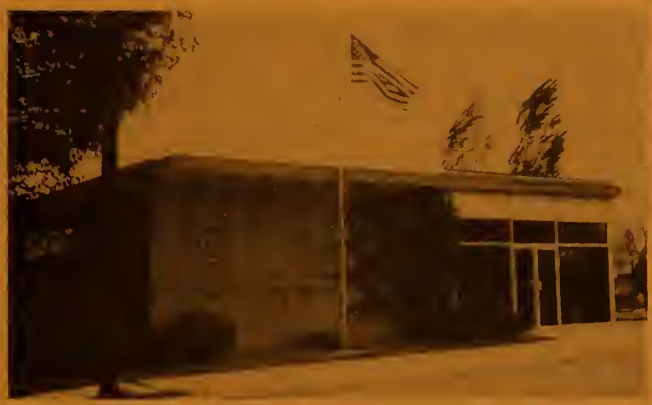
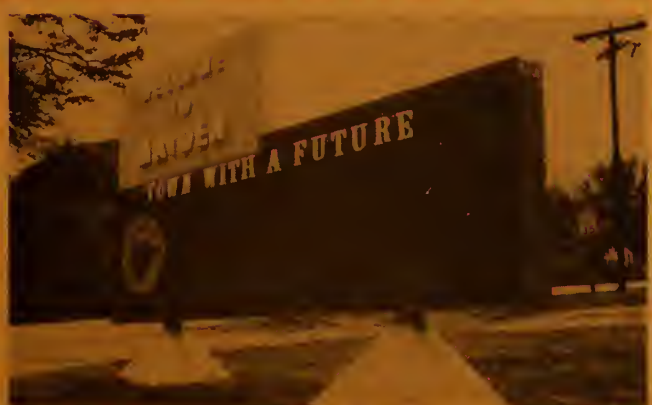
NEIGHBORHOOD ANALYSIS





MAIDEN, NORTH CAROLINA

ABSTRACT

TITLE Neighborhood Analysis, Maiden, North Carolina

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ABSTRACT

This publication is the third of a series of planning elements produced for the Town of Maiden, N. C., during a two-year planning contract period of April, 1968 through April, 1970. A small town (estimated 1968 population of 2,275 persons inside the corporate limits, and 1,775 persons in the one-mile perimeter outside), Maiden was delineated into seven study areas for this analysis. These neighborhoods or study areas are evaluated separately and recommendations for improvement are given in priority order. Interviews with at least 10% of the families living in the blighted neighborhoods were conducted in the course of the study; the results of these interviews are noted within the text and summarized in the Appendix. Outstanding items noted were the high incidence of substandard housing and undesirable social conditions (i.e., crime against persons and welfare recipiency) in spite of the town being in a good position in terms of available local employment. Also of note was the number of young persons, largely children, involved in the low-income families contacted for interview (102 of the 176 persons involved).

NEIGHBORHOOD ANALYSIS

MAIDEN, NORTH CAROLINA

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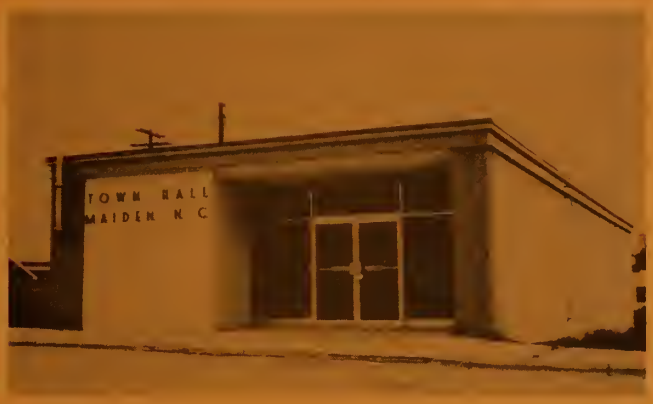
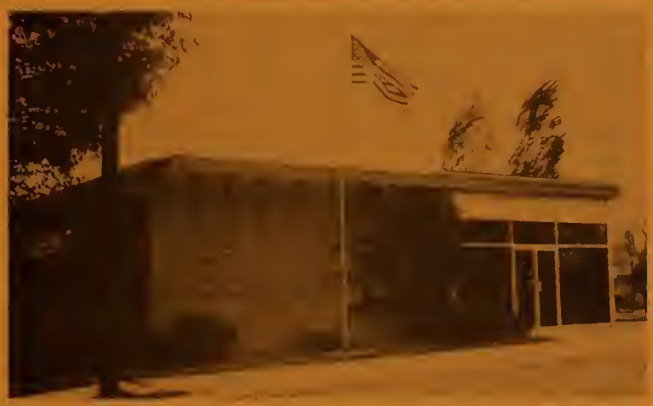
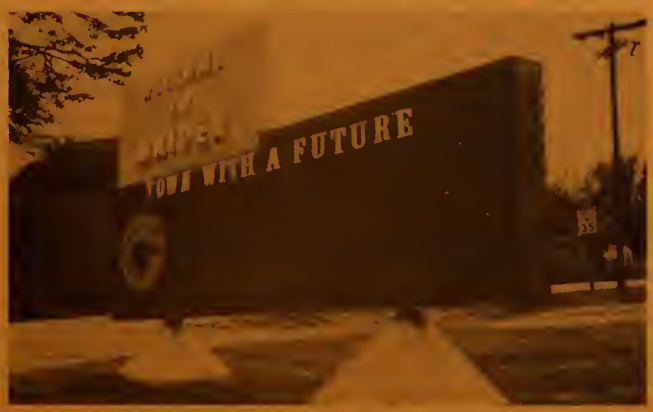






MAIDEN, NORTH CAROLINA

INTRODUCTION

It is frequently pointed out that in spite of the accomplishment of placing man on the moon, virtually every town or city still has the problem of physical decay of one form or another. Further, it is generally accepted that this decay of the physical face of the city is interrelated with social problems, such as poverty, ill-health, poor housing, delinquency and indifference to society.

The purpose of this Neighborhood Analysis is to evaluate the Maiden community as to the extent, causes and conditions of blight that exist. After this evaluation on an area-by-area basis, recommendations will be included for removal of existing blight and preventing further blight from taking place.

Study areas are delineated for all of the incorporated area of Maiden and for the one-mile fringe area around the incorporated area. (As in previous planning publications produced for Maiden, the land within the town limits will be referred to as the "town area", that between the town limits and the one-mile perimeter outside will be given as the "fringe area", and the combination of the two will be referred to as the "planning area".) In summary, it is intended that this comprehensive study will provide documented material on the location of blight, the magnitude of blight, and the suggested corrective measures for the elimination of blight in the Maiden planning area.

CAUSES OF BLIGHT

The causes of blight are often numerous and interrelated; things that may not be solely to blame but have contributed collectively over a period of years. Some of these causes are:

-- Poorly platted tracts of land, yielding inadequate or irregularly-shaped lots and hazardous or inefficient street patterns. This results in unattractive development and often produces declining property values.

-- Mixed land uses of a conflicting nature, such as residences being located within easy range of noise and dust from a large industry.

-- Inadequate community facilities, such as the absence of sidewalks, curbs and guttering, substandard or inadequately maintained streets, and inadequate recreation area.

-- Lack of proper codes and ordinances and enforcement in the past, such as subdivision regulations, zoning and housing ordinances that could have prevented substandard development practices.

-- Absentee ownership of property, which when coupled with low income and lack of education often promotes apathy regarding blight and property maintenance within a given area.

-- Discrimination, whether racial or by income level.

-- Heavy traffic, often caused by past lack of thoroughfare planning, where residential and small commercial uses have been put in close proximity to heavily travelled roads and the associated noise, exhaust fumes and glaring lights that are brought on by the traffic.

-- Railroads and other physical barriers that isolate a neighborhood from the convenience and easy availability of facilities located in other parts of town.

-- Sameness of environment, giving many similar structures of poor design and construction; resulting in no real character and spirit of individualism within a neighborhood.

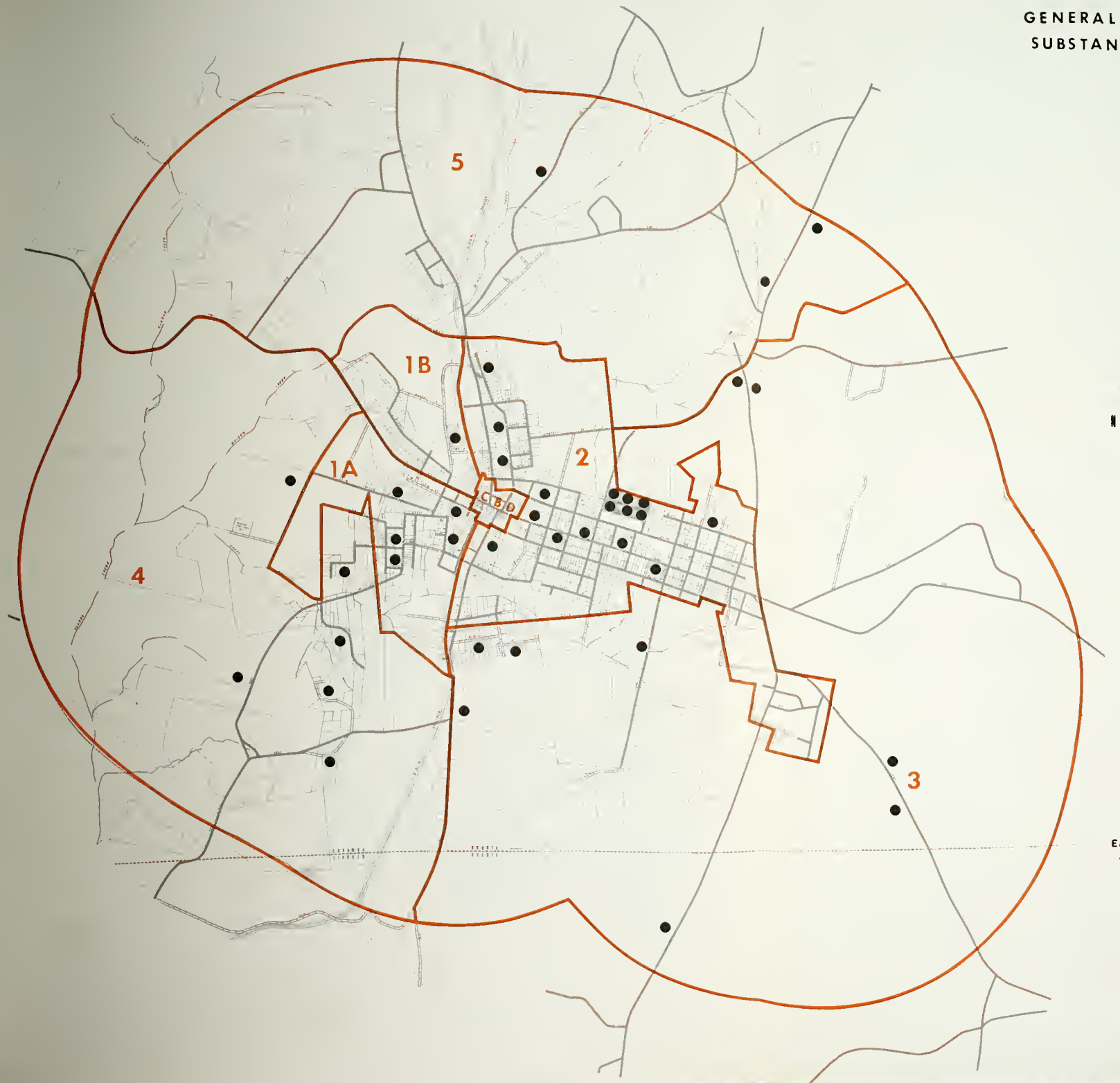
-- Overcrowding, due to the use of too small lots, no enforced zoning ordinance and subdivision regulations and ill-planned development of property.

NEIGHBORHOOD DELINEATION

To facilitate the handling of data and description of land area in this study, the Maiden Planning Area has been divided into separate neighborhoods or study areas. The boundaries of these study areas were also given particular attention for this analysis; effort was made to delineate areas whenever possible that set aside specific neighborhoods that have some homogenous nature. As an example, the study areas were chosen to include neighborhoods that share the same nearby facilities, are of the same basic association through being set aside by some natural or man-made barrier, or is an area where the residents share some other common bond or tie.

The planning area is divided into seven such areas for this analysis: the central business district and six numbered study areas (including one which is set up in two parts, A and B). Map 1 illustrates the study areas graphically. Study Area 1 (A plus B) is that land within the town limits and west of the railroad; Study Area 2 is the land within the town limits and east of the railroad; and Study Areas 3, 4, and 5 cover the territory outside the town limits but within the one-mile fringe around the town.

STUDY AREAS WITH GENERALIZED AREAS OF SUBSTANDARD HOUSING



Malden

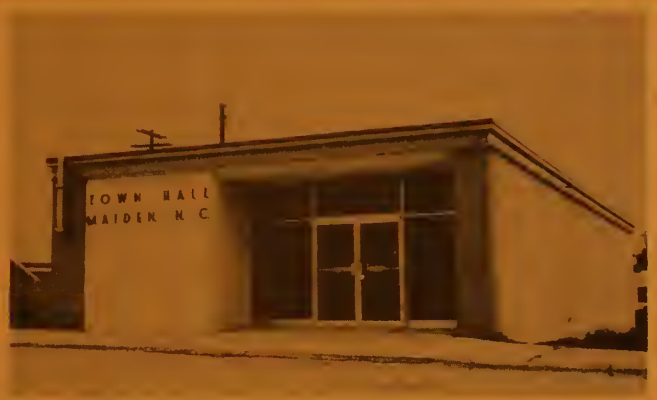
North Carolina

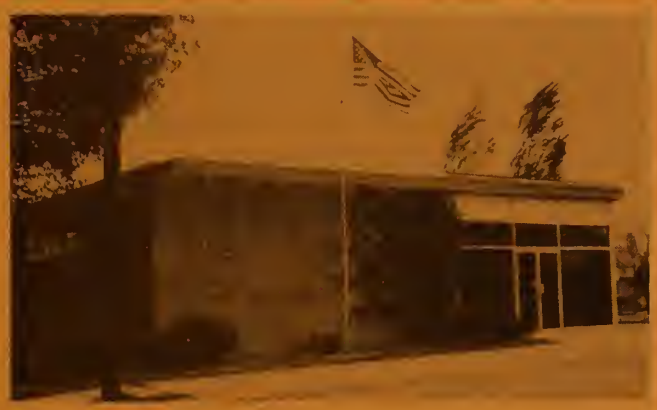
LEGEND

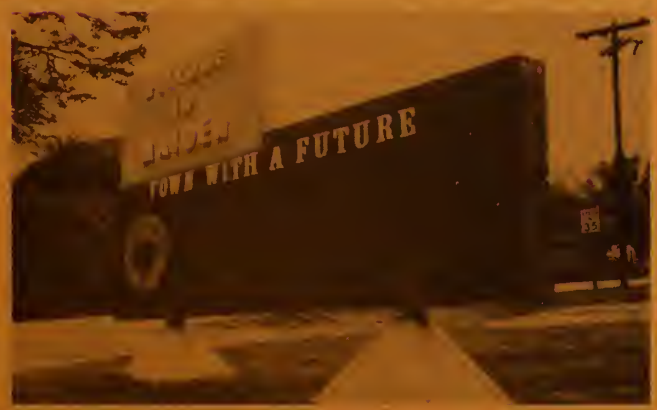
EACH DOT REPRESENTS APPROXIMATELY (10) HOUSES

MAP-1

PLANNING AREA FINDINGS







MAIDEN, NORTH CAROLINA

PLANNING AREA FINDINGS

Several sources were utilized in gathering data. Some data, of course, was collected previously for earlier elements of the planning program. For example, the Population and Economic Study, Land Use Survey and Analysis, Land Development Plan, provided information regarding housing conditions and the use of land, both of which were helpful in the neighborhoods. The Community Facilities Plan was also helpful doe to the close relationship of the facilities to the neighborhoods under review.

Various town and county departments provided information and assistance regarding their fields, including the Maiden Police Department and Fire Department, the Catawba County Health Department, and the Catawba County Welfare Department.

An in-field survey was conducted, including personal interviews of the residents of at least 10 per cent of the homes displaying signs of blight. These interviews provided objective and current information for the analysis that follows, rather than using purely physical and statistical information from the sources mentioned above and from the 1960 census data.

POPULATION

Rather complete data on the population of the planning area was presented in the Maiden Population and Economic Study. The 1960 Town of Maiden population was 2,039 persons; the estimated 1968 population had grown to 2,275 persons in town, with an additional population (estimated) in the fringe area of 1,775 persons.

Table 1 provides a breakdown of the 1968 estimated population by neighborhood. (Mobile homes were counted as normal dwelling units for this calculation.) Brief analysis of the population by neighborhood is as follows:

CBD. Little population is involved here as only one dwelling unit is in the area delineated.

STUDY AREA #1A. A brief look at the study areas (Map 1) indicates that this is a fairly small area for the population involved, especially when the land use map indicates that there are sizable industrial tracts and open lands remaining in the area. This is largely the Black community within the town limits, plus some smaller lot white residential development that is several years old. A few residences of later years have lot sizes that are more in line with later residential development throughout the planning area (15,000 square foot lots or larger). While the land use survey indicated a dwelling unit density of reasonable range (2.5 units per acre), the interviews conducted in this area indicate serious overcrowding in some residences. Six Black families were interviewed. The number living in these homes were: one family of nine living in four rooms, one with seven living in six rooms, two with five members living in four and five rooms, respectively, one family of three in four rooms, and one with two in five rooms.

STUDY AREA #1B. Population density is no problem. Dwelling unit density was 2.3 units per acre, and virtually all relatively new homes were on larger lots (15,000 square feet or more).

STUDY AREA 2. This area involves almost 80% of the in-town population and includes much of the older residential development and two former "mill-village" residential areas. Overcrowding within the residences does not appear to be as much a problem as in Study Area 1A, although there are some cases present. Of the 18 families interviewed, six families had more persons than rooms in the house. These were as follows: one family of nine in five rooms, one of six in five rooms, two families of five with four and three rooms, respectively, and two families of four with three rooms each.

STUDY AREA #3. Being the fringe area east and south of the town, there is no great problem of population density. Ten families were interviewed, with only two having more persons than number of rooms. These were: one family of six in four rooms, and one of six in five rooms.

STUDY AREA #4. Again, this being a fringe area, there were no dwelling unit density problems but some cases of over-crowding within individual residences. This area involves the Black community just outside the town limits and the rural area beyond. Of six Black families interviewed, population within the dwelling units included: one family of eight in four rooms, two families of seven in six and seven rooms, respectively, a famil y of six in three rooms, a family of five in four rooms, and one family of two with five rooms.

STUDY AREA #5. Outlying subdivision development is involved here and population density is not a problem. One Black family was interviewed with seven persons living in five rooms. Such cases appear to be extremely isolated in this area.

One point concerning population in the blighted areas should be noted in addition to density -- this being the age range of those living in the areas surveyed. It is sometimes held that those persons who are still living in blighted or substandard housing in many parts of the state or nation are primarily the old or handicapped -- particularly in these times of near full employment. This is not the case found in the Maiden survey. A total of 44 families was interviewed for this report, representing a total of 176 persons. Of these, 102 (58%) were found to be of age 24 or under -- many of them children of fairly large families as indicated above. Thus, many young people continue to live under the circumstances that will be described in the course of this report unless some positive action is taken to improve their environment prior to the time that they can possibly be in a position to improve their own situation.

Table 1 Population by Neighborhood

Neighborhood	Dwelling units*	Number of Persons (1968 Est.)	Per Cent of Total Population
TOWN AREA			
CBD	1	3	0.1
1A	94	300	7.4
1B	43	148	3.7
2	573	1,824	45.0
Subtotal	711	2,275	56.2
FRINGE AREA			
3	241	860	21.2
	89	315	7.8
	170	600	14.8
Subtotal	500	1,775	43.8
TOTAL PLANNING AREA	1,211	4,050	100.0

*Includes mobile homes

Source: Division of Community Planning, based on the field survey of September, 1968. Persons-per-dwelling unit rates from the 1968 census were used (at the rate of 3.20 persons per unit inside Maiden and the Catawba County rate of 3.55 persons per unit in the Maiden fringe area).

ECONOMY

Poor economic conditions, namely low income, is one contributor to blighted conditions in addition to the physical factors. Even small items that many families take for granted, such as paint, screen wire, and other materials needed for minor repairs, are generally outside the realm of reality for the family whose income level is below that necessary for adequate food. The Population and Economic Study noted that about one-fourth of the families in the planning area made less than $3,000 per year in 1959; more than one-half of the Black families were

under this level of annual income. In spite of the indications mentioned in the Population and Economic Study of improved income within the planning area, interviews revealed that some families are definitely still within the poverty range. Response to the income question during the interviews was, of course, strictly voluntary. The average annual family income is given below by Study Area for those families who were willing to respond to this question. (The figure in brackets gives the number of families responding to this question in the Study Area.)

1A - $2,850 (3)
2 - $5,700 (5)
3 - $2,360 (2)
4 - $5,850 (3)
5 - $8,500 (2)

Again, it should be emphasized that this is FAMILY income (including cases in which two or three members were employed) and is a small sample.

Type of employment was also revealed in the interviews. Of a total of 43 persons employed (including any family members living in the residence such as sons, daughters, brothers, etc.) 28 were employed in the textile industry, nine in furniture, and six in other types of industry or employment. Also, of the 43 employed, 16 worked in towns or cities outside of the planning area.

STRUCTURAL CONDITIONS

During the 1968 land use survey the houses in the planning area were visually classified as standard, deteriorated, or dilapidated according to the following criteria:

Standard included all houses that were apparently in good con-condition except for such minor items as need of repainting or purely routine maintenance.

Deteriorated included the houses that needed more than the routine maintenance described above. For example, rotting window frames or other exterior trim was noted, and windows, siding or foundation was cracked or pieces of these items were cracked or missing or in bad repair.

Dilapidated houses were obviously in poor overall condition and complete remodeling or rebuilding would be required to bring the house up to a higher classification. Such major items as walls, foundation or roof are sagging or cracked and in some cases serious, unrepaired fire or storm damage is evident.

Combining the two latter categories to form a "substandard" classification, the Study Areas are listed below with their respective substandard housing figures (mobile homes are not included in the total unit figures):

Housing Conditions

Study Area	Total Units	Substandard Units		Per Cent Substandard of Study Area Total
		Deteri-orated	Dilapi-dated	
CBD	1	1	-	100.0
1A	91	40	6	51.0
1B	43	7	1	18.0
2	536	155	18	32.0
3	229	77	19	42.0
4	83	35	27	75.0
5	167	27	3	18.0

Source: Land use survey, Division of Community Planning

The central business district is highest in percentage of substandard housing. This offers no special problem, as only one residence is involved and it was rated as deteriorated. There are, however, commercial structures that are in very poor condition (see Land Use Survey and Analysis). The Town Board of Aldermen voted in late 1969 to purchase one of these structures

and it will be virtually rebuilt with the construction of a new fire station. Another was recently torn down and replaced by a new commercial structure.

Map 1 shows the substandard housing by Study Area. Viewing this with the above percentage figures, it is evident that the primary "pockets" of substandard housing are in Study Areas 1A, 2 and 4. (Study Area 3 is in the same category by percentage, but the substandard housing is more scattered.)

Study Area 1A, in the southwest corner of town and primarily the Negro residential area having the older housing, involves a smaller number of substandard dwelling units than either Study Area 2 or 4. It has the highest percentage of substandard units within the town limits (with the exception of the CBD). The interviews revealed that rent in this area is quite high, particularly considering the utility and heating costs for the homes that are so structurally defective and therefore hard to heat. Three of the six families interviewed had no running hot water in the house, and two of the six had outdoor toilets -- in spite of the fact that they were in town and water and sewer lines run to their lots. In these cases, either the landlord will not add these services without an increase in rent, or the homeowner himself has not been able to afford the expense of them. (There is also visible evidence that the residents have made little effort to keep outside areas free of trash and debris, thereby adding to the overall rundown appearance of the property.) Other improvement to the homes apparently fall into the same category -- the costs of improvements simply cannot be borne either in terms of additional rent or maintenance costs due to the income situation of those involved. (This area involves the largest percentage of families supported solely from Welfare and Social Security incomes.)

These problems are difficult to solve, but should not be considered insolvable. Adoption and enforcement of minimum housing codes by the town would be an important step regarding the condition of housing; often a higher rent could be paid because of lower utility costs after improvements. Some programs feature loans or grants for improvements by homeowners who may be supported only by Welfare. For example, a Federal (OEO) funded credit union in Davidson County was recently able to loan a woman supported by welfare assistance the money to provide indoor toilet facilities for her home. As a result of a lien against her home, the woman's welfare assistance payments were increased to cover the amount of the loan payments.*

Study Area 2 involves the largest number of substandard units in the total planning area. (This includes the land area east of the railroad and in the town limits.) The substandard units are scattered along East Main Street in the older part of town, but several are found in the "mill villages" along Manufacturing Street, Klutz Street, School Street (east), and North Main Avenue. The primary condition noted was that of deterioration -- rotting window frames, porches, foundations, roofs, etc., giving way to age and lack of proper maintenance in recent years. These conditions, together with the narrow streets and small lots. are causing a five or six-block area to take on a blighted appearance. Less than half of those families interviewed owned their homes (7 of 18 were homeowners), and there was the problem of improper maintenance and improvement by the property owner. Employment and income were generally better than in Area 1A, however, adding the possibility that some improvement could be afforded, especially considering the fact that some improvement could possibly lower heat and utility costs.

*Source: Greensboro Daily News, Feb. 22, 1970, p.A4.

Study Area 4 is the third grouping of substandard housing, being largely the continuation of the Negro section beginning in Area 1A, plus some housing in the fringe beyond the corporate limits. Of seven families interviewed, only two had hot and cold water piped into the home, with four having cold water only from a well, and one having to get water from a neighbor. Only two families of the seven had indoor bathroom facilities. The income situation was more like that of Area 1A, although one family contacted had a fairly high level for their circumstances which tends to make the overall average appear better than it is in actuality.

Study Area 3 seems to be a somewhat different situation from the others. Its substandard housing is high by actual numbers and percentage, but it is scattered throughout the area with the exception of a grouping near the intersection of Island Ford Road and Cemetery Street. Five of the ten families interviewed in this area had hot and cold water, but only three of the 10 had indoor bathroom facilities. Four of the 10 were homeowners, and the rent level was the lowest in the planning area -- the latter, and the condition and appearance of the homes where interviews were conducted, indicating that these scattered homes are the lowest priced housing that could be found in the planning area and are occupied by those with the most meager incomes. (This was also the lowest area income average of those interviewed.) The base rent in four cases was either $15 or $20 per month plus heat and utilities, and in one case the family was using a fireplace and lamps due to lack of sufficient funds for electricity.

Housing conditions are generally good in Study Areas 1B and 5, these being the areas where most of the new homes have been built in recent years. (1B is in town and Area 5 is in the fringe area to the north.)

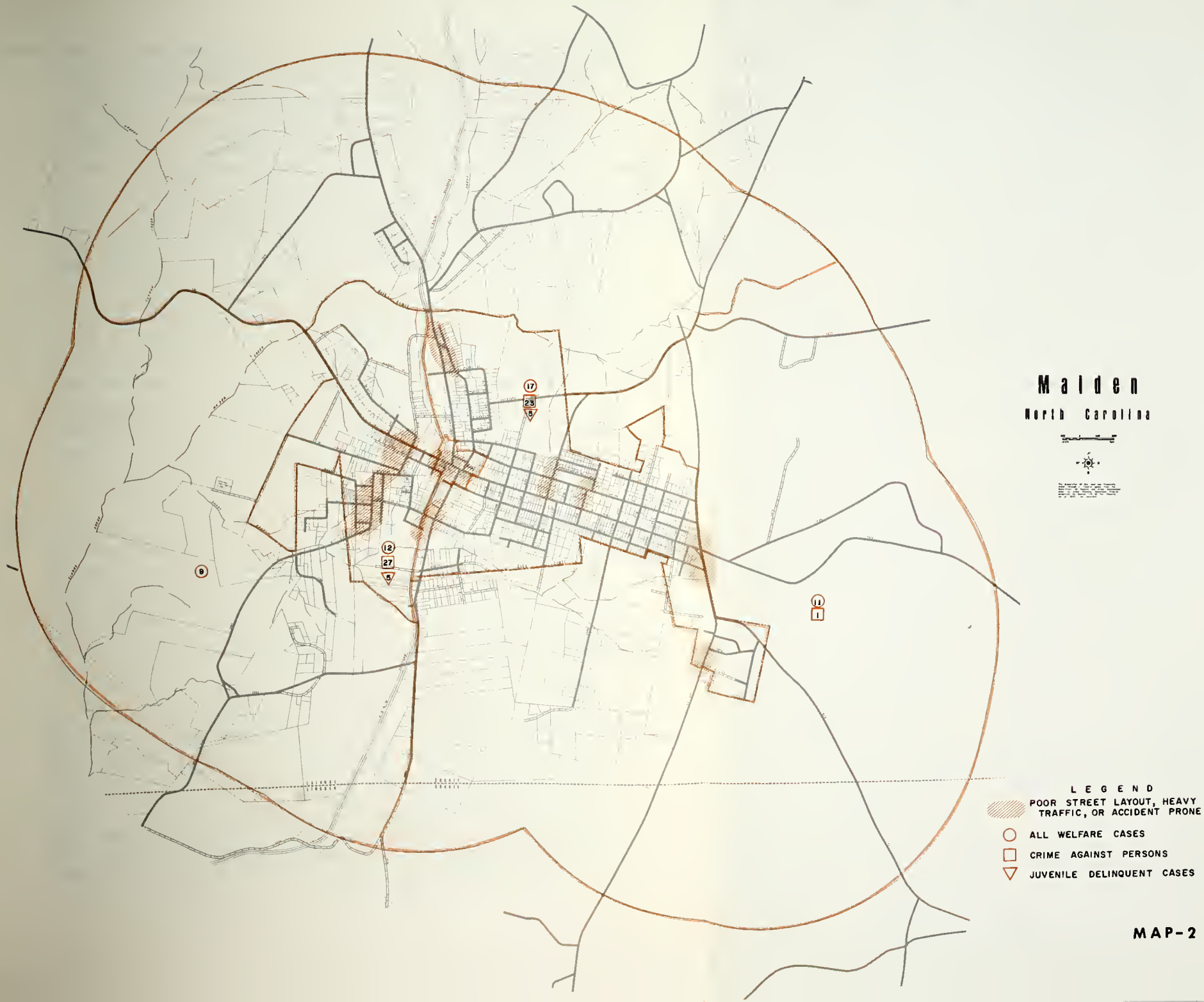
ENVIRONMENTAL CONDITIONS

Environmental deficiencies in a neighborhood often speed up the deterioration of that neighborhood. Some of these environmental factors have been mentioned in previous sections, such as the residential overcrowding examples noted in the population section. Map 2 indicates the areas of unfavorable environmental conditions.

CENTRAL BUSINESS DISTRICT. Primary factors are poor street layout and heavy traffic. Short street jogs are formed by the offset in Main Avenue as it heads north and south across Main Street, and by Carolina Avenue and Railroad Avenue. The heavy traffic problems were clearly indicated in recent traffic volumes (6,700 vehicles per day in 1967 near the Main Street-Carolina Avenue intersection, and 6,500 in 1968); there were some twelve automobile accidents in this Study Area in 1968 and the first half of 1969. Another factor is the railroad itself, serving as a barrier to the western side of the central business district. Additional parking space is sorely needed.

Finally, there is the land use mix in this area, with a textile operation and a furniture factory located within the blocks on either side of Main Street. These have operated for sometime in the past and have apparently been satisfactory arrangements, but they could be a barrier to further expansion of the town's primary commercial development. The unpaved parking area by the textile plant should be of immediate concern with its dusty and loose-gravelled surface.

STUDY AREA 1A. Of particular note is the poor street layout, including narrow streets with no room for parking and some unpaved streets. Numerous sharp turns must be navigated as one enters or exits downtown Maiden via West Side Street and South D Avenue. Most of the ten accidents recorded in 1968-69 in this area were along this route. The narrow pavement in this area has resulted in worn, dusty road shoulders and broken pavement edges where automobiles are forced to maneuver and park along them. Small lots have resulted in close residential quarters, in addition to the overcrowding within some homes. There is some mixed land use also, with the nearby industry, but most of this is buffered somewhat from the residential area by the terrain and offers an opportunity for residents who walk to work.


Malden
North Carolina
17
23
5
12
27
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1
LEGEND
POOR STREET LAYOUT, HEAVY TRAFFIC, OR ACCIDENT PRONE
ALL WELFARE CASES
CRIME AGAINST PERSONS
JUVENILE DELINQUENT CASES

MAP-2

STUDY AREA 2. Narrow streets and lots are a problem. This is particularly true of the northernmost part of Main Avenue, and of Manufacturing, Klutz and School Streets in the vicinity of the American-Efird plant. Several dirt streets or partial streets remain in this area, including a portion of Second Avenue, School Street (off Fourth Avenue), and Ninth Avenue. Non-continuous or deadend streets contribute to the undesirable factors also, preventing a smooth traffic flow and at times adding traffic due to someone driving down what he thinks is a through street due to sections of it beginning in other parts of town. There are several cases of mixed land use, particularly along Manufacturing Street where homes are literally in the shadow of an industrial plant or a sizable electricity substation. This is the case on part of Ninth Avenue, with frequent truck traffic having to drive through surrounding residential areas to reach a small plant. Sameness of environment is present in this area as well -- with some residential blocks having numerous small dwellings so similar in design and construction that no real character is offered the neighborhood. Further emphasis is added to the street arrangements by the accident patterns, with some concentration of them in the vicinity of the American-Efird plant and at the US 321-Little Mountain Road intersection at the eastern edge of town. There were about 24 occurring in the Study Area during the 1968-69 period.

STUDY AREAS 3, 4, and 5. These areas are treated together from the environmental standpoint since they are in the fringe area around the town and the openness of the land tends to minimize some of the problems of this nature. Most streets and roads, for example, have to conform to State Highway standards to qualify for maintenance -- at least in right-of-way widths -- and there is less tendency to have the many deadend streets that are present in the areas listed above. The most prominent street layout problems in the fringe area occur near the town limits, such as the development just south of town on Pine Drive and Sunrise Avenue (Study Area 3). The streets are unpaved and simply stop, with no turning area at the end. The same thing occurs in Study Area 4 at the end of West Pine Street outside the town limits, where at least a dozen homes are located on a crooked dirt street with little or no maintenance. This is also evident in Study Area 4, where dirt road stubs have remained after the road bed was realigned. Implementation of the Maiden Thoroughfare Plan as recommended in the <u>Land Development Plan</u> would help these areas with construction of the

suggested loop around the southern part of the planning area. Two other street layout problems are noted in Areas 3 and 5 north of town where dirt streets were cut (with no curb and guttering) to open an area for development and apparently have received no regular maintenance since. This type of street development could be prevented in the future if the town had subdivision regulations and enforced them in both the town and fringe area. There are numerous stream beds in these outlying areas as well, but most of these have narrow channels and offer no particular problems such as wide flood plains or swampy sections. Much of this land could be developed, particularly if sewerage systems were provided rather than having to depend on the soil for septic tank use. Automobile accident figures were light in all three of these areas.

SOCIAL CONDITIONS

Related to the environmental conditions are the social conditions in the neighborhoods. By social conditions, reference is made to such items as crime, juvenile delinquency, welfare recipiency, infectious disease and incidence of fire. Most of these factors are located by Study Area on Map 2. While this data is not detailed, nor were all the implications of it studied at length for our purposes, it is sufficient to say that definite patterns were established that are worthy of consideration in the effort to improve neighborhood conditions. Brief elaboration of the items listed on the map is given below.

CRIME AND JUVENILE DELINQUENCY. The crimes indicated are the result of a study of local police records for 1968 and the first six months of 1969, and then listing by area the residence of the persons involved -- not where the crimes took place. Many crimes were omitted by this method, of course, such as those committed by persons not living within the planning area. Needless to say, the large majority of crimes against persons and property and juvenile delinquency relate to Study Areas 1A and 2 -- the two areas that share so many of the problems already discussed.

WELFARE RECIPIENTS. This data also is naturally general in nature, as no particular purpose would have been served in this type of study to try to use names and exact street locations of the persons who are already being served by the Catawba County Department of Social Services. What is accomplished is to point out that Study Areas 1A and 2 in town, and 3 and 4 outside, are the areas where more residents who need the welfare services are concentrated (see Map 2), with the inside areas involving the majority of them. In order of the type of welfare benefits within the planning area there are: aid to the permanently and totally disabled (ATPD), 19 cases; aid to families with dependent children (AFDC), 14 cases; and old age assistance (OAA), 12 cases. Not shown on the map are some 28 cases involving aid to the blind in Catawba County which may or may not include someone in the Maiden vicinity. A review of the interview findings by Study Area reveals that many of those who receive welfare are living in areas with blighted housing (see Appendix).

HEALTH FACTORS. Although health records are not itemized by individual town area in Catawba County, some information was obtained from the Catawba County Health Department that will be helpful in localizing this aspect of the social conditions of the planning area. (This department serves the area through its offices in Newton and a new mental health clinic in Hickory, together with the cooperating Maiden Clinic which is privately owned and operated.) Dental problems were noted as an outstanding condition in Maiden. Health Department personnel noted that much of this was found in the children living in Study Areas 1A and 2, but that bad teeth was a condition noted in school children throughout the area at a higher rate than in some neighboring towns and communities. Fluoridation was strongly recommended for the Maiden water system to help alleviate this condition.

TB, venereal diseases, or other infectious diseases are not considered to be an unusual problem in any particular study area; only two or possibly three TB cases were considered to be within the planning area since 1966. (Nine positive reactions were noted in 110 elementary school children TB skin tests given in 1969 -- slightly higher than is normally the case, but considered insufficient evidence to regard this as a problem particular to the area.) Sanitary conditions -- garbage and trash accumulations -- are considered problems in the overall area, particularly in the fringe area (Study Areas 3, 4, and 5). Accumulations have also been noted by the Health Department of several rural, unauthorized garbage dumps in the outlying areas.

It is obvious that Study Areas 1A, 2 and 4 are the areas where health assistance in general is needed most, with the possible exception of the dental problem. Prenatal care for low-income families through the Maiden Clinic upon special arrangement with the County Health Department, and information and assistance on planned parenthood is available and are a means of improving these problems.

FIRES. A check with the Maiden Fire Department indicated that fires in recent years have been rather scattered and no real pattern is involved. There is an annual average of about 15 fires within the town limits and some 15-20 fires in the fringe area. The primary types are residential fires in town (frequently from overheated heating equipment, etc.) and more trash and grass fires outside. As noted in the Community Facilities Plan, the fire protection facilities in Maiden are fairly good, with a big need being new quarters for the department and possibly the need of full-time firemen as the town grows. (The town recently purchased additional building and lot space and plans are to construct a new station at the site of the present station and this adjoining lot.

COMMUNITY FACILITIES

This subject was covered in the Community Facilities Plan but it is considered important enough to be included here for particular emphasis and proper relatedness to the designated study areas. The availability and quality of the major community facilities is summarized by Table 2. This table points out clearly the "deprived" areas as related to facilities such as the lack of good streets in town and the lack of water and sewer facilities outside of town. The sanitation facilities has reference to garbage disposal -- a point which came up numerous times in the interviews conducted for this analysis. Apparently there is a rural garbage service in Catawba County which is privately operated, but it does not serve much of the area outside Maiden. Almost all areas lack adequate recreation facilities, with the in-town areas having only the school grounds

(one of which is now not operating) and the outlying areas having virtually no recreation area that is open to the public.

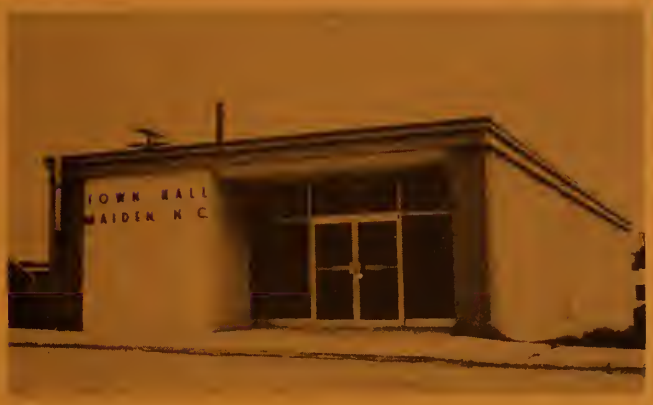
Table 2 Availability of Facilities

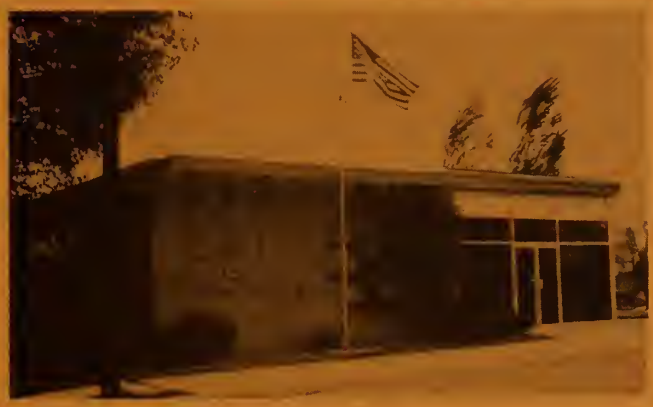
Study Area	Pol. Prot.	Fire Prot.	Water System	Sewer System	Sani-tation	Streets	School	Recreation
1A	Good	Good	Good	Good	Good	Fair	Good	Fair
1B	Good	Good	Good	Good	Good	Good	Good	Fair
2	Good	Good	Good	Good	Good	Fair	Good	Fair
3	Poor	Fair	N/A	N/A	Poor	Good	Fair	N/A(public)
4	Poor	Fair	N/A	N/A	Poor	Fair	Fair	N/A
5	Fair	Fair	N/A	N/A	Poor	Good	Good	N/A
	Quality of Facilities							
1A	Good	Good	Good	Good	Good	Fair	Crowded	Poor
1B	Good	Good	Good	Good	Good	Good	Crowded	Fair
2	Good	Good	Good	Good	Good	Fair	Crowded	Fair
3	Good	Good	N/A	N/A	Poor	Fair	Crowded	(public)
4	Good	Good	N/A	N/A	Poor	Fair	Crowded	N/A
5	Good	Good	N/A	N/A	Poor	Good	Crowded	N/A

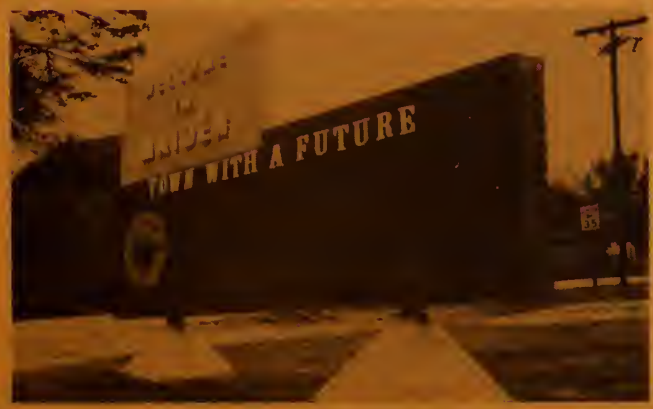
N/A - none available

Source: Division of Community Planning, based on Maiden Land Use Survey and Community Facilities Plan.

CONCLUSIONS AND RECOMMENDATIONS







MAIDEN, NORTH CAROLINA

CONCLUSIONS AND RECOMMENDATIONS

The Neighborhood Analysis is one of six planning elements produced for Maiden in the course of its planning program.* It is perhaps one of the most important element, in that it deals with people and their neighborhood problems of here and now -- not the long-range proposals of some of the other elements that can be conveniently scheduled for later years. Its implementation should be related to the overall plans and goals, however, in order that the best and most efficient results for the most possible people can be achieved.

What can be done to improve the quality of living for people such as those contacted in the course of this study? How can the problems that are presented be solved? Who can take the needed action to improve living conditions in Maiden? It is to such questions that this final section of the study is addressed.

RECOMMENDED TREATMENT FOR THE PLANNING AREA

Certain items should be undertaken for the planning area as a whole, based on previous planning study data and this Neighborhood Analysis; other items should be centered around specific study areas. The following items should be considered for the entire planning area:

*These elements are: (1) population and economic study, (2) land use survey and analysis, (3) land development plan, (4) community facilities plan, (5) zoning ordinance and (6) neighborhood analysis. All elements will be in final printed form except the zoning ordinance which is now under study by the Maiden Planning Board and Town Board of Aldermen.

1. Formation of a "Housing Commission" as recommended in the Maiden Land Development Plan. Substandard housing was noted in earlier studies, and the sampling of low-income families interviewed for this analysis indicated an interest in housing assistance. Such a body of private citizens could assist greatly in exploring the range of needs and alternatives for help that could be realistically applied in Maiden.

2. Resident involvement through neighborhood organization. Organized resident groups (existing or yet to be formed) could be helpful in several ways. For example, such groups could be useful in informing low-income residents of local planning and governmental efforts to improve their areas. Training could be provided through volunteers meeting with the residents, giving instruction on home improvement and maintenance, management of finances, home beautification and other self-help projects. They could also be the basis for citizen participation in the event the housing commission mentioned above determines that certain Federally assisted programs could be applied to the Maiden situation.

3. Church and civic groups should be encouraged to help the low-income area residents. The Maiden Christian Cooperative Association or the Junior Chamber of Commerce, for example, could be involved in large-scale projects or perhaps join forces to do so. In nearby Davidson, North Carolina, private citizens worked with the Rural Loan Program of the Farmers Home Administration to develop an entire subdivision and assist low-income families in financing and building new homes. Similar groups have carried out other projects in other areas of the state to help low-income residents.

4. Services and facilities provided by the town and county should be reviewed regularly to insure their efficient use. Garbage service and street maintenance came up during several of the interviews, and there could be ways to improve these. These matters could also be covered in the neighborhood meetings suggested under No. 2 above.

RECOMMENDED TREATMENT BY STUDY AREA

In addition to the recommendations for application generally in the planning area, there are treatment possibilities that should be applied to specific study areas. First, the categories of treatment of this nature are given below, followed by a brief discussion of how these should be applied in each study area.

CONSERVATION. This method of treatment is for the areas that are not seriously blighted. The required action is primarily local, including that by governmental agencies and the residents of the neighborhood involved. The main purpose is to preserve the better qualities of the neighborhood through fairly minor treatment such as painting, landscaping, use of local codes and ordinances, and other small-scale programs.

REHABILITATION. This term refers to treatment of an area that is showing definite signs of deterioration. Substandard housing, unpaved streets, code violations are indicators of this needed treatment. This treatment method might involve such projects as street improvements, installation of additional public facilities such as water and sewerage system extension, and recreation facilities.

REDEVELOPMENT. This is generally the most expensive method of blight control and should be considered to be the last resort type of treatment for neighborhoods that would require more than examples of treatment described above. It would require the acquisition of property, removing the substandard structures on it, and completely redeveloping the property. The expense may vary considerably; financial support from the Federal Government may allow the local government to arrange a "matching money" program under which local money spent for improvements can be credited as part of the local government's portion of funds.

Based on data discussed earlier and in previous planning elements, an order of priority by study area has been determined and is used in the recommended treatment by study area below. Table 3 gives a summary of these recommendations.

STUDY AREA 2 was high in priority consideration in several categories, and in population affected and environmental conditions in particular. The conservation recommended should include immediate clean-up campaigns, focus of citizen attention on neighborhood cleanliness and maintenance, enactment and enforcement of local codes and ordinances as necessary to stop the blighting effects that have already begun and to prevent additional effects. Rehabilitation is recommended and would include such major steps as improved streets in some sections and clearance and reconstruction or demolition of some structures. Redevelopment is recommended for the "mill village" on Manufacturing, Klutz and School Streets. If worked in conjunction with the establishment of a housing authority as recommended in the Land Development Plan this redevelopment could be tied in with a housing project. A Workable Program would be necessary for this latter action and steps for this should be taken immediately (requirements for this include: code adoption and enforcement, planning and programming, housing and relocation, and citizen involvement -- as outlined in the U. S. Department of Housing and Urban Development handbook RHA 7100.1, October, 1968).

STUDY AREA 1A shared many of the problems noted in the analysis, but not as many structures or persons are involved. Rehabilitation is recommended because some projects should include such items as improvement of Carpenter Street and West Pine Street, water and sewer extensions along these streets, and recreation facility recommended in the Land Development Plan for the old Negro school. Conservation should be a continuing effort.

STUDY AREA 3 is in the fringe area, but it involves the largest number of substandard homes on the outside of town and many of these are close to the existing town limits. Conservation is recommended immediately to prevent further blighting; rehabilitation may involve the necessary of making some arrangements for water and sewer extension, possibly including annexation of land along Island Ford Road and South 8th Avenue. Much of the land included in the Community Facilities Plan recommendation of a major outfall line in the sewerage system is in this study area along the south side of town.

CBD improvement is noted in some of the categories and improvement was recommended in the Land Development Plan. Rehabilitation is needed, including some demolition of buildings, such as the new fire station now proposed. Due to the size project that will be involved and the cooperation that will be necessary between the town and property owners and businessmen a later schedule for this anticipated redevelopment will involve a smaller scale than in Study Area 2. Conservation should be continued.

STUDY AREA 4 treatment will include sizable projects other tha normal conservation practices, and as in the case of Study Area 3, may require some annexation along Cemetery Street and SR 1810 in order to extend services and bring this neighborhood up to standard.

STUDY AREA 5 needs conservation to retain its qualities and to prevent deterioration. This will be more critical as the community ages.

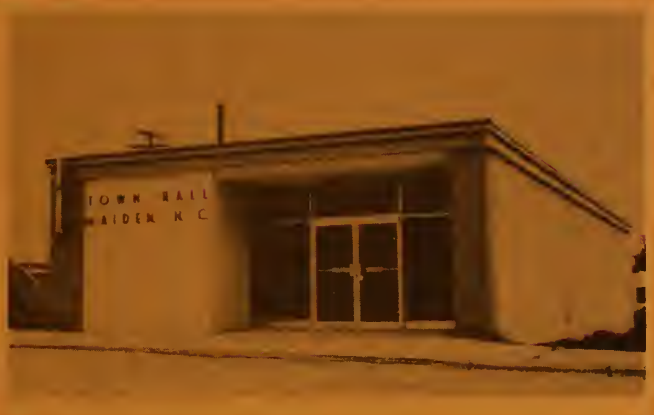
STUDY AREA 1B should have the same treatment as that recommended for Study Area 1B. The homes are mostly new now or in the development stage, but conservation will be important during the next several years to prevent the type of blight that has touched other areas.

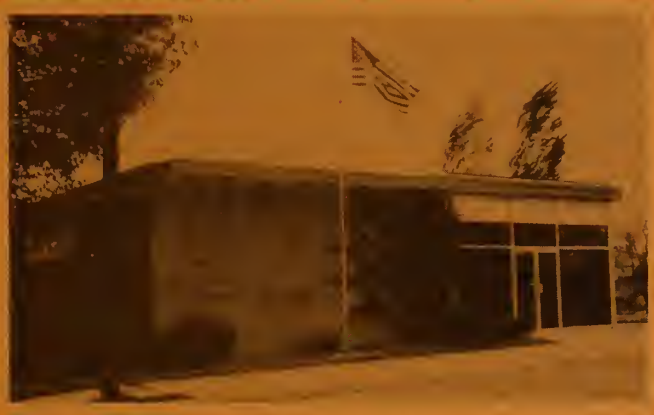
Table 3 Recommended Priorities, Treatment and Schedule

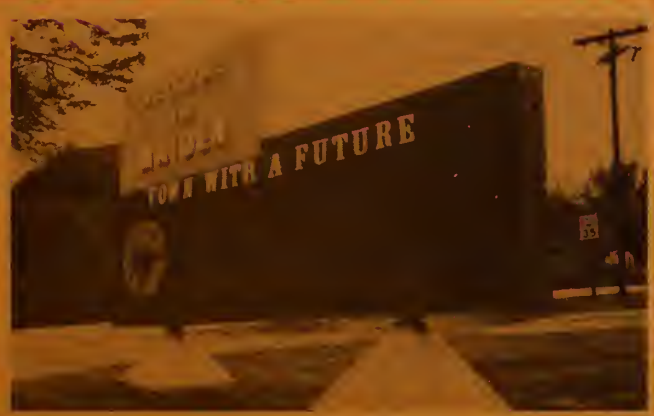
Priority Number	Study Area	Type of Treatment	To Begin By:
1	2	Conservation & Rehabilitation	1970
		Redevelopment	1972
2	1A	Conservation	1970
		Rehabilitation	1971
3	3	Conservation	1970
		Rehabilitation	1972
4	CBD	Conservation	1970
		Rehabilitation	1973
		Redevelopment	1974
5	4	Conservation	1970
		Rehabilitation	1973
6	5	Conservation	1970
7	1B	Conservation	1970

Source: Division of Community Planning

APPENDIX







MAIDEN, NORTH CAROLINA

SURVEY QUESTIONNAIRE

August-September, 1969

STUDY AREA 1A
Number interviewed: 6

HOUSING DATA:

Own home 3
Monthly rent Free to $77.50

Number of rooms 4.7
Average number of bedrooms 2

SERVICES AVAILABLE:

Hot & cold water 3
Cold water only 3
Town source 6

Indoor bath 4
Outside privy 2

POPULATION DATA:

Race: 6 (Negro)
Average number in house 5+
Average number in school per dwelling unit 1

Age & Sex:

	Male	Female
Under 5	3	6
5-14	0	2
15-24	3	7
25-34	2	0
35-44	0	1
45-54	0	1
55-64	2	2
65+	1	1
Total	11	14

ECONOMIC DATA:

Dwelling unit with one or more employed 3
Dwelling unit with one or more receiving welfare of Social Security 3
Average income of those families reporting: $2,850

SUGGESTION: Street maintenance
Lighting
Mosquito treatment

SURVEY QUESTIONNAIRE

August-September, 1969

STUDY AREA 2
Number Interviewed: 18

HOUSING DATA:

Own home 7
Monthly rent $72 (incl. utilities)

Number of rooms 4.2
Average number of bedrooms 2

SERVICES AVAILABLE:

Hot & cold water 15
Cold water only 3
Town source 18

Indoor bath 18
Outside privy --

POPULATION DATA:

Race: White 18
Average number in house 4 (-)
Average number in school per dwelling unit 1

Age & Sex:

	Male	Female
Under 5	3	4
5-14	8	10
15-24	6	5
25-34	3	3
35-44	2	2
45-54	6	7
55-64	1	2
65+	3	2
Total	32	35

ECONOMIC DATA:

Dwelling unit with one or more employed 12
Dwelling unit with one or more receiving welfare or Social Security 7
Average income for those families reporting $5,700

SUGGESTIONS:
Improved garbage collection
Narrow streets need improvement
Utilities too expensive
Storm drains
Lighting
Clean up lots
Paving

SURVEY QUESTIONNAIRE

August - September, 1969

STUDY AREA 3
Number interviewed: 10

HOUSING DATA:

Own home 4
Monthly rent $47

Number of rooms 5
Average number of bedrooms 2

SERVICES AVAILABLE:

Hot & cold water 5
Cold water only 5
Town source 2

Indoor bath 3
Outdoor privy 7

POPULATION DATA:

Race: White 10
Average number in house 4 (-)
Average number in school per dwelling unit 1

Age & Sex:

	Male	Female
Under 5	3	3
5-14	3	6
15-24	4	3
25-34	3	4
35-44	1	
45-54	1	
55-64	3	3
65+		
Total	18	19

ECONOMIC DATA:

Dwelling unit with one or more employed 7
Dwelling unit with one or more receiving welfare or Social Security 2
Average income for those families reporting $2,360

SUGGESTION: Rural garbage service
Low rent housing
Recreation program

SURVEY QUESTIONNAIRE

August-September, 1969

STUDY AREA 4
Number interviewed: 7

HOUSING DATA:

Own home 4
Monthly rent $57

Number of rooms 5.4
Average number of bedrooms 3

SERVICES AVAILABLE

Hot & cold water 2
Cold water only 4
Town source

Indoor bath 2
Outside privy 5

POPULATION DATA:

Race: Negro - 4
White - 3

Average number in house 5 (+)
Average number in school per dwelling unit 2

Age & Sex:

	Male	Female
Under 5	6	2
5-14	4	2
15-24	5	6
25-34	1	2
35-44	1	2
45-54		
55-64	1	1
65+	1	1
Total	19	16

ECONOMIC DATA:

Dwelling unit with one or more employed 6
Dwelling unit with one or more receiving welfare or Social Security 3
Average income for those families reporting $5,850

SUGGESTIONS:

Street maintenance
Repairs by landlord
Garbage service
School transportation

SURVEY QUESTIONNAIRE

August-September, 1969

STUDY AREA 5
Number interviewed 3

HOUSING DATA:

Own home -
Monthly rent $50 (incl. utilities)

Number of rooms 5.7
Average number of bedrooms 3

SERVICES AVAILABLE:

Hot & cold water 1
Cold water only 2
Town source 1

Indoor bath 1
Outdoor privy 2

POPULATION DATA:

Race Negro - 1 White - 2
Average number in house 4
Average number in school per dwelling unit 1

Age & Sex:

	Male	Female
Under 5		
5-14		1
15-24	1	5
25-34		
35-44		1
45-54	1	1
55-64		
65+		2
Total	2	10

ECONOMIC DATA

Dwelling unit with one or more employed 2
Dwelling unit with one or more receiving welfare or Social Security 1
Average income for those families reporting $8,500

SUGGESTIONS:
Low-income housing
Trailer park space (for Negroes)
Garbage service
Clean-up