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NEIGHBORHOOD ANALYSIS

MEBANE, NORTH CAROLINA



ABSTRACT

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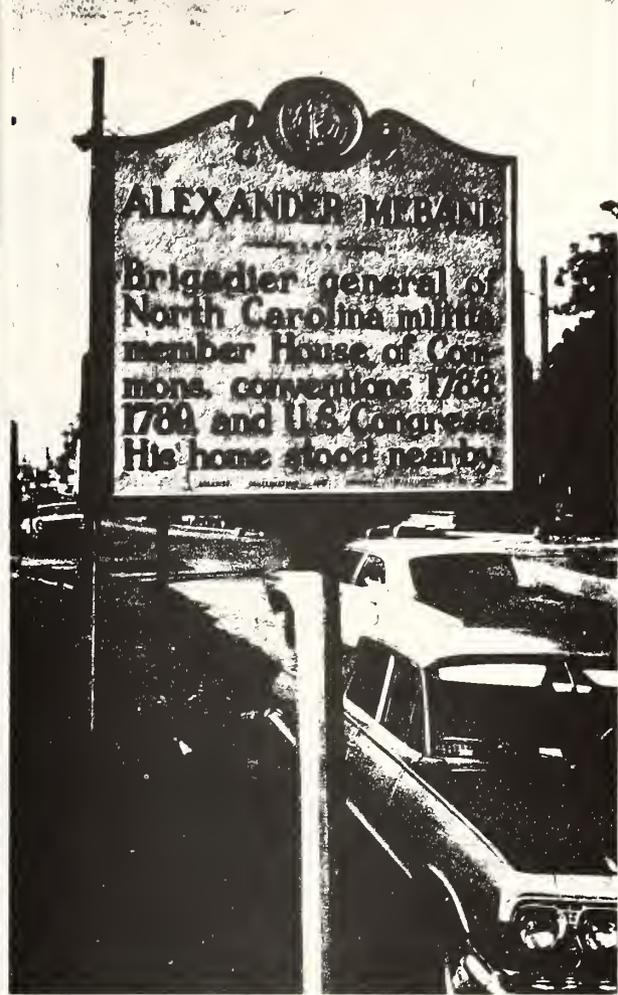
ABSTRACT: This study examines the nature, extent and causes of blight in a neighborhood by neighborhood basis. It suggests a plan of action on a neighborhood basis designed to make each an asset to the community and to the residents who live and work there.



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NEIGHBORHOOD ANALYSIS
MEBANE, NORTH CAROLINA

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INTRODUCTION

The purpose of this study was to identify the causes, extent and related social conditions of blight within the planning area of Mebane and offer essential action for improvement of conditions in the area.

This was done by delineating the area into neighborhoods and assembling information on:

- Housing conditions, including the location and extent of blight or potential blight.
- Characteristics of families affected by poor housing.
- Conditions in nonresidential areas.
- Adequacy of community facilities and services.
- Causes of blight.
- Steps needed to eliminate present blight and prevent future blight.

For example, information compiled in Neighborhood VIII shows there were 70 substandard housing units out of a total of 156 in the planning area; 73 percent of the families in substandard houses had less than a \$3,000 family income for 1968; 59 percent of the people in substandard houses had no running water; 82 percent of the substandard houses had outside privies. In addition it contained the largest number of welfare recipients, second highest number of fires, second highest number of active tuberculosis cases, second highest number of venereal disease cases in 1968, highest number of school dropouts, highest percent of unpaved streets, second highest percent of substandard dwellings on unpaved streets, and 50 percent of the heads of households in substandard housing had less than 7th grade education.

After viewing the facts and considering their causes, suggested plans of action on a neighborhood basis is given with the hope that each neighborhood will add to the community and to the people who live and work there. Some of the factors contributing to blight in Neighborhood VIII are:

- Location and poor maintenance of the open garbage dump.
- Fragmentary streets which make for poor movement within the area and outside the area.
- High percent of substandard houses and substandard internal facilities.
- Poor health environment due to high density and inadequate sanitation facilities.
- Low educational attainment of the majority of the residents.
- Lack of supervised recreational sites.

To combat the blighting factors the following recommendations are offered:

- Annexation of the area by the Town of Mebane because of the urgent need for city services.
- Relocation of the city dump.
- City adopt and enforce minimum housing codes.
- West End Elementary School should be converted into a day care center, community center, or some similar use which will benefit residents of the community.
- Courses, arranged with local residents being allowed to express their needs, should be made available with the assistance of Alamance Technical Institute.
- Demolish vacant dilapidated buildings and clean off vacant lots.
- Members and/or representatives of the Planning Board, Mebane Board of Commissioners, Alamance County Board of Commissioners, and Mebane Progressive Civic League meet together to formulate plans which will provide immediate action to problems which can be handled now and work toward the more serious problems.

As will be shown, the kind of action needed in Mebane is varied. It ranges from neighborhood residents taking individual measures to eliminate blight (paint up, clean up, etc.) to such intensive programs of public action, code compliance, Federally-aided programs, and more town and county governmental action.

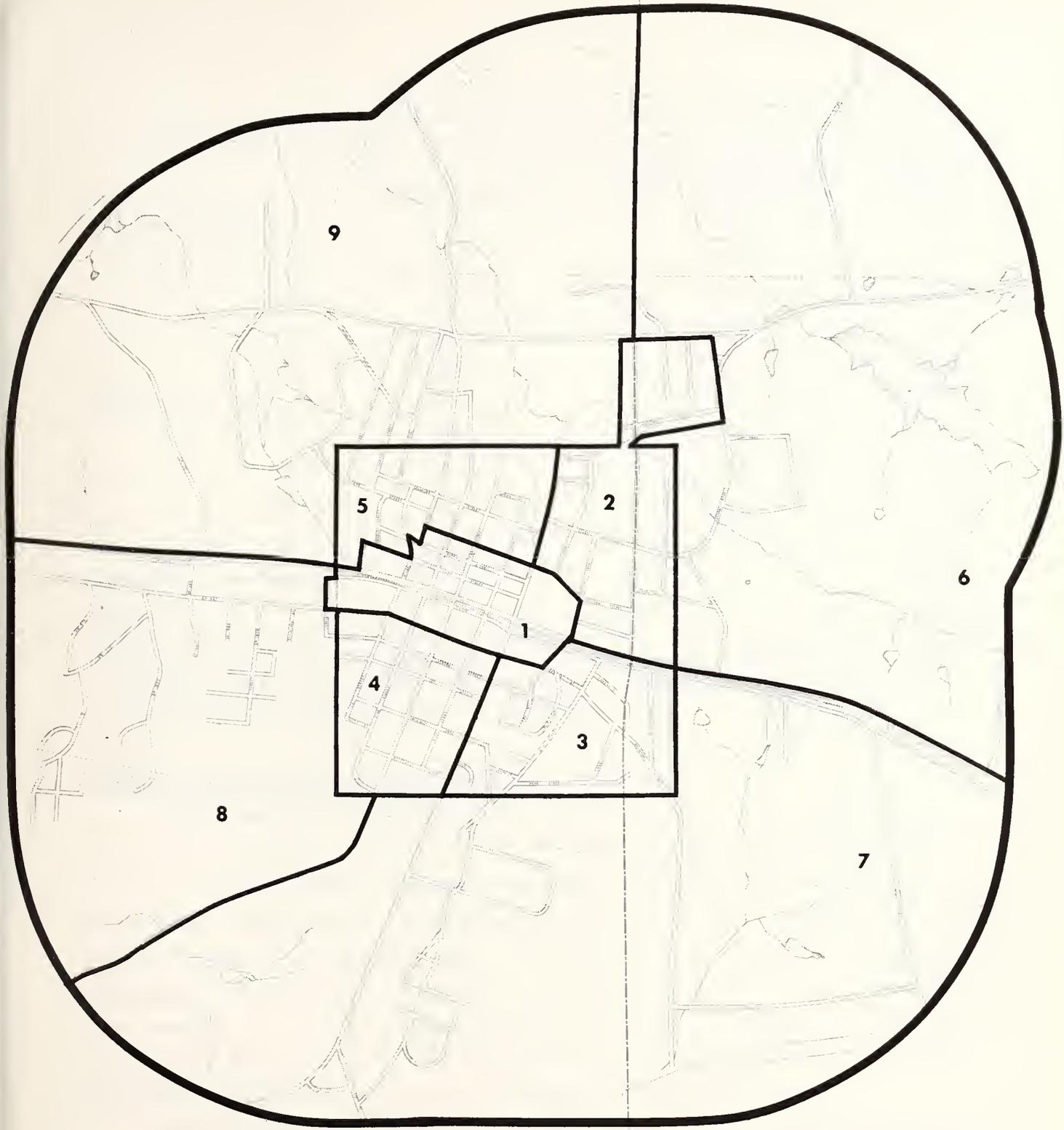
DELINEATION OF NEIGHBORHOODS

Neighborhood boundaries were established for the purpose of identifying social and environmental conditions peculiar to a certain area or group of people. Boundaries were demarcated along manmade barriers which will help to identify social, economic, and physical characteristics of the residents.

Mebane was divided into five neighborhoods in the corporate limits, with four additional ones in the one-mile fringe area. The map on the following page gives the location and boundaries of each neighborhood.

POPULATION DISTRIBUTION

Population figures issued by the U. S. Census in 1960 for the incorporated area of Mebane showed a population of 2,364. According to a dwelling unit count made in March, 1969, by the Division of Community Planning, the population was estimated at 2,520. This indicates an increase of 156 people over the 1960 census. Within the one-mile fringe area of Mebane, the dwelling unit count showed an estimated population of 2,580. Of the five neighborhoods within the city limits, Neighborhoods II and V are the largest. The Central Business District has the smallest number of residents with an estimated population of 167. Usually, CBD's are not studied as part of a Neighborhood Analysis since they contain few, if any, dwelling units. In Mebane, however, there seemed to be enough dwelling units to justify the CBD's inclusion as a neighborhood. Outside the corporate limits, Neighborhood VIII had the largest estimated population with 782. The table below breaks down the population by neighborhoods. The enumeration districts within the corporate limits divide the city into north-south sections. Average population for the northern section is 3.15 persons per dwelling unit, for the southern section, 3.27. Average population for Alamance County is 3.54 persons per dwelling unit. This average was used to estimate the population of the fringe area.



MEBANE
NORTH CAROLINA

— NEIGHBORHOOD BOUNDARY



POPULATION DISTRIBUTION

	<u>Dwelling Units</u>	<u>Average Population Per Household</u>	<u>Total For Area</u>
Neighborhood I	53	3.15	167
II	161	3.15	507
III	180	3.27	589
IV	206	3.27	674
V	<u>185</u>	3.15	<u>583</u>
Subtotal (Town)	785		2,520
VI	104	3.54	368
VII	794	3.54	687
VIII	221	3.54	782*
IX	<u>210</u>	3.54	<u>743</u>
Subtotal (Fringe)			<u>2,580</u>
TOTAL			5,100

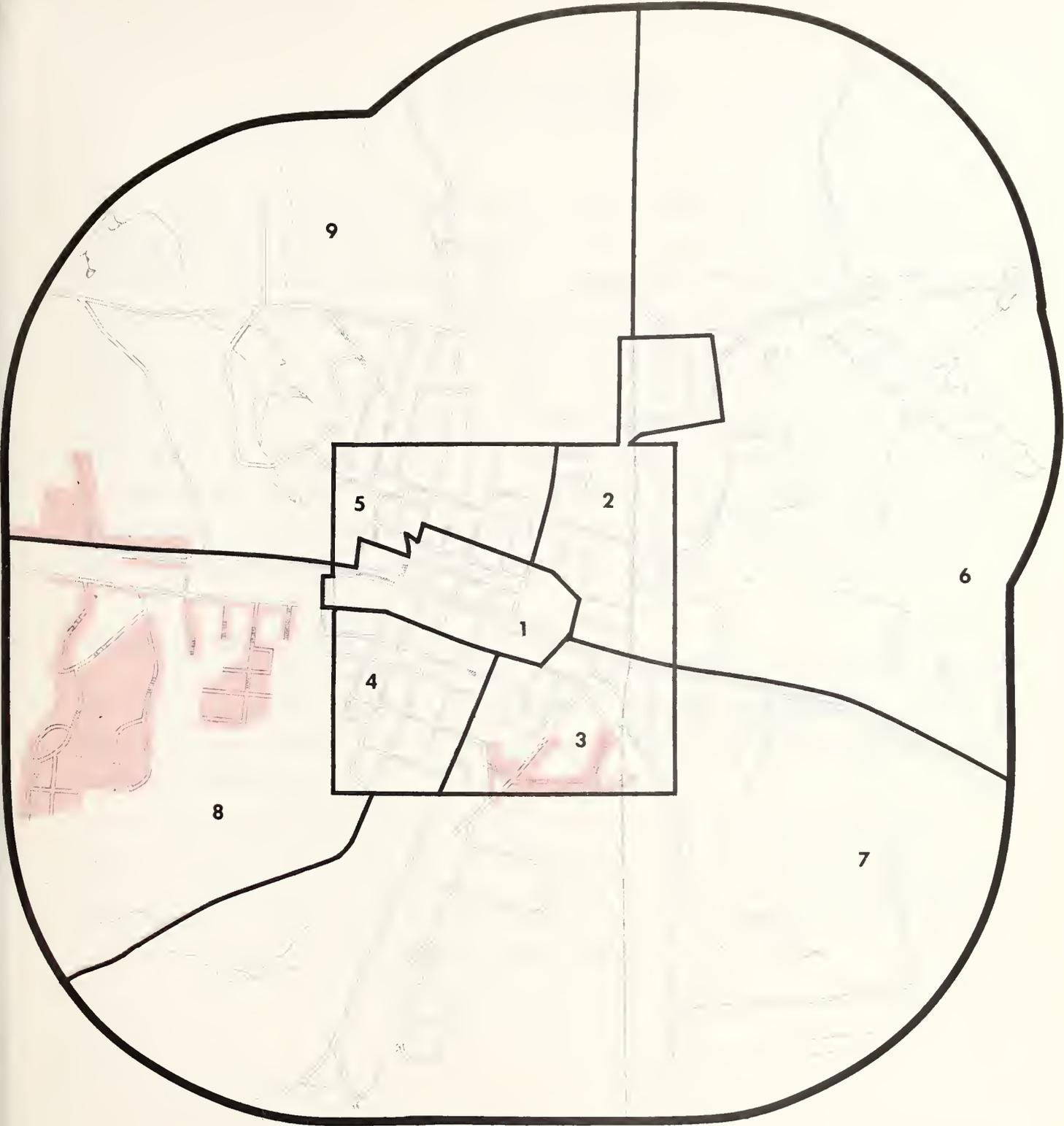
* Neighborhood is 99 percent black. Figures for nonwhite in Alamance County is 4.53 persons per household which would estimate the population at 1,001.13.

BLIGHT AND THE BLACK POPULATION

Examination of the social and environmental conditions in each of the nine neighborhoods of Mebane's planning area showed a clear relationship between racial residential patterns and blighted conditions. Interviews with residents of these neighborhoods regarding education and income also indicated differential findings in the same direction. It was impossible to determine the amount of influence segregation and discrimination against the black population had contributed to the blighting of these neighborhoods, but it must be regarded as a factor.

Data explaining specific social and environmental impaired conditions in each neighborhood are reported later in this analysis.

The Black Population Distribution Map can be compared with other maps and tables showing various social and environmental conditions.



MAJOR AREAS OF HOUSING FOR BLACKS

NEIGHBORHOOD BOUNDARY

MEBANE
NORTH CAROLINA



HOUSING CONDITIONS

Among the factors used to show the extent of blight in a neighborhood, housing is considered the best. Housing conditions generally characterize the social and economic status of residents in a neighborhood. Evaluation of housing conditions in the Mebane planning area was made using the following procedures. First, statistical data from the 1960 U. S. Census of Housing was evaluated. Second, an external housing condition survey was made. Third, a 10 percent sample survey of those houses determined blighted by the external housing condition survey was performed. Last, new residential construction trends in the planning area were examined from building permits issued by the Town Clerk.

U. S. CENSUS OF HOUSING

Statistical data from the census of housing includes: number of housing units; number of standard, deteriorating and dilapidated units; vacant units; plumbing conditions; and owner or renter occupied.

This information is available by enumeration districts for the incorporated limits of Mebane only. Differences between these figures and those compiled by the Division of Community Planning may be attributed to differences in grading techniques, and to the nine years intervening between surveys.

HOUSING CHARACTERISTICS FOR MEBANE, 1960

	<u>Total</u>	<u>Percent of Total Housing</u>
All housing units	778	100
Owner occupied	526	68
Renter occupied	198	25
Vacant	54	7
<u>Sound</u>	571	73.4
With all plumbing	517	
Lacking some or all	54	
<u>Deteriorating</u>	187	24.0
With all plumbing	103	
Lacking some or all	84	
Dilapidated	20	2.6

Source: 1960 U. S. Unpublished Census Data, Advance Table PH-1.

DIVISION OF COMMUNITY PLANNING'S EXTERNAL SURVEY OF HOUSING

The external housing survey was conducted for the corporate limits and the one-mile planning area of Mebane by the Division of Community Planning in March, 1969. Guidelines used in rating houses by the Division were as follows:

1. Sound Housing is that which has no defects, or only slight defects, or only slight defects which normally are corrected during the course of regular maintenance. Examples of slight defects are: lack of paint, slight damage to porch or steps, and small cracks in walls.
2. Deteriorating Housing needs more repair than is provided in the course of regular maintenance. Such housing has one or more defects that must be corrected if the unit is to continue to provide safe and adequate shelter. Examples of defects are: holes, open cracks, loose or missing material over a small area of wall, foundation, floor or roof, or badly damaged steps or porch.
3. Dilapidated Housing does not provide safe and adequate shelter; in its present condition, it endangers the health, safety, or well-being of the occupants. Such housing represents inadequate original construction or has one or more critical defects; or a combination of minor defects so critical or widespread that the structure should be extensively repaired, rebuilt or torn down. Examples of defects are: holes, open cracks, loose or missing materials over a large area of the foundations. Such structures, in order to meet minimum

standards, would require drastic restoration that would be economically unfeasible and, therefore, they should be demolished.

The results of the external housing condition survey are tabulated by neighborhoods in the table below.

EXTERNAL HOUSING CONDITION BY NEIGHBORHOOD

Neighborhood	Sound		Deteriorated		Dilapidated		Trailers		Total Dwellings
	No.	%	No.	%	No.	%	No.	%	
I	48	90.6	4	7.6	1	1.8			53
II	146	90.7	10	6.3	4	2.4	1	.6	161
III	163	90.6	11	6.1	6	3.3			180
IV	192	93.2	14	6.8	-	---	--	--	206
V	<u>166</u>	<u>89.8</u>	<u>16</u>	<u>8.6</u>	<u>3</u>	<u>1.6</u>	<u>—</u>	<u>—</u>	<u>185</u>
Subtotal	715	91.1	55	7.1	14	1.7	1	.1	785
Fringe									
VI	89	85.5	4	3.8	1		10	9.6	104
VII	190	97.9	3	1.5	-	---	1	.5	194
VIII	131	59.2	44	19.9	26	11.8	20	9.9	221
IX	<u>192</u>	<u>91.4</u>	<u>3</u>	<u>1.4</u>	<u>6</u>	<u>2.8</u>	<u>9</u>	<u>4.3</u>	<u>210</u>
Subtotal	<u>602</u>	<u>82.5</u>	<u>54</u>	<u>7.5</u>	<u>33</u>	<u>4.5</u>	<u>40</u>	<u>5.5</u>	<u>729</u>
TOTAL	1,317	87.0	109	72.	47	3.1	41	2.7	1,514

The above table shows that the largest percent of poor housing within the corporate limits was found in Neighborhood V, which contains 10.2 percent. However, only 8.8 percent of the housing in the corporate limits was considered deteriorated or dilapidated. In the fringe area Neighborhood VIII had the highest with 32 percent of the housing classified as deteriorating or dilapidated.

The dot map on the following page illustrates the external housing conditions by neighborhoods.

MEBANE, N. C.



0 1600 3800
SCALE IN FEET

EXISTING LAND USE

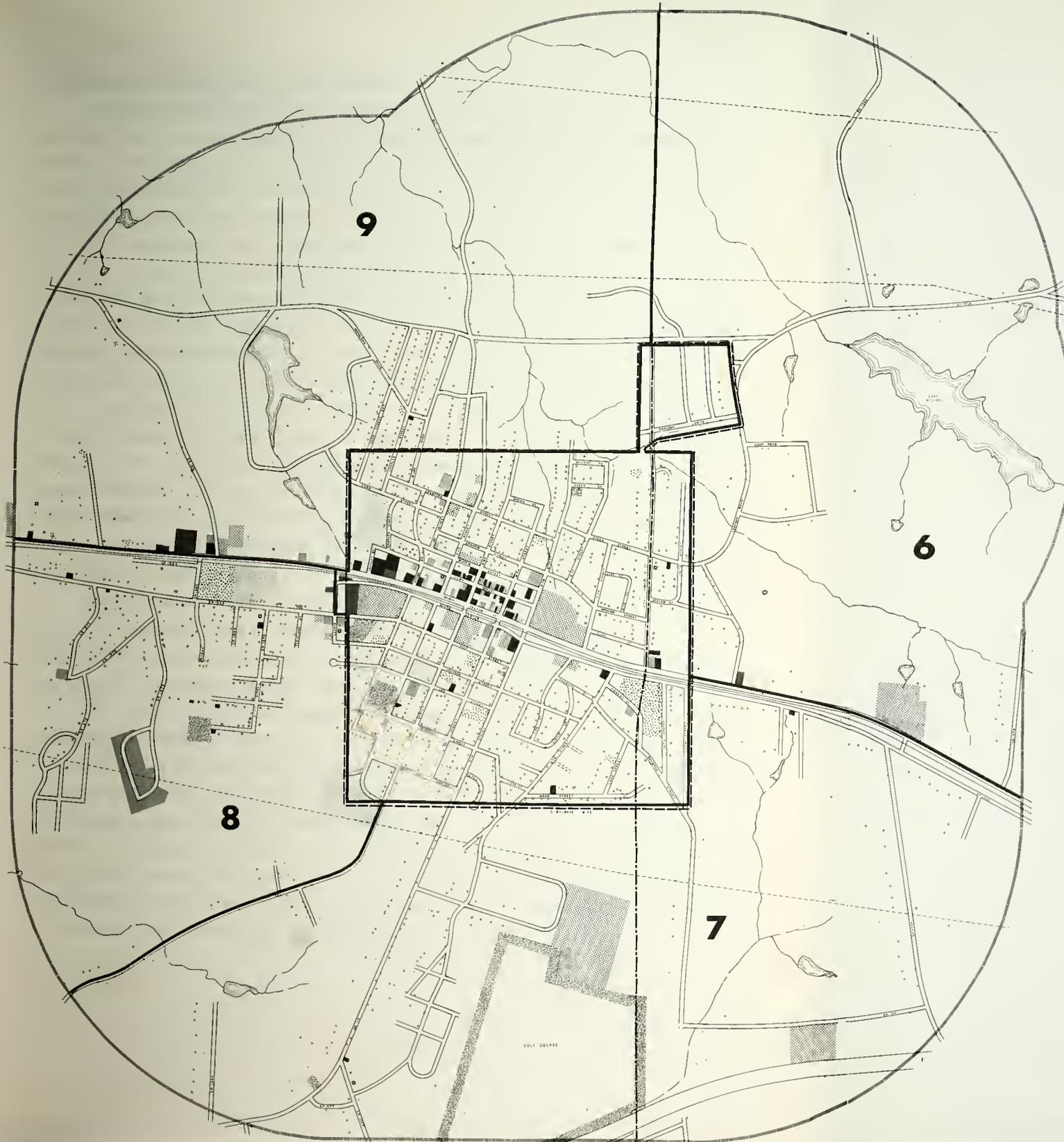
LEGEND

- RESIDENTIAL
 - SINGLE FAMILY
 - MULTI-FAMILY
 - MOBILE HOME
- MANUFACTURING & WAREHOUSING
- TRANSPORTATION
- TRADE
 - RETAIL
 - WHOLESALE
- SERVICES
 - PERSONAL & BUSINESS
 - EDUCATIONAL
 - RELIGIOUS
 - GOVERNMENT
 - RECREATIONAL
- VACANT

NEIGHBORHOOD BOUNDARY

HOUSING CONDITIONS

- STANDARD
- DETERIORATING
- DELAPIDATED



INTERNAL HOUSING CONDITION SURVEY

Upon completion of the external housing condition survey, a ten percent sample survey of blighted housing units was made in each neighborhood of both interior physical conditions of blighted houses and social characteristics of residents. The table below show results of the survey on physical conditions. Social aspects will be discussed in a separate section. The table shows that 90 percent of all residents of substandard housing have four or more rooms, 38 percent have no running water and 73 percent have only cold water inside the dwelling units. Also shown is 59 and 100 percent of the residents of substandard housing interviewed in Neighborhoods VIII and IX respectively have no running water.

Over half, 56 percent, of all residents interviewed had no flush toilets; in addition, 67 percent, 82 percent, and 100 percent of the residents reside in Neighborhoods III, VIII, and IX respectively. Not surprisingly, 62 percent of all the residents interviewed had no bathtub or shower. Furthermore, 67 percent, 86 percent and 100 percent of these were found in the above mentioned neighborhoods.

The town serves 51 percent of those interviewed with water while 49 percent used an individual well or other source. Outside privies were used by 56 percent, septic tanks by 3 percent and public sewer by 41 percent as a sewage disposal method.

The lack of public sewer, running water, bathtubs, etc., in populous neighborhoods like Neighborhood VIII threaten the health of its residents as well as residents throughout Mebane. Sooner or later, hopefully sooner, Mebane and/or Alamance County must give more attention to these conditions. In a mobile society germs nor disease knows no neighborhood boundary. Residents, city and county officials know the potential and power of disease and germs. Likewise, they are equipped with regulatory measures to correct and control the spreading of each.

INTERNAL CONDITIONS OF SUBSTANDARD HOUSING

Neighborhoods	II		III		IV		V		VI		VII		VIII		IX		All		
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	
<u>No. of Rooms</u>																			
2																			
3	1	25			1	33								1	5			1	2.5
4 or more	3	75	3	100	2	67	3	100			2	100	20	90	2	67	35	89.7	
<u>Running Water</u>																			
Hot and cold	2	50	1	33	2	67	3	100			1	50	4	18			13	33.3	
Only cold inside	2	50	2	67	1	33							4	18			9	73.0	
On property, not inside											1	50	1	5			2	5.1	
No running water													13	59	2	100	15	38.4	
<u>Flush Toilet</u>																			
Yes.	4	100	1	33	3	100	3	100			2	100	4	18			17	43.5	
No.			2	67									18	82	2	100	22	56.4	
<u>Bath tub or Shower</u>																			
Yes.	4	100	1	33	3	100	3	100			1	50	3	14			15	38.4	
No.			2	67							1	50	19	86	2	100	24	61.5	
<u>Source of Water</u>																			
Town system	4	100	3	100	3	100	3	100			1	50	6	27			20	51.2	
Individual well or other											1	50	16	73	2	100	19	48.7	
<u>Sewage Disposal</u>																			
Public sewer	4	100	1	33	3	100	3	100			2	100	3	14			16	41.0	
Septic tank													1	5			1	2.5	
Outside privy			2	67									18	82	2	100	22	56.4	

NEW HOUSING CONSTRUCTED

Prospective homeowners generally do not invest in neighborhoods with blighting influences or where they are likely to emerge, especially when other choices are available. An analysis of building permits issued in Mebane bears this out. Records of permits issued have been kept only since October, 1968. Neighborhood VII, located south of Center Street and west of Fifth Street, led new housing construction with five single family dwellings and three apartments comprising twenty-two units. Next, with three single family dwellings was Neighborhood II located north of Center Street and south of Fifth Street. Neighborhood V, north of Center Street and south of Fifth, and Neighborhood IX, northwest of the city limits, each had one single family dwelling. Beyond the city limits and southwest of Mebane in Neighborhood VIII three units of two family dwellings were being constructed.

New housing construction patterns cannot be given because records have been kept only a short time. However, an analysis will be made from the permits issued. Desirable areas for residential growth are found in Neighborhoods II and VII and according to the permits issued, 30 dwelling units were constructed in those two neighborhoods alone. The development of Neighborhood V limits building sites and thus only one permit was issued there. Neighborhood VIII, which contains the greatest amount of blight does, however, deviate from the norm in that three two-family housing units have been constructed there. No doubt the demand for housing for blacks influenced the construction of apartments in this neighborhood.

SUMMARY OF MEBANE HOUSING CONDITIONS

Information gathered on housing conditions in Mebane indicate several changes since the 1960 U. S. Census. Total housing units increased from 778 in 1960 to 785 according to a survey conducted by the Division of Community Planning in April, 1969. Housing conditions, however, improved; in 1960 the Census of Housing reported 26.6 percent of all housing units were substandard as compared with 8.8 percent considered substandard by the

Division of Community Planning's external housing condition study. It is difficult to pinpoint the factors showing the substantial difference in housing conditions in the two reports. However, methods of evaluation and the nine years difference in the survey would make some differences in the two figures.

The external housing condition for the planning area as a whole showed that 87 percent of the housing was standard while approximately 10 percent was considered substandard. Results of the survey pointed out more substandard housing in the one mile fringe area than in Mebane itself.

CHARACTERISTICS OF RESIDENTS OF SUBSTANDARD HOUSING

Factors describing the characteristics of residents of substandard housing are presented in this section. Descriptive information was obtained through a series of personal interviews with planning area residents by the North Carolina Division of Community Planning. This survey represents a 27 percent sample of the total substandard housing units in the planning area. Interviews by neighborhoods range from 16 percent to 67 percent of the total substandard houses in a neighborhood. Because housing units in Neighborhood I (CBD) were so scarce and because only four substandard units in Neighborhood VI were identified, they were omitted from this analysis.

OCCUPANCY

Figures compiled by the Division of Community Planning indicate that 51 percent of all substandard housing units in the Mebane planning area are owner occupied and 49 percent renter occupied. Comparative figures were not reported in the 1960 Census of Housing. However, it does state that 68 percent of all housing units in Mebane, regardless of condition, were owner occupied and the remainder were renter occupied or vacant. The table below gives a breakdown of occupants of substandard housing. It tells the total number interviewed in each neighborhood, how many of those interviewed owned or rented and the corresponding percentages of the total.

OCCUPANCY OF SUBSTANDARD HOUSING

Neighborhood	<u>I</u>	<u>II</u>	<u>III</u>	<u>IV</u>	<u>V</u>	<u>VI</u>	<u>VII</u>	<u>VIII</u>	<u>IX</u>	<u>All</u>
Total Interviewed		4	3	3	3		2	22	2	39
Owner Occupied		2	1	2	1		2	10	2	20
Percent of Total		50	33	67	33		100	45	100	51
Renter Occupied		2	2	1	2			12		19
Percent of Total		50	67	33	67			55		49

RACE

Black residents occupy 72 percent of the substandard housing in the planning area of Mebane, while their white counterparts accounts for only 28 percent of those surveyed. According to the 1960 Census of Population figures, only 9.3 percent of Mebane's population was nonwhite. The largest concentration of black residents was found in Neighborhood VIII, outside the corporate limits. Below is a table depicting the racial breakdown of residents occupying substandard housing.

RACE OF RESIDENTS OF SUBSTANDARD HOUSING

Neighborhood	<u>II</u>	<u>III</u>	<u>IV</u>	<u>V</u>	<u>VII</u>	<u>VIII</u>	<u>IX</u>	<u>All</u>
Total Number Surveyed	4	3	3	3	2	22	2	39
Percent White Surveyed	100	33	100	100				28
Percent Black Surveyed	-	67	-	-	100	100	100	72

MONTHLY RENT

Because of housing shortages today, the law of supply and demand determines the worth of a house and not the income of its occupants. Out of necessity for shelter, tenants of substandard houses must pay for this vital need in order to subsist. From the survey it was learned that 74 percent of the residents of substandard housing paid between \$60-\$79 per month for rent and utilities, while 72 percent of the families' income was under \$3,000 last year. This is particularly distressing since 20-25 percent of a family's income is normally considered to be the maximum the family can afford to pay for shelter. In Mebane, it appears that many of these families are paying 30-33 percent. Mebane does not have any low rent public housing. At this writing there were none in the planning area. Thus, there is little chance for them to get ahead. This relationship bears testimony to the need for low-rent housing units as one means of combatting blight in the planning area. Below, the table breaks down the range of monthly rent by neighborhoods for residents of substandard houses.

MONTHLY RENT AND UTILITIES OF RESIDENTS OF SUBSTANDARD HOUSING

Neighborhood	<u>II</u>	<u>III</u>	<u>IV</u>	<u>V</u>	<u>VII</u>	<u>VIII</u>	<u>IX</u>	<u>All</u>
Under \$20								
\$20-29								
\$30-39								
\$40-49						3-25%		3-16%
\$50-59		1-50%						1-5%
\$60-69			1-100%			6-50%		7-37%
\$70-79	2-100%			2-100%		3-25%		7-37%
\$80-89								
\$90-99								
\$100 or more		1-50%						1-5%

FAMILY INCOME

Regardless of the causes, the one single factor that most distinguishes residents of substandard houses from others is family income. It is impossible to acquire and hold adequate housing without the financial ability to pay for it. The results of the survey, as shown below, confirmed the above statement that most residents of substandard housing have meager incomes. Seventy-two percent of the families surveyed made less than \$3,000 last year.

FAMILY INCOME BY NEIGHBORHOOD
FOR RESIDENTS OF SUBSTANDARD HOUSING

Neighborhood	<u>II</u>	<u>III</u>	<u>IV</u>	<u>V</u>	<u>VI</u>	<u>VII</u>	<u>VIII</u>	<u>IX</u>	<u>All</u>
Total Surveyed	4	3	3	3		2	22	2	39
Under \$2,000	2-50%			1-33%		1-50%	11-50%	2-100%	44%
\$2,000-2,999	1-25%	2-67%	1-33%	1-33%		1-50%	5-23%		28%
\$3,000-4,999	1-25%	1-33%	1-33%				6-27%		23%
\$5,000-6,999				1-33%					3%
\$7,000-7,999									
\$8,000 and over			1-33%						3%

FAMILY SIZE

Family size can be a factor contributing to blight when the ratio of rooms to occupants is not sufficient to maintain sanitary conditions. A total of 168 persons lived in the houses of the 39 persons surveyed. This is an average of 4.30 persons per household. The average number of persons per household for Alamance County is 3.54. The inference of these two figures is that family size of residents of substandard housing is higher. The table below breaks it down by age and sex groupings to present a more detailed review.

AGE BREAKDOWN OF RESIDENTS OF SUBSTANDARD HOUSING

Neighborhoods	II		III		IV		V		VII		VIII		IX		All	
	M	F	M	F	M	F	M	F	M	F	M	F	M	F	M	F
Under 5	2	1	1	2	1	1	3	1			8	5			15	9
5-14	3		3	4	2	3	2	1	1	1	8	15			16	27
15-24	1		2	2	1	1	1	1	1	1	11	12			16	18
25-34	1	1		2	2	2		1			5	5			8	11
35-44			2	1			1		1	1	3	5			7	7
45-54	1	2			1						1	3			3	5
55-64	2				1			1			2	3	2	1	7	5
65 and over	1			1			1		1	1	6	3		2	8	7
No. Surveyed	7	8	8	12	8	6	8	5	3	4	44	51	2	3	80	89

EDUCATION

Another major factor characterizing residents of substandard houses is the lack of ample education. Good paying jobs require a sound education; the lack of an education hinders the head of the household from meeting sufficiently the obligations of head of household. As can be seen from the table below, 72 percent of the heads of households in Mebane's planning area had ninth grade or less education. Assuming the above statements are sound then the majority of the heads of households of substandard housing do not have sufficient incomes to provide more than the basic necessities for their families. The following table gives a detailed report on the 39 residents surveyed.

EDUCATION OF HEAD OF HOUSEHOLD

Neighborhoods	<u>II</u>	<u>III</u>	<u>IV</u>	<u>V</u>	<u>VII</u>	<u>VIII</u>	<u>IX</u>	<u>All</u>
None						1-5%		1-3%
Less than 7th	1-25%			1-33%	2-100%	10-45%		14-36%
7-9th Grade	2-50%		3-100%	2-67%		6-27%		13-33%
10-12th Grade	1-25%	3-100%				3-14%		7-18%
High School Graduate						2-9%	1-50%	3-8%
Some College							1-50%	1-3%
College Graduate								

ENVIRONMENTAL CONDITIONS

Much of the development of a neighborhood is influenced by the surrounding physical environment. By the quality of these conditions, the lives of its residents are influenced and controlled. Wholesome attitudes generally overrule fatalism when there is harmony between land users, school facilities, traffic volumes and other environmental conditions.

This section of the analysis discusses the following favorable and unfavorable physical conditions in Mebane's planning area:

1. Unpaved streets
2. Heavy traffic volume
3. Vehicle and pedestrian accidents
4. Fires

UNPAVED STREETS

Streets function as a means of carrying people, goods and services from one point to another. But well designed paved streets enhance the appearance of the community while serving as a means of transportation. Blighting influences seem less apparent and are less likely to develop when functional paved streets are provided. Paved streets also increase property values and thereby inflate the tax revenues to the city.

Unpaved streets do not supplement tax revenues, offer no distinction to their inhabitants, and function less efficiently as a means of transportation. Below is a chart showing the percentage of all neighborhood dwellings on unpaved streets.

Street paving is accomplished in Mebane by the petition method. Fifty percent of the property owners controlling more than fifty percent of the land may petition the city for pavement. The city assumes the cost of the base and the property owners pay for the paving. The following page shows the number and percentage of substandard dwellings on unpaved streets.

PERCENT OF ALL DWELLINGS ON UNPAVED STREETS

<u>Neighborhood</u>	<u>Total Number Of Dwellings</u>	<u>Number of Dwellings On Unpaved Streets</u>	<u>Percent of Total Dwellings On Unpaved Streets</u>
II	161	22	13.6
III	180	48	26.6
IV	206	1	.5
V	185	2	.1
VI	104	39	37.5
VII	194	18	9.2
VIII	221	177	80.0
IX	210	17	8.0

PERCENT SUBSTANDARD DWELLINGS ON UNPAVED STREETS

<u>Neighborhood</u>	<u>Total Dwellings On Unpaved Streets</u>	<u>No. Substandard Dwellings On Unpaved Streets</u>	<u>Percent Of Substandard Dwellings On Unpaved Streets</u>
II	22	1	4.5
III	48	8	16.6
IV	1	0	
V	2	1	50.0
VI	39	3	7.6
VII	18	0	
VIII	177	62	35.0
IX	17	2	11.7

Thus we see a large percent of both the dwelling units and the substandard dwelling units are located on unpaved streets outside the city limits. Residents of these neighborhoods should request that the N. C. State Highway Commission study their particular road and inform them of a state road paving program which may serve the neighborhood. Residents inside the city should follow the city policy for paving streets.

HEAVY TRAFFIC VOLUME

Deteriorating influences which often accompany heavy traffic volume are vehicular accidents, congestion and noise. This is particularly damaging in a residential area. However, from a 24 hour traffic check made by the State Highway Commission, none of the residential streets in Mebane reflected unusually high traffic rates.

According to a 1967 North Carolina State Highway Commission traffic count, Route 70 was the most heavily traveled road in the planning area. Route 70 extends east and west of Mebane severing only a small portion of the planning area's residential development.

VEHICLE AND PEDESTRIAN ACCIDENTS

Numerous vehicle and pedestrian accidents may occur where traffic is heavier, street systems inadequate, or where streets are of poor design. Accidents occurring more than once at the same point generally indicate one of the above problems. Mebane, however, had no pedestrian accidents and only 12 vehicle accidents during 1968. The majority of these accidents occurred at intersections. As might be expected, Neighborhood I, the Central Business District, had the highest number of accidents of the 12 reported. The remaining 5 were scattered among the other neighborhoods.

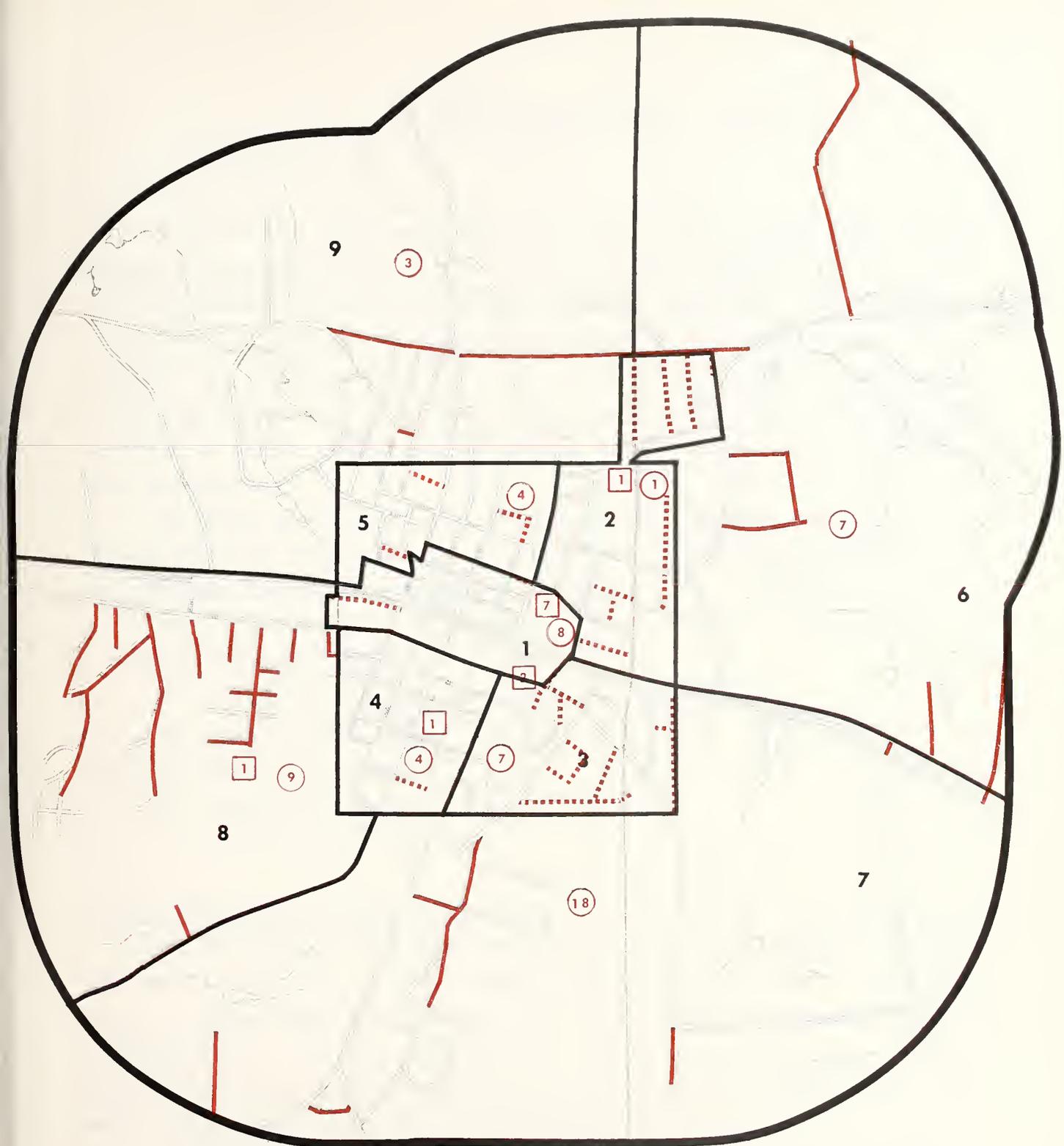
FIRES

Fires are also an indicator of deteriorating conditions existing within a community. Fire patterns like other patterns should be diagnosed and the information used to establish preventative controls. A total of 61 fires were reported for Mebane during 1968. Many of these were lawn fires, etc.; only a few were false alarms. Most of the fires occurred outside the city limits in developing and developed neighborhoods which should have had more fire hydrants installed to better protect the neighborhoods.

FIRES*

<u>Neighborhood</u>	<u>No. of Accidents</u>	<u>No. of Dwellings</u>
I	8	53
II	1	161
III	7	180
IV	4	206
V	4	185
VI	7	104
VII	18	194
VIII	9	221
IX	<u>3</u>	<u>210</u>
TOTAL	61	1,514

* Source: Town of Mebane Volunteer Fire Department.



ENVIRONMENTAL CONDITIONS MAP

-  UNPAVED CITY MAINTAINED
-  UNPAVED STATE MAINTAINED
-  NO. OF TRAFFIC ACCIDENTS FOR NEIGHBORHOOD
-  NO. OF FIRES FOR NEIGHBORHOOD

 NEIGHBORHOOD BOUNDARY

MEBANE
NORTH CAROLINA



SOCIAL CONDITIONS

The social and environmental makeup of a neighborhood generally is characterized by the status of the residents. Socially and economically deprived neighborhoods contain a large number of residents paralyzed for want of society's ingredients for prosperity: an adequate education, a job, and sufficient income. On the other hand, socially and economically affluent neighborhoods contain a large number of residents who possess these ingredients for prosperity.

In this section of the Neighborhood Analysis, social conditions will be discussed as they relate to each neighborhood. The following conditions will be presented:

1. Stillbirths
2. Tuberculosis
3. Illegitimate births
4. Venereal disease
5. Public welfare
6. School dropouts
7. Juvenile delinquency

STILLBIRTHS AND INFANT MORTALITY

Stillbirths and infant mortality are caused from a variety of poor health practices. Among these practices are: (1) pregnancy in the very young or old, (2) too short an interval between child births, and (3) poor diets. While stillbirths and infant mortalities may occur anywhere, it has been found to occur much more often where the above conditions are present.

In this study, stillbirths and infant mortality include babies born dead and the death of children up to five years old. The cases reported in Mebane for 1968 are indicated in the table below.

STILLBIRTHS AND INFANT MORTALITY BY NEIGHBORHOODS*

<u>Neighborhoods</u>	<u>No. of Cases</u>
V	1
VII	1
IX	1

* Source: Alamance County Health Department.

TUBERCULOSIS

Tuberculosis is a highly communicable disease which may be found in any person or under any type of living condition. However, it is far more likely to strike where poor sanitary and health conditions exist such as poorly ventilated rooms, insufficient sunlight, and crowded conditions.

Active tuberculosis cases reported in the Mebane area from 1963-1968 are shown below.

ACTIVE TUBERCULOSIS CASES*

<u>Neighborhoods</u>	<u>No. of Cases</u>
VII	3
VIII	2
IX	<u>1</u>
TOTAL	6

* Source: Alamance County Health Department.

ILLEGITIMATE BIRTHS

Illegitimate births can result from any of a number of causes, or from a combination of many. Some of the causes may stem from (1) a lack of recreation, (2) attitudes in the community, (3) opinions of peers, (4) norms of the subculture, (5) child rearing practices, (6) crowded conditions, and (7) repeating subculture experiences. Although illegitimate births occur in families regardless of status, records usually indicate a higher percentage of illegitimate births among persons of un-elevated social and economic conditions. However, records may

not indicate many illegitimate births among persons of more affluence because of their desire and ability to suppress or conceal such births. In Mebane's planning area the total number of illegitimate births are considerably lower than other social conditions might suggest. The table below shows the cases reported in Mebane for 1968.

ILLEGITIMATE BIRTHS*

<u>Neighborhoods</u>	<u>No. of Cases</u>
IV	2
VII	1
VIII	1
IX	4

* Source: Alamance County Health Department.

VENEREAL DISEASE

Venereal diseases are highly communicable; they can be detrimental to ones health and are frequently associated with unhealthy conditions. However, because of the source and the means by which the disease is transmitted, it may strike any healthy person exposed to it. This makes it extremely hard to control unless some pattern is established to disclose the contact.

Neighborhoods VIII and IX had more cases reported than any other neighborhoods in the planning area. The cases treated in 1968 by the Alamance County Health Department are shown in the table below.

VENEREAL DISEASES*

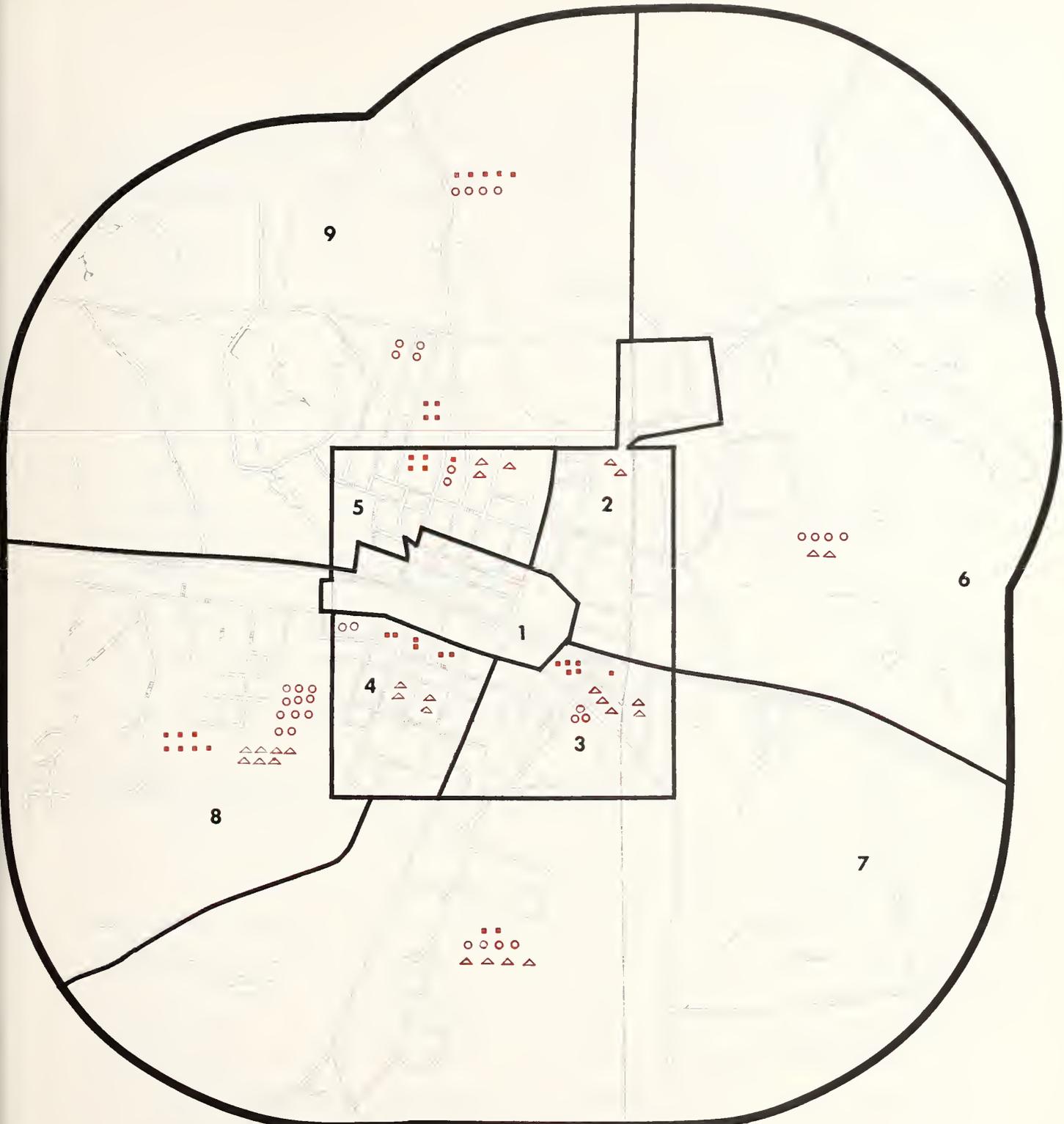
<u>Neighborhoods</u>	<u>No. of Cases</u>
III	1
VI	3
VII	2
VIII	10
IX	12

* Source: Alamance County Health Department.

PUBLIC ASSISTANCE AND WELFARE CASES

Public welfare recipients are often concentrated in areas where social and economic conditions are lacking the necessary elements of a prosperous neighborhood. In this section no attempt is made to identify specific blighting factors in neighborhoods with welfare recipients but to note the relationship, if any, of neighborhoods containing large amounts of blight with residential patterns of welfare recipients. The neighborhoods in Mebane with the largest number of welfare recipients also contained a large amount of blighting factors. For instance, Neighborhood VIII had the largest number of welfare recipients with 25. Other conditions were: nine fires, second highest; 59 percent of the people in substandard houses had no running water; 82 percent of the substandard houses had outside privies; second highest of active tuberculosis cases; second highest venereal diseases cases in 1968; highest number of dropouts; highest percent of unpaved streets; 73 percent of the families in substandard houses had less than \$3,000 family income for 1968; 70 of a total of 156 substandard housing units in the planning area are located there. The theory that welfare recipients generally reside in socially and economically deprived areas seems to be sustained through the data gathered for Mebane.

Below is a table showing the neighborhoods with public assistance and welfare cases. Included are maps showing welfare cases and an overall picture of all the social conditions.



WELFARE CASES

- AID TO PERMANENTLY & TOTALLY DISABLED
- AID TO FAMILIES WITH DEPENDENT CHILDREN
- △ OLD AGE ASSISTANCE

MEBANE
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— NEIGHBORHOOD BOUNDARY



PUBLIC ASSISTANCE AND WELFARE CASES¹

<u>Neighborhood</u>	<u>OAA²</u>	<u>APTD³</u>	<u>AFDC⁴</u>	<u>Total Cases</u>	<u>Percent of Total Cases</u>
II	2	-	-	2	2%
III	5	6	3	14	14%
IV	4	6	2	12	12%
V	3	5	2	10	10%
VI	2	-	4	6	6%
VII	4	2	4	10	10%
VIII	7	7	11	25	25%
IX	<u>12</u>	<u>5</u>	<u>4</u>	<u>21</u>	21%
TOTAL	39	31	30	100	

¹ Source: N. C. State Welfare Department.

² Old Age Assistance.

³ Aid to Permanently and Totally Disabled.

⁴ Aid to Families with Dependent Children.

SCHOOL DROPOUTS

School dropout patterns are excellent indicators of social and environmental conditions of a neighborhood. More dropouts occur in neighborhoods where families lack the means of providing the child adequately with the tools needed to cope with present standards. An education is fundamental to good jobs and higher incomes; hence, dropouts from poor environmental conditions offer little hope that they may help change conditions for themselves, their neighborhood, or their community. Regardless of the reason, each dropout is robbed of the opportunity and is robbing society of the opportunity to help correct some of the ills in our neighborhoods.

In Mebane, there were 41 students who failed and/or the community failed to help Mebane to cope with existing social and environmental problems. Below is a table denoting school dropouts for Mebane's planning area during the 1967-68 school year.

SCHOOL DROPOUTS

<u>Neighborhood</u>	<u>II</u>	<u>III</u>	<u>IV</u>	<u>V</u>	<u>VI</u>	<u>VII</u>	<u>VIII</u>	<u>IX</u>	<u>Total</u>
No. of Cases	1	8	5	4	3	5	12	3	41
Percent of All Dropouts	2.4	19.5	12.1	9.7	7.3	12.1	29.2	7.3	

Source: 1968 school records from Graham and Eastern High Schools.

JUVENILE DELINQUENCY

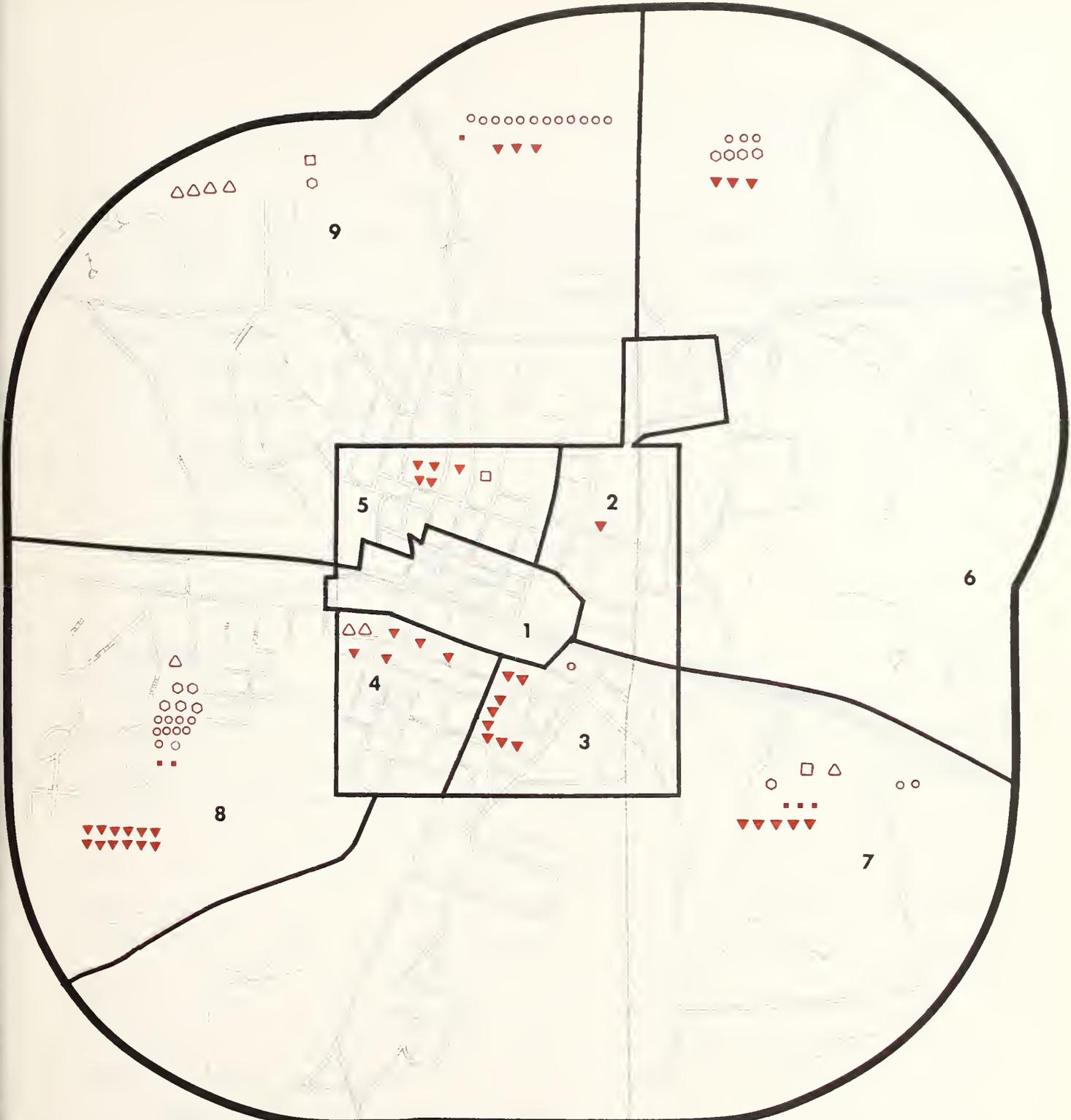
The majority of problem children are products of problem infested neighborhoods containing deteriorating social and environmental conditions. These neighborhoods generally possess a high poverty stricken group, crime and congestion. Usually they do not have supervised recreational facilities, nor does the environment offer favorable outlets for wholesome activities.

Statistics from the active files of the county juvenile court indicated all the juvenile offenses occurred outside the city limits. This follows other patterns of social and environmental shortcomings of living conditions outside the corporate limits. Active juvenile delinquency cases are broken down in the table below.

ACTIVE JUVENILE DELINQUENCY CASES*

<u>Neighborhoods</u>	<u>No. of Cases</u>
VI	4
VII	1
VIII	5
IX	1

* Source: Alamance County Juvenile Court.



SOCIAL CONDITION MAP

- VENEREAL DISEASE
- △ ILLEGITIMATE BIRTHS
- INFANT DEATH & STILLBIRTHS
- JUVENILE VIOLATIONS
- TUBERCULOSIS CASES
- ▼ DROP OUTS
- NEIGHBORHOOD BOUNDARY

MEBANE
NORTH CAROLINA



DESCRIPTION AND CONDITIONS OF NEIGHBORHOODS

The following descriptions are on a neighborhood by neighborhood basis. Blighting influences detected are presented as they relate to each neighborhood. Recommendations to help eliminate present blight and control future blight are given.

Descriptions of the following factors are given:

1. Housing conditions
2. Population characteristics
3. Land uses
4. Social and environmental conditions
5. Factors contributing to blight
6. Recommendations

NEIGHBORHOOD I

Housing Conditions: Neighborhood I is the Central Business District. It was delineated larger than its present size in this report for two reasons. First, because of the Central Business District's northward growth pattern, and second, to follow proposals made in the Land Development Plan. Because of these factors, the total number of houses in the Central Business District came to 53. Five of these 53 houses were considered substandard; four of the five could be brought up to standards with a minimum amount of work. The majority of these houses are old and of frame construction and should be inspected frequently by the city. As the Central Business District grows these houses should be removed, when feasible, to allow the Central Business District to expand.

Population: The population for Neighborhood I was estimated at 167 persons according to the dwelling unit count taken during this study. This was the smallest neighborhood in the planning area.

Land Use: Neighborhood I is the Central Business District and is comprised mainly of commercial usages. The railroad tracks extend east and west separating the community north and south. Businesses on the northern side are more of a retail nature, while

light manufacturing and municipal offices occupy the majority of the land on the southern side.

Social and Environmental Conditions: A survey of social conditions was not made in Neighborhood I because of the small number of substandard houses located there.

The Central Business District lacks activity. Attractive and larger shopping areas in the county, and the less inviting appearance of the shopping district in Mebane seemingly attribute to its stagnation. There were several vacant commercial buildings in the neighborhood also. Such vacancies are often signs of declining business activity, especially when the buildings are located where shopping traffic is heavy.

Factors Contributing to Blight:

1. Vacant, deteriorating houses and stores.
2. Lack of upkeep on a few of the commercial businesses.
3. One deteriorating residential and one dilapidated frame structure on North and South Center Street at Fifth.

Recommendations:

1. If possible, demolish or try to persuade owners of vacant houses to repair or make some use of the structure.

2. Encourage owners to install curbs and gutters on Ruffin Street and the State Highway Commission on North Center Street (Highway 70).

3. Install sidewalks at the following location as the CBD grows: Ruffin Street.

4. Adopt minimum housing ordinances and enforce them to prevent rapid deterioration of houses in the area.

5. Correct offset intersection at corner of Ruffin and Wilba Road.

6. Proposals made in the Land Development Plan for the extension of the Central Business District, the utilization of the present area, and the renovation of vacant buildings should be followed.

NEIGHBORHOOD II

Housing Conditions: The condition of houses in this area is well above average, with only 14 of 161 dwelling units classified as substandard. Ten of those could be brought up to standard with minor repairs. A large subdivision which the city annexed at the northeastern end of the neighborhood will encourage construction of many more housing units in this area.

Population Characteristics: Estimates made from a dwelling unit count place the population at approximately 507. According to the U. S. Census, the average person per household for this neighborhood is 3.15. It also states that the population is all white.

Land Uses: The dominant land use in Neighborhood II is residential with minor retail trade. There are no major conflicts in land uses. A few streets have poor or no connection. Better circulation would be provided if they were connected. This could be accomplished by extending Ashland Drive over to Third Street and joining Fifth to Ashland Drive. Green Street should be extended to Tenth Street and Jobe to Ninth Street. As more housing development takes place the following streets will need pavement: Tenth, Clay, Eighth, Jobe, and all the streets in the annexed area except Ashland Drive.

Social and Environmental Conditions: There is no recreation in this neighborhood except for a private swimming club that occupies less than two acres of space. Land uses other than the above are residential with two neighborhood stores and two business services.

Factors Contributing to Blight:

1. Two vacant dilapidated houses.
2. Poor street connections which increases traffic on two through streets, one going east and west and the other north and south.
3. Unpaved streets.

Recommendations:

1. Demolish the two vacant dilapidated houses.

2. Locate an available site for public recreation within the neighborhood.
3. Correct inadequate street patterns as indicated above.
4. Pave all unpaved streets as development increases.

NEIGHBORHOOD III

Housing Conditions: Survey figures gathered show that of 180 houses only 17 were classified as substandard. This is only 9.4 percent of the houses in Neighborhood III. Houses found here are of varying periods of construction. Older houses, newer houses, and marginal houses are generally grouped together, which makes housing condition patterns more uniform.

Population Characteristics: It was estimated from the dwelling unit count that there were about 589 persons living in Neighborhood III. According to available information, this is the only neighborhood within the corporate limits containing black residents. The 1960 Census of Population figures indicated that only 9.3 percent of Mebane's population was nonwhite.

Land Uses: Neighborhood III is largely residential with the next largest land use being religious. There are several unpaved streets: Webb, Lane, Eleventh, and portions of Seventh, Oakland and Circle Drive. The street layout offers poor access to the neighborhood which increases traffic on the other residential streets.

Social and Environmental Conditions: The predominantly residential land use influences favorably the social and environmental makeup of the neighborhood. Favorable conditions control the neighborhood with the most blighting influences being separated off to themselves. There are 9 outdoor privies and no recreational facilities of any kind in the neighborhood.

Factors Contributing to Blight:

1. Existence of outdoor privies.
2. About 27 percent of the houses are on unpaved streets.
3. Inefficient street design; too many streets do not tie together to provide adequate access to the area.

Recommendations:

1. Acquire space to provide public recreation.
2. Encourage the curbing, guttering, and pavement of the unpaved streets, especially where development would make it beneficial.
3. After investigation, every effort should be made to provide a sewage system to those residents who are now without this service.

NEIGHBORHOOD IV

Housing Conditions: The condition of these houses indicate that this neighborhood developed earlier as a residential neighborhood than the other neighborhoods. More houses located here are reaching the marginal state and therefore require more upkeep.

Population Characteristics: Calculations from the dwelling unit count and the average person per household establishes the population at approximately 674, which is the highest of any neighborhood within the corporate limits. This neighborhood is also all white.

Land Uses: This neighborhood offers more variation in land use even though it is largely residential. There are two school sites available, both with recreational areas in addition to a ball park, and five churches.

Social and Environmental Conditions: Neighborhood IV contained few significant indices of blight. Two illegitimate births and five dropouts were the most serious of social blighting conditions. Active case reports as of December, 1968, showed 12 welfare recipients in the neighborhood, of which six were in the category of Permanently and Totally Disabled. Included in this neighborhood are the best street patterns within the corporate limits, all of the schools and recreation areas except for a school site in Neighborhood V. During 1968, one vehicle accident and four fires occurred in the neighborhood. Although the neighborhood's density is high, it serves the needs of the residents far better than any of the other neighborhoods.

Factors Contributing to Blight:

1. The unpaved portion of Roosevelt Street.
2. Deteriorating housing units.
3. A few worn stop signs.

Recommendations:

1. Pave the unpaved portion of Roosevelt Street.
2. Replace the worn stop signs.
3. Make minimum housing inspections to prevent further deterioration of houses.

NEIGHBORHOOD V

Housing Conditions: About 90 percent of the housing in this neighborhood was judged standard by the external housing survey. Houses closer to the Central Business District are older and beginning to reach a marginal point. There are more multi-family houses located in this neighborhood also than are found elsewhere. However, homeowners appear to be taking reasonably good care of the structures. Because of its proximity to the Central Business District, homeowners should maintain more care to prevent blighting conditions from setting in rapidly.

Population Characteristics: Occupying Neighborhood V are an estimated 583 people, the third highest estimated neighborhood populated in Mebane. The neighborhood is all white also.

Land Uses: Land use in this neighborhood is varied. North of Crawford on the corner of Second Street is Roxy Hosiery Mills. At the corner of Crawford and First Streets is White Furniture Company's warehouse, Fresh Water Grocery Store, and Purvis Plumbing. These land uses are mixed among residential structures. West of Charles but south of Carr Street is an elementary school. This neighborhood has almost reached maximum development.

Social and Environmental Conditions: Data on social blight reveals no evidence of alarm for Neighborhood V. There was one infant death or stillbirth reported and four school dropouts. A total of ten persons were receiving aid from welfare, five in the category of Permanently and Totally Disabled, three in the category of Old Age Assistance and two in the category of Families

with Dependent Children. Four fire calls were answered by the fire department in 1968. Only four blocks of unpaved streets exist within the neighborhood.

Factors Contributing to Blight:

1. Worn traffic signs.
2. Unpaved streets.
3. Mixed land uses.

Recommendations:

1. Replace worn traffic signs.
2. Pave the following streets: Ruffin between Charles and Wilba Road, Graham between Fourth and Fifth Streets and Fourth below Crawford.
3. Bring substandard houses up to date.
4. Enforce zoning ordinance strictly.

NEIGHBORHOOD VI

Housing Conditions: The smallest number of substandard housing units of any of the neighborhoods outside the city limits was found in Neighborhood VI. Of the 104 housing units only five were rated standard. The largest mobile home park was found in this neighborhood. Houses are located mainly along U. S. 70A, Lebanon Road, Loop Road and State Roads 1346 and 1308. Except along U. S. 70A and Lebanon Road, the density is low and the homes in good condition.

Population Characteristics: Approximately 368 persons make up the all white population of Neighborhood VI. Of the three neighborhoods outside the city limits, this is the smallest in population.

Land Uses: Along U. S. 70A major strip land uses are commercial and residential. North of U. S. 70A and east of the city limits are residential structures and Lake Michael which is the city's reservoir. The greater portion of the land in this neighborhood is undeveloped.

Social and Environmental Conditions: Two social factors which are indices of blight did indicate problems in this neighborhood. There were four youths guilty of juvenile violations,

three cases of venereal diseases, and three school dropouts. The welfare records show only six recipients of aid, two on Old Age Assistance and four on Families with Dependent Children. No vehicle or pedestrian accidents occurred during 1968; however, the fire department answered seven calls in the area.

Factors Contributing to Blight:

1. Unhealthy conditions shown through the number of venereal diseases reported.
2. Unpaved state maintained road with several dwelling units located on it.

Recommendations:

1. Close review by the Health Department of health conditions in the area followed by appropriate action.
2. Request state to pave state maintained roads.

NEIGHBORHOOD VII

Housing Conditions: Housing conditions in Neighborhood VII are well above average. The three considered substandard are located just south of the city limits on Eighth Street. More new homes have been constructed in this neighborhood than any other, inside or outside the corporate limits.

Population Characteristics: The third heaviest populated neighborhood outside the corporate limits is Neighborhood VII with an estimated population of 687. This neighborhood has experienced rapid growth because of the development of a residential section north of Fifth Street and south of Eighth Street.

Land Uses: Neighborhood VII is growing very rapidly and so are the diversified land uses. Adding to the existing residential and recreation uses are two newly constructed industries: Universal Textiles and Apparel, Inc. There still remains a great deal of undeveloped land.

Social and Environmental Conditions: The neighborhood is also developing social condition patterns indicative of blight. One juvenile offense, an infant death or stillbirth, and one illegitimate birth has been reported for 1968. Two cases of

venereal disease, three tuberculosis cases, and five school drop-outs have also been recorded. Ten welfare recipients reside within the neighborhood also, four receiving Old Age Assistance, four receiving aid under Aid to Families with Dependent Children, and two in the category of Permanently and Totally Disabled. During 1968, 17 fire calls were answered by the Mebane Fire Department in this neighborhood.

Factors Contributing to Blight:

1. Increased traffic going through a residential neighborhood because of the location of Universal Textiles.
2. The increase of unhealthy social conditions.

Recommendations:

1. Provide alternate access to Universal Textiles other than through the developing residential area. Make the intersection of 119 and the street leading to the factory larger so that tractor-trailer trucks can have ample space to turn.
2. County school officials should examine the school dropout situation and make adjustments in view of their findings.

NEIGHBORHOOD VIII

Housing Conditions: The poorest housing conditions exist in this neighborhood in terms of structural fitness, interior facilities, the surrounding physical environment, the income of residents who inhabit them, and community facilities serving them. The presence of or the lack of the above factors combine to make this the most undesirable concentrated housing in the planning area.

Population Characteristics: Approximately 97 percent of the 782 persons estimated to live within the neighborhood are black. The density is obviously higher than any other in the planning area, making it the most populous neighborhood in the planning area. When U. S. Census figures are used for the non-white population of Alamance County, the estimated population becomes 1,001 rather than the 782 estimated from figures on the average persons per household for Alamance County.

Social and Environmental Conditions: It is unlikely that social conditions will improve in Neighborhood VIII unless some physical conditions change. Unfavorable community facilities such as the garbage dump and the waste treatment plant act as deterrents to present residents who may desire to better their neighborhood and future residents who may desire to locate there. The absence of water within the neighborhood not only increases health hazards but makes living conditions more inconvenient. Fragmentary street patterns which provide only one way in and one way out of the neighborhood impedes movement and places more inconvenience on inhabitants and visitors to the neighborhood. Health conditions are very poor due to the lack of sewage and water in this heavily populated area.

Factors Contributing to Blight:

1. Location and poor maintenance of the open garbage dump.
2. Fragmentary streets which make for poor movement within the area and outside the area.
3. High percent of substandard houses and substandard internal facilities.
4. Poor health environment due to high density and inadequate sanitation facilities.
5. Low educational attainment of the majority of the residents.
6. Lack of supervised recreational sites.

Recommendations:

1. Annexation of the area by the Town of Mebane because of the urgent need for city services.
2. Relocation of the city dump.
3. City adopt and enforce minimum housing code.
4. West End Elementary School should be converted into a day care center, community center, or some similar use which will benefit residents of the community.
5. Courses, arranged with local residents being allowed to express their needs, should be made available with the assistance of Alamance Technical Institute.

6. Demolish vacant dilapidated buildings and clean off vacant lots.

7. Develop a transportation plan which will allow convenient movement in and out of the neighborhood as well as within the area.

8. Try to get, if available, state or Federal funds which will help to get water and sewer extended in the area.

NEIGHBORHOOD IX

Housing Conditions: Except for a few houses along Highway 70, housing conditions in Neighborhood IX are in good condition. The neighborhood has a large amount of open space and shows its heaviest density along Highway 70 and north of the city limits.

Population Characteristics: It has been estimated that 743 persons reside in Neighborhood IX of which a little less than 100 are black. This is the second largest neighborhood in the planning area.

Land Uses: The neighborhood is largely undeveloped. Along Highway 70 are mixed land uses including commercial, residential and manufacturing. There is some farming done in the neighborhood also.

Social and Environmental Conditions: There are only isolated spots of blighted housing in the area. A survey of these houses pointed out a need for water, sewerage, and electricity in one house. Other than these isolated cases the conditions in the neighborhood appeared to be adequate. Strip commercial land use along Highway 70 adds and subtracts from the neighborhood's environmental condition. They are convenient to the consumer; however, being mixed among the houses does increase traffic problems. Social problems were very high in comparison with the number of substandard houses. There were twelve cases of venereal disease reported, three school dropouts, one tuberculosis case, one juvenile arrest, one infant death and four cases of illegitimate births. There are twenty-one welfare recipients of which twelve receive Old Age Assistance, five are in the category

of Permanently and Totally Disabled, and four are in the category of Families with Dependent Children.

Factors Contributing to Blight:

1. High rate of social illnesses such as dropouts, etc.
2. Mixed land uses.

Recommendations:

1. Health Department should be contacted and asked for assistance in reducing the social ills in this neighborhood.
2. As the opportunity arises try to get the land use to comply with the zoning ordinance.

NEED FOR AND VALUE OF A MINIMUM HOUSING CODE

There are signs of deteriorating housing conditions found in the planning area of Mebane. These signs were detected from a housing condition survey conducted by the Division of Community Planning. The residents of the area have no reason to feel protected or to feel that they will not be subjected to more unsafe and unsanitary housing conditions developing. Residents of sub-standard housing absolutely have no reason to think that someday they may take a bath in a tub, flush their own commode, sit on the porch without falling through, open windows and doors to get fresh air without insects coming in, to turn a spigot and get water, hot or cold. The reason no citizen in Mebane's planning area can feel safe or optimistic is there are no regulations adopted to protect or insure safe and sanitary housing conditions. In the absence of these regulations, conditions deteriorate further, not improve.

The adoption and enforcement of a minimum housing code is one service desperately needed in Mebane. The value of such a code is that it provides standards for housing units. Standards help upgrade and insure the best possible housing conditions for every family.

The adoption of a minimum housing code would be the initial step in correcting and controlling poor housing conditions in the planning area of Mebane. This act would provide an official who could enforce building inspections as well as minimum housing codes.

