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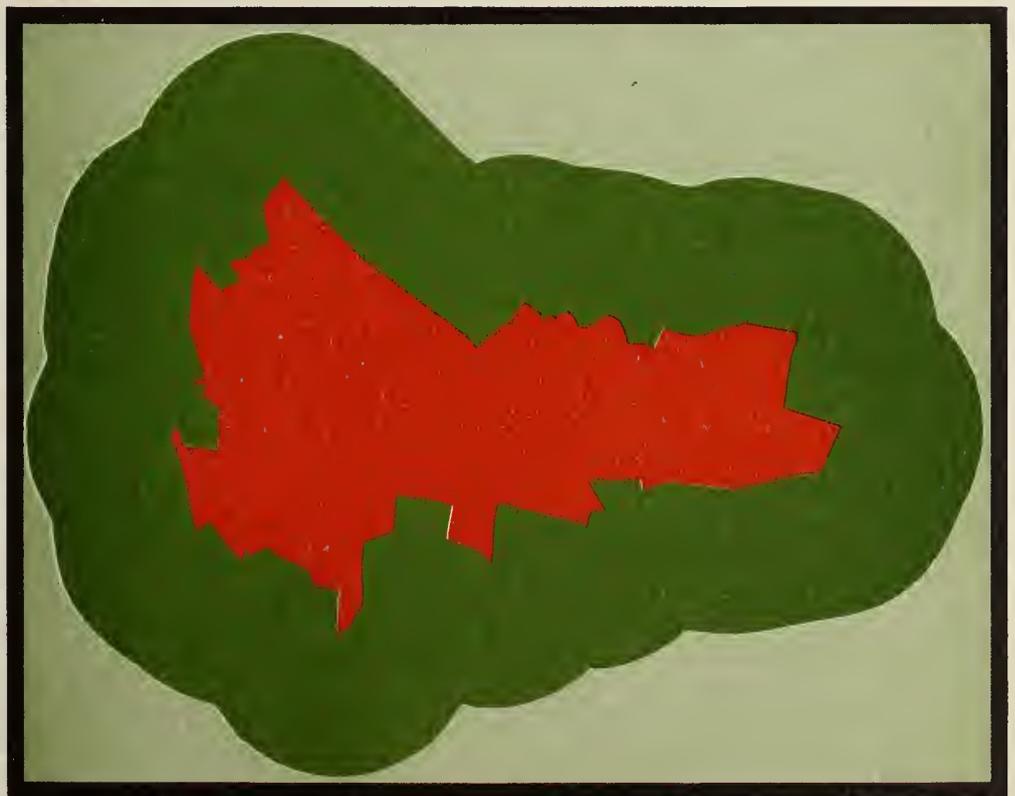


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NEIGHBORHOOD ANALYSIS



MONROE. NORTH CAROLINA

NEIGHBORHOOD ANALYSIS



MONROE. NORTH CAROLINA



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INTRODUCTION



INTRODUCTION

A slum is like a cancerous growth -- if not corrected by timely treatment it will continue to spread and kill. This seems to be the case in some of the areas of Monroe. A large proportion of the people in these areas have inadequate means of livelihood, are generally less educated, and have a higher rate of illiteracy, social and other communicable diseases than those of more stable areas. A large percentage of the housing in blighted areas is rental rather than owner-occupied. Even though rents are much lower in these areas than in other areas of the city, slum-dwellings yield a substantial financial return to the landlords since maintenance is usually overlooked and taxes are extremely low. Nevertheless, the rents, relatively speaking, are high considering the conditions these people must bear.

The purpose of the "Neighborhood Analysis" is to study the entire city of Monroe on an area-by-area basis to determine the nature, extent and causes of blight and then to recommend policies and programs of positive action to curtail blight. On the basis of this analysis the study will determine which parts of the city are so far deteriorated that they must be completely cleared and redeveloped, and which parts can be improved and renovated by the remedial treatment of rehabilitation and conservation.

URBAN RENEWAL - WHAT IT MEANS

Urban renewal is a Federal Government program to cope with the problem of urban blight and means of preventing blight. The program includes the individual efforts of the owner-occupant, of the tenant and landlord, of private enterprise, of the local and Federal governments and their agencies. It involves the upgrading of local laws and regulations, strict enforcement of existing and new laws, citizen participation, encouragement and inducement of financial institutions and other private businesses to participate,

the establishment of a local redevelopment agency and the encouragement of better community planning. The law also assists in establishing the machinery for granting financial aid to communities which are willing to act on their problems of urban decay -- residential and non-residential. Urban renewal is not only concerned with clearing and redeveloping areas, but is also concerned with conserving and rehabilitating them. Three generalized types of urban renewal programs have been recommended:

- Conservation, which prevents the spread of blight into areas that are economically, physically and socially sound.
- Rehabilitation, the economic restoration of deteriorated areas.
- Redevelopment, the clearance and redevelopment of areas that would be infeasible to repair.

FACTORS IN THE DETERMINATION OF NEIGHBORHOOD BLIGHT

The determination of blight includes deficiencies in the quality of the physical, social and economic environment. Physical factors may be noted in --

- defective structures warranting clearance;
- deteriorated condition because of a defect not corrected by normal maintenance;
- inadequate original construction and alterations;
- inadequate or unsafe plumbing, heating or electrical facilities;
- unsafe, congested, poorly designed, or otherwise deficient streets;
- obsolete building types which, through lack of use or maintenance, have a blighting influence;
- overcrowding or improper location of structures on the land;
- excessive dwelling unit density, resulting in inadequate community facilities;
- conversion of incompatible types of uses, such as rooming houses among single-family dwellings or industrial development among dwellings.

Social indications normally include --

- excessive welfare cases;
- a high rate of major crimes;
- a high amount of social diseases.

Economic indications generally indicate --

- a large amount of tax delinquent properties;
- declining property values with resulting decreasing assessed valuations;
- a high rate of vacant structures.

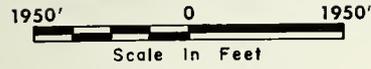
RELATIONSHIPS OF THE NEIGHBORHOOD ANALYSIS TO THE LAND DEVELOPMENT PLAN

The land development plan is merely a guide or blueprint for orderly growth, generally looking into the future over a period of twenty years. However, if different parts of the city are to develop in an orderly manner, or if existing development is to continue to be an asset to the community, a program of action is needed. In essence, the neighborhood analysis tries to accomplish this mission by indicating the proper urban renewal treatment for each area within the city whether it be conservation, rehabilitation or complete clearance.

In short, such action would be one of the most important tools of implementation for the land development plan. For example, if a certain area within the city were programmed for a re-use (residential to industrial), clearance and redevelopment would be necessary to accomplish this goal. However, where only partial clearance is needed, the area in question would not be able to qualify for clearance, but rather would fall into the category of rehabilitation and conservation. In other words, these areas are potential slums, but with appropriate action they can be saved.

MONROE
North Carolina

STUDY AREAS



CHAPTER I

PATTERNS OF BLIGHT IN MONROE



CHAPTER I

PATTERNS OF BLIGHT IN MONROE

Indicators of blight will be analyzed by study areas on the basis of certain physical and social and economic characteristics. The frequency with which these characteristics occur within each study area will be an indication of the nature and extent of blight in each study area which in turn will determine the treatment that is needed to bring these areas up to an acceptable standard. At the conclusion of this chapter, a comparative analysis will be made of all study areas by totalling the indicators of blight.

The City of Monroe was divided into eleven study areas. This was done to more thoroughly analyze given areas within the city than could be possible at the total city level. (See Map 1.) In establishing the study area boundaries the following factors were considered:

- natural boundaries such as creeks and bluffs;
- man-made features such as major thoroughfares (U. S. 74 and the Skyway), the Seaboard Airline Railroad, and the corporate limits line;
- principal non-residential land uses such as the Central Business District and industrial areas;
- other considerations such as the quality and type of housing, land use patterns, and the limits of development.

MEASUREMENT OF BLIGHT

A variety of indices has been used to measure blight in Monroe. These indices include physical, social and economic indicators. The economic indicators include family characteristics as affected by income, education and housing. The social indicators of blight include venereal diseases, tuberculosis, major crimes by residence, tax delinquent property and welfare cases. Physical indices include substandard housing, substandard non-residential structures and fire calls.

Family characteristics include income, housing and education. Income levels, for example reflect a community's ability to pay for certain facilities and services. Generally, lower income groups have smaller and less expensive homes and will subsist on a minimum of required facilities with little income to apply to maintenance.

Education is the key to better income, housing and living conditions (physically and socially). Housing conditions are interdependent upon the education and income. Should any or all of the three factors lag it would certainly have some physical, social or economic affect on the total community. Where areas are blighted it is questionable that revenues received pay for services required. In order to compensate for these disparities, the remainder of the community must subsidize these blighted areas.

In 1959, according to the published U. S. Census material shown in Table 1, approximately 839 families, or 30 per cent of the total families, had incomes under \$3,000. Of these 839 families, 449 (or 54 per cent) were non-white, residing predominantly in Areas 2, 6 and 8. It can be pointed out that low income groups have some correlation with patterns of blight since the above three areas have the highest concentrations of substandard housing.

Another characteristic that affects the pattern of blight in Monroe is the educational attainment. Table 2 illustrates the percentage of school years completed for adults 25 years of age and older. The median school years completed is 9.7 years. As a further comparison, approximately 45 per cent have six years or less of education. Generally speaking, this one-quarter of the population who have six years or less of education would probably be included in the classification of families with incomes under \$3,000.

TABLE 1

1959 FAMILY INCOME DISTRIBUTION FOR MONROE

	Number of Families	Per Cent of Total
Under \$1,000	203	7.4
\$1,000 to \$1,999	281	10.2
\$2,000 to \$2,999	355	12.9
\$3,000 to \$3,999	372	13.5
\$4,000 to \$4,999	318	11.6
\$5,000 to \$5,999	338	12.3
\$6,000 to \$6,999	305	11.1
\$7,000 to \$9,999	345	12.6
\$10,000 and over	<u>234</u>	<u>8.4</u>
Total Families	<u>2,749</u>	<u>100.0</u>
Family Median Income	\$4,514	
Family Mean Income	\$5,329	
Per Capita Income	\$1,418	
Per cent of families with:		
Income under \$3,000	839	30.5
\$3,000 to \$6,999	1,333	48.5
\$7,000 and over	577	21.0

<u>Non-White Family Income, 1959</u>		
Under \$1,000	136	18.9
\$1,000 to \$1,999	162	22.4
\$2,000 to \$2,999	151	20.9
\$3,000 to \$3,999	80	11.1
\$4,000 to \$4,999	95	13.2
\$5,000 to \$5,999	50	6.9
\$6,000 to \$6,999	19	2.6
\$7,000 to \$9,999	21	2.9
\$10,000 and over	<u>8</u>	<u>1.1</u>
Total Families	<u>722</u>	<u>100.0</u>
Family Median Income	\$2,417	
Family Mean Income	\$2,832	
Per Capita Income	\$1,937	
Per cent of families with:		
Income under \$3,000	449	62.2
\$3,000 to \$5,000	175	24.2
\$5,000 and over	98	13.6

Source: U. S. Bureau of Census

TABLE 2 PERCENTAGE OF SCHOOL GRADES COMPLETED IN MONROE
FOR ADULTS 25 YEARS OF AGE AND OLDER, 1960

	Per Cent
No school years completed	1.8
Elementary: 6 years or less	25.2
7-8 years	18.4
High School: 1-3 years	19.2
4 years	19.7
College: 1-3 years	7.1
4 years or more	8.6
Median school years	9.7
Total	100.0

Source: U. S. Bureau of Census

The pattern of blight is also reflected in the value of housing which inversely has a correlation to income and education. According to the U. S. Bureau of Census, the median value for white units is \$8,200 but under \$5,000 for non-white families. When grouped together, the lower value of non-white units substantially reduces the median value to \$7,600. Better than 50 per cent of the non-white units are valued at less than \$5,000 and for the most part appear in Study Areas 2, 6, and 8. Condition of housing will be analyzed under a later section, Physical Indicators of Blight.

PHYSICAL INDICATORS OF BLIGHT

Physical indicators of blight are discussed under the headings of Substandard Residential and Non-Residential Structures, and Fire Calls.

Substandard Housing

Substandard housing is the most visible indicator of blight present within an area. It is generally not feasible to repair because of major deficiencies and should be cleared out. When housing reaches this level of deterioration the assessed value declines. As a result, these areas become liabilities to the surrounding community -- not only physically and socially, but from an economic (cost-revenue) standpoint.

TABLE 3 SUBSTANDARD HOUSING - 1964

Study Areas	Total Structures	Number of Substandard Structures	Substandard Structures as Per Cent of Total Structures
1	456	28	4.5
2	647	276	44.2
3	199	--	--
4	19	3	.5
5	268	5	.8
6	335	131	20.9
7 (CBD)	39	30	4.7
8	373	98	15.7
9	177	17	2.7
10	275	1	.2
11	240	36	5.8
Total City	3,020	625	100.0

Source: N. C. Division of Community Planning

A windshield survey completed in the early part of 1964 graded housing conditions on certain physical deficiencies. Slightly more than 80 per cent of a total of 625 substandard housing structures are located in Study Areas 2, 6, and 8. Better than 44 per cent are located in Study Area 2. Study Areas 6 and 8 represent 20.9 and 15.7 per cent, respectively, of the total substandard housing in the city. (Map 2.)

M O N R O E
North Carolina

**AREAS OF SUB-STANDARD
HOUSING**

1950' 0 1950'
Scale In Feet



Non-Residential Blight

Health, safety and environmental conditions in areas which are basically non-residential are important to the economic growth of such areas. Similarly, non-residential uses within predominantly residential areas must be examined for the purpose of removing those that are eye-sores, to prevent the spread of blight caused by truck traffic, smoke, and so forth, and retain others that are assets.

TABLE 4 SUBSTANDARD NON-RESIDENTIAL STRUCTURES* - 1965

Study Areas	Total Structures	Substandard Structures	Substandard Structures as Per Cent of Total Structures
1	45	26	19.6
2	56	28	20.7
3	23	8	6.0
4	42	17	12.8
5	13	5	3.8
6	67	35	26.3
7 (CBD)	--	--	--
8	8	3	2.3
9	4	4	3.0
10	5	3	2.3
11	12	6	4.5
Total City	275	135	49.0

*Applies to commercial and industrial structures.

Source: N. C. Division of Community Planning Survey

Approximately 50 per cent of the 275 commercial and industrial structures are substandard. The highest concentrations are located in Study Areas 1, 2, 4, and 6 -- which represent nearly 60 per cent of the total city. It should be pointed out that Area 4 is predominantly non-residential and for this reason it reflects a higher percentage of blight on this indicator than on the previous indicators. (See Map 3.)

Fire Calls

Areas of "frequent fire calls" can be excellent indicators of physical blight. Normally, areas with old wooden structures, inadequately maintained and having faulty heating and wiring are fire hazards. This appears to be the case in Monroe as over 60 per cent of all fires reported (residential and non-residential) were concentrated in Study Areas 2, 1, 6, and 7. For both residential and non-residential structures, Study Area 2 was the leader with 26.5 and 21.2 per cent of all fire calls, respectively. The pattern of frequent fires appears to further document blight because it follows the same pattern in the study areas illustrated as substandard residential and non-residential structures. (See Map 4.)

TABLE 5 FIRE CALLS - RESIDENTIAL AND NON-RESIDENTIAL, 1960-64

Study Areas	Number Residential Calls	Per Cent Total Residential Calls	Number Non-Res. Fire Calls	Per Cent Total Non-Res. Calls	Total Fire Calls	Per Cent Total City Calls
1	40	12.9	22	11.4	62	12.4
2	82	26.5	41	21.2	123	24.5
3	20	6.5	9	4.5	29	5.6
4	4	1.3	11	5.7	15	3.0
5	15	4.9	6	3.1	21	4.2
6	34	11.0	34	17.6	68	13.5
7	10	3.2	40	20.7	50	10.0
8	40	12.9	9	4.7	49	10.0
9	22	7.1	5	2.6	27	5.4
10	16	5.2	7	3.6	23	4.6
11	26	8.4	9	4.7	35	7.0

Source: Fire Department, City of Monroe, N. C.

MONROE

North Carolina

1950' 0 1950'

Scale in Feet

2"

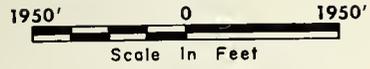


AREAS OF SUB-STANDARD NON-RESIDENTIAL STRUCTURES



MONROE
North Carolina

Fire Calls
1960 - 1964



LEGEND
● RESIDENTIAL
● NON-RESIDENTIAL
EACH DOT REPRESENTS ONE FIRE.

SOCIAL INDICATORS OF BLIGHT

Venereal Diseases

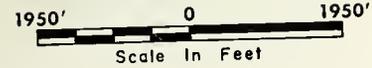
Slum dwellers may have a tendency to feel alienated from society at large, which often results in a less restrictive code of moral ethics than is adhered to by the greater portion of society. Research in the field of venereal diseases is indicative of this conclusion. Of the 280 cases reported from 1959 through 1964, better than 75 per cent of the cases, or 212, resided in Study Areas 2 and 6. Nearly 94 per cent of these cases were non-white. In fact, of all cases reported for the total city, better than 94 per cent were non-white. (See Map 5.)

TABLE 6 VENEREAL DISEASES, 1959-1964

Study Area	Number Cases	Per Cent Total City Cases	Non-White Cases	Per Cent Non-White Cases per Study Area
1	8	2.9	3	37.5
2	126	45.0	124	98.4
3	1	.4	0	0
4	0	0	0	0
5	3	1.1	1	33.3
6	86	30.7	86	100.0
7	7	2.5	6	85.7
8	17	6.1	16	94.1
9	17	6.0	16	94.1
10	0	0	0	0
11	15	5.4	13	86.7
Total City	280	100.0	265	

Source: Union County Health Department

MONROE
North Carolina



LEGEND
● ONE CASE
● FIVE CASES

Tuberculosis

It is questionable whether tuberculosis can be associated with blight, although it has been generally accepted that tuberculosis has some correlation with unsanitary conditions, poor heating and inadequate ventilation. During the five-year period 1959-1964, 60 per cent of the 25 cases reported were located in Study Area 2, the Winchester Area. Slightly over 73 per cent of the cases (or 11 persons) were non-white. The remaining ten cases did not follow any study area pattern, but were equally distributed in Study Areas 1, 6, 9, 10, and 11. Sixty per cent of all the tuberculosis cases reported were non-white. (See Map 6.)

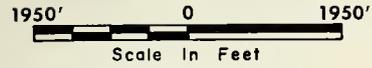
TABLE 7 TUBERCULOSIS, 1959-1964

Study Areas	Number Cases	Per Cent Total City Cases	Non-White Cases	Per Cent Non-White Cases per Study Areas
1	2	8.0	0	0
2	15	60.0	11	73.3
3				
4				
5				
6	2	8.0	2	100.0
7				
8				
9	3	12.0	2	66.7
10	2	8.0	0	0
11	1	4.0	0	0
Total City	25	100.0	15	0

Source: Union County Health Department

MONROE
North Carolina

TUBERCULOSIS
1959 - 1964



LEGEND
● ONE CASE

Major Crimes

A feeling of isolation or alienation from society often prompts a less restrictive application of the moral and legal code of society at large. The economic, physical and social deficiencies of those who live in slum areas have caused many of them to adopt anti-social attitudes and habits in governing their own lives. (Map 7.)

TABLE 8 MAJOR CRIMES BY RESIDENCES OF OFFENDER, 1960-1964

Study Area	1	2	3	4	5	6	7	8	9	10	11	Total City
Murder		4				1						5
Manslaughter								1				1
Rape		7				1						8
Robbery		7				1	1					10
Agg. Assault	1	73		2	1	17	4	30	1		1	130
Burglary	26	79	3			15	7	16	3		1	150
Larceny	13	59	2		1	24	5	14	2		9	129
Auto Theft	2	13	1			4		9				29
Total Cases	42	242	6	2	2	63	17	71	6		11	462
Per Cent Total Cases	9.1	52.4	1.3	.4	.4	13.6	3.7	15.4	1.3		2.4	100

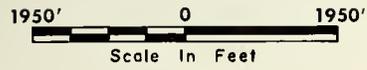
Source: Police Department, City of Monroe, N. C.

Tax Delinquency

Tax delinquent property can be used to document the areas of blight. Property becomes tax delinquent because incomes are insufficient to pay the assessed property taxes. The majority of the tax delinquent property is located in blighted areas -- areas that would not pay their own way even if all taxes due the city were collected. Consequently, these areas become a deficit (on a cost-revenue basis) since they demand more services such as police and fire protection than other more stable areas of the city. Again, Study Area 2, the Winchester Area, is the leader, representing 50 per cent of the tax delinquent cases. Study Area 2 is followed by Areas 1, 6, and 8. Furthermore, roughly 80 per cent of all cases reported were categorized as non-whites. (Map 8.)

MONROE
North Carolina

MAJOR CRIMES
BY RESIDENCE OF OFFENDER



LEGEND
● ONE CASE
● FIVE CASES

TABLE 9

TAX DELINQUENCY, 1959-1964

Study Area	1	2	3	4	5	6	7	8	9	10	11	Total
Number cases	7	22	1		1	5		4	1		3	44
Per Cent Total City Cases	15.9	50.0	2.3		2.3	11.4		9.1	2.3		6.8	100.0
Number Non-White Cases	4	22				5		4				35
Per Cent Non-White Cases per Study Area	57.1	100.0				100.0		100.0				

Source: Tax Collector, City of Monroe, N. C.

Public Assistance Cases

Public assistance cases are not necessarily a cause of blight but economic problem areas tend to correspond with blighted areas. The existence of blight in these areas may also be partially related to the poor economic status of its residents. (Map 9.)

TABLE 10

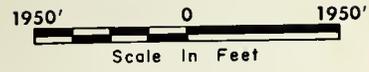
PUBLIC ASSISTANCE, 1960-1964

Study Area	1	2	3	4	5	6	7	8	9	10	11	Total
Number cases	28	60	8	1	4	28	1	15	7	2	23	177
Per Cent Total City Cases	15.8	34.0	4.5	0.5	2.3	15.8	0.5	8.5	4.0	1.1	13.0	100

Source: Union County Welfare Department

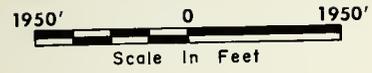
MONROE
North Carolina

TAX DELINQUENCIES



LEGEND
• ONE CASE

MONROE
North Carolina



LEGEND
• ONE CASE

COMPARATIVE ANALYSIS

The major concomitants of blight have been studied by study areas and their relation to the total city and it is now necessary to determine which areas have the highest percentage. All indicators of blight were totaled and then expressed as a percentage of the total city's cases. Areas indicating the highest percentages portray the highest intensity of blight. Study Areas 2, 6, and 8 have the highest percentages of blight, 38.9, 18.2, 13.7 respectively. Study Area 2 would have top priority, followed closely by Study Areas 6, 8, and 1. All other study areas have a low priority with none exceeding 6 per cent. (Table 11.)

In the chapter to follow, different parts of each study area will be examined and will receive a recommended treatment to overcome and prevent the spread of blight.

TABLE 11 COMPARATIVE ANALYSIS OF ALL INDICATORS OF BLIGHT

	1	2	3	4	5	6	7	8	9	10	11	Total
Substand. Residential Structures	Number 28	276		3	5	131	30	98	17	1	36	625
	Per Cent 4.5	44.9		.5	.8	20.1	9.8	15.7	2.7	.7	5.8	100.0
Substand. Non-Res. Structures	Number 26	28	8	17	5	35		3	4	3	6	135
	Per Cent 19.3	20.7	5.9	12.6	3.7	26.0		2.2	3.0	2.2	4.4	100.0
Frequency Res. & Non-Res. Fire Calls	Number 62	123	29	15	21	68	50	49	27	23	35	502
	Per Cent 12.4	24.5	5.8	3.0	4.2	13.5	10.0	9.8	5.4	4.4	7.0	100.0
Veneral Diseases	Number 8	126	1		3	86	7	17	17		15	280
	Per Cent 2.9	45.0	.4		1.1	30.7	2.5	6.1	6.1		5.4	100.0
Tuberculosis	Number 2	15				2			3	2	1	25
	Per Cent 8.0	60.0				8.0			12.0	8.0	12.0	100.0
Tax Delinquency	Number 7	22	1		1	5		4	1		3	44
	Per Cent 16.0	50.0	2.3		2.3	11.4		9.1	2.3		6.6	100.0
Crimes by Residence	Number 42	242	6	2	2	63	17	71	6		11	462
	Per Cent 9.1	52.4	1.3	.4	.4	13.6	3.7	15.4	1.3		2.4	100.0
Public Assistance Cases	Number 28	60	8	1	4	28	1	15	7	2	23	177
	Per Cent 15.8	34.0	4.5	.5	2.3	15.8	.5	8.5	4.0	1.1	13.0	100.0
GROSS TOTALS	203	892	53	38	41	418	105	301	82	31	130	2,294
PER CENT TOTAL CITY	8.8	38.9	2.3	1.7	1.8	18.2	4.6	13.1	3.6	1.3	5.7	100.0

Source: N. C. Division of Community Planning

Number = Number of Cases
Per Cent Per Cent of Total City

CHAPTER II

ANALYSIS BY STUDY AREAS



CHAPTER II

ANALYSIS BY STUDY AREAS

It is the objective of this chapter to analyze some of the more detailed aspects of blight than could be covered in Chapter I. Emphasis will be made mainly on the "physical characteristics" of each study area. Factors discussed in connection with each neighborhood are:

- land use characteristics
- boundaries
- condition of structures (residential and non-residential)
- family characteristics
- thoroughfares and other streets
- community facilities
- future development
- recommended treatment.

Study Area 7, the Central Business District, will be examined in a general way because it will be examined in greater detail in the forthcoming Central Business District Study to be prepared by the Division of Community Planning.

Conservation: Areas in which housing and neighborhood facilities are generally good -- with a few exceptions. They do not have to be new areas since many areas have managed to retain their desirability as residential neighborhoods for many years and will retain their desirability for many years to come. The basic problem here is one of enforcing local regulations (zoning, building codes, safety and health) and providing neighborhood facilities by local government.

Rehabilitation: Improvement, according to a comprehensive plan, of a predominantly built-up area threatened by incipient blight. It may require demolition of scattered deteriorated buildings, repair and modernization of existing buildings to bring them up to an acceptable standard, and clean-up and maintenance work by property owners; the provision of streets, parks, or other public improvements.

Redevelopment: Process of demolishing slum structures and making the land available to private or public agencies in accordance with the city's comprehensive plan. Redevelopment is feasible where two-thirds of the homes in the area are blighted. Housing must be made available for the people who are displaced by this process.

LEGEND
MAPS 10 thru 20



COMMERCIAL



INDUSTRIAL



PUBLIC AND SEMI-PUBLIC

RESIDENTIAL CONDITION



CONSERVE



MINOR REPAIR



STANDARD



MAJOR REPAIR



DILAPIDATED



SUBSTANDARD



TWO OR MORE FAMILIES

I

TRAILER HOUSES



CITY LIMITS



STUDY AREA BOUNDARIES

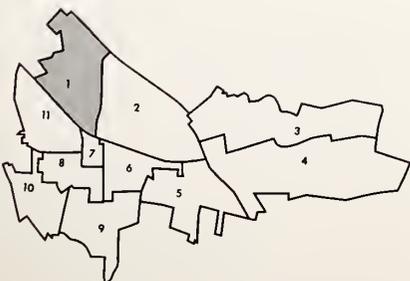
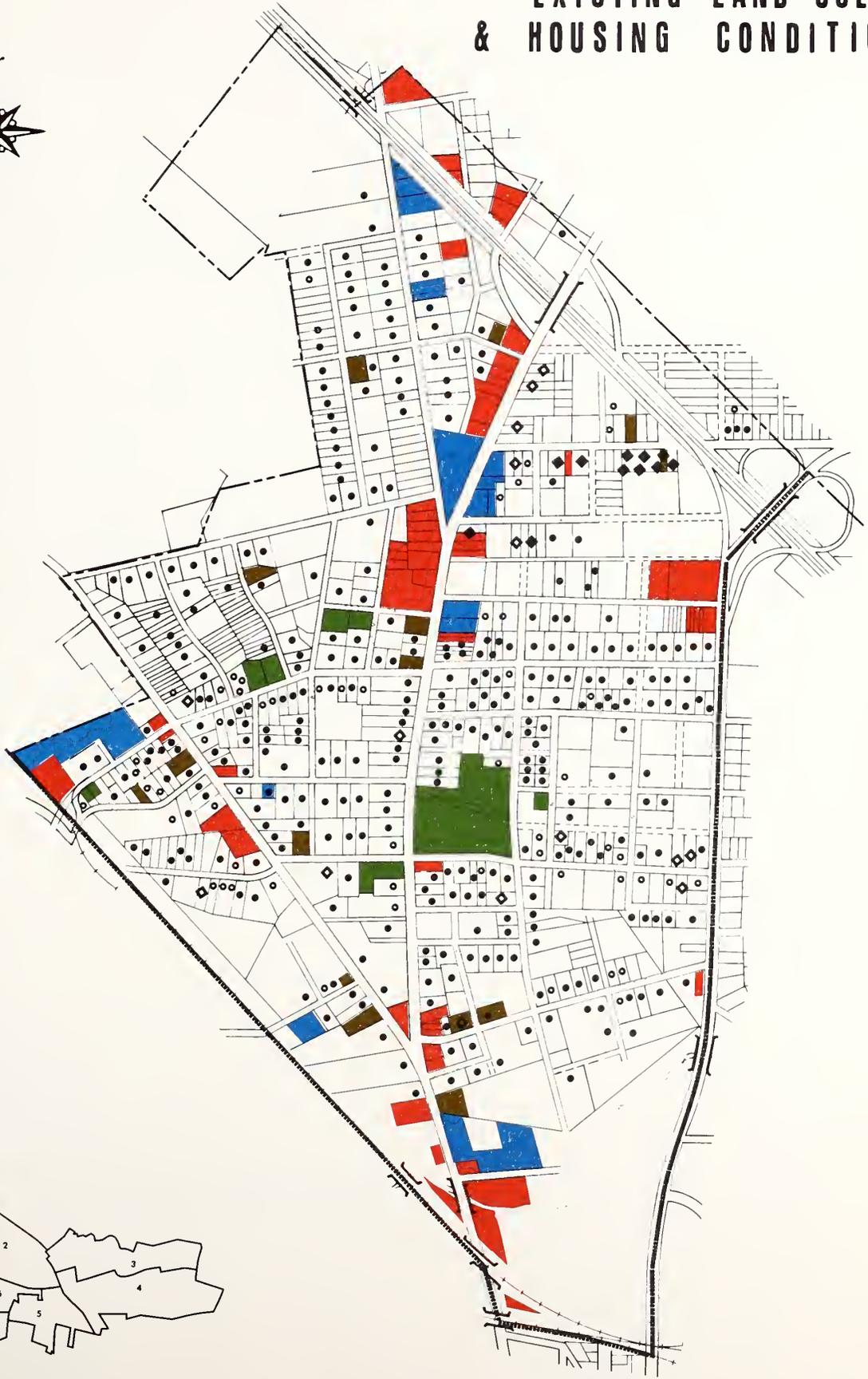
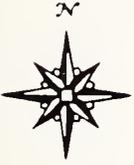
M O N R O E

North Carolina

STUDY AREA · 1

GENERALIZED

**EXISTING LAND USE
& HOUSING CONDITIONS**



STUDY AREA 1

Study Area 1, located in the northwest section of the city, is bounded on the north by the corporate limits (parallel with U. S. 74), the Skyway on the east, the Seaboard Airline Railroad tracks and the corporate limits to the south and west, respectively. This area is relatively flat with drainage flowing for the most part into Bearskin Creek, except that in the northwestern corner it flows into Stewarts Creek.

Better than 63 per cent of the study area is developed. The transportation network of streets and railroads occupies better than 21 per cent of the total area; however, residential development uses the largest amount of land -- 135 acres (just over 32 per cent). Residential density averages about 3.5 dwelling units per acre -- about 12,400 square feet for each dwelling unit. (Table 12.)

Condition of structures

About 6 per cent of the total residential structures are substandard. Non-white structures make up nearly 79 per cent of the total, and analysis indicates that over half of the structures are substandard.

CONDITION OF STRUCTURES - RESIDENTIAL AND NON-RESIDENTIAL

	Total Struc.	Standard			Substandard			Per Cent Sub- Stand.
		Con- serve	Minor Repair	Total	Major Repair	Dilap- idated	Total	
Residential	456	369	59	428	17	11	28	6.1
White	437	368	56	424	12	1	13	3.0
Non-White	19	1	3	4	5	10	15	78.9
Non-Residential	45	15	4	19	13	13	26	57.8
Total	501	384	63	447	30	24	54	10.8

Source: N. C. Division of Community Planning

Family Characteristics

Only 6.5 per cent of all families in this area live in substandard housing units; however, 81 per cent of the non-white families live in substandard housing.

	White Families	Non-White Families	Total Families
Standard Housing Units	442	4	446
Substandard Housing Units	14	17	31
Total Dwelling Units	456	21	477
Total Estimated Population	1,505	82	1,587
Per Cent of Families Living in Substandard Housing	3.1	81.0	6.5

Source: N. C. Division of Community Planning

Thoroughfares and Other Streets

The street systems total approximately 11.8 miles, of which only a small fraction is unpaved -- .08 miles. The major thoroughfares are the Old Charlotte Road, Concord Avenue and the Skyway. The Skyway has the highest average daily traffic volume with 3,000 vehicles. Concord Avenue and the Old Charlotte Road register 2,800 and 2,650 vehicles daily.

Community Facilities

Benton Heights Elementary School (built in 1950 with additions made in 1955) is located on a major street (Concord Avenue) and is situated on a site of approximately 6 acres.

Future Development

A regional shopping center is proposed near Secrest Short-Cut Road and U. S. 74. High density apartments are proposed in the area north of the industrial complex located between the Skyway and Concord Avenue and south of Old Charlotte Road. Medium density

housing is proposed in the area between the Old Charlotte Road and the railroad, and between Engleside and Icemorlee Streets. Medium density housing is proposed also in the area just south of U. S. 74 between Concord Avenue and the Skyway.

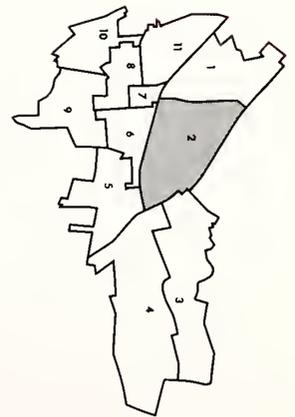
Recommended Treatment

Clearance: generally that block bounded by Concord Avenue, U. S. 74, the Skyway and Kerr Street (excluding the industrial uses facing Concord Avenue).

Rehabilitation: the remainder of this study area. (Map 21.)



STUDY AREA - 2
GENERALIZED
EXISTING LAND USE
& HOUSING CONDITIONS



STUDY AREA 2

Known as the Winchester Area, the area is bounded on the north and east by U. S. 74, on the south by the Seaboard Airline Railroad, and the west (contiguous to Study Area 1) by the Skyway. Topography is relatively flat becoming more abrupt when approaching Bearskin Creek and its intermittent drainage areas. Bearskin Creek separates the northwest section from the rest of the study area.

Only about 59 per cent of the study area is developed. The undeveloped portion is located primarily in the northern portion of the area along with a small area zoned industrial to the southeast near the railroad. Residential uses occupy more than 37 per cent of the developed land, with two-family and multi-family dwellings using approximately 7 acres of the total. (Table 12.)

Condition of Structures

Study Area 2 has the largest percentage of substandard housing. Better than 42 per cent of all housing in the Winchester Area is substandard. Non-residential structural conditions are even worse with slightly over 46 per cent substandard.

CONDITION OF STRUCTURES

	Total Struc.	Standard		Total	Substandard		Total	Per Cent Sub- Stand.
		Con- serve	Minor Repair		Major Repair	Dilap- idated		
Residential	647	209	162	371	139	137	276	42.6
White	242	115	46	161	53	28	81	33.4
Non-White	405	94	116	210	86	109	195	48.1
Non-Residential	56	24	6	30	14	12	26	46.4
Total	703	233	168	401	153	149	302	43.0

Source: N. C. Division of Community Planning

Family Characteristics

Better than 50 per cent of all non-white families live in substandard housing units compared to 37 per cent for white families.

	White Families	Non-White Families	Total Families
Standard Housing Units	165	218	383
Substandard Housing Units	97	223	320
Total Dwelling Units	262	441	703
Total Estimated Population	865	1,720	2,585
Per Cent of Families Living in Substandard Housing Units	37.0	50.6	45.5

Source: N. C. Division of Community Planning

Thoroughfares and Other Streets

The area contains about 10.7 miles of streets; approximately 3,200 feet (or .6 miles) are unpaved. Heaviest volumes of traffic occur on U. S. 74 with an average daily traffic volume of 9,500 to 9,600 cars. Other major thoroughfares include the Skyway, Morgan Mill Road, Winchester, Walkup Avenue. Traffic volumes average 3,000, 2,800, 1,520 and 1,450 vehicles per day, respectively.

Community Facilities

The Winchester Elementary, Junior and Senior High Schools are located on an extremely undesirable site of 14 acres.

Jaycee Park, in the western side of the study area near the Skyway, has a very attractive layout of tennis and basketball courts, baseball and softball diamonds.

One of the two sewage treatment plants is located near U. S. 74 and Bearskin Creek.

A public cemetery near Stafford Street and Bearskin Creek contains approximately five acres. It serves the non-white population.

Future Development

Industrial development is planned in the area --

- south of Walkup Avenue to the railroad and between Morgan Mill Road and U. S. 74;
- south of Jaycee Park to the railroad and between the Skyway and the intermittent drainage channel flowing into Bearskin Creek.

High density apartments are proposed between Walkup Avenue, Morgan Mill Road and U. S. 74. Apartments are also planned for the triangular area between Stafford Street, Bearskin Creek and U. S. 74. The remainder of the study area is planned for one and two-family units.

A neighborhood shopping center is proposed at the northwest corner of the area near the Skyway and U. S. 74.

Recommended Treatment

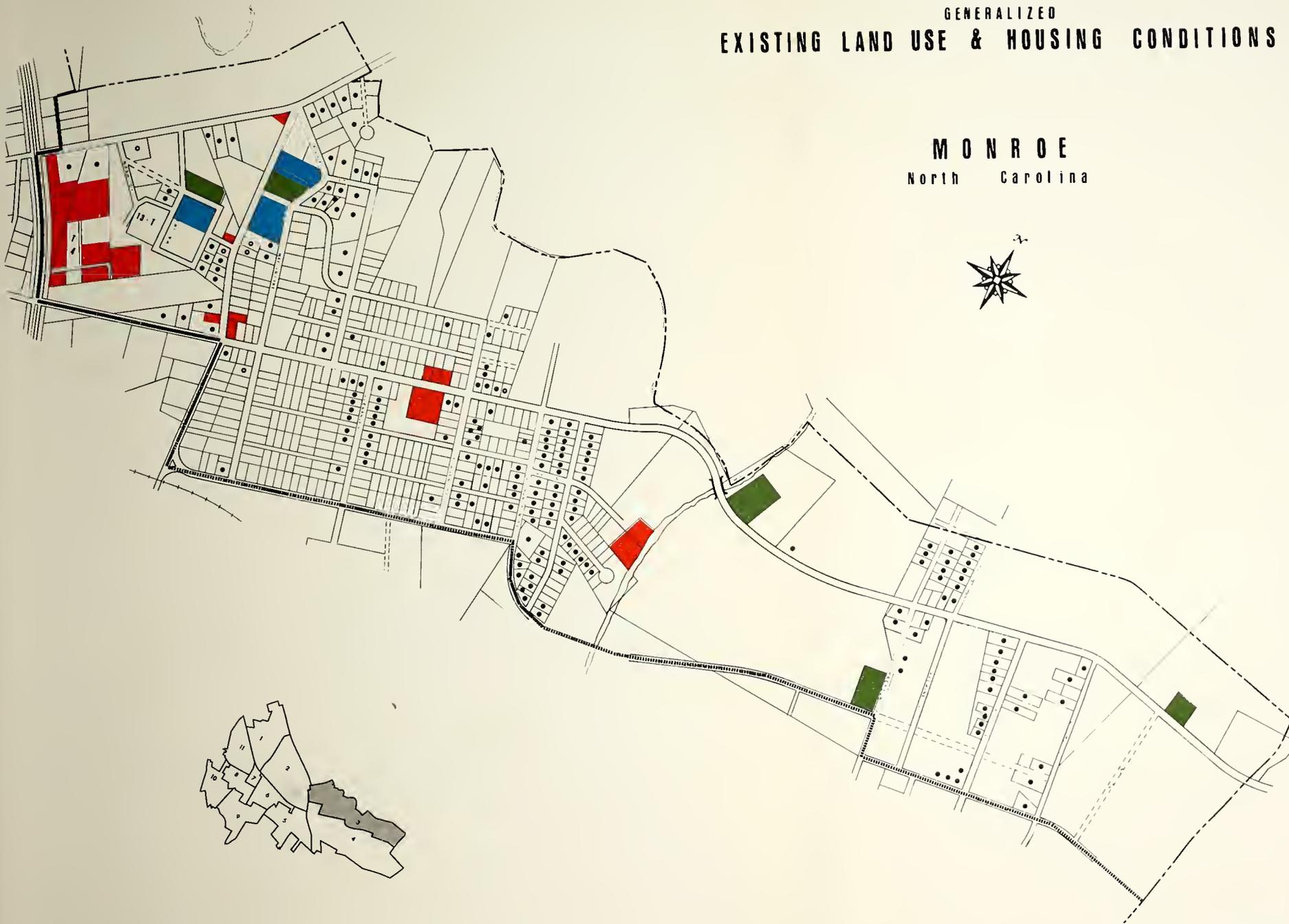
The comparative analysis of all indicators of blight shows that this study area is the most blighted in the city.

Clearance: needed in the area bounded by the Seaboard Airline Railroad, the Skyway, Roosevelt Boulevard, Norman Street (extended), but excluding the northwest portion of the area. Also, the area bounded by Miller Street, Phifer Street, the Skyway, and Myers Street, but excluding a portion of the houses south of Myers Street.

Rehabilitation: the remainder of the area.

STUDY AREA · 3
GENERALIZED
EXISTING LAND USE & HOUSING CONDITIONS

MONROE
North Carolina



STUDY AREA 3

This area is known as the north part of the Old Camp Sutton Area and is bounded on the north by the corporate limits, on the west by U. S. 74 and a portion of Sutherland Avenue; on the south and east by Ashcraft Avenue extending into Mason Street and Joe's Branch (the corporate limits). The terrain ranges from flat to rolling becoming extremely abrupt when approaching Richardson and Bearskin Creeks.

The area is about 27 per cent developed. In fact, more land (11.6 per cent) is used for streets than for residential (10.8 per cent). Industrial uses occupy approximately five acres in the vicinity of Sutherland Avenue halfway between Morgan Mill Road and Walkup Avenue. (Table 12.)

Condition of Structures

All housing is in standard condition; mobile homes have not been included as residential structures. Thirty-five per cent of the non-residential structures merit the classification of sub-standard.

CONDITION OF STRUCTURES

	Total Struc.	Standard			Substandard			Per Cent Sub- Stand.
		Con- serve	Minor Repair	Total	Major Repair	Dilap- idated	Total	
Residential	199	194	5	199				
White		194	5	199				
Non-White								
Non-Residential	23	10	5	15	8	0	8	34.7
Total	222	204	10	214	8	0	8	3.9

Source: N. C. Division of Community Planning

Family Characteristics

All housing is standard and is occupied by white families.

	White Families	Non-White Families	Total Families
Standard Housing Units	216		216
Substandard Housing Units	0		0
Total Housing Units	216		216
Total Estimated Population	713		713
Per Cent of Families Living in Substandard Housing Units	0		0

Source: N. C. Division of Community Planning

Thoroughfares and Other Streets

The area contains 11.1 miles of streets; .3 miles are unpaved. Walkup Avenue and Morgan Mill Road register 1,800 and 2,400 average daily traffic volumes, respectively.

Community Facilities

The Sutton Park sewerage treatment plant is located near Walkup Avenue and Richardson Creek. The only other community facility is a 500,000 gallon overhead water tank constructed in 1962.

Future Development

A proposed sewerage disposal plant located near Joe's Branch and Walkup Avenue has an initial treatment capacity of 3,000,000 gallons per day with an ultimate design capacity of 10,000,000 gallons.

The area is generally planned for low to medium-low density residential.

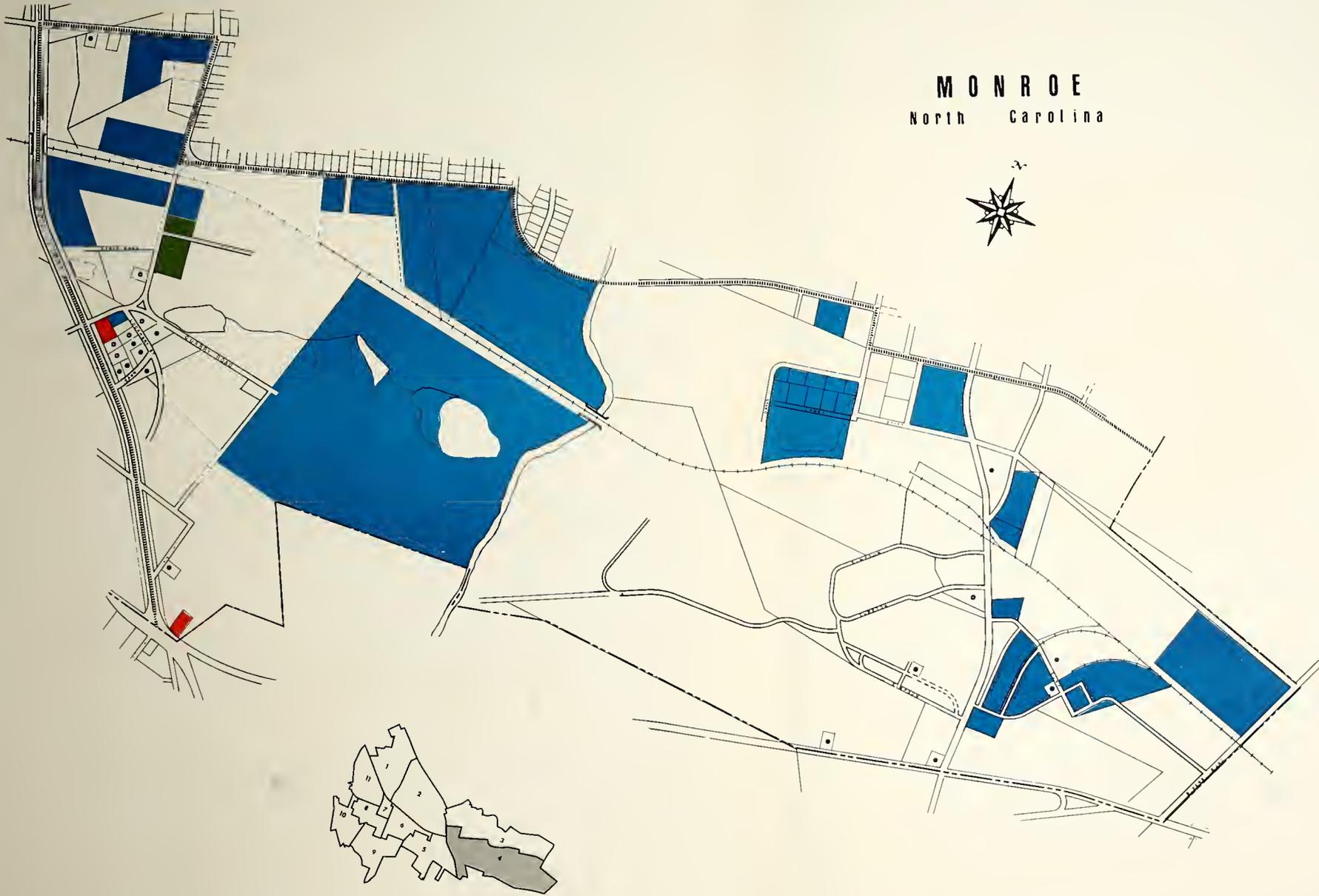
Commercial uses are planned along U. S. 74 between Walkup Avenue and Morgan Mill Road with other concentrations on Walkup Avenue near Sutherland Avenue and Alexander Street.

Recommended Treatment

Study Area 3 has an extremely low redevelopment priority based on the comparative analysis. Consequently, conservation is recommended; however, rehabilitation would be required in the area bounded by U. S. 74, Morgan Mill Road, Walkup Avenue, and Sutherland Avenue.

STUDY AREA · 4
GENERALIZED
EXISTING LAND USE & HOUSING CONDITIONS

MONROE
North Carolina



STUDY AREA 4

This area is bounded on the north by Ashcraft Avenue, Mason Street extended to intersect with Joe's Branch (the city limits) to the west by U. S. 74 and to the south and east by the city limits.

The predominant land use is industrial, with 70.6 per cent of the developed acreage. Streets constitute the next largest land use, occupying 17.5 per cent of the developed land. Three-hundred and seventy-one acres (or 43.7 per cent) are developed and 475 (or 56.3 per cent) are vacant.

Condition of Structures

In Study Area 4, 15.8 per cent of the residential structures and 40 per cent of the non-residential structures were classified as substandard.

CONDITION OF STRUCTURES

	Total Struc.	Standard			Substandard			Per Cent Sub- Stand.
		Con- serve	Minor Repair	Total	Major Repair	Dilap- idated	Total	
Residential	19	9	7	16		3	3	15.8
White	19	9	7	16		3	3	15.8
Non-White								
Non-Residential	42	22	3	25	9	8	17	40.5
Total	61	31	10	41	9	11	20	32.8

Source: N. C. Division of Community Planning

Family Characteristics

Only three of the families living in the area occupy sub-standard housing. The area does not contain any non-white housing.

	White Families	Non-White Families	Total Families
Standard Housing Units	16		16
Substandard Housing Units	3		3
Total Housing Units	19		19
Total Estimated Population	914		914
Per Cent of Families Living in Substandard Housing Units	16.0		16.0

Source: N. C. Division of Community Planning

Thoroughfares and Other Streets

The only major thoroughfare in this area is U. S. 74 which bounds the area on the west. It contains 5.3 miles of streets.

Community Facilities

One of the City's water storage tanks is located in this area.

Future Development

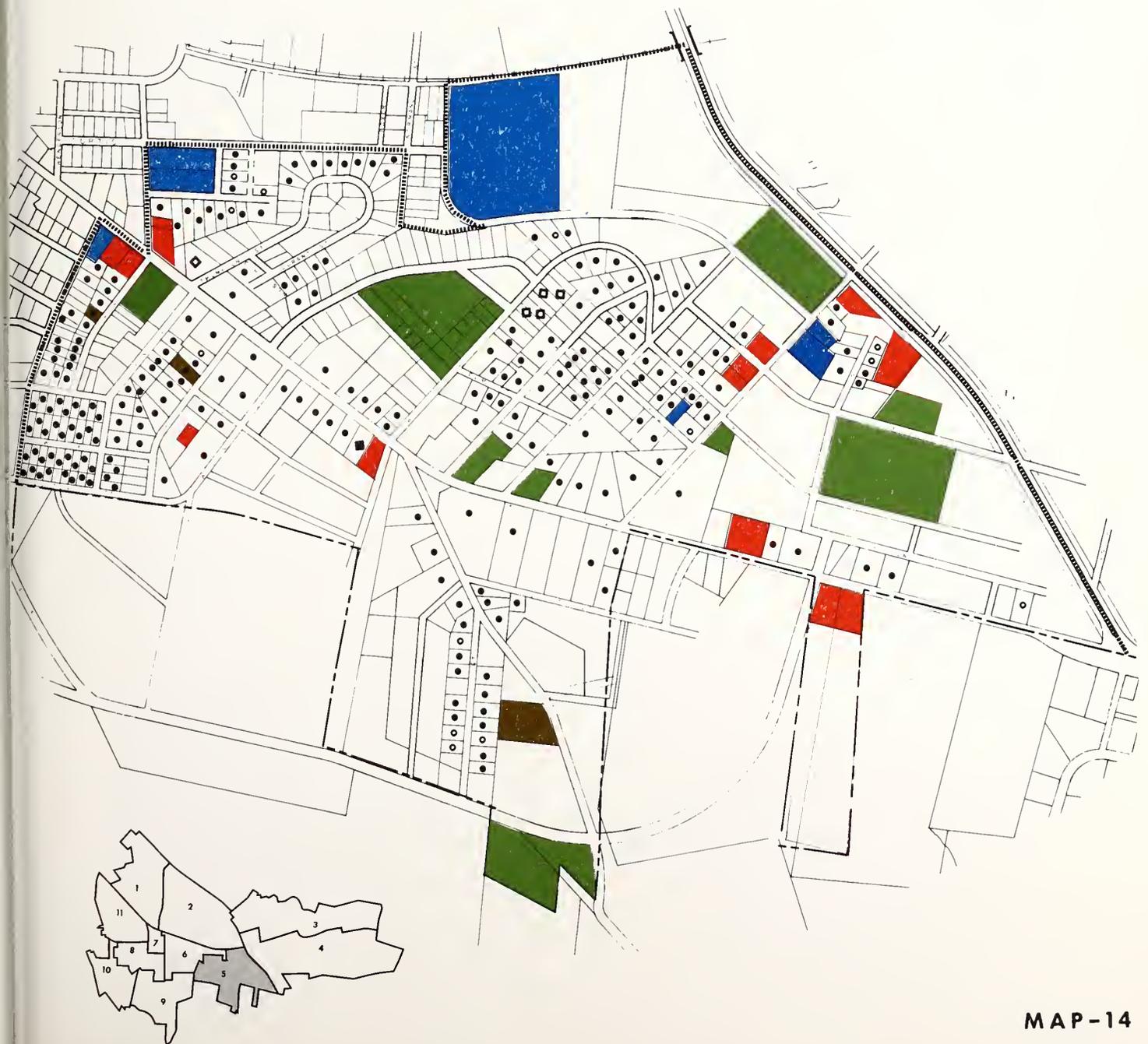
The majority of this area should be preserved for industrial uses.

Recommended Treatment

The majority of this area will require only conservation, but the area south of Lockhart Street and west of Vann Street will require minor repair.

MONROE
North Carolina

STUDY AREA . 5
GENERALIZED
**EXISTING LAND USE
& HOUSING CONDITIONS**



STUDY AREA 5

Study Area 5 is bounded on the north generally by Curtis Street and the railroad, on the east by U. S. 74, on the south by the corporate limits, and on the west by Hough and Lee Streets. This area is relatively flat except for a break in topography where Curtis Street is extended from Norman Street. As a result, most of the drainage flows toward the northeast corner of the area near Sutherland Avenue and U. S. 74.

Almost 60 per cent of the area is now developed. The transportation network occupies more than 16 per cent (or 59 acres) of the area. Industrial development, located generally to the north of Curtis Street extended, occupies about 22 acres, or slightly over 6 per cent of the total study area. Public land (consisting of East Elm and the City asphalt plant) and semi-public land (churches and the hospital) occupy approximately 19 per cent of the area. (See Table 12.)

Condition of Structures

Only 1.9 per cent of the total residential structures are substandard, while 38.5 per cent of the non-residential structures are substandard.

CONDITION OF STRUCTURES

	Total Struc.	Standard			Substandard			Per Cent Sub- Stand.
		Con- serve	Minor Repair	Total	Major Repair	Dilap- idated	Total	
Residential	268	250	13	263	1	4	5	1.9
White	268	250	13	263	1	4	5	
Non-White								
Non-Residential	13	5	3	8	5	0	5	38.5
Total	281	255	16	271	6	4	10	3.5

Source: N. C. Division of Community Planning

Family Characteristics

This area contains all white housing units with 2 per cent of all families living in substandard units.

	White Families	Non-White Families	Total Families
Standard Housing Units	272		272
Substandard Housing Units	5		5
Total Housing Units	277		277
Total Estimated Population	914		914
Per Cent of Families Living in Substandard Housing Units	2.0		2.0

Source: N. C. Division of Community Planning

Thoroughfares and Other Streets

Study Area 5 contains 10.8 miles of streets; none of the street system is unpaved. Franklin Street is the only major thoroughfare traversing this area; it has a vehicular count of 3,600 to 7,100 daily.

Community Facilities

East Elementary School is situated on a ten-acre site on Elizabeth Avenue. It was built in 1955.

Monroe Senior High, built within the last few years, is situated on a site of about 35 acres, bisected on the southeast corner by Sunset Drive.

Union Memorial Hospital, built in 1953 on a 45-acre site, is located on Henry Street near Fincher Street. The hospital contains 125 beds, has a 380-bed chronic disease annex, and is fully accredited by the joint commission on the accreditation of hospitals.

A new convalescent home has recently been constructed on a three- to four-acre site near the intersection of Circle and Sunset Drives.

Future Development

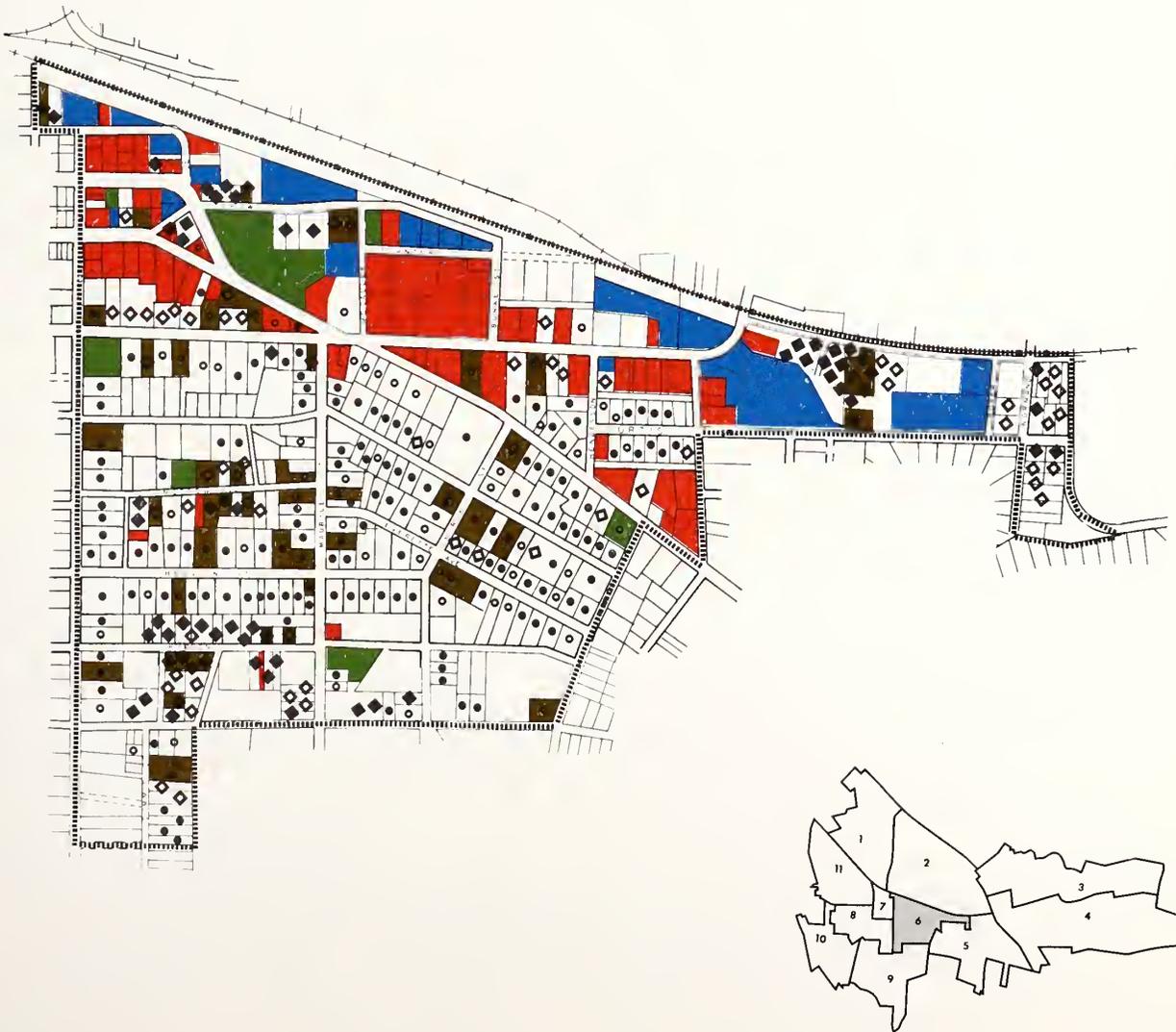
Residential developments of low and medium densities are planned, with the exception of higher densities (apartments) in that area bounded by Calhoun Street, Circle and Sunset Drives.

Neighborhood business is planned for Franklin Street near Lee and at the intersection of U. S. 74 and Sutherland Avenue. Industrial development is proposed to the north between the railroad, U. S. 74 and Curtis Street extended.

Recommended Treatment

The area is one of the least blighted in Monroe. The majority of this area will require only conservation; however, there is a pocket of housing located on West Park Drive at its intersection with Elizabeth Avenue that will require rehabilitation.

STUDY AREA - 6
GENERALIZED
EXISTING LAND USE
& HOUSING CONDITIONS



STUDY AREA 6

This area is bounded on the north by the railroad, on the east Hough, Lee and Norman Streets, on the south by Green Street and on the west by Church Street (bordering the central business district). Topography of the area is relatively flat.

Approximately 87 per cent of a total 200 acres is developed; 26 acres, or 13 per cent, are vacant. Residential land, located primarily south of Franklin Street, occupies more than 42 per cent of the developed acreage. The remainder of the residential land is occupied by two-family and multi-family units using 11 and 3 acres, respectively.

Condition of Structures

Substandard residential structures comprise slightly over 39 per cent of all the housing in the study area. Approximately 41 per cent of all the structures, residential and non-residential, were in the category of substandard.

CONDITION OF STRUCTURES

	Total Struc.	Standard			Substandard			Per Cent Sub- Stand.
		Con- serve	Minor Repair	Total	Major Repair	Dilap- idated	Total	
Residential	335	148	56	204	63	68	131	39.1
White	224	137	48	185	30	9	39	17.4
Non-White	111	11	8	19	33	59	92	82.9
Non-Residential	67	16	16	32	15	20	35	52.2
Total	402	164	72	236	78	88	166	41.3

Source: N. C. Division of Community Planning

Family Characteristics

About 281 families live in substandard housing units. This represents more than 50 per cent of all housing units in Study Area 6.

	White Families	Non-White Families	Total Families
Standard Housing Units	253	24	277
Substandard Housing Units	165	116	281
Total Housing Units	418	140	558
Total Estimated Population	1,379	546	1,925
Per Cent of Families Living in Substandard Housing Units	39.5	82.9	50.4

Source: N. C. Division of Community Planning

Thoroughfares and Other Streets

The street system includes 5.3 miles; 0.4 miles are unpaved. Franklin Street is the only major street located in this area and it carries 7,400 vehicles per average 24-hour period.

Community Facilities

The only community facilities in the area are the water treatment plant and city garage located at Franklin and Depot Streets.

Future Development

High density apartments (7 to 13 dwellings per acre) are proposed for that area between Church, Franklin and Houston Streets to the north of Franklin Street.

A new Union County Library containing 24,350 square feet is under construction between Windsor and Tallyrand Streets just east of Church Street.

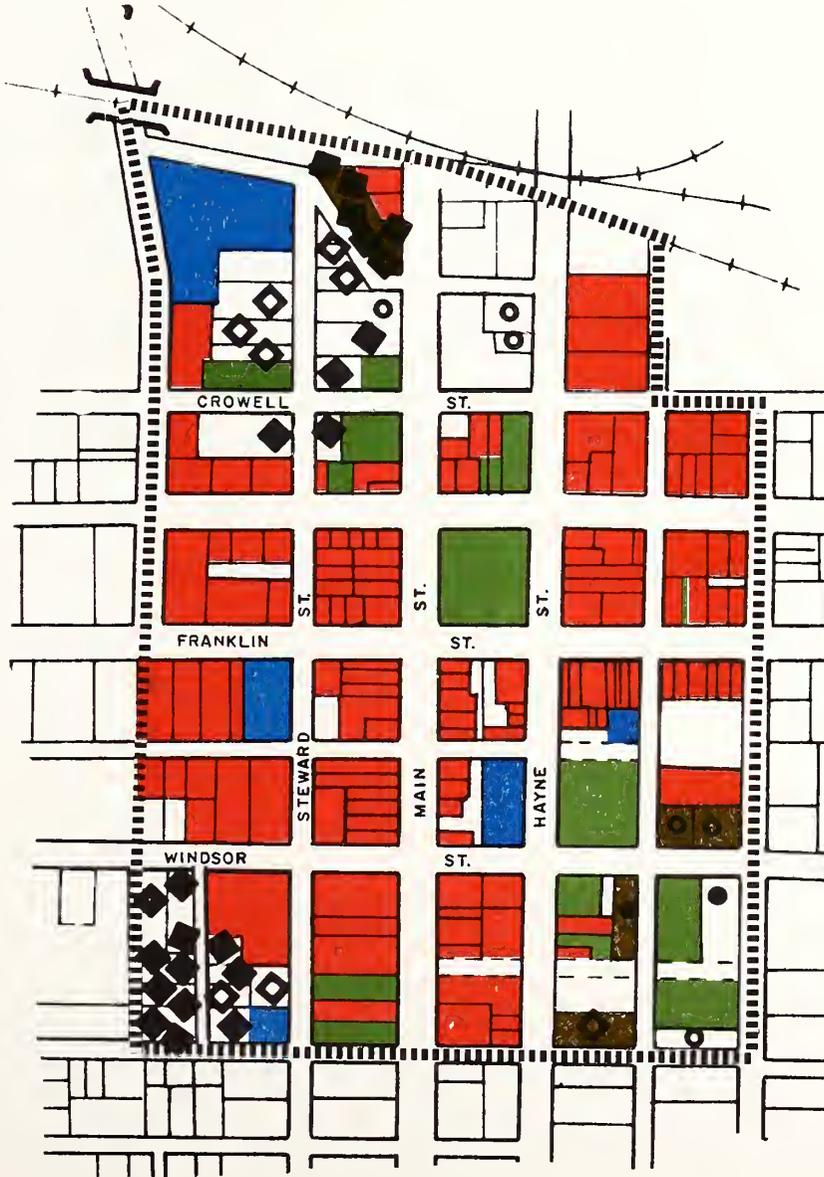
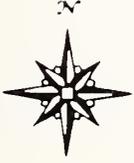
Recommended Treatment

Clearance: Generally, that block bounded by Green Street on the south, Maurice Street on the east (including a portion of that block bounded by Charles, Hudson, Green and Maurice Streets), Hudson Street on the north (plus those houses facing onto Hudson Street on the north) and Church Street on the west.

Generally, that area between Tallyrand Street and Morrow Avenue (including those houses on the south side of Morrow Avenue) and in between Church and Maurice Streets, but excluding the houses facing Church and Maurice Streets.

Generally, that housing facing on the north side of Windsor Street between Maurice and Church Streets.

Rehabilitation: All other areas in this study area require rehabilitation. (See Map 21, Recommended Treatment Areas.)

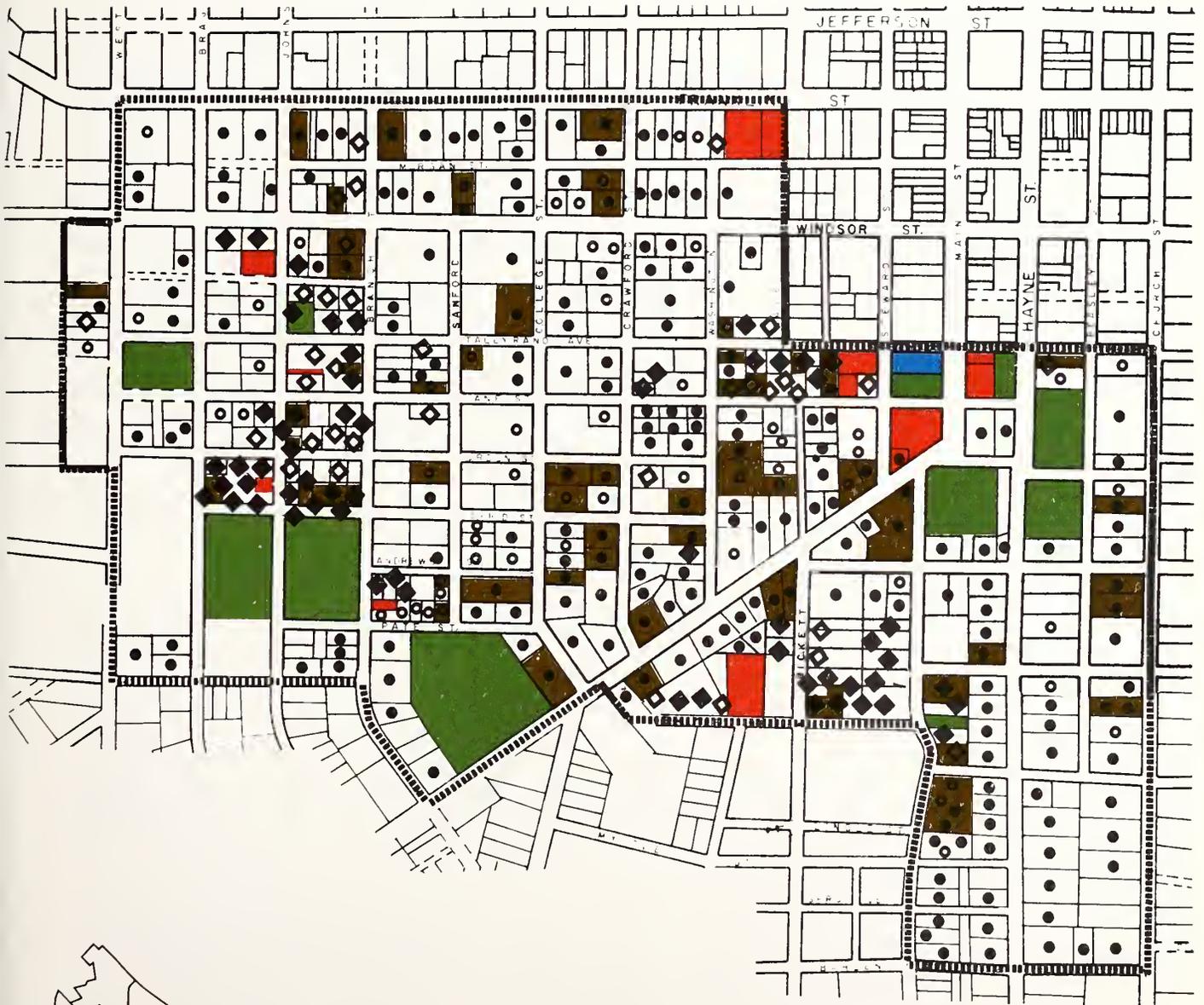


STUDY AREA 7

This area is bounded on the north by the Seaboard Airline Railroad, on the east by Church Street, on the south by Tallyrand Avenue and on the west by Cadieu Avenue and Charlotte Avenue.

The predominant land use in the central business district is commercial with 34 per cent of the total acreage. There is virtually no vacant land within the CBD. (See Table 12.)

The central business district will be examined in greater detail in a future study by the Division of Community Planning.



STUDY AREA 8

Boundaries for this area include Franklin Street on the north, West Street on the west, Sycamore running into Cemetery Street generally on the south, and Church Street and the central business district on the east.

This study area is more than 83 per cent developed with 29 acres, or nearly 17 per cent, representing platted vacant land. There is only limited acreage available for new development. The predominant land use is residential, using 49 per cent of the acreage.

Condition of Structures

Inventories of residential structures indicate that better than 26 per cent, or 98 structures, are substandard. The basic reason for the above high percentage is that the non-white housing is approximately 63 per cent substandard. Of the total 8 non-residential structures, 3 are substandard.

CONDITION OF STRUCTURES

	Total Struc.	Standard			Substandard			Per Cent Sub- Stand.
		Con- serve	Minor Repair	Total	Major Repair	Dilap- idated	Total	
Residential	373	217	58	275	36	62	98	26.2
White	246	192	37	229	11	9	20	8.1
Non-White	124	25	21	46	25	53	78	62.9
Non-Residential	8	3	2	5	1	2	3	37.5
Total	381	220	60	280	37	64	101	26.5

Source: N. C. Division of Community Planning

Family Characteristics

About 119 families, or 27.5 per cent of all families, live in substandard housing units. Of this total, 92 of the housing units are non-white.

	White Families	Non-White Families	Total Families
Standard Housing Units	268	56	324
Substandard Housing Units	27	92	119
Total Housing Units	295	148	443
Total Estimated Population	974	577	1,551
Per Cent of Families Living in Substandard Housing Units	26.8	62.2	27.5

Source: N. C. Division of Community Planning

Thoroughfares and Other Streets

The study area contains 9.1 miles of streets with about 0.4 miles unpaved. The only major thoroughfares are Franklin and Lancaster Streets which merely border the study area. Traffic counts indicate that approximately 4,000 to 4,900 automobile trips per day are made on Franklin Street and about 4,100 to 5,700 trips per day are made on Lancaster Street.

Community Facilities

The old J. D. Hodges Elementary School which was recently converted into the Monroe School Board Administration Building is located on a five-acre site.

The National Guard Armory and maintenance garage for the City School System are located on sites of approximately 1.9 and 2.4 acres, respectively.

Future Development

This area is planned for mostly one- and two-family residential use except for that area between College Street and the central business district, which is proposed for high density apartments, and the area to the south of Tallyrand Street, which is planned for high density apartments and offices.

Neighborhood business is proposed for that area on Lancaster Avenue between Johnson and West Streets.

Recommended Treatment

Clearance and Redevelopment:

Generally, that area in between Bragg and Branch Streets, and Efird and Windsor Streets, including that area bounded by Tallyrand Street and Sanford Lane and Branch Street.

Generally, that block bounded by Washington, Windsor, and Tallyrand Streets, including the structures on the south side of Tallyrand Street.

Generally, those blocks bounded by Cemetery, Parker and Houston Streets and including those houses on the east side of Parker Street between Green and Hudson Streets.

(The above areas, for the most part, are all non-white housing.)

Rehabilitation: All other areas will require rehabilitation; spot clearance and general repair on other structures.

(See Map 21.)



STUDY AREA 9

Boundaries consist generally of Study Areas 8 and 7 on the north, Hough Street and the city limits line on the east and south, and Griffith Road on the west. This area is relatively flat with drainage flowing toward the south.

Only a little over 44 per cent of this study area is developed, having approximately 55 per cent vacant, the majority of which is unplatted. Most of the undeveloped land lies in the eastern and southern portions of the study area.

Condition of Structures

Seventeen structures, or 9.6 per cent, are substandard. All non-residential uses are substandard.

CONDITION OF STRUCTURES

	Total Struc.	Standard			Substandard			Per Cent Sub- Stand.
		Con- serve	Minor Repair	Total	Major Repair	Dilap- idated	Total	
Residential	177	146	14	160	9	8	17	9.6
White	171	146	13	159	9	3	12	.7
Non-White	6	0	1	1	0	5	5	83.3
Non-Residential	4	0	0	0	2	2	4	100.0
Total	181	146	14	160	11	10	21	11.6

Source: N. C. Division of Community Planning

Family Characteristics

Approximately 10.3 per cent of all families live in substandard housing units. Five of the seven non-white families live in substandard housing units.

	White Families	Non-White Families	Total Families
Standard Housing Units	163	2	165
Substandard Housing Units	14	5	19
Total Housing Units	177	7	184
Total Estimated Population	584	23	607
Per Cent of Families Living in Substandard Housing Units	7.9	71.4	10.3

Source: N. C. Division of Community Planning

Thoroughfares and Other Streets

The street system contains 17.8 miles, of which 0.3 miles are unpaved. Griffith Road and Hayne Street are the only major thoroughfares in the area, carrying 1,300 and a range of 1,400-2,000 vehicles trips per day, respectively.

Community Facilities

The Walter Brickett Junior High is located on a site of 15 acres. This includes the stadium, gymnasium, classrooms and parking.

Sunset Park occupies about seven acres and is developed very attractively as a neighborhood park adjoining the school site campus. It includes a baseball and softball field, and other recreational facilities.

One of the two public cemeteries is located on a site of about 13 acres and serves the white population.

Future Development

Generally, residential development is planned for medium-low (10,000 square feet per lot) densities.

A shopping center of about four acres is proposed at the northeast corner of Sunset Drive and Hayne Street.

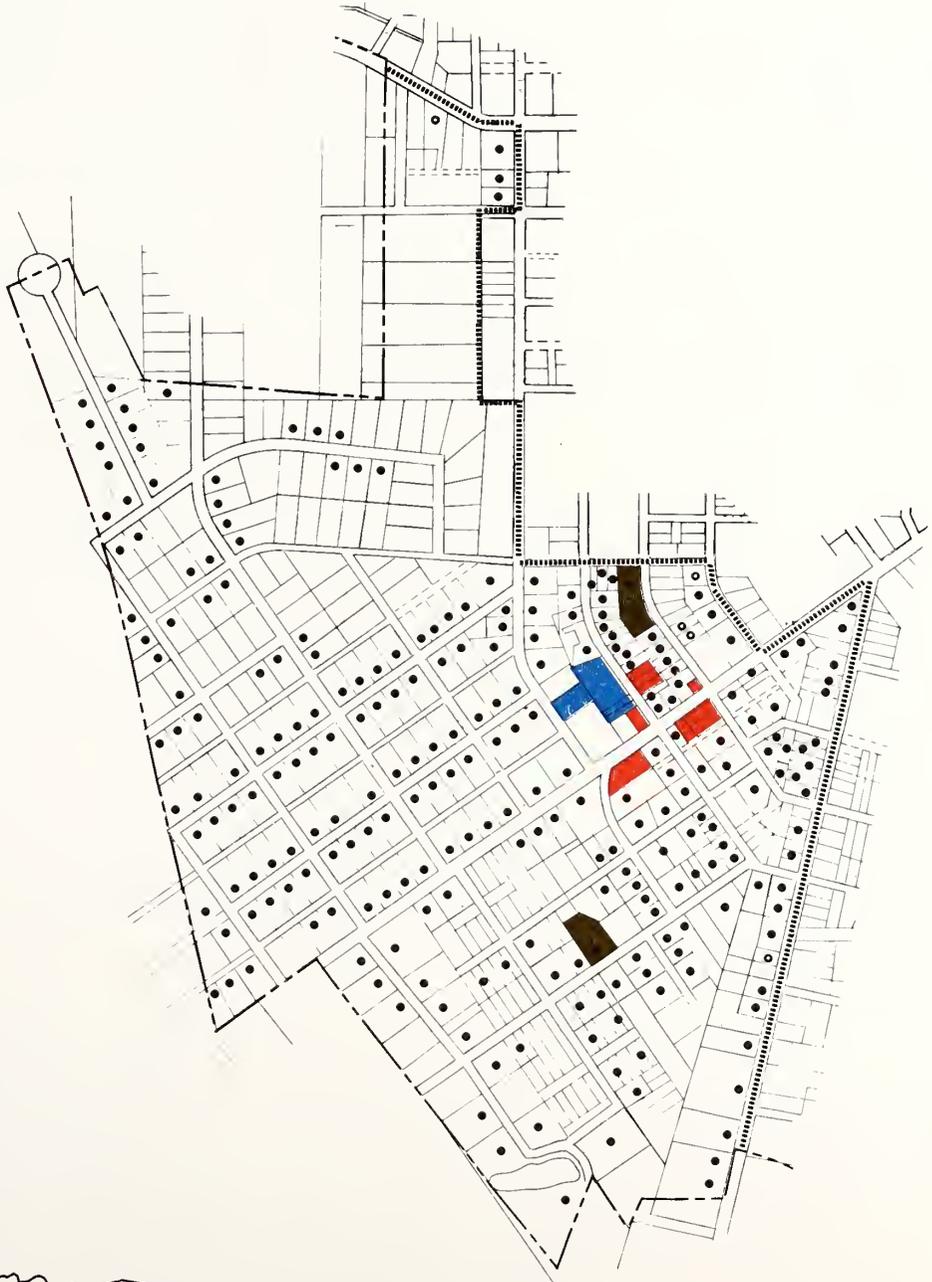
Recommended Treatment

Clearance: Those structures facing onto Parker Street located between Bay Street and Sunset Drive.

Rehabilitation: Residential structures in the area between Hayne, Bickett, Barden and Sunset Drive.

Conservation: All other areas would require conservation.

STUDY AREA - 10
GENERALIZED
EXISTING LAND USE
& HOUSING CONDITIONS



STUDY AREA 10

Study Area 10 is bounded on the east by Griffith Road, on the north by Study Area 8, and to the south and west by the city limits line. Topography of the area is relatively flat with drainage flowing to the southeast.

The predominant land use is residential, with 47.7 per cent of the developed acreage. Of the total area, 70.6 per cent is developed and 29.4 per cent is vacant.

Condition of Structures

Study Area 10 has the lowest percentage of substandard housing in the city -- 0.4 per cent. Three of the five non-residential structures are substandard.

CONDITION OF STRUCTURES

	Total Struc.	Standard			Substandard			Per Cent Sub- Stand.
		Con- serve	Minor Repair	Total	Major Repair	Dilap- idated	Total	
Residential	275	265	9	274	1	0	1	.4
White		265	9	274	1	0	1	.4
Non-White								
Non-Residential	5	1	1	2	2	1	3	60.0
Total	280	266	10	276	3	1	4	1.4

Source: N. C. Division of Community Planning

Family Characteristics

All 284 families in this area are white; only one housing unit is substandard.

	White Families	Non-White Families	Total Families
Standard Housing Units	284		284
Substandard Housing Units	1		1
Total Housing Units	285		285
Total Estimated Population	940		940

Source: N. C. Division of Community Planning

Thoroughfares and Other Streets

The street system contains 8.1 miles of streets. All streets are paved. Lancaster Road is the only major thoroughfare, and it registers 2,500-4,000 vehicle trips per day.

Community Facilities

There are no community facilities in this area.

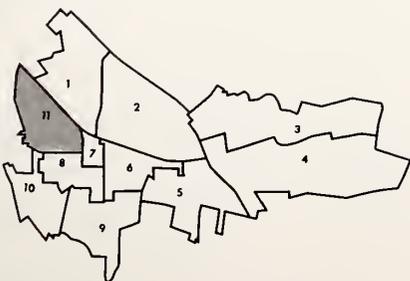
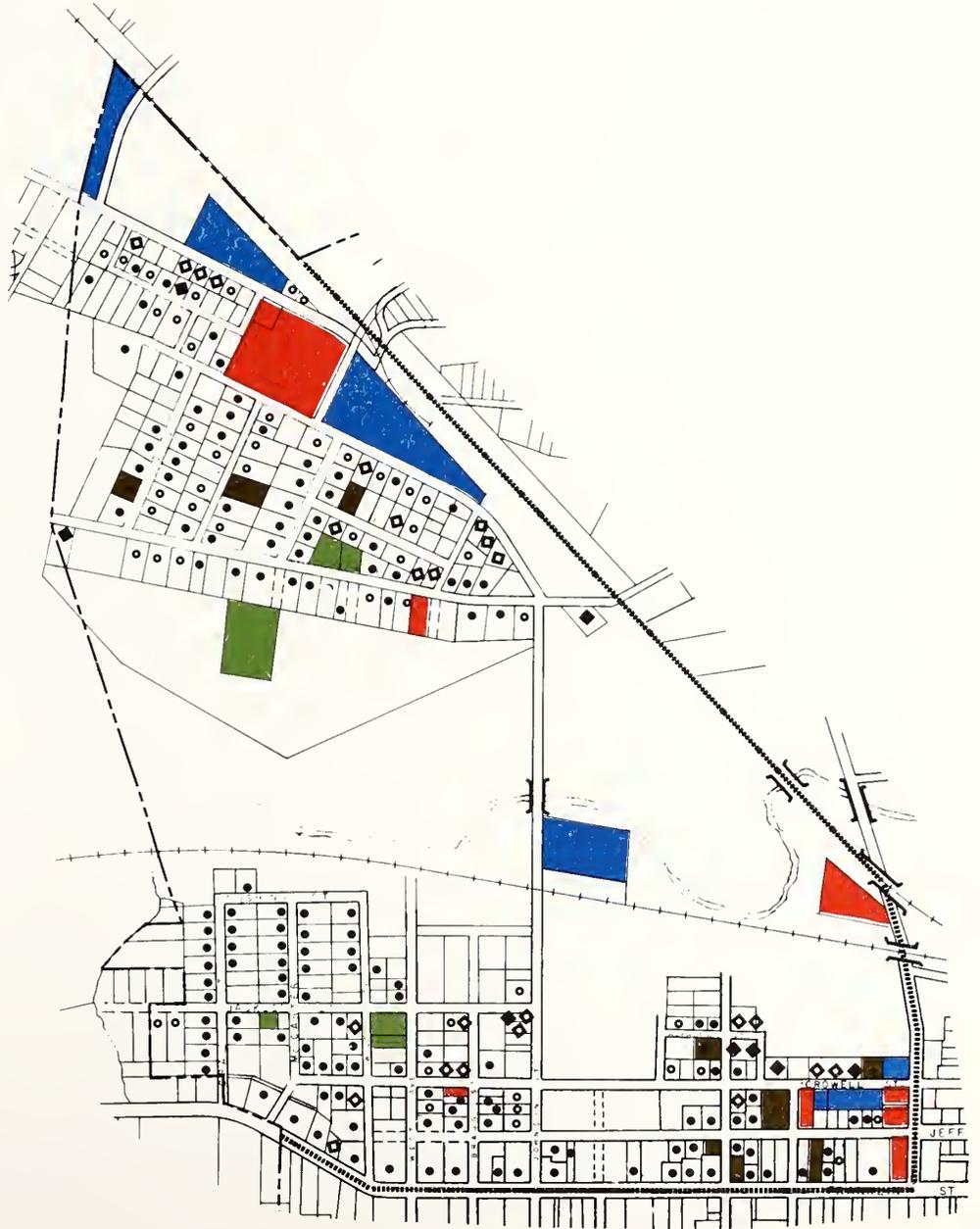
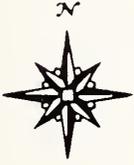
Future Development

Residential densities are planned at medium-low, i.e., under four families per acre.

Neighborhood business is proposed for that area on Lancaster Road between West and Johnson Streets.

Recommended Treatment

Conservation is recommended for the entire area. This is by far the most attractive area in the city; however, stiff code enforcement must be practiced so that this area may continue to be nice.



STUDY AREA 11

Boundaries of Study Area 11 are: the Seaboard Airline Railroad on the north, Charlotte Avenue on the east, Franklin Street on the south and the city limits line on the west. The topography is somewhat higher towards the northern and southern boundaries of the study area with drainage flowing into Bearskin Creek.

Less than 50 per cent of the area is developed -- 133 acres out of a possible total of 282 acres. The majority of the vacant land is in the center of the area contiguous to the railroad tracks. Railroads occupy a large portion of land as two main lines traverse the area using approximately 28 acres. Residential is the largest land use with 62 acres.

Condition of Structures

Substandard residential structures constitute some 15 per cent of the total residential structures in this area. However, substandard non-residential structures constitute approximately 50 per cent, thus resulting in overall substandardness of nearly 17 per cent.

CONDITION OF STRUCTURES

	Total Struc.	Standard			Substandard			Per Cent Sub- Stand.
		Con- serve	Minor Repair	Total	Major Repair	Dilap- idated	Total	
Residential	240	150	54	204	27	9	36	15.0
White		150	54	204	27	9	36	15.0
Non-White								
Non-Residential	12	2	4	6	6	0	6	50.0
Total	252	152	58	210	33	9	42	16.7

Source: N. C. Division of Community Planning

Family Characteristics

Nearly 15 per cent of all families live in substandard housing. This area is composed of all white families.

	White Families	Non-White Families	Total Families
Standard Housing Units	212		212
Substandard Housing Units	37		37
Total Housing Units	249		249
Total Estimated Population	882		882
Per Cent of Families Living in Substandard Housing Units	14.9		14.9

Source: N. C. Division of Community Planning

Thoroughfares and Other Streets

The street system includes 5.8 miles of streets. A very small percentage of the distance is unpaved accounting for 300 linear feet. Franklin Street and Charlotte Avenue are the major thoroughfares that border this study area, and they register approximately 3,050-4,900, and 7,500 vehicle trips per day, respectively.

Community Facilities

The only community facility located in this area is an overhead water storage tower with a capacity of 450,000 gallons.

Future Development

Industrial development is planned for the area between the railroad tracks and Iceman Street and the area between the two railroads and Johnson Street.

The northern portion of the study area, generally between Icemorlee Street and Iceman is planned for medium density residential (five to seven dwellings per net residential acre). The

southeastern corner is planned for high density apartments with densities from 7 to 13 dwellings per net acre. All other areas are generally planned for densities under four dwellings per net acre.

Recommended Treatment

Clearance: The area generally between Charlotte Avenue, Crowell Street, College Street and the railroad tracks.

Rehabilitation: All other areas except the area bounded by Franklin Street on the south, the corporate limits on the west, railroad tracks on the north, and Welsh Street on the east, which needs only conservation.

TABLE 12

LAND USE CHARACTERISTICS

	Study Area 1			Study Area 2			Study Area 3		
	Acres	Per Cent Developed Acreage	Per Cent Total Acreage	Acres	Per Cent Developed Acreage	Per Cent Total Acreage	Acres	Per Cent Developed Acreage	Per Cent Total Acreage
Residential	135	51.2	32.3	124	37.4	21.9	65	39.6	10.8
Single-Family	135			117			65		
Two-Family				6					
Multi-Family				1					
Commercial	20	7.6	4.8	28	8.4	5.0	15	9.1	2.5
Industrial	10	3.7	2.4	20	6.1	3.5	5	3.1	.8
Public	6	2.3	1.5	18	5.4	3.2	4	2.4	.7
Semi-Public	3	1.1	.7	14	4.2	2.5	3	1.8	.5
Streets	77	29.2	18.4	102	30.7	18.1	70	42.7	11.6
Railroads	12	4.5	2.9	24	7.2	4.2			
Streams & Lakes	1	.4	.2	2	.6	.4	2	1.3	.3
Developed Land	264	100.0	63.2	332	100.0	58.8	164	100.0	27.2
Vacant Land	154		36.8	233		41.2	439		72.8
TOTAL ACRES	418		100.0	565		100.0	603		100.0

Source: N. C. Division of Community Planning

TABLE 12 LAND USE CHARACTERISTICS (continued)

	Study Area 4			Study Area 5			Study Area 6		
	Acres	Per Cent Developed	Per Cent Total Acreage	Acres	Per Cent Developed	Per Cent Total Acreage	Acres	Per Cent Developed	Per Cent Total Acreage
Residential	4	1.1	.5	102	47.6	28.0	85	48.8	42.5
Single-Family	4	1.1	.5	99	46.2	27.3	71	40.8	35.5
Two-Family				1	.5	.3	11	6.3	5.5
Multi-Family				2	.9	.6	3	1.7	1.5
Commercial	1	.3	.1	6	2.8	1.6	21	12.5	10.5
Industrial	262	70.6	30.9	22	10.2	6.1	15	8.6	7.5
Public	3	.8	.4	11	5.1	3.0	4	2.1	2.0
Semi-Public				14	6.5	3.9	2	1.1	1.0
Streets	70	17.5	7.6	56	26.4	15.4	35	20.1	17.5
Railroads	29	7.8	3.4	3	1.4	.8	12	6.8	6.0
Streams & Lakes	7	1.9	.8						
Developed Land	371	100.0	43.7	214	100.0	59.0	174	100.0	87.0
Vacant Land	475		56.3	149		41.0	26		13.0
TOTAL ACRES	846		100.0	363		100.0	200		100.0

TABLE 12

LAND USE CHARACTERISTICS (continued)

	Study Area 7			Study Area 8			Study Area 9		
	Acres	Per Cent Developed Acreage	Per Cent Total Acreage	Acres	Per Cent Developed Acreage	Per Cent Total Acreage	Acres	Per Cent Developed Acreage	Per Cent Total Acreage
Residential	7	13.7	13.7	84	59.2	49.1	63	43.1	19.2
Single-Family	5	9.8	9.8	69	48.6	40.3	61	41.7	18.6
Two-Family	1	2.0	2.0	14	9.8	8.1	2	1.4	.6
Multi-Family	1	2.0	2.0	1	.8	.8	2	1.6	.6
Commercial	17	33.3	33.3	4	2.8	2.3	1	.7	.3
Industrial	3	5.9	5.9				22	15.0	6.8
Public	3	5.9	5.9	9	6.4	5.4	14	9.5	4.3
Semi-Public	1	1.9	1.9	4	2.8	2.3			
Streets	17	33.3	33.3	41	28.8	23.9	44	30.1	13.4
Railroads	3	5.9	5.9						
Streams & Lakes									
Developed Land	51	100.0	100.0	142	100.0	83.1	146	100.0	44.6
Vacant Land				29		16.9	182		55.4
TOTAL ACRES	51		100.0	171		100.0	328		100.0

TABLE 12 LAND USE CHARACTERISTICS (continued)

	Study Area 10			Study Area 11		
	Acres	Per Cent	Per Cent Total Acreage	Acres	Per Cent	Per Cent Total Acreage
		Developed Acreage			Developed Acreage	
Residential	107	67.7	47.7	62	46.6	21.9
Single-Family	105	66.4	46.8	59	44.3	20.9
Two-Family	1	.6	.4	3	2.3	1.1
Multi-Family	1	.6	.4	7	5.3	2.5
Commercial	2	1.2	.8	12	9.0	4.3
Industrial	1	.6	.4			
Public				3	2.3	1.1
Semi-Public				1	.8	.4
Streets	48	30.0	21.4	18	13.5	6.3
Railroads				28	21.0	9.9
Streams & Lakes	1	.6	.4	2	1.5	.7
Developed Land	158	100.0	70.6	133	100.0	47.2
Vacant Land	66		29.4	149		52.8
TOTAL ACRES	224		100.0	282		100.0

TABLE 13

STUDY AREA DATA

Study Area	Total Acres	Residential Acres	Number Dwelling Units	Dwelling Units per Residential Acre	Estimated Population	Persons per Residential Acre
1	418	135	477	3.5	1,587	11.8
2	565	124	703	5.7	2,585	20.8
3	603	65	216	3.3	713	11.0
4	846	4	19	5.0	61	15.0
5	363	102	277	2.7	914	9.0
6	200	85	418	4.9	1,463	17.2
7 (CBD)						
8	171	82	443	5.3	1,551	18.5
9	328	63	184	2.9	607	9.6
10	224	107	285	2.7	940	8.8
11	282	62	249	4.0	822	13.3

Source: N. C. Division of Community Planning

TABLE 14 TOTAL CITY EXISTING LAND USE

	Acres	Per Cent Developed Land	Per Cent Total Area
Residential	838	38.9	20.7
Single-Family	787	36.7	19.4
Two-Family	41	1.9	1.0
Multi-Family	10	.5	.2
Commercial	123	5.7	3.0
Industrial	351	16.3	8.7
Public	83	3.9	2.0
Semi-Public	56	2.5	1.4
Streets	573	26.6	14.1
Railroads	111	5.1	2.8
Streams and Lakes	15	.7	.4
Developed Land	2,150	100.0	53.1
Vacant Land	1,902		46.9
Total Acres	4,052		100.0

Source: N. C. Division of Community Planning

CHAPTER III
CONCLUSIONS AND
RECOMMENDATIONS



CHAPTER III

CONCLUSIONS AND RECOMMENDATIONS

The extent of blight within the city has been revealed by the physical, social and economic indicators commonly associated with blight in urban neighborhoods. It should be noted that the majority of the neighborhoods in Monroe contain some of the elements of blight. The neighborhoods that do not contain blight may be affected if constant vigilance is not maintained. All neighborhoods must be included in the policy pertaining to the fight against blight. This final chapter reviews existing policy against blight and presents recommendations for implementing the existing policies.

EXISTING POLICY TOWARD BLIGHT AND SLUMS

CODES

Adequate housing and building codes are very effective in curbing the spread of blight in existing housing and also for preventing blight in future development. The following codes have been adopted by the City of Monroe and are now being enforced.

Building Code: to establish regulations concerning structural safety and adequacy of electrical, heating and plumbing facilities in new constructions.

Minimum Housing Code: to set forth minimum physical standards for occupants of buildings and to serve as a guide for condemning those houses unfit for habitation.

The minimum housing code is the only one of the aforementioned codes that has any retroactive effect. The proper enforcement of this code can help alleviate blighted areas by

requiring the demolition of substandard structures. It also provides for the repair and alteration of substandard structures. Rigid enforcement also reduces environmental factors that are not conducive to a desirable living standard. Monroe is now in the process of completing a revision of codes, and they should be even more effective in preventing and eradicating blight.

ORDINANCES

Zoning Ordinance

A revised zoning ordinance and map is being drafted to prevent the spread of blight in the future. Zoning aids in the prevention of blight by providing for:

- desirable residential densities;
- sufficient lot sizes;
- appropriate land use patterns;
- adequate off-street parking;
- ample open area.

Any or all of these factors, when ignored or disregarded, can contribute to the blighting of an area.

Subdivision Regulations

The evidence of existing blight can be partially attributed to inadequate subdivision control which permitted improper layout of streets, poor lot design, and the platting of marginal land. Monroe is also in the process of revising its subdivision ordinance which also will help prevent blight in the future by providing for:

- the development of economically sound and stable neighborhoods;
- assuring the provision of required streets, utilities and services to new land development;
- assuring the adequate provision of safe and convenient traffic access and circulation, both vehicular and pedestrian, in new developments;

- requiring design standards which will produce a desirable residential environment;
- generally guiding proper development of new areas in harmony with the comprehensive plan.

However, just having codes and ordinances established by law is no guarantee their objectives will be realized. The proper administration and enforcement of these local codes is mandatory to elimination of blight, if not the factors that contribute to blight.

TECHNIQUES FOR TREATMENT

Redevelopment is the process of demolishing slum structures, clearing their sites, and making the land available to private or public agencies in accordance with the city's comprehensive plan. Clearance is possible where two-thirds of the homes in an area are blighted. Housing must be made available for the people who are displaced by this process.

Rehabilitation is the process used in areas where blight is in its early stages. The homes in these areas need repairs and alterations. It is also possible that spot clearance be involved. This process is feasible where substandard housing totals 50 per cent.

Conservation is the method used to prevent blight in areas of sound housing. It consists of rigid enforcement of appropriate codes and ordinances to assure proper land use and density patterns, and the provision of adequate facilities and utilities.

The City of Monroe at the present time has not effectuated any of these urban renewal programs. However, the neighborhood analysis specifically recommends various types of urban renewal programs for the majority of neighborhoods in Monroe.

Conservation and Rehabilitation

Conservation and rehabilitation are treated together since their degree of blight is different from that of clearance and redevelopment areas. One of the best approaches to the treatment

of blight in conservation and rehabilitation areas is to have civic clubs and garden clubs undertake and execute projects in these areas. Typical club projects have been to --

- plant flowers and shrubs along railroads and at service stations;
- encourage the city in a street tree-planting program;
- give direction to school children with regard to landscaping their own school grounds or house yards;
- clean up vacant lots and create playgrounds;
- support city officials in their strict enforcement of the zoning ordinance, minimum housing codes and other police power statutes;
- paint up, and fix up campaigns;
- encourage the demolition of ramshackle buildings;
- publicize good and bad examples of environmental upkeep;
- sponsor contests for cleanest school yards.

A logical question arises when discussing repairs and alterations in rehabilitation areas. Is Financing available to make the necessary improvement? Bank and other financial institutions will generally make home improvement loans on easy terms over a five-year period for necessary repairs. The FHA under Title I of the Housing Act of 1954 insures loans for home improvements. Many cities have set up home advisory services to help people estimate the cost of repairs and to direct them toward sources of capital. Construction firms should be encouraged to cater to the rehabilitation market.

It should be noted that the majority of the foregoing information pertains to minor rehabilitation projects and that there are individual structures that will require major rehabilitation or even demolition.

Redevelopment Areas

These areas have deteriorated to a point where they must be cleared because it is not economically feasible to rehabilitate them. Our study of the social and physical indicators of blight in Chapters I and II of this report shows the areas that will require clearance. The areas will be listed in the order in which the job should be accomplished. The clearance areas are:

- A. The area north of Crowell Street from Main Street to College Street (including houses facing on Alfalfa Street, Crow Street and Windsor Street).
- B. The area bounded by Washington, Windsor and Tallyrand and Brevard Streets, including the structures on the south side of Tallyrand Street.
- C. The area between Bragg and Branch Streets and Efirid and Windsor Streets, including the area bounded by Tallyrand Street, Seaford Lane and Branch Street.
- D. The area bounded by Green Street on the south, Maurice Street on the east (including a portion of the block bounded by Charles, Hudson, Green and Maurice Streets), Hudson Street on the north (plus those houses facing into Hudson Street on the north) and Church Street on the west.
- E. The area between Tallyrand Street and Morrow Avenue (including those houses on the south side of Morrow Avenue) and between Church and Maurice Streets.
- F. The area bounded by Cemetery, Parker and Hudson Streets and including those houses in the east side of Parker Street between Green and Hudson Streets.
- G. The area east and west of Parker Street between Bay Avenue and Sunset Drive.
- H. The area east and west of Volvo Street and east and west of Norman Street.
- I. Winchester Area which is generally the area bounded by the Skyway, U. S. 74, Seaboard Airline Railroad, excluding northwest and southwest sections.
- J. The area bounded by Concord Avenue, U. S. 74, Skyway and Kerr Street.

MONROE

North Carolina

Recommended Treatment Areas

1950' 0 1950'
Scale In Feet



LEGEND
CONSERVATION
REHABILITATION
REDEVELOPMENT AREA

There are different types of urban renewal by which these areas could be cleared, but it is recommended that a General Neighborhood Renewal Program be utilized in the City of Monroe. This program is based on a general plan for the clearance and/or rehabilitation of the general neighborhoods. Under a General Neighborhood Renewal Program the city would engage in a ten-year program to renew the entire neighborhood, building it in stages. Federal aid would be available to finance three-fourths of the difference between the purchase price of the land and its resale value. A portion of the local government's contribution could be expended in providing needed public improvements. The main advantage of using this program is that public improvements carried out anywhere in the neighborhood during any stage of the program can be applied to the city's credit. Because the city has the ability to pool credits and because the project can be phased over a longer period of time, the program is very attractive to small cities. It also offers the added advantage of providing a unified plan for the whole neighborhood rather than a series of separately designed projects, each planned individually.

Monroe has already established a redevelopment commission and it would be the duty of this commission to initiate action to accomplish the clearance of these designated areas.

Public Housing

Monroe should contemplate public housing for people who are unable to purchase or rent standard housing because of insufficient income. Public housing may be needed for dislocated families should the proposed urban renewal program become operational.

The public housing program is governed by a local housing authority (usually five members) who are appointed by the city's governing body. The authority set policies for management and operation of the property, selects sites upon which public housing

will be built, retains architects and engineers to draw up design plans, and awards contracts for the construction of the low-rent units. When the units are available for occupancy, the authority will adopt policies governing admission, continued occupancy and eviction.

Congress has authorized the Public Housing Administration (a part of the Housing and Home Finance Agency) to make Federal loans to local housing authorities up to 90 per cent of the cost of a development. Federal loans will be made to the local authority to aid in preliminary planning, site acquisition and construction. When the project is nearly completed, the local housing authority sells bonds publicly and repays all Federal loans, plus interest. The cost of low-rent public housing is paid for by the rent from the tenants and funds from the Federal government to insure the low-rent nature of the program.

To be eligible for public low-rent housing an applicant or applicant groups must be a family, i.e., two or more members, a single person age 62, or the remaining member of a tenant family. Single persons who are under a disability, as defined in the Social Security Act, are also considered to be a family. The family's net income must not exceed the admission income limits established by the local housing authority and approved by the Public Housing Administration. The local housing authority may establish other eligibility requirements, such as length of residence in the community and a limit to family assets.

The national average weekly family income of families admitted to public housing in 1964 was \$46.69. This figure reflects the fact that low-rent housing derives its tenants from the lowest income groups. Rent for families admitted in 1964, including charges for heat, light, cooking fuel, and other utilities, averaged \$42.00 monthly.

Although low-rent housing is virtually exempt from local taxes, the local housing authorities make regular payments in lieu of taxes up to 10 per cent of shelter rents. Where separate charges are made to owners of private property for specific services such as garbage and trash collection, the local authorities may pay these charges in addition to the payment in lieu of taxes. These payments insure that low-rent housing will bear a fair share of the cost of municipal services.

SUMMARY

This report has pointed out areas of blight in Monroe and the contributing factors. Basically, the city has a residential environment of which it can be justly proud. However, blighted areas are present, and whether any action is taken to alleviate these conditions is entirely incumbent upon the citizens of Monroe. Blight is not terminal. The problem facing the community is the elimination and prevention of further blight in the future.

