTRA FAMILIES

Number of extra families in dwelling unit	All-occupied dwelling units	Owner-occupied dwelling units	Tenant-occupied dwelling units
Total reports on extra families	7.4	2.1	10.2
No extra families	7.2	2.0	9.9
With extra families	13.8	5.9	19.8
1 extra family	13.1	5.9	18.6
2 extra families or more	20.5	5.9	29.6

Table XXIV
VACANT UNITS WITH STRUCTURAL INADEQUACIES AS PERCENT
OF ALL VACANT UNITS BY MONTHLY RENT

Monthly rent	Total inadequacy	In need of major repairs or unfit for use	Inadequate plumbing facilities	Inadequate lighting facilities
Total reports on monthly rent	40.7	25.4	33.1	10.2
\$ 4.99 or less	98.7	83.5	96.2	46.8
5.00—\$ 9.99	84.1	59.8	75.7	35.5
10.00— 14.99	46.9	13.5	41.7	4.2
15.00— 19.99	62.4	30.3	45.0	2.8
20.00— 24.99	31.2	12.9	21.5	0.0
25.00— 29.99	16.2	12.2	5.4	0.0
30.00— 39.99	6.0	4.3	2.6	0.0
40.00— 49.99	6.8	8.5	0.0	0.0
50.00— 74.99	4.2	4.2	0.0	4.2
75.00— 99.99	0.0	0.0	0.0	0.0
100.00— 149.99	0.0	0.0	0.0	0.0
150.00 or more	0.0	0.0	0.0	0.0





again tenants show the greatest proportion of overcrowding, with 16.6 percent of all persons, as compared with 4.4 percent of those in owner-occupied dwellings, living in units which house more than one and one-half persons per room.

Since one-room units average more than the standard number of persons per room, it is not surprising that units of this size should show a higher proportion of overcrowding than units of any other size. In general, however, smaller dwellings report a greater degree of overcrowding than larger units. About 55 percent of all one-room units, 15.8 percent of all two-room, and 16.2 percent of all three-room units in the city house more than one and one-half persons per room, whereas only 3.6 percent of those units exceeding three rooms in size report overcrowding. On the other hand, the proportion of overcrowding mounts strikingly as the size of group increases, to the point where about 40 percent of those units which house eight or nine persons and over half of those housing ten persons have inadequate space.

That the different factors which constitute housing problems tend to occur in the same places or structures is further evidenced by the fact that although little more than 7 percent of the dwellings in Asheville are overcrowded, almost 17 percent of those in need of major repairs, and 25 percent of those unfit for use are overcrowded. Inadequate dwelling space also occurs more frequently in low-renting units than in others. Over 29 percent of those units which rent for less than \$5 a month, 18 percent of those which rent for between \$5 and \$10 a month, and 8 percent of those renting for between \$10 and \$15 a month are overcrowded, while all other and higher rent groups show decreasing proportions of overcrowding, none of which exceed three percent.

About 47 percent of the occupied dwelling units in Asheville report the presence of children. Of these units, 14 percent have inadequate dwelling space, while those without children report only 1.6 percent of the number overcrowded. Almost one-third of all the people enumerated were under 20 years of age at the time of the survey. With 12.5 percent of all persons in the enumerated area living under crowded conditions, 21.7 percent of those under 20 years old, in contrast with 7.9 percent of those 20 or more years of age, were found in overcrowded homes, and almost one-fourth of all children under 15 years of age were similarly situated. More than 57 percent of those people living in dwellings which are too small for their groups are under 20 years old; 46.4 percent of them are children under 15 years of age.

Overcrowding in itself; that is, the presence of more than one and one-half persons per room, is not the only factor to be considered in examining the adequacy of a dwelling for its particular occupants. Frequently rental payments can only be met by "doubling up" and taking in roomers, with the subsequent undesirable effects of such action on the familial organization with 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, 434, or 3.1 percent of all occupied units report the presence of 485 extra families; 44 units report the presence of more than one extra family. Owners show a slightly greater proportion sharing their dwellings with extra families than do tenants. Only 28, or 5.8 percent of these extra families, are composed of single persons; 311, or 64.1 percent, are two-person families; 104, or 21.4 percent, consist of three persons; and 42, or 8.7 percent of all extra families, consist of four or more persons. In 13.8 percent of the dwellings reporting the presence of extra families, the latter are the cause of overcrowding in the dwelling. This is more true of tenant-occupied units than those occupied by owners. In the latter instance only 5.9 percent of the dwellings with extra families are overcrowded, whereas among tenants with extra families 19.8 percent are overcrowded. In any event, dwellings with no extra families

show a much smaller proportion of overcrowding (7.2 percent) than those with extra families (13.8 percent).

Of the 1,140 dwelling units, which report the presence of roomers, 842, or 5.9 percent of all units in the city, indicate the presence of one or two roomers, and 298 units, or 2.1 percent of the city's total, report from three to eleven or more roomers. A slightly higher proportion of roomers is evident among those dwellings in the poor condition categories than among those dwellings in good repair. Units with a larger number of people in them tend more to attain their group size by virtue of the presence of roomers than do units with a smaller number of people. Thus, while 1.7 percent of all units with two persons, and 5.8 percent of those with three persons living in them report the presence of roomers, about one-fourth of the units with eight or nine persons, 35 percent of those with ten persons, and 55.8 percent of those with eleven or more persons living in them are of these group sizes because of the presence of roomers. However, an encouraging aspect of the rooming situation in terms of family life is the fact that groups which originally consist of one person show the greatest proportion renting to roomers.

In general, inadequate occupancy factors are not a serious problem in Asheville. To the extent that they do exist, however, the above analysis has attempted to show that each occurs along with other factors of inadequacy, particularly structural ones, and must therefore be considered an element contributing to the city's housing problems.

Vacant Units

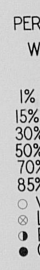
Of Asheville's 14,985 dwelling units, 823, or 5.5 percent of the total, were vacant at the time of the survey. All of these can scarcely be considered in terms of the supply of dwellings available for an expanding city, since two-fifths of them are inadequate either because of their poor condition, their lack of standard plumbing, heating, and lighting facilities, or because of a combination of several of these factors. About one-fourth, or 209 of the vacant units, are in the poor condition categories, with 111 of these classified as "unfit for use". One-third of all vacancies lack adequate plumbing facilities, 10.2 percent are not wired for electric lighting, and 4.6 percent have no installed heating equipment.

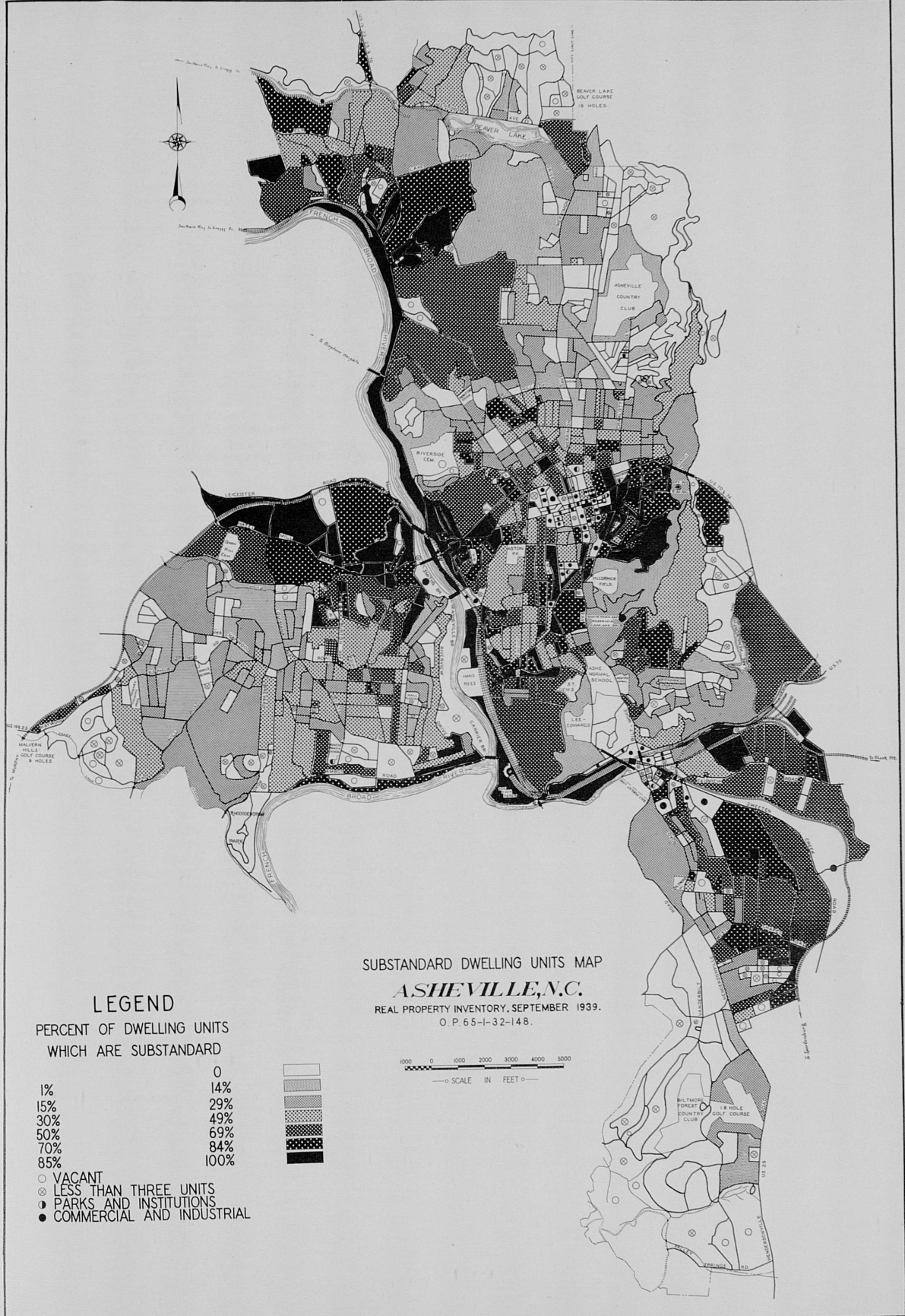
Two hundred and twenty-eight, or 27.7 percent of all vacancies, have been unoccupied for one year or longer; 113, or 13.7 percent, have been vacant for three years or longer. Half of all vacancies in poor condition have been unoccupied for more than one year. The units which have been vacant for one year or more indicate a far greater incidence of undesirable structural conditions than do units vacant for shorter periods. While only 17.5 percent of those units vacant less than one year are in poor condition, about one-third of those vacant for from one to three years, and 59.3 percent of those vacant for three years or more are in need of major repairs or unfit for use. The high proportion of inadequacy coupled with the lengthy duration of vacancy reported for 228 of these vacant units indicates their virtual abandonment as unrentable properties.

Almost 23 percent of all vacancies, 186 units, have a rental value of less than \$10 a month. Of these 168, or fully 90.3 percent, are inadequate to some degree. About 70 percent of them are in the poor condition categories, 84.4 percent lack adequate plumbing facilities, and 40.3 percent are not equipped for electric lighting.

About one-fourth of all vacant units rent for between \$10 and \$20 a month. Of these, 55.1 percent, or well over half are inadequate; 43.4 percent lack adequate plumbing facilities, and 22.4 percent are in the poor condition groups.

Over half of all vacant units have a rental value of less than \$25 a month. Of this half, 64 percent are inadequate, whereas for the 339 units, or 41.2 percent of all vacancies, which rent for \$25 or more per month, only 7.4 percent are structurally inadequate to some degree.







CHAPTER IV

Low Income Housing

WHILE the housing problem cannot be confined within a city to any one group, distinct aspects of the problem exist for different income levels. Problems of planning, construction, and encumbrance apply to all groups, but the pile-up of "lacks" in inadequate housing falls within the limits of low income groups. A housing authority was recently appointed by the city of Asheville to investigate the needs and to make provisions for housing these groups now living in substandard dwellings and unable, because of insufficient income, to better their conditions. It was the task of the Real Property Survey to make a study of these groups and to determine the number of substandard units within the city, the income levels of the families living in them, and other pertinent information relative to a planned housing program.

The concept of adequacy for dwelling units cannot be defined very 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 a half persons per room, two or more families in the same dwelling unit; provided monthly rent is less than \$30.00 per month should only one of the above occupancy factors exist.

The facts presented here are those found during the taking of the survey and, while conditions may have changed since the actual enumeration, hardly enough reconstruction has taken place to affect the authenticity of the results.

Of a total of 14,985 units, 5,473 occupied units containing 6,202 groups were found to be substandard on the basis of at least one of the factors listed above. Many of the units listed as substandard are so because of a single factor. By repairing a roof here, installing electricity there, or piping water into a house, some of the substandard units might be reclaimed for standard and healthful usage. Nevertheless, it was found that well over 30 percent of all the substandard units were so for more than one factor. It is this group of houses that largely constitutes the city's slums. Many of these houses were poorly built at the outset. Some have outlived their usefulness, and others have been deteriorating for too long a period to be reclaimed. Patchwork and repairs on these houses will only tend to forestall their inevitable classification as unfit for use. A large number of these houses should be demolished.

In terms of community life it is of little moment for a family to live in a standard home in the midst of squalor and poor housing conditions. The effect of a neighborhood upon the family group is as definite as that of the dwelling itself. The housing program, therefore, is far more extensive than the effort to replace unsafe and insanitary dwellings.

Slum conditions are costly to a city. Actually, for many degressive slum areas, a program of subsidization necessarily exists. Tax returns from these areas are at a minimum, tax delinquency is common, and the per capita tax return is far below that of other sections of the city. On the other hand, all city services and facilities must be accentuated within these areas. Police costs are often in

excess of thrice that found for other areas. Costs for fire protection are naturally excessive. 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, entirely 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.

The establishment of a housing authority for the city of Asheville is the first step towards the eventual elimination of some of the worst slum sections. Action of the newly appointed housing authority will be conditioned by the needs of the city of Asheville and the direction of any effort will, at least, be toward a planned solution. Much work, beyond what the housing authority can accomplish, remains to be done and can be done with private investments, co-operative efforts of owners and tenants in repair work, and through the furtherance of a public housing program.

The total substandard units occupied by both races as revealed by the Low Income Housing Area Survey is as follows:

	Total	Owner	Tenant
Total all races	5,473*	1,121	4,352
White race	3,228	718	2,510
Negro race	2,245	403	1,842

*In addition to this total there were 673 substandard dwelling units either vacant or not interviewed.

Of these units, merely 177, or slightly more than three percent, were substandard because of occupancy factors alone as defined above; i. e., overcrowding or the presence of extra families. The greatest number, 4,129 units, were physically substandard. The contrast between overcrowding for the city in general, about ten percent, and that for substandard dwellings, over twenty percent, indicates that, in addition to the physical condition of dwellings occupied by low income families, attention must be given to the serious problem of overcrowding in its relationship to low incomes. Little difference was found between the size of families living in standard and substandard homes. The average size of family for the whole city was 3.6 persons, that for standard units being 3.6 persons, and for substandard 3.7 persons. Overcrowded conditions among substandard units, therefore, cannot be attributed to any preponderance of large families among the low income groups, but is rather the result of doubling up or the limitation of living space to an unhealthy degree in order to reduce rent payments to sums within the financial reach of the family with a low income. Table XXV shows the number of units in each substandard category by occupancy and race.

The incidence of those physical factors which are used to designate a unit as substandard and the proportion that they claim of each occupancy group is shown in Table XXVI.

From these percentages it can be seen that owners show the smallest proportion of units to be in physically substandard condition. Owners account for about one fifth of all substandard units, with white owners claiming thirteen percent of the total substandard count. It is quite likely that a good number of these units can be made adequate through improvements and repairs either privately or with the assistance of existing lending agencies. Vacant units, as

DWELLING UNITS OCCUPIED BY WHITE AND NEGRO TENANTS

ASHEVILLE, N. C.

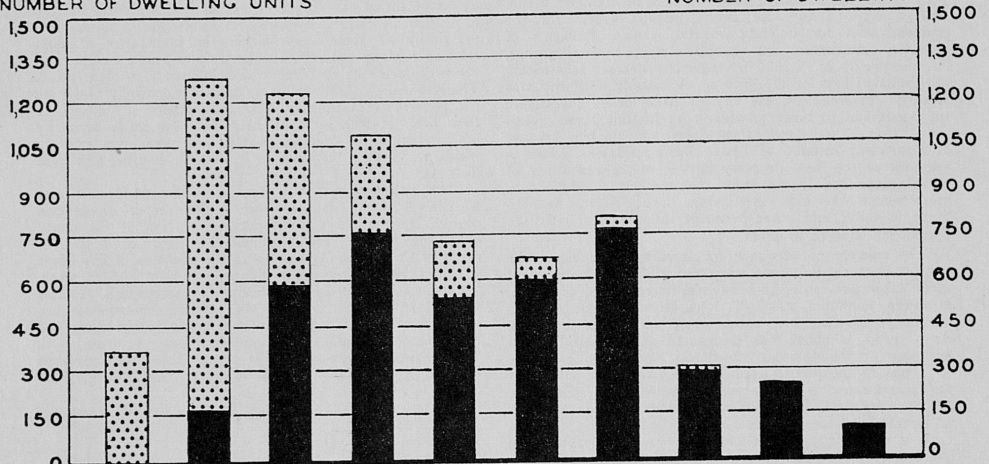
■ STANDARD

▤ SUBSTANDARD

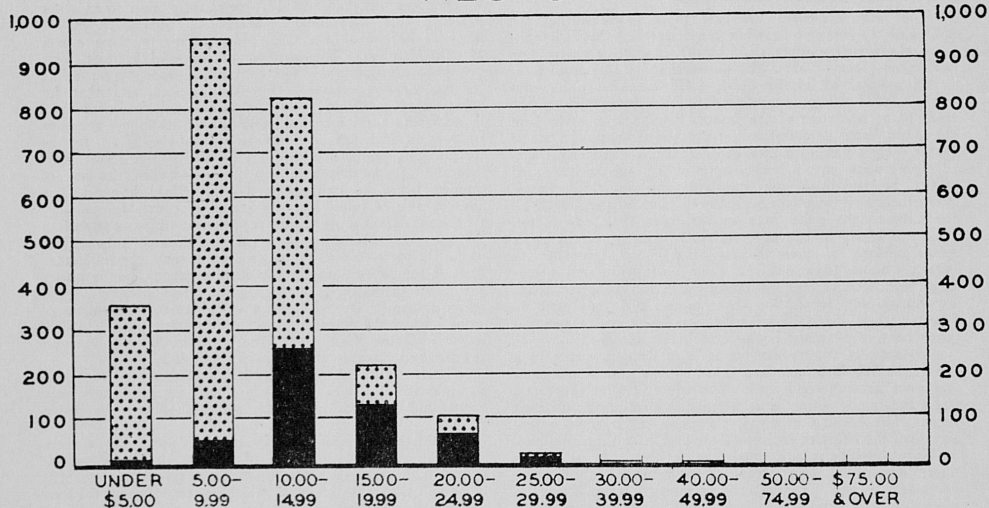
NUMBER OF DWELLING UNITS

WHITE

NUMBER OF DWELLING UNITS



NEGRO



MONTHLY NET RENT

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

N

NUME
2100

1800

1500

1200

900

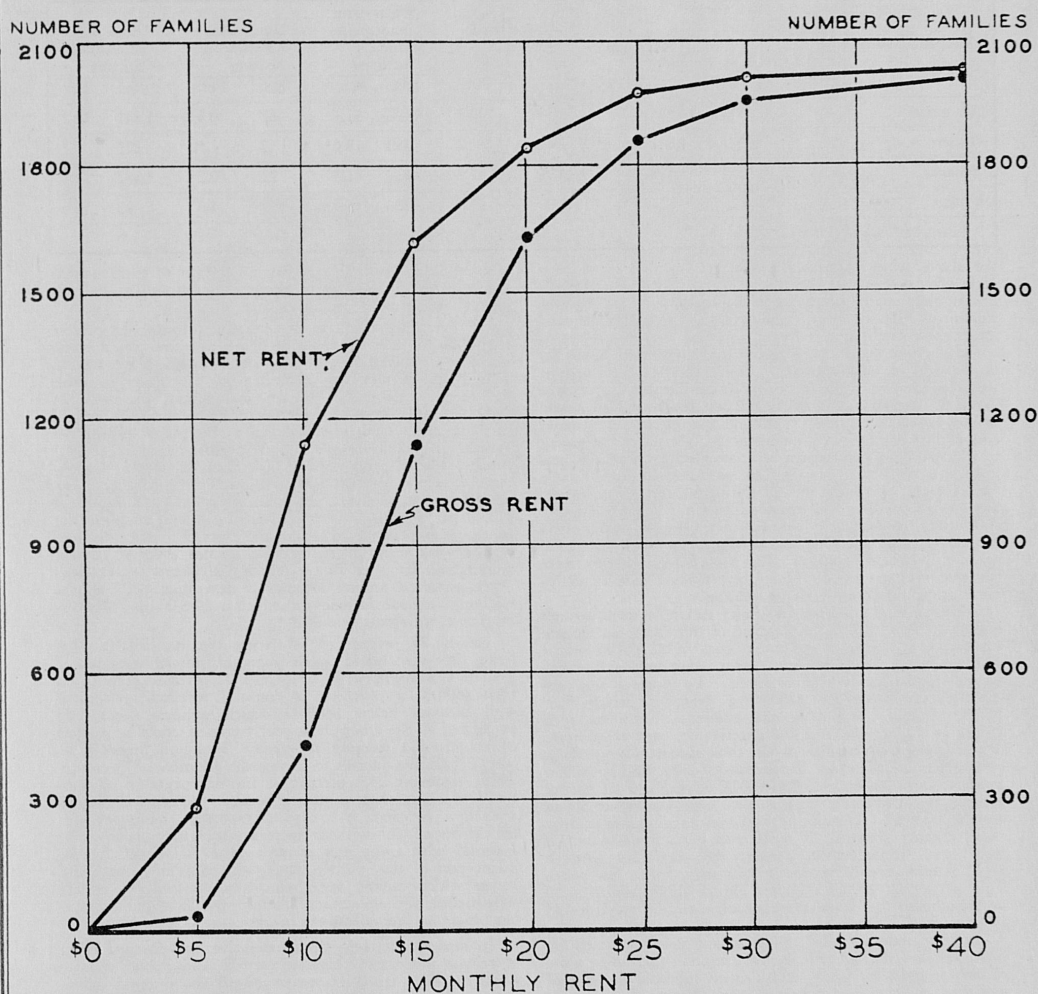
600

300

* EX
DWE
2 OF

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

ASHEVILLE, N. C.



*EXCLUDES
DWELLING UNITS WITH
2 OR MORE GROUPS

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

Table XXV—ADEQUACY BY OCCUPANCY STATUS AND RACE OF HOUSEHOLD

Adequacy	Total occupied units	Owners			Tenants		
		Total	White	Negro	Total	White	Negro
Total units substandard	5,473	1,121	718	403	4,352	2,510	1,842
Physically substandard	4,129	859	563	296	3,270	1,964	1,306
Occupancy substandard	177	67	46	21	110	71	39
Physically and occupancy substandard	1,167	195	109	86	972	475	497

Table XXVI
NUMBER AND PERCENT OF INADEQUATE UNITS
BY OCCUPANCY STATUS

Occupancy status	Total units	Units needing major repairs, unit for use		Units with inadequate sanitary facilities		Units with no installed heating		Units with no installed lighting	
		No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
All units	14,985	3,349	22.3	5,025	33.5	62	0.4	1,541	10.3
Owners	4,841	542	11.2	891	18.4	2	*	277	5.7
Tenants	9,321	2,598	27.8	3,861	41.3	22	0.2	1,182	12.7
Vacant	823	209	25.4	273	33.1	38	4.6	82	10.0

* Less than 0.1 percent

the above table indicates, show a very high occurrence of each adequacy factor, from which the conclusion may be drawn that many of these vacancies are caused by the condition of the structure rather than by the lack of demand for housing facilities.

The major problem in regard to substandard units lies in the field of tenant groups. Part of its solution may be found in a study of the facts concerning the cost of standard units and the tenants' ability to pay rentals which would assure adequate dwellings. An analysis of family incomes and rentals is, therefore, necessary to determine the extent to which private capital can be economically utilized to provide low income housing of an adequate nature. These data are also necessary to find the upper and lower income levels which a public body, such as the United States Housing Authority, should reach in order to accomplish the needed rehousing without infringing upon the proper and legitimate private investment market. The data for this survey were gathered with the object in mind of providing such an analysis both for public and private housing.

Without emphasis upon proximity to employment centers or to city services and the function of this factor as regards construction expense, a minimum cost of \$2,000.00 would be required to buy land, pay taxes, construct, and maintain a standard unit of four rooms. To insure a ten percent investment return \$200.00 a year, or better than \$17.00 a month, would be the minimum rental on such properties. Since the accepted criterion for rent expenditure is a maximum of one-fifth of the total income (one-sixth in cases of more than six dependents), only families whose total income is in excess of \$1,000.00 a year can be housed adequately by private capital with any assurance of an economic return. It must be borne in mind, however, that these cheaply constructed units will have a shorter "life span" and, consequently, present the possibility through rapid deterioration of becoming substandard in a few years. This, of course, excludes houses already built which could be brought up to adequacy standards, many of which would have a similar short life.

In the group of substandard tenant units occupied by single families of from two to seven persons (excluding units of two or more families), 76.1 percent reported incomes of less than one thousand dollars a year. Nearly three-fourths of the white tenants, 72.2 percent, fell under the \$1,000.00 income level, and over four-fifths, 82.3 percent of the Negro

tenants did likewise. Less than 24 percent of these tenants living in substandard units, therefore, can possibly be adequately rehoused by private capital.

To live in an adequate dwelling unit furnished by private capital on the basis of the above figures, a tenant would necessarily pay a minimum gross rent of about \$20.00 per month. This rental includes an allowance of from two to three dollars per month for utilities in addition to rent. In Asheville 80.1 percent of all white tenants in substandard dwelling units paid a gross rent of less than \$20.00 per month. Among Negro tenants in substandard units 94.1 percent paid a gross rent of less than \$20.00 per month. Since it is possible that adequate dwellings for Negroes can be constructed profitably by private capital for a return of \$15.00 per month, as compared to the \$20.00 minimum for white occupants, due to lower land costs, it is still apparent that a good many Negro families cannot even afford this minimum, since over 70 percent of the Negro tenants surveyed reported annual incomes of less than \$800.00, the minimum annual income for which a \$15.00 monthly expenditure represents one-fifth.

Nearly 29 percent of all Negro tenants, 361 families, living in substandard units reported annual incomes of less than \$400.00, while 694, or 54.9 percent, earned less than \$600.00 a year. It is doubtful whether the groups with incomes below \$400.00, which comprise nearly 24 percent of all the groups now poorly housed, could be reached even by public housing programs. It would probably be only a little less difficult to service the additional 775 groups, which represent 23.5 percent of the occupants of all substandard units, whose income is between \$400.00 and \$600.00 annually. In effect, it is obvious that slum conditions cannot be wiped out without increases in family incomes for a considerable group now resident there. However, for the major part of that portion of the occupants of substandard homes which cannot be economically serviced by private construction with minimum housing standards, public housing programs can effectively operate.

In general, through the co-operative and planned effort of private investors, individual owners, and public agencies lengthy strides could be made toward the eventual elimination of slums and the establishment of standards of comfort, sanitation, and safety for the major part of today's inhabitants of substandard homes.

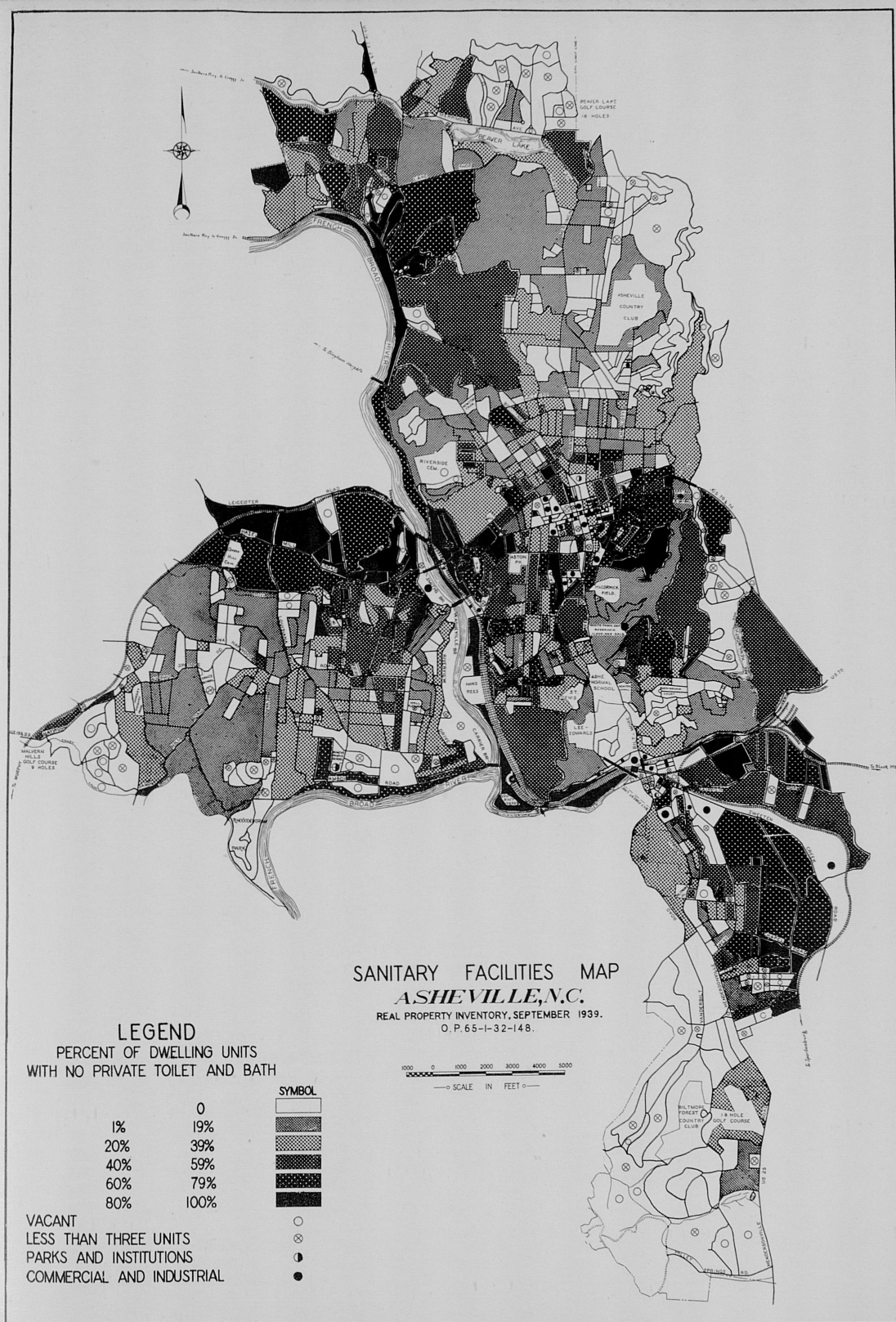
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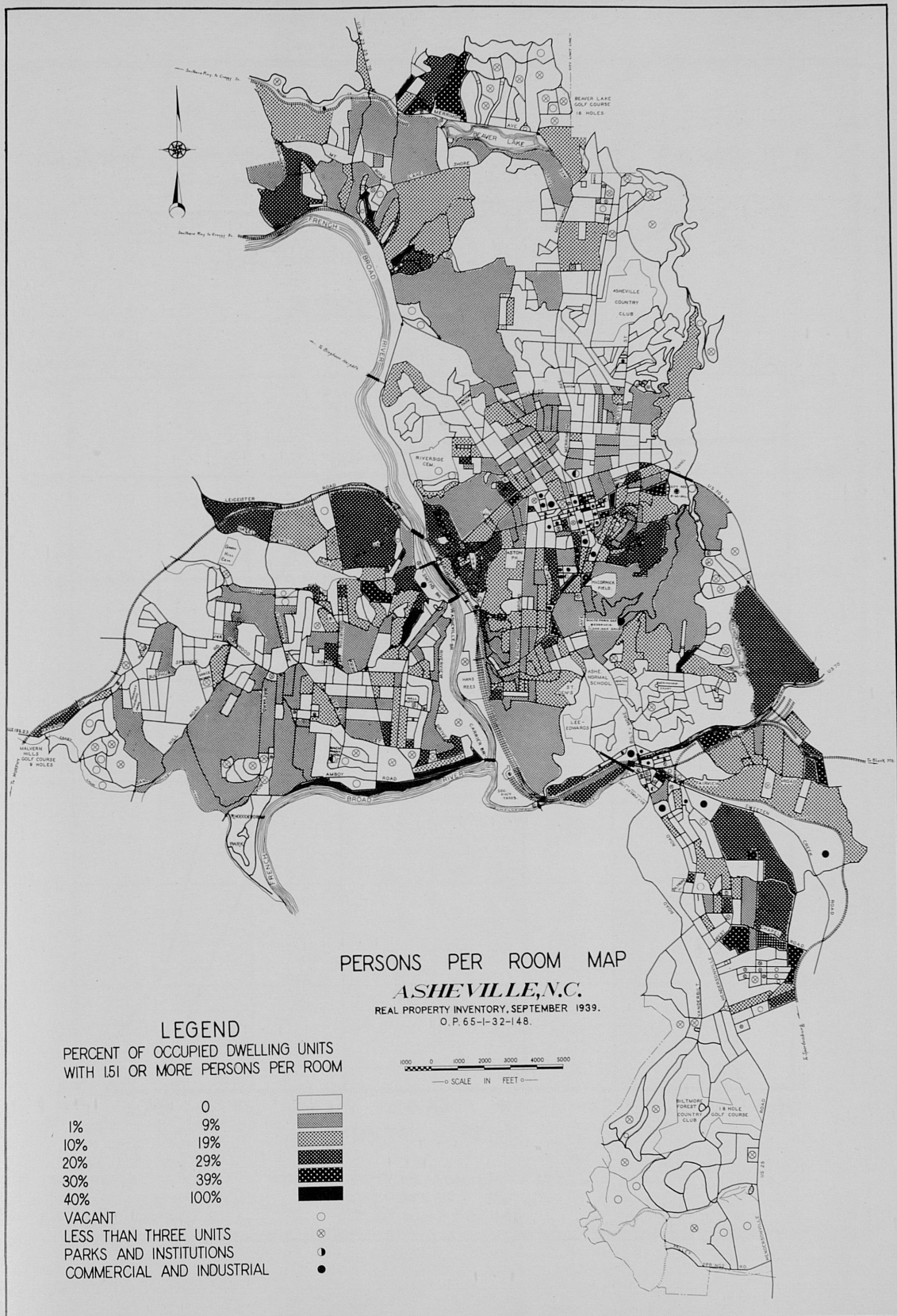
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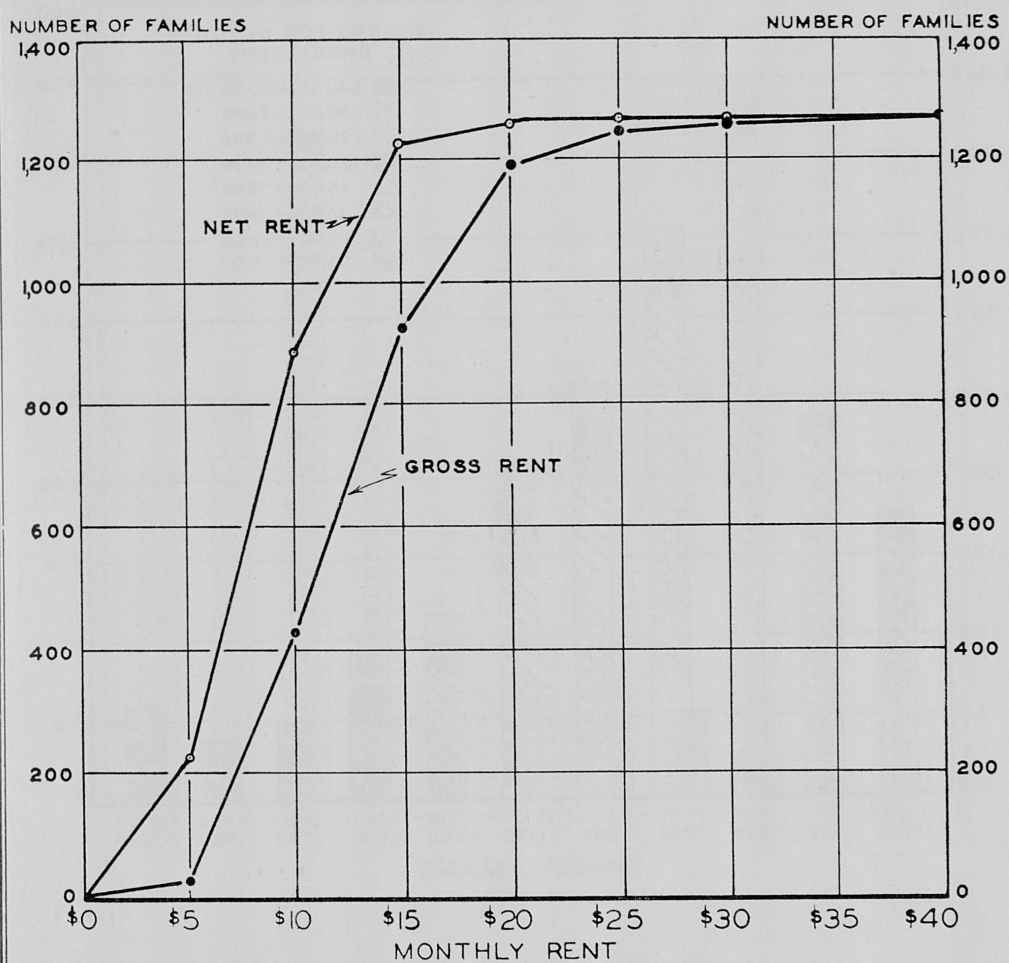
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NUMBER OF NEGRO TENANT SINGLE* FAMILIES
OF 2 TO 7 PERSONS LIVING IN
SUBSTANDARD DWELLINGS BY MONTHLY
NET AND GROSS RENT

ASHEVILLE, N. C.

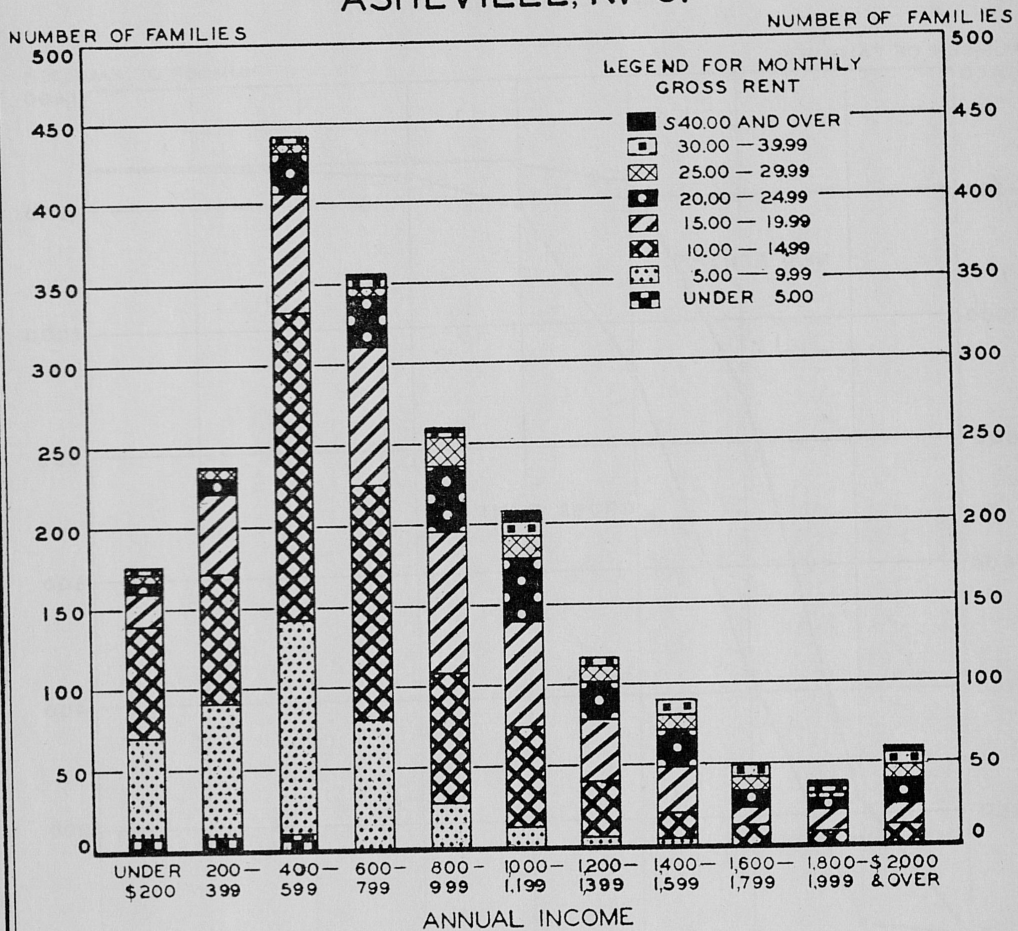


* EXCLUDES
DWELLING UNITS WITH
2 OR MORE GROUPS

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

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

ASHEVILLE, N. C.

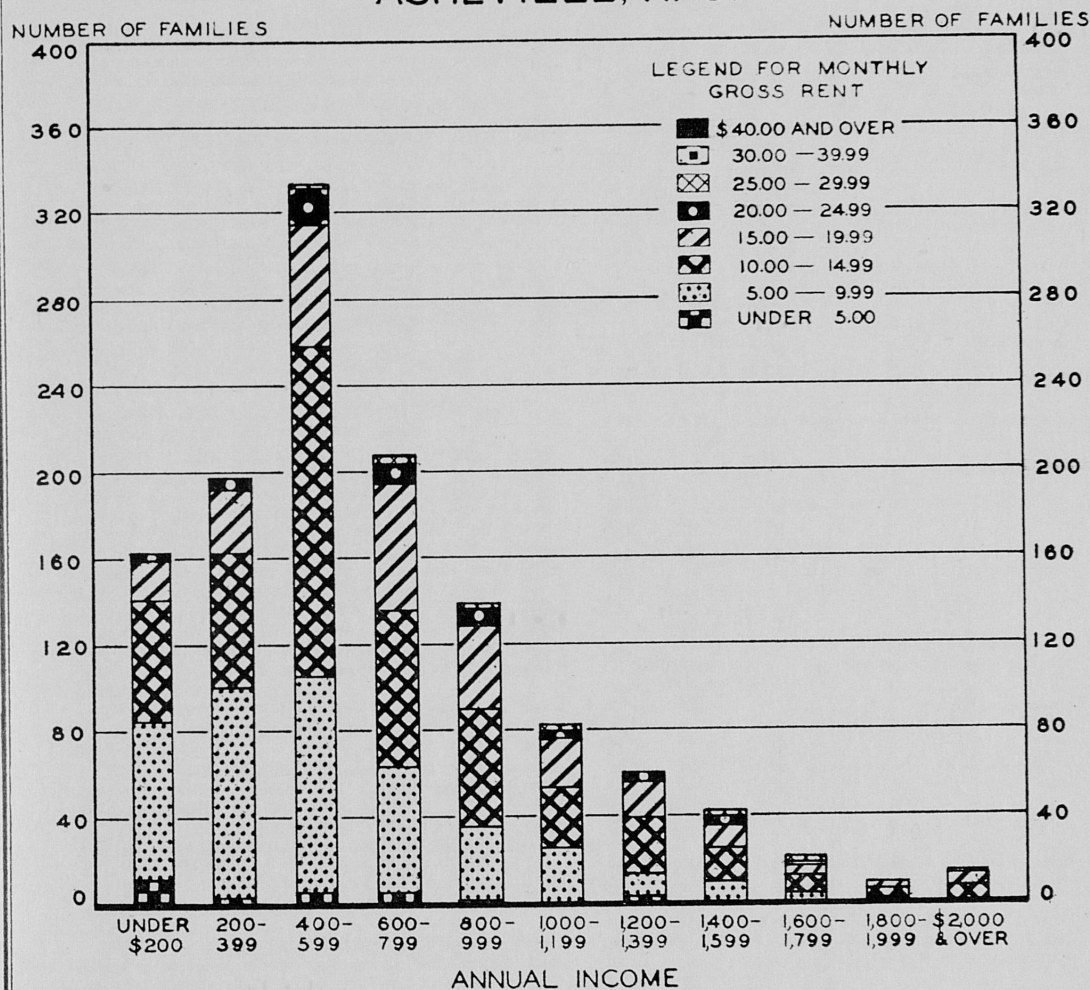


* EXCLUDES
DWELLING UNITS WITH
2 OR MORE GROUPS

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

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

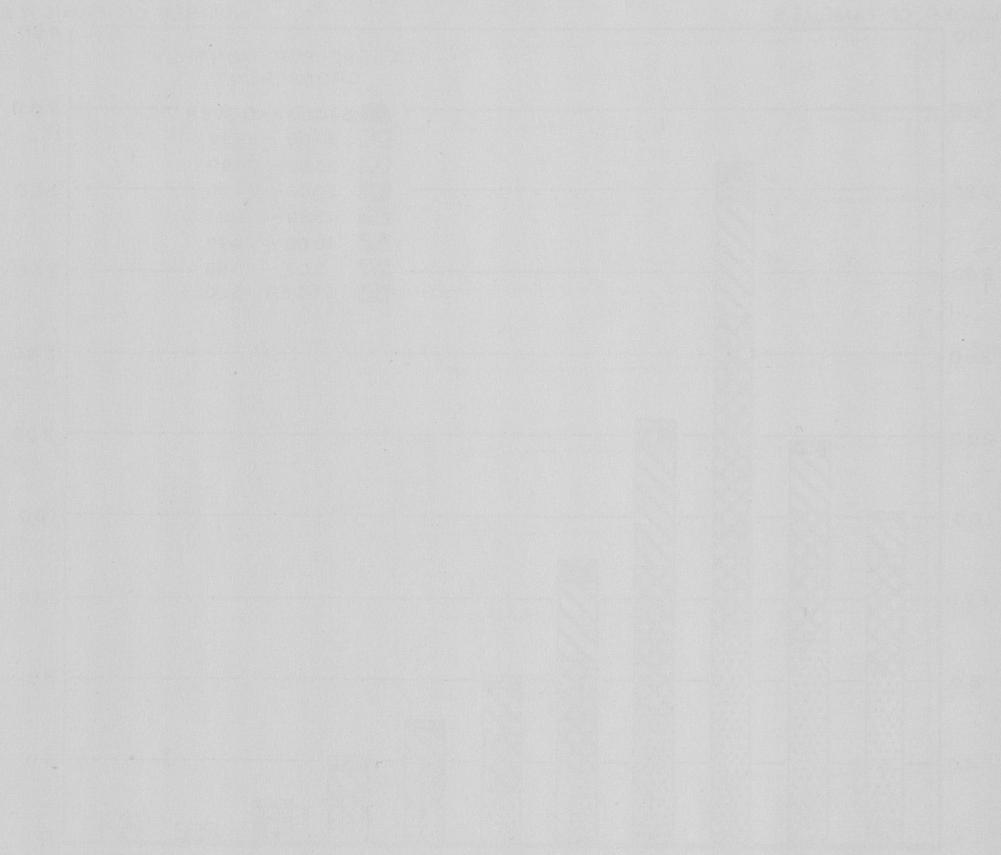
ASHEVILLE, N. C.



* EXCLUDES
DWELLING UNITS WITH
2 OR MORE GROUPS

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

THESE DATA WERE OBTAINED FROM
A STUDY OF THE EFFECTS OF
VIBRATION ON THE PERFORMANCE
OF MAN IN THE OPERATION OF
MACHINERY.



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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:

ENUMERATION DISTRICTS—divisions of the city, with separate boundary lines, made to facilitate the handling of field and office work.

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 in each enumeration district.

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 residential structures, 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 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 as possible an estimate 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.

EXTRA FAMILY—each family in excess of ONE occupying a dwelling unit.

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 trade or commerce, wholesale or retail.

INDUSTRIAL—building devoted to light or heavy manufacturing and other industrial uses; such as factories, railway shops and yards, etc.

PUBLIC BUILDINGS—buildings of a public or institutional character; such as city buildings, county, state, and federal buildings, YMCA's, 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, information on housing conditions among people 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, or both.

PHYSICALLY SUBSTANDARD—inadequacy 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—inadequacy 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 \$30 a month).

PHYSICALLY AND OCCUPANCY SUBSTANDARD—inadequacy from both a physical and an occupancy standpoint.

FAMILY GROUP—a group consisting of man and wife with or without unmarried children living with them, or either parent with one or more unmarried children, with or without other related persons.

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.

GROUP INCOME—the total income for the period defined above of all actual members of any particular group.

EMPLOYMENT STATUS—that obtaining during the week ending with the Saturday preceding the day of enumeration, each person being classified as being one of the following:

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

NON-PAID FAMILY WORKER—a relative working without wages or salary, in some business operated by a member of the family, which business contributes to the family income.

SEEKING RE-EMPLOYMENT—a person who has been employed at some time in the past and is now seeking re-employment.

SEEKING EMPLOYMENT FOR THE FIRST TIME—a person who has never been employed but who is now seriously looking for work.

NONE—a person who is not gainfully employed and is not seeking work.

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

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

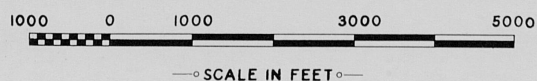
GROSS RENT—the net rent plus expenditures for water, gas, electricity, fuel, refrigeration, and garage facilities.



BLOCK-DATA-MAP ASHEVILLE, N.C.

REAL PROPERTY INVENTORY, SEPTEMBER 1939.

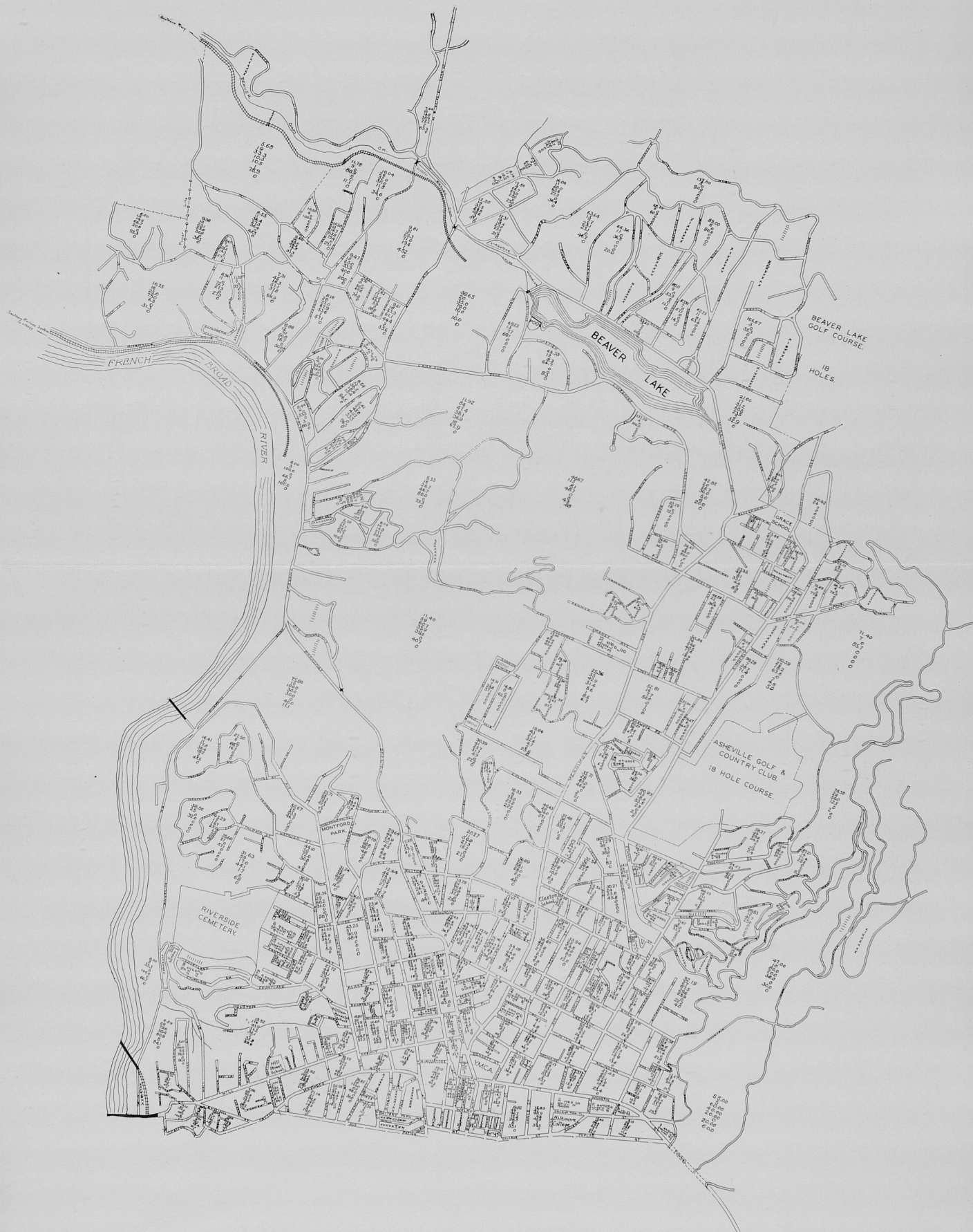
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LEGEND.

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

1. AVERAGE MONTHLY RENTAL OF ALL DWELLING UNITS.
2. TOTAL NUMBER OF DWELLING UNITS.
3. PERCENT OF ALL RESIDENTIAL STRUCTURES BUILT IN 1919
OR BEFORE.
4. PERCENT OF TOTAL NUMBER OF DWELLING UNITS OCCUPIED
BY OWNERS.
5. PERCENT OF ALL RESIDENTIAL STRUCTURES NEEDING MAJOR
REPAIRS OR UNFIT FOR USE.
6. TOTAL NUMBER 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.









APPENDIX— SUMMARY TABLES

I. Structure Data

A. TYPE OF STRUCTURE	Total		Owners		Non-Owners	
	Number	Percent	Number	Percent	Number	Percent
Total reports	11886	100.0	4841	100.0	7045	100.0
Single family detached	9931	83.7	4344	89.8	5587	79.4
Single family attached	20	0.2	3	*	17	0.2
2-family side-by-side	207	1.7	42	0.9	165	2.3
2-family 2-decker	491	4.1	121	2.5	370	5.3
3-family 3-decker	7	*	1	*	6	0.1
4-family double 2-decker	102	0.9	17	0.4	85	1.2
Apartment	112	0.9	24	0.5	88	1.2
Business with dwelling units	242	2.0	45	0.9	197	2.8
Other non-converted structures	656	5.5	194	4.0	462	6.6
Partially converted structures	66	0.6	29	0.6	37	0.5
Completely converted structures	52	0.4	21	0.4	31	0.4

* Less than 0.1 percent

B. STRUCTURES BY YEAR BUILT

Total reports	11886	100.0	4841	100.0	7045	100.0
1935-1939	248	2.1	168	3.5	80	1.1
1930-1934	266	2.2	130	2.7	136	1.9
1925-1929	3427	28.8	1535	31.6	1892	27.0
1920-1924	2173	18.3	952	19.7	1221	17.3
1915-1919	1366	11.5	548	11.3	818	11.6
1905-1914	1763	14.8	691	14.3	1072	15.2
1895-1904	1651	13.9	495	10.2	1156	16.4
1885-1894	724	6.1	217	4.5	507	7.2
1860-1884	245	2.1	96	2.0	149	2.1
1859 or before	23	0.2	9	0.2	14	0.2

**C. ENCUMBRANCE BY VALUE—
OWNER-OCCUPIED STRUC-
TURES, TYPES 1-6**

	Total		Mortgaged		Unencumbered	
	Number	Percent	Number	Percent	Number	Percent
Total reports	4528	100.0	1898	100.0	2630	100.0
\$ 499 or less	113	2.5	32	1.7	81	3.1
500—\$ 999	454	10.0	174	9.2	280	10.6
1000— 1499	428	9.5	173	9.1	255	9.7
1500— 1999	484	10.7	221	11.6	263	10.0
2000— 2499	411	9.1	191	10.1	220	8.4
2500— 2999	365	8.1	174	9.2	191	7.3
3000— 3999	625	13.7	305	15.9	320	12.4
4000— 4999	370	8.2	171	9.0	199	7.6
5000— 5999	300	6.6	131	6.9	169	6.4
6000— 7999	312	6.9	142	7.5	170	6.5
8000— 9999	163	3.6	47	2.5	116	4.4
10000— 14999	205	4.5	64	3.4	141	5.4
15000— 19999	111	2.5	34	1.8	77	2.9
20000— 29999	118	2.6	28	1.5	90	3.4
30000 or more	69	1.5	11	0.6	50	1.9

D.—BASEMENTS	Total		E. GARAGES	Total	
	Number	Percent		Number	Percent
Total reports	11886	100.0	Total reports	11886	100.0
No basement	4703	39.6	No garage	5564	46.8
With basement	7183	60.4	With garage	6322	53.2

F.—STORIES

Total reports	11886	100.0
1 story	6781	57.1
1½ stories	838	7.1
2 stories	4053	34.1
2½ stories	111	0.9
3 or 3½ stories	98	0.8
4 or 4½ stories	2	*
5 to 9½ stories	3	*
10 stories or more	0	0.0

G. EXTERIOR MATERIAL

Total reports	11886	100.0
Wood	9548	80.4
Brick	1241	10.4
Stone	145	1.2
Stucco	606	5.1
Other	346	2.9

* Less than 0.1 percent

II. Dwelling Unit Data

A. MONTHLY RENT OR RENTAL VALUE

	Total		Owner		Tenant		Vacant	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total reports	14985	100.0	4841	100.0	9321	100.0	823	100.0
\$ 4.99 or less	884	5.9	78	1.6	727	7.8	79	9.6
5.00—\$ 9.99	2792	18.7	451	9.3	2234	23.9	107	13.0
10.00— 14.99	2878	19.3	729	15.1	2053	22.0	96	11.7
15.00— 19.99	2083	13.9	664	13.7	1310	14.1	109	13.2
20.00— 24.99	1511	10.1	580	12.0	838	9.0	93	11.3
25.00— 29.99	1326	8.8	556	11.5	696	7.5	74	9.0
30.00— 39.99	1621	10.8	696	14.3	808	8.7	117	14.2
40.00— 49.99	740	4.9	376	7.8	305	3.3	59	7.2
50.00— 74.99	644	4.3	348	7.2	248	2.7	48	5.8
75.00— 99.99	229	1.5	147	3.0	65	0.7	17	2.1
100.00— 149.99	138	0.9	97	2.0	30	0.3	11	1.3
150.00 or more	139	0.9	119	2.5	7	*	13	1.6

* Less than 0.1 percent

B. CONDITION

Total reports	14985	100.0	4841	100.0	9321	100.0	823	100.0
Good condition	5648	37.7	2618	54.1	2688	28.8	342	41.6
In need of minor repair	5988	40.0	1681	34.7	4035	43.4	272	33.0
In need of major repairs	2671	17.8	482	10.0	2091	22.4	98	11.9
Unfit for use	678	4.5	60	1.2	507	5.4	111	13.5

C. ADEQUACY

Total reports	14985	100.0	4841	100.0	9321	100.0	823	100.0
Standard	8722	58.2	3667	75.7	4567	49.0	488	59.3
Substandard—Total:	6263	41.8	1174	24.3	4754	51.0	335	40.7
Physically only	4977	33.3	962	19.9	3680	39.5	335	40.7
Occupancy only	292	1.9	98	2.0	194	2.1	—	—
Physically and occupancy	994	6.6	114	2.4	880	9.4	—	—

D. ROOMS	Total		Owner		Tenant		Vacant	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total reports	14985	100.0	4841	100.0	9321	100.0	823	100.0
1 room	270	1.8	14	0.3	234	2.5	22	2.7
2 rooms	1513	10.1	54	1.1	1309	14.0	150	18.2
3 rooms	2025	13.5	176	3.6	1697	18.2	152	18.5
4 rooms	2581	17.2	546	11.3	1922	20.7	113	13.7
5 rooms	2857	19.0	1088	22.5	1671	17.9	98	11.9
6 rooms	2604	17.4	1217	25.2	1291	13.9	96	11.7
7 rooms	1267	8.5	665	13.7	545	5.8	57	6.9
8 rooms or more	1868	12.5	1081	22.3	652	7.0	135	16.4

E. HEATING

Total reports	14982	100.0	4841	100.0	9321	100.0	820	100.0
Central steam or hot water	3730	24.9	1410	29.1	2032	21.8	288	35.1
Central warm air	2498	16.7	1156	23.9	1187	12.7	155	18.9
Other installed	8692	58.0	2273	47.0	6080	65.3	339	41.4
None installed	62	0.4	2	*	22	0.2	38	4.6

* Less than 0.1 percent

F. LIGHTING

Total reports	14984	100.0	4841	100.0	9321	100.0	822	100.0
Electric	13434	89.7	4563	94.3	8133	87.3	738	89.8
Gas	9	*	1	*	6	*	2	0.2
Other	1541	10.3	277	5.7	1182	12.7	82	10.0

* Less than 0.1 percent

G. COOKING

Total reports	14969	100.0	4841	100.0	9321	100.0	807	100.0
Electric	2334	15.6	1338	27.6	948	10.2	48	5.9
Gas	2465	16.4	795	16.4	1528	16.4	142	17.6
Other installed	9878	66.0	2699	55.8	6768	72.6	411	51.0
None installed	292	2.0	9	0.2	77	0.8	206	25.5

H. REFRIGERATION

Total reports	14950	100.0	4841	100.0	9321	100.0	788	100.0
Electric	5763	38.5	2772	57.3	2887	31.0	104	13.2
Gas	230	1.5	73	1.5	143	1.5	14	1.8
Ice	6372	42.7	1699	35.1	4591	49.3	82	10.4
None	2585	17.3	297	6.1	1700	18.2	588	74.6

I. PLUMBING	Total		Owner		Tenant		Vacant	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total reports	14985	100.0	4841	100.0	9321	100.0	823	100.0
At least 2 toilets and 2 bathing units	1258	8.4	757	15.6	405	4.3	96	11.7
At least 2 toilets and 1 bathing unit	629	4.2	326	6.7	269	2.9	34	4.1
1 toilet and at least 1 bathing unit	8073	53.9	2867	59.3	4786	51.5	420	51.1
At least 1 toilet, less than 1 bathing unit	1462	9.8	338	7.0	1091	11.7	33	4.0
Shared toilet and running water	1878	12.5	159	3.3	1589	17.0	130	15.8
Shared toilet, no running water	4	*	0	0.0	4	*	0	0.0
No toilet but with running water	769	5.1	215	4.4	524	5.6	30	3.6
No toilet and no running water	912	6.1	179	3.7	653	7.0	80	9.7

*Less than 0.1 percent

J. DURATION OF OCCUPANCY OR VACANCY

Total reports	14162	100.0	4841	100.0	9321	100.0	823	100.0
Less than 6 months	2238	15.8	159	3.3	2079	22.4	475	57.7
6 months-11 months	1308	9.2	149	3.1	1159	12.4	120	14.6
1 year-1 year 11 months	1902	13.4	330	6.8	1572	16.9	77	9.4
2 years-2 years 11 months	1516	10.7	376	7.8	1140	12.2	38	4.6
3 years-4 years 11 months	2035	14.4	568	11.7	1467	15.7	113V	13.7
5 years-9 years 11 months	2087	14.7	732	15.1	1355	14.5		
10 years-19 years 11 months	2077	14.7	1618	33.4	459	4.9		
20 years or more	999	7.1	909	18.8	90	1.0		
√3 years or more								

III. Occupied Dwelling Unit Data

A. RACE OF HOUSEHOLD	Total		Owner		Tenant	
	Number	Percent	Number	Percent	Number	Percent
Total reports	14162	100.0	4841	100.0	9321	100.0
White and other	10897	76.9	4075	84.2	6822	73.2
Negro	3265	23.1	766	15.8	2499	26.8

B. SIZE OF HOUSEHOLD	Total		Owner		Tenant	
	Number	Percent	Number	Percent	Number	Percent
Total reports	14162	100.0	4841	100.0	9321	100.0
1 person	784	5.5	244	5.0	540	5.8
2 persons	3615	25.5	1179	24.4	2436	26.2
3 persons	3166	22.4	1150	23.9	2016	21.6
4 persons	2609	18.4	970	20.0	1639	17.6
5 persons	1662	11.8	596	12.3	1066	11.4
6 persons	1002	7.1	316	6.5	686	7.4
7 persons	557	3.9	174	3.6	383	4.1
8 persons	325	2.3	98	2.0	227	2.4
9 persons	196	1.4	45	0.9	151	1.6
10 persons	117	0.8	29	0.6	88	0.9
11 persons or more	129	0.9	40	0.8	89	1.0

C. EXTRA FAMILIES						
Total reports	14162	100.0	4841	100.0	9321	100.0
No extra families	13728	96.9	4655	96.1	9073	97.3
1 extra family	390	2.8	169	3.5	221	2.4
2 or more extra families	44	0.3	17	0.4	27	0.3

D. PERSONS PER ROOM						
Total reports	14162	100.0	4841	100.0	9321	100.0
.50 or less	4394	31.1	2301	47.5	2093	22.5
.51—.75	3444	24.3	1244	25.7	2200	23.6
.76—1.00	3675	25.9	894	18.5	2781	29.8
1.01—1.50	1599	11.3	300	6.2	1299	13.9
1.51—2.00	740	5.2	78	1.6	662	7.1
2.01 or more	310	2.2	24	0.5	286	3.1

E. CHILDREN UNDER 15 YEARS OF AGE						
Total reports	14162	100.0	4841	100.0	9321	100.0
No children	7548	53.3	2889	59.6	4659	50.0
1 child	3154	22.3	1025	21.2	2129	22.8
2 children	1909	13.5	575	11.9	1334	14.3
3 or 4 children	1223	8.6	285	5.9	938	10.1
5 children or more	328	2.3	67	1.4	261	2.8

F. ROOMERS						
Total reports	14162	100.0	4841	100.0	9321	100.0
No roomers	13022	92.0	4461	92.1	8561	91.9
1 roomer	571	4.0	188	3.9	383	4.1
2 roomers	271	1.9	99	2.0	172	1.8
3 or 4 roomers	164	1.2	51	1.1	113	1.2
5 to 10 roomers	105	0.7	33	0.7	72	0.8
11 roomers or more	29	0.2	9	0.2	20	0.2

IV. Low Income Housing Data

A. SIZE OF FAMILY GROUP	Total		Owner				Tenant			
			White		Negro		White		Negro	
	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
Total groups	5187	100.0	712	100.0	367	100.0	2440	100.0	1668	100.0
2 persons	1789	34.4	241	33.9	164	44.7	778	31.8	606	36.3
3 persons	1296	25.0	188	26.4	75	20.4	654	26.8	379	22.7
4 persons	802	15.5	107	15.0	51	13.9	403	16.5	241	14.4
5 persons	543	10.5	78	11.0	27	7.4	260	10.7	178	10.7
6 persons	300	5.8	38	5.3	19	5.2	148	6.1	95	5.7
7 persons	199	3.8	27	3.8	13	3.5	78	3.2	81	4.9
8 or more persons	258	5.0	33	4.6	18	4.9	119	4.9	88	5.3

B. NET ANNUAL RENTAL

Total dwelling units	5473	100.0	718	100.0	403	100.0	2510	100.0	1842	100.0
Less than \$60	906	16.6	54	7.5	39	9.7	349	13.9	464	25.2
\$ 60—\$119.99	2311	42.3	262	36.4	134	33.2	1044	41.7	871	47.3
120— 179.99	1349	24.6	168	23.4	143	35.4	601	23.9	437	23.7
180— 239.99	478	8.7	104	14.5	47	11.7	276	11.0	51	2.8
240— 299.99	259	4.7	60	8.4	24	6.0	158	6.3	17	0.9
300— 359.99	98	1.8	35	4.9	8	2.0	53	2.1	2	0.1
360— 479.99	49	0.9	20	2.8	6	1.5	23	0.9	0	0.0
480 or more	23	0.4	15	2.1	2	0.5	6	0.2	0	0.0

C. ANNUAL INCOME

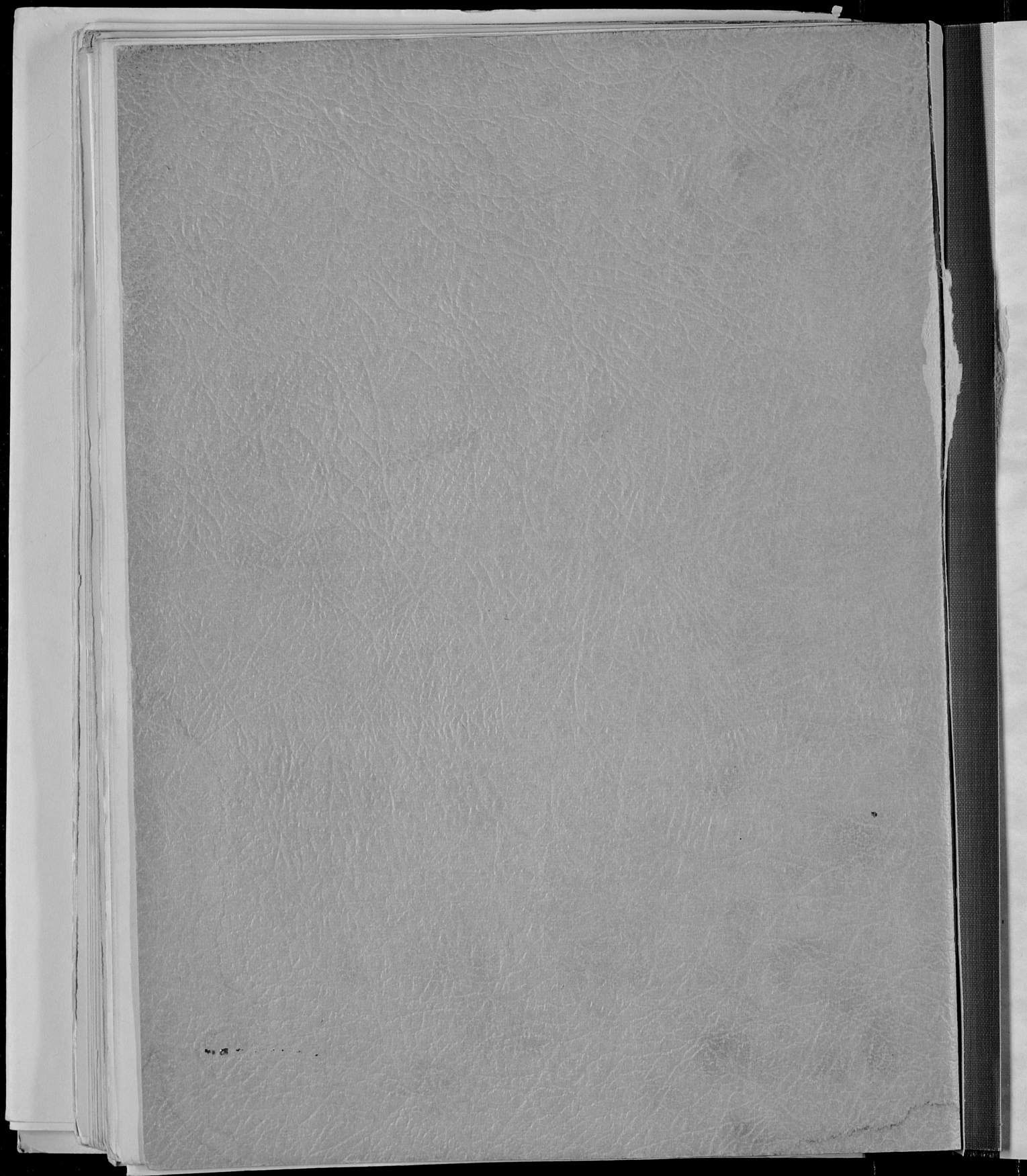
Total dwelling units	5473	100.0	718	100.0	403	100.0	2510	100.0	1842	100.0
None	297	5.4	60	8.4	38	9.4	107	4.3	92	5.0
Less than \$200	490	9.0	61	8.5	57	14.2	152	6.1	220	11.9
\$ 200—\$ 399.99	692	12.6	66	9.2	50	12.4	299	11.9	277	15.0
400— 599.99	1111	20.4	101	14.1	48	11.9	523	20.7	439	23.9
600— 799.99	854	15.6	89	12.4	53	13.2	423	16.9	289	15.7
800— 999.99	619	11.3	79	11.0	38	9.4	306	12.2	196	10.6
1000— 1199.99	444	8.1	62	8.6	37	9.2	235	9.4	110	6.0
1200— 1399.99	299	5.5	49	6.8	26	6.5	140	5.6	84	4.6
1400— 1599.99	209	3.8	35	4.9	15	3.7	103	4.1	56	3.0
1600— 1799.99	127	2.3	19	2.6	13	3.2	66	2.6	29	1.6
1800— 1999.99	93	1.7	23	3.2	5	1.2	50	2.0	15	0.8
2000 or more	214	3.9	68	9.5	20	5.0	91	3.6	35	1.9
No reports	24	0.4	6	0.8	3	0.7	15	0.6	0	0.0

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