

NEIGHBORHOOD

ANALYSIS

A PLAN FOR IMPROVEMENT

FIFTEEN

ASSIGNMENT

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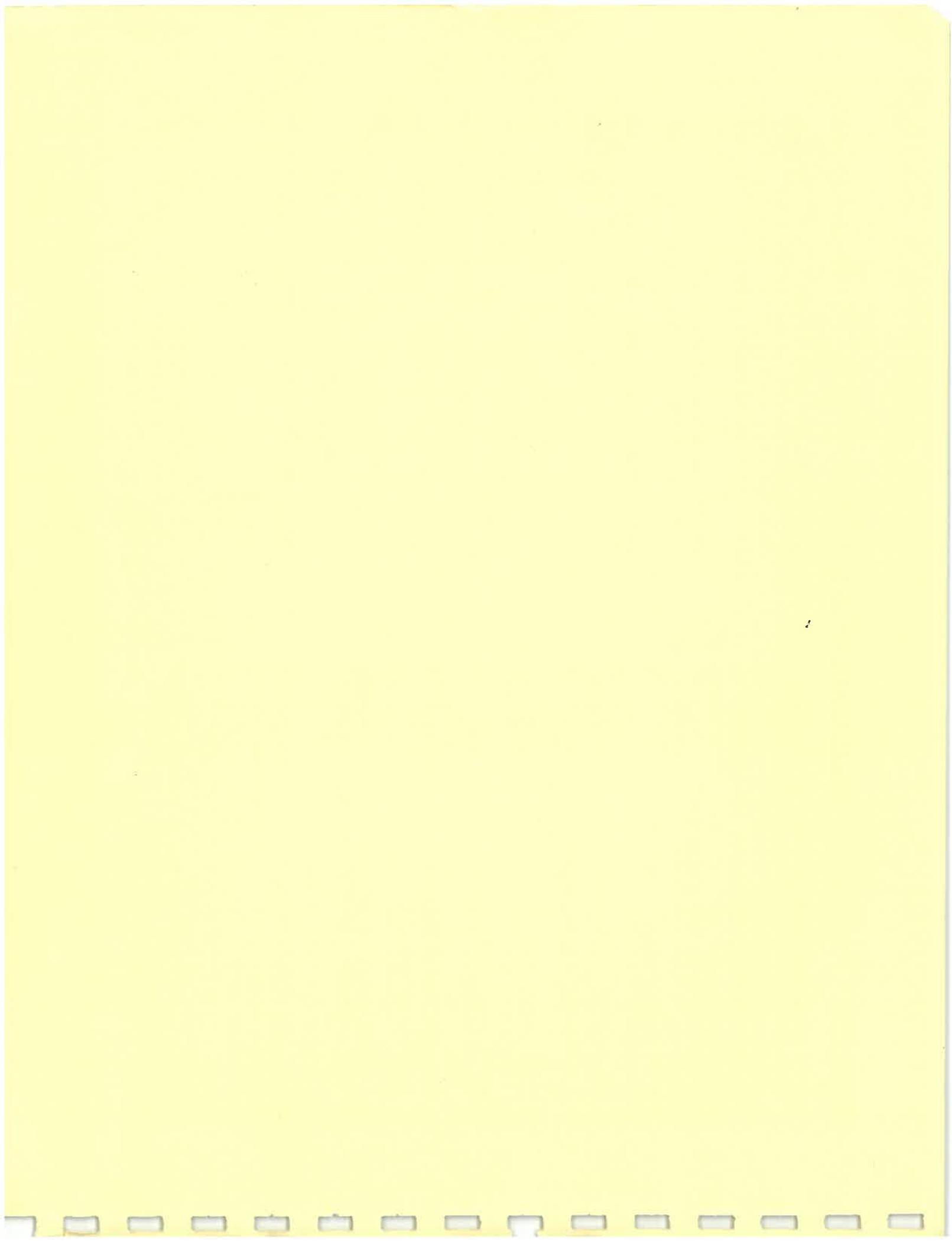
THE FIFEVILLE NEIGHBORHOOD

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PREFACE

In very recent years few, if any, innovations of a revolutionary nature have occurred in the area of neighborhood analysis. Neighborhood analysis usually connotes a study analyzing the residential areas of a community. Its usual purpose is to determine the nature, extent, and causes of blight, and to recommend policies and programs to combat it. Very generally speaking, the methodology commonly followed is to:

- 1) Divide the community into logical neighborhoods with which to work.
- 2) Assemble physical, social, and economic data on each neighborhood pertaining to, or proving, the existence of blighting factors within each area.
- 3) Compare and evaluate the degrees of blight in each neighborhood.
- 4) Recommend general policies for the community or specific proposals for each neighborhood to remove blight and prevent its spread.

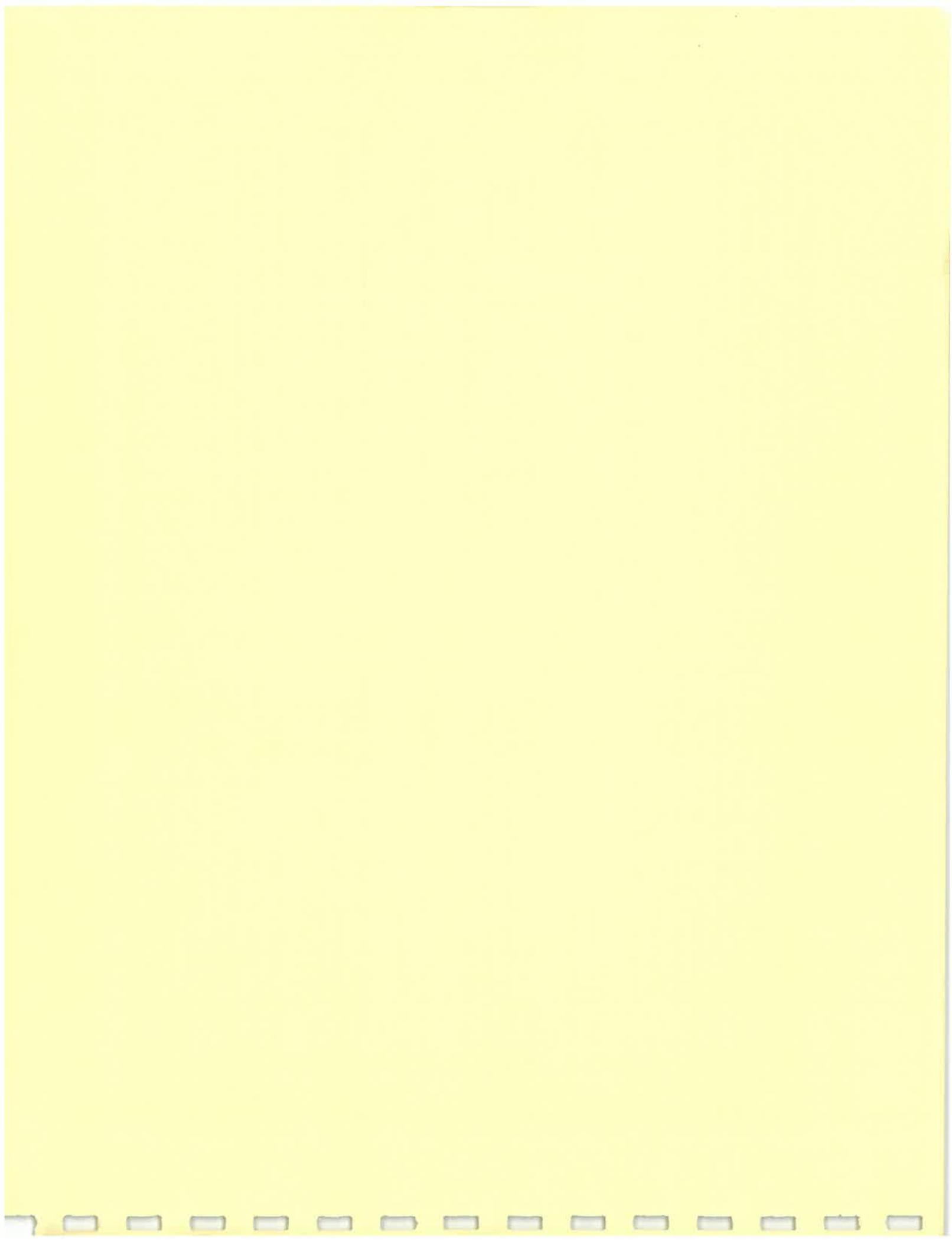
This report might be considered as a single neighborhood analysis in a comprehensive study of all Charlottesville's neighborhoods. It is, however, considerably more detailed than most such studies. Also, it does not set out specifically to discover or prove that the neighborhood contains blighting characteristics. Nor does it

compare this area with others in an attempt to produce comparative evaluations or a system of priorities. It is rather, an effort to discover all desirable as well as undesirable conditions present, some of which might not be revealed by the ordinary blight oriented approach.

STATEMENT OF GOALS

Goals of the analysis section of the work, then, are:

- 1) To appraise the living conditions of the neighborhood and indicate, in an easily handled form, the physical, economic, and social conditions present.
- 2) To reveal or more closely indicate causes which lead to these circumstances.
- 3) To discover and evaluate some of the more subjective population characteristics which may influence recommendations.
- 4) To appraise the probable condition of the neighborhood in the near future as it is likely to evolve without some action to influence its course.



INTRODUCTION



GENERAL INTRODUCTION

A major portion of the analysis consists of statistics which measure various phenomena used as indices of the levels of social, economic, and physical characteristics of the area.

Generally speaking, these phenomena are indicators of certain conditions, or may reveal more closely the causes of the conditions. Interrelationships of condition characteristics are rife. One statistic may be an indicator of a number of different conditions, a cause of another, and a condition resulting from still other causes. Although statistics need not be unnaturally forced into these categories, it is important that their basic nature and interrelationships be recognized. Misinterpretation of the nature of these condition characteristics may result in inappropriate remedies or in programs treating merely indicators or conditions rather than actual causes.

Some indicators also aid in defining a certain character of the neighborhood, rather than showing problems or assets. This data is essential if programs are to be fashioned which are commensurate with the means and scale of life in the neighborhood.

The study is divided into six major sections.

A brief introduction to the neighborhood is followed by a Social Evaluation of the area, including data pertinent to the people and to their financial means. The second category, Environmental Evaluation, discusses the quality of the more personal environment of the people. A Physical Evaluation appraises the development of the land and physical improvements upon it. External Influences, the fourth evaluation, treats briefly the adjacent or city-wide factors which may influence the Fiveville area. Subjective Evaluation is an investigation of characteristics of the people which are essential in bringing the statistical data into proper context and which are major factors in the implementation of nearly all improvement programs. The sixth section, Summary and Problem Definition, concludes with a recapitulation of the major points of the preceding categories, combining them into a total picture of the area's condition. Particular emphasis is placed on defining the problems present and future in the neighborhood.

THE NEIGHBORHOOD

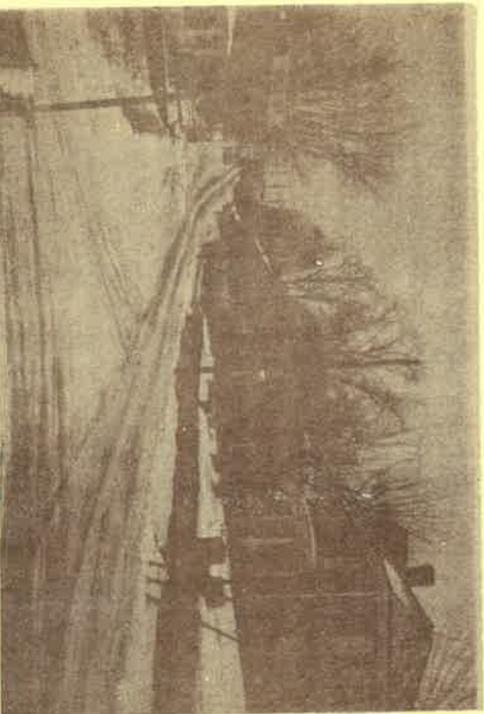
The Fifeville neighborhood is a predominantly residential section bounded along its northern edge by the C & O Railroad tracks and by 8th Street, S. W., Cherry Avenue, and Ridge Street on the west, south, and east.

Next to the railroad are a number of commercial enterprizes, and commercial uses are developing along both Cherry Avenue and Ridge Street. The residential quality of the fourteen-block area has also been in transition for quite some years. The once prestigious houses on Ridge Street have begun to lose their attractiveness, and a number have been divided internally to create apartments. A considerable number of dwellings, especially those on Nalle Street, 9th Street, and 7 1/2 Street were originally substantial, middle-class homes. Most of the remaining homes were once of a sound, although modest and rather densely built, nature. Most of the structures date from the 1930's or earlier. These older homes have depreciated with age, and the racial composition of the occupants has become increasingly Negro. Several ostensibly deteriorated pockets exist, including Estes Street, a few other spots next to the railroad, and sections along Dice Street.

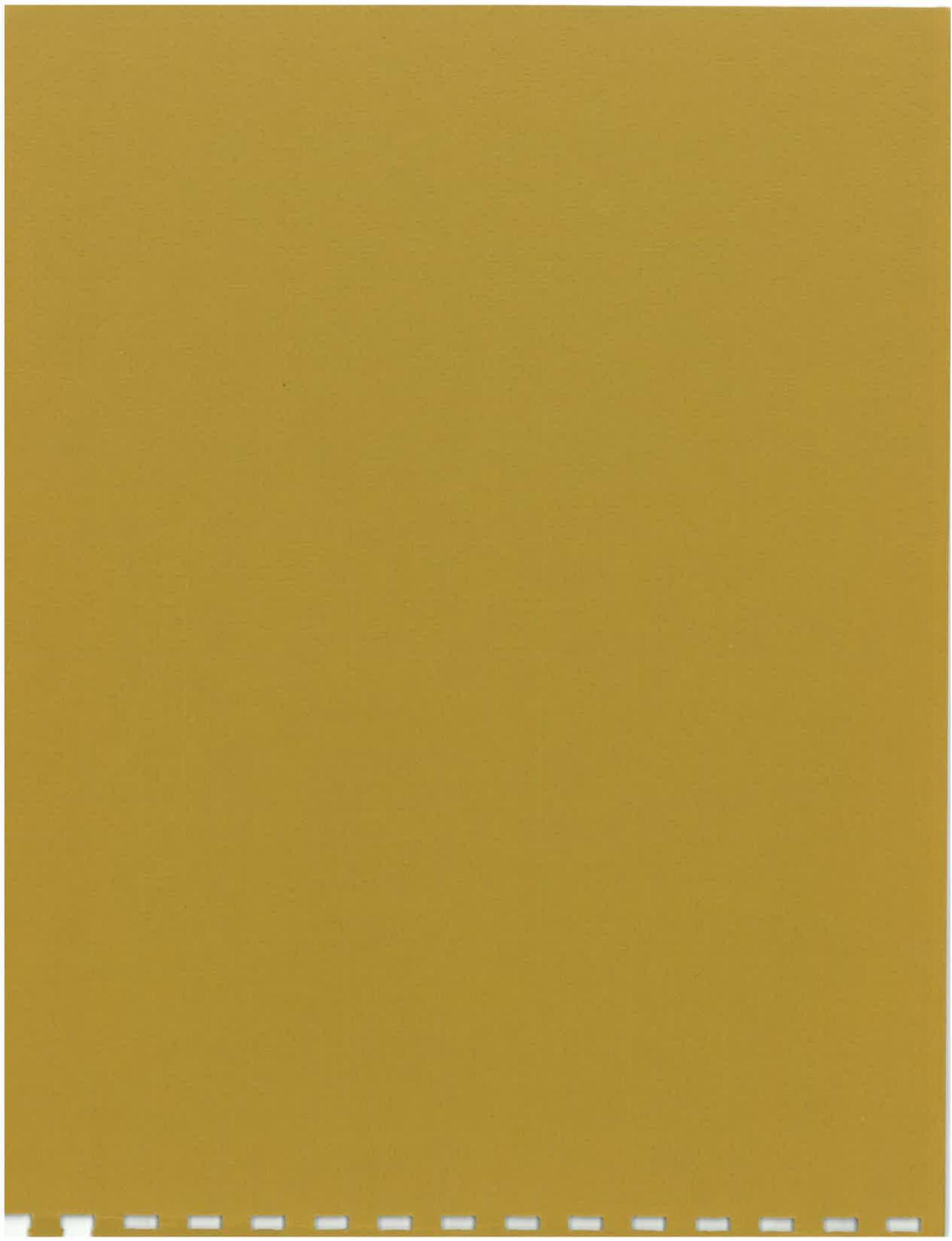
The street pattern is extremely confused and inefficient. The hilly terrain has further aggravated

the street situation, has made building construction rather difficult, and has led to erosion in many places.

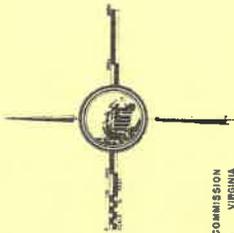
As a whole, the neighborhood is not nearly as bad as some other areas within the city, but forces are at work lowering its standards and its value as a residential community.



SOCIAL EVALUATION



CITY OF
CHARLOTTESVILLE
VIRGINIA

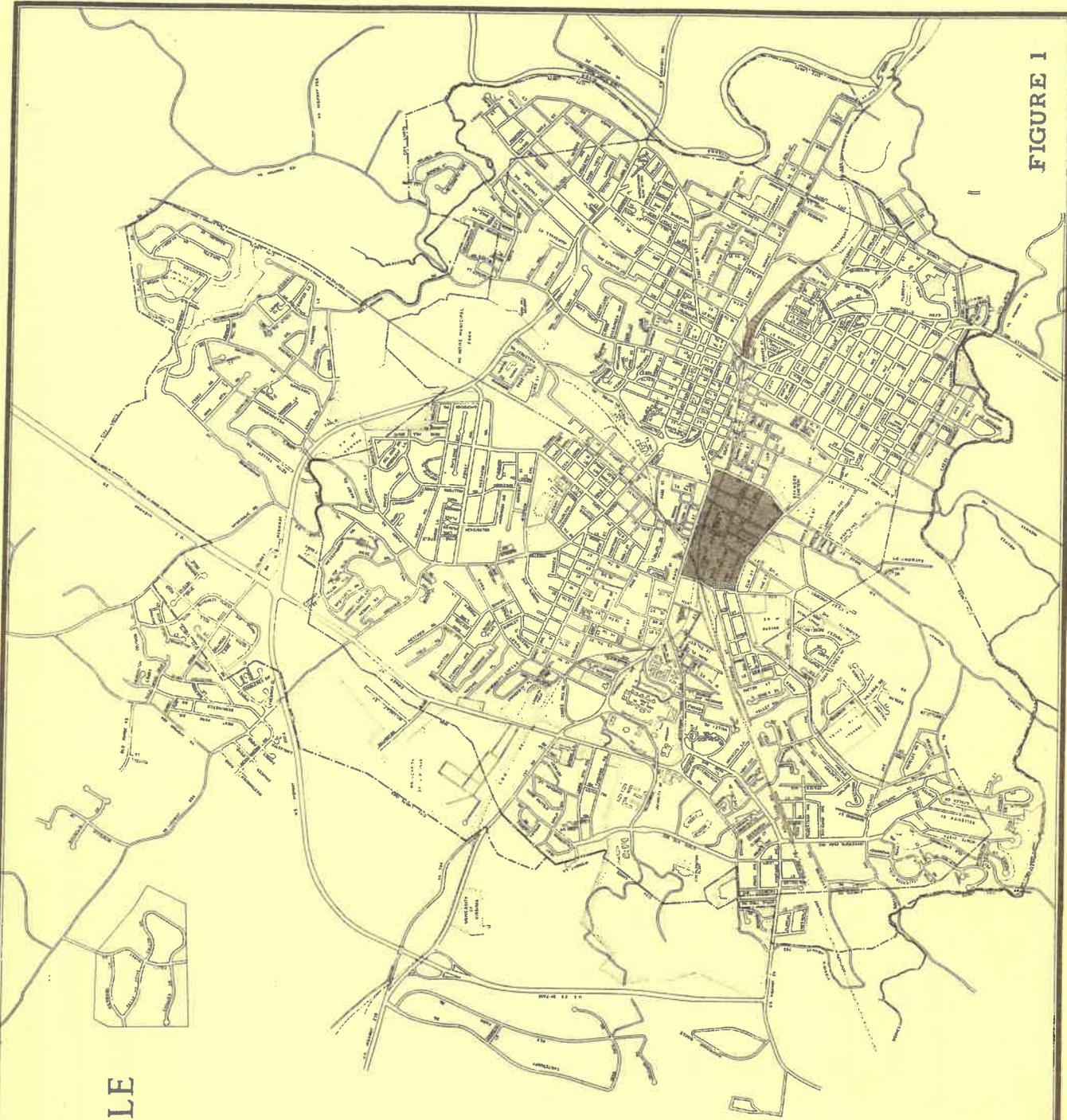


CITY PLANNING COMMISSION
CHARLOTTESVILLE
VIRGINIA
REVISED MAY 1, 1964

LOCATION MAP

CONTOUR LINES
100 FEET
200 FEET
300 FEET

FIGURE 1



CITY OF CHARLOTTEVILLE POPULATION

AGE	MALE		FEMALE		TOTAL	
	%	No.	%	No.	%	No.
14 & Under	12.7	4470	12.9	4510	25.6	8980
15 - 19	3.2	1120	2.9	1020	6.1	2140
20 - 24	5.2	1840	4.6	1600	9.8	3440
25 - 29	4.1	1430	3.9	1370	8.0	2800
30 - 34	3.5	1220	3.5	1220	7.0	2440
35 - 39	3.5	1220	3.5	1220	7.0	2440
40 - 44	3.2	1120	3.2	1120	6.4	2240
45 - 49	3.2	1120	3.2	1120	6.4	2240
50 - 54	2.7	950	3.3	1150	6.0	2100
55 - 59	2.3	800	2.6	910	4.9	1710
60 - 64	1.6	560	2.3	800	3.9	1360
65 & Over	2.7	950	6.2	2160	8.9	3110
TOTAL	47.9	16800	52.1	18200	100%	35000

Source: Charlottesville-Albemarle County Economic Study ~~2~~ ~~DAE~~ :

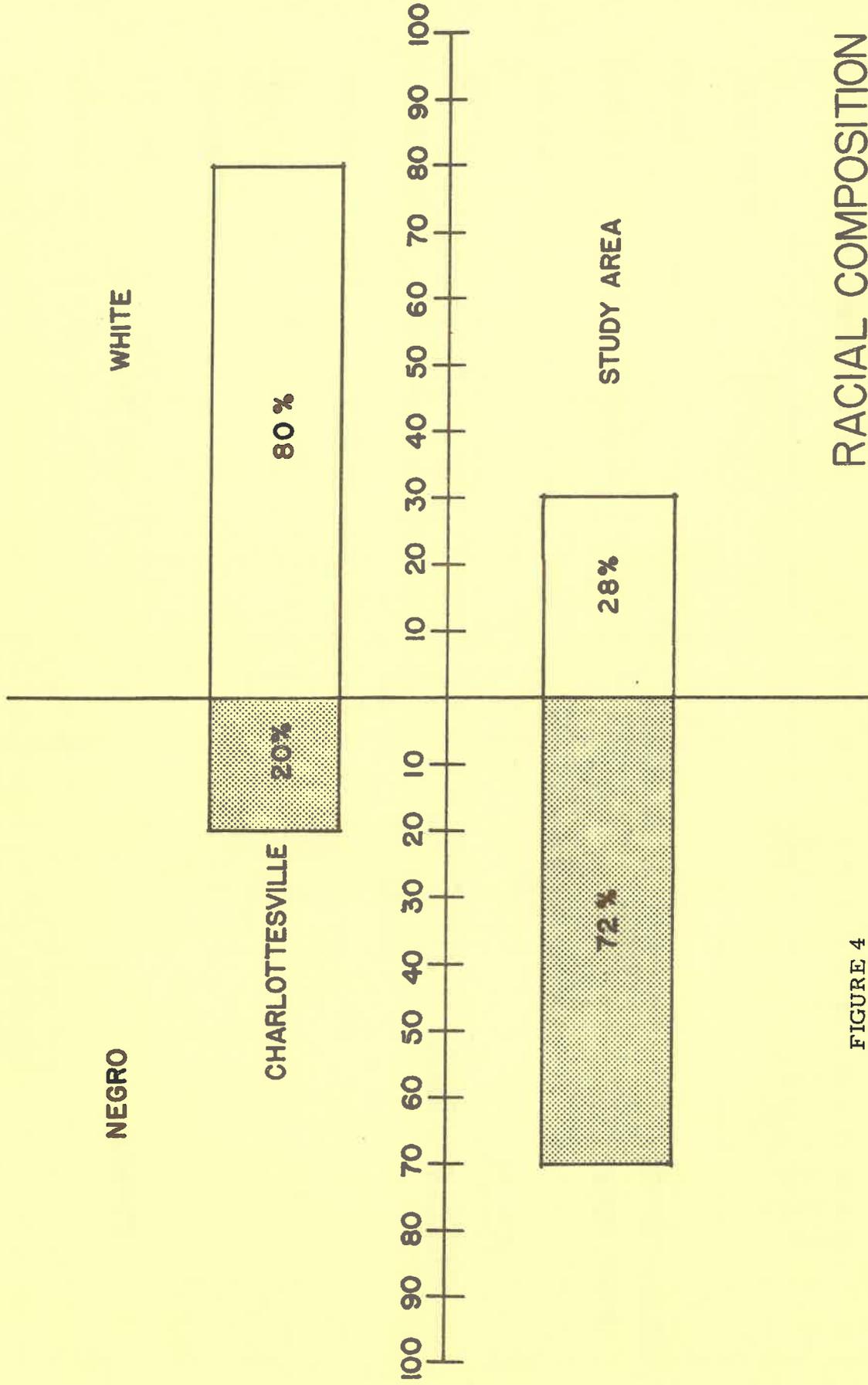
FIGURE 2

NEIGHBORHOOD POPULATION

AGE	MALE		FEMALE		TOTAL	
	%	No.	%	No.	%	No.
14 & Under	11.0	99	12.0	109	23.0	208
15 - 19	6.6	59	4.4	39	11.0	98
20 - 24	3.3	30	1.1	10	4.4	40
25 - 29	3.3	30	3.3	30	6.6	60
30 - 34	1.1	10	2.2	20	3.3	30
35 - 39	2.2	20	5.5	49	7.7	69
40 - 44	1.1	10	2.2	20	3.3	30
45 - 49	2.2	20	3.3	30	5.5	50
50 - 54	1.1	10	4.4	39	5.5	49
55 - 59	3.3	30	4.4	39	7.7	69
60 - 64	4.4	39	5.5	49	9.9	88
65 & Over	3.3	30	8.8	79	12.1	109
TOTAL	42.9	387	57.1	513	100.0	900

Source: ^{*}1968 Survey

FIGURE 3



RACIAL COMPOSITION
(1960 CENSUS)

FIGURE 4

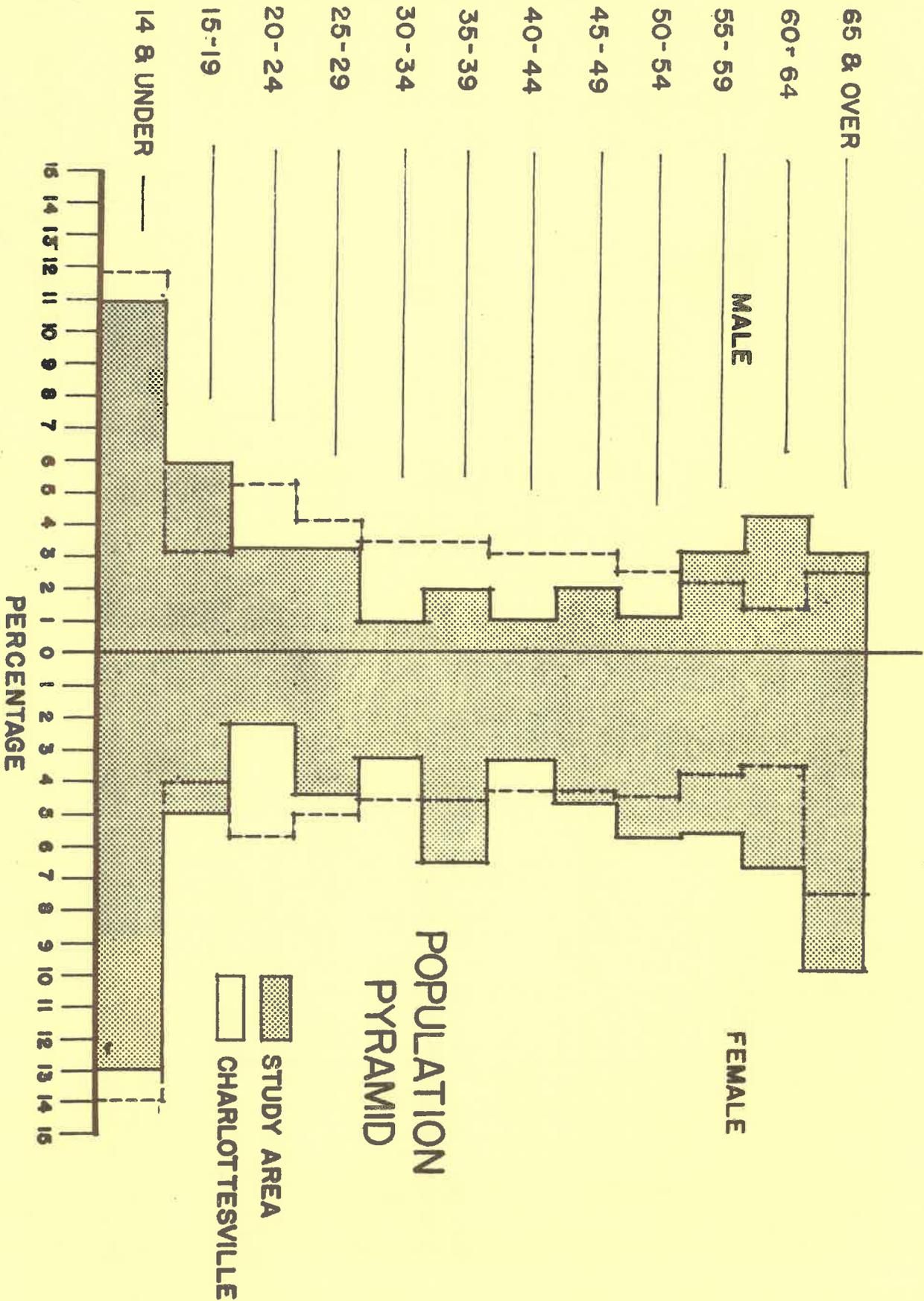


FIGURE 5

POPULATION

During the 1950 to 1960 decade, the population of the Charlottesville-Albemarle County area increased by 14.8%. In 1963, the estimated population of Charlottesville was 31,590 while between 1960 and 1965, the rate of population growth was 2.3% per year resulting in a present population of approximately 35,000.

During the comparable time period, the population of Fifeville has remained fairly static. Currently, the neighborhood houses approximately 900 people, accounting for 2.56% of Charlottesville's total population.

As the population pyramid indicates (See Fig. 5), there is a relative excess of persons in the greater than 55 age bracket. Noteworthy also is the relative excess of 2% in the female 35-39 age bracket. This may be accounted for by a large number of Negro women serving as head of household. The Fifeville area would be conducive to both of these categories inasmuch as it is a low rent district convenient to public facilities and transportation. A decrease in the 20-24 age bracket may be explained by the fluid mobility, characteristic of this particular age group. The 30-44 age group also shows a relative decline. This may be accounted for in part by the fact that people reaching this age bracket have usually acquired enough capital to invest in new living quarters. This investment, when possible, will avoid transition areas in preference to established owner-occupied ones.

An analysis of the neighborhood population by race (See Fig. 4) indicates that 28% are White and 72% Negro, in comparison to the city's 80% White and 20% Negro.

The planning projections for 1985, prepared by Wilber Smith and Associates, forecast a population growth of approximately 2,000 people for the district surrounding the study area. This district now has a population of 12,000. In that case, the percentage growth for the district would be approximately 16% by 1985. This could possibly result in an increase of Fifeville's population to a total in excess of 1,000 people.

EDUCATION

An index of the social well-being of a population is its achievement level in education. Figure 6 shows that the median school years completed by Fifeville residents is substantially below that of Charlottesville (8.5 years vs. 11.2 years). A further deficiency in this aspect is evidenced by the fact that 28% of the residents have completed less than 5 years of school, whereas the city records only 9.9%. Furthermore, only 32% of the residents have completed high school, or 12.7% less than the percentage of the people that have completed high school in the city.

The 1968 student ratios (Fig. 7) indicate that a larger portion of the Fifeville students are in the pre-high school level and are unable, by law, to drop out of school at the present time. The drop-out rate for Charlottesville at present is approximately 2%, whereas the Fifeville rate is 3%.

This percentage comparison, along with the facts that most of the students are in the pre-high school level, pressing economic conditions, and, the low educational achievement of the parents indicate that the drop-out rate, unless checked, will increase within the next few years.

OCCUPATION

An analysis of the occupations of the residents will further describe their basic characteristics and illustrate some of the problems of the area. Figure 9 indicates the percentage and number of residents in the area involved in various modes of life. Three major points are brought out in this table.

First, and foremost, is the problem of unemployment, the mode of life of 4% of all the residents. Expressed as a percentage of the current work force, this figure is a high 12%. Only 88% of the possible labor force of the neighborhood is employed, meaning that some 40 residents lack either the ability or the initiative to find employment.

EDUCATION

<u>City</u>	<u>Neighborhood</u>
<u>PERSONS 25 YEARS OLD AND OVER</u>	
<u>MEDIAN SCHOOL YEARS COMPLETED</u>	
11.2 Years	8.5 Years

<u>COMPLETED LESS THAN 5 YEARS OF SCHOOL</u>	
9.9%	28%

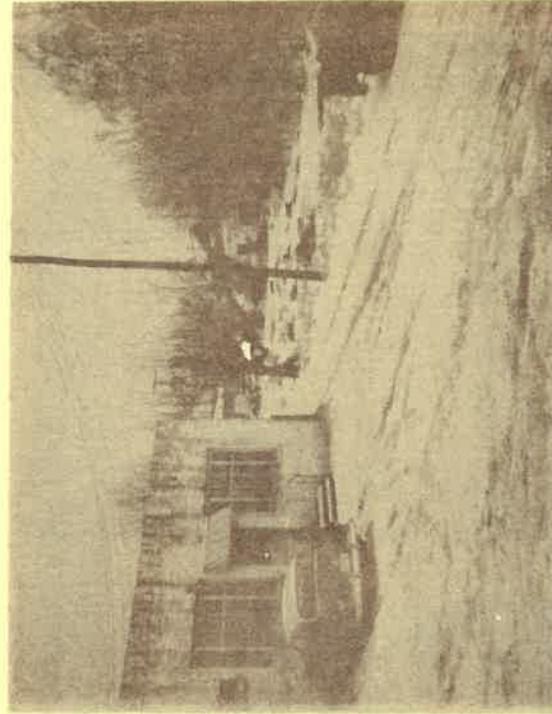
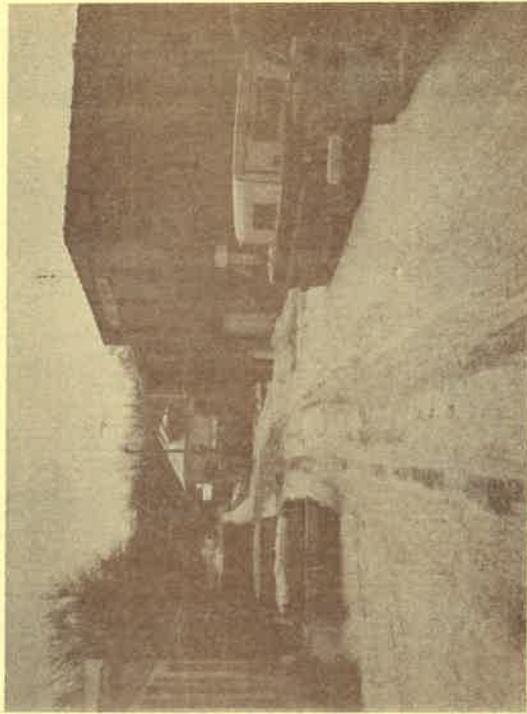
<u>COMPLETED HIGH SCHOOL OR MORE</u>	
44.7%	32%

<u>PERSONS 5 - 35 YEARS OLD</u>	<u>School Enrollment</u>
7,059 Students	290 Students

Source: 1960 Census
FIGURE 6

<u>STUDENT RATIOS, 1968</u>	
<u>Elementary</u>	
& Junior	67%
High	33%
	87%
	13%

Source: Charlottesville-Albemarle County
Economic Study



SCHOOLS SERVING AREA

Capacity No. of Pupils/ Grades Year
 city Teach. Taught Built

H. School

Lane 950 65 21.9 8-12 1941

Junior HS

Buford 800 45 15.7 7-9 1965

Elem. S.

Jefferson 875 37 22.1 6 1924

Johnson 780 28 28.6 1-5 1955

Special Education

McGuffey 480 18 20 1-8 1916

Source: Charlottesville-Albemarle County
 Economic Study

FIGURE 8

MODES OF LIFE

Mode	Percent of Residents	Number of Residents
White Collar	8	70
Blue Collar	13	120
Skilled Laborer	3	30
Unskilled Laborer	2	20
Domestic	7	60
Unemployed	4	40
Welfare	1	10
Retired	6	50
Housewife	17	150
Students	32	290
Pre-School	7	60
	100%	

Source: 1968 Survey

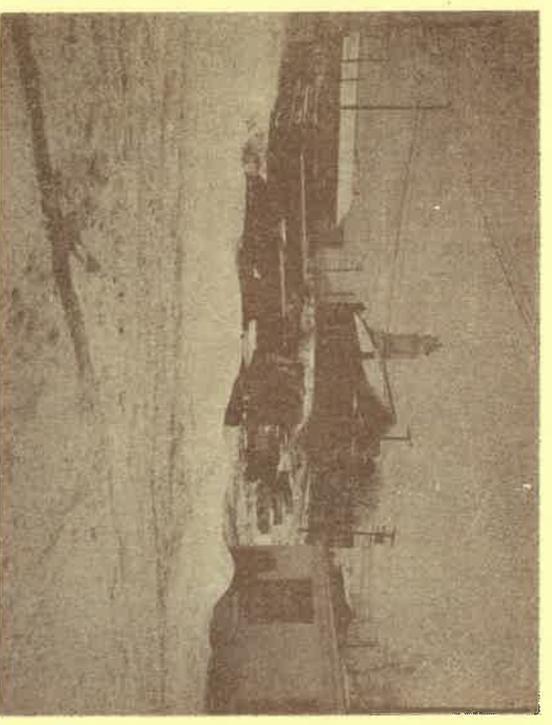
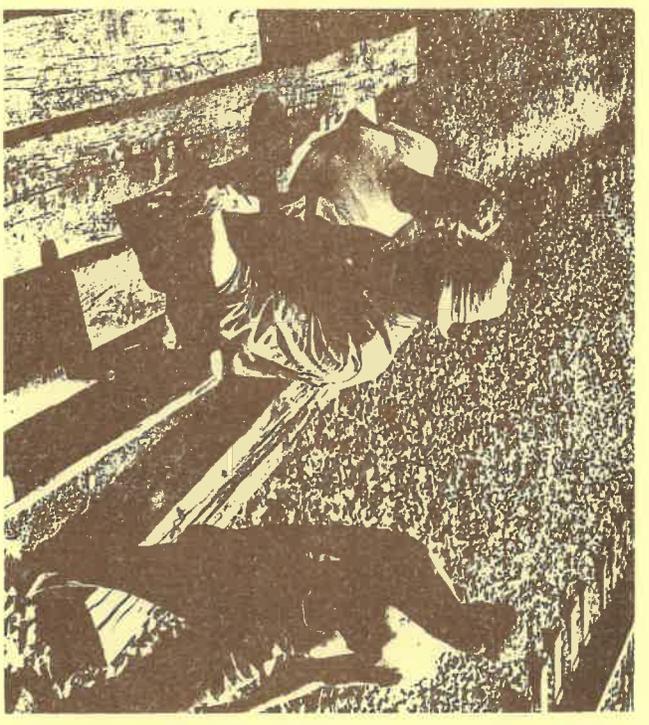
FIGURE 9

PRESENT EMPLOYMENT FORCE

TYPE	CITY	STUDY AREA
White Collar	59%	24%
Blue Collar	41%	76%

Source: Charlottesville Land Use Plan and 1968 Survey

FIGURE 10



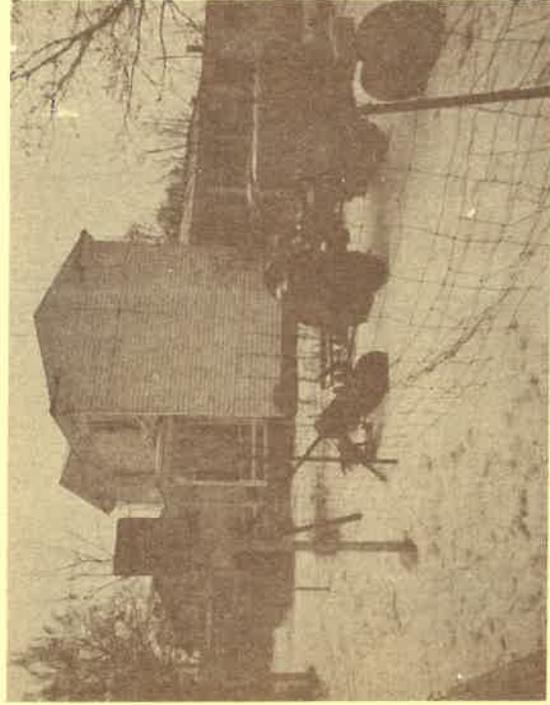
average rent of \$77.64 per month. Rents this low, especially in consideration of the aforementioned level of income, often indicate conditions of low living standards and little effort by landlords for improvement.

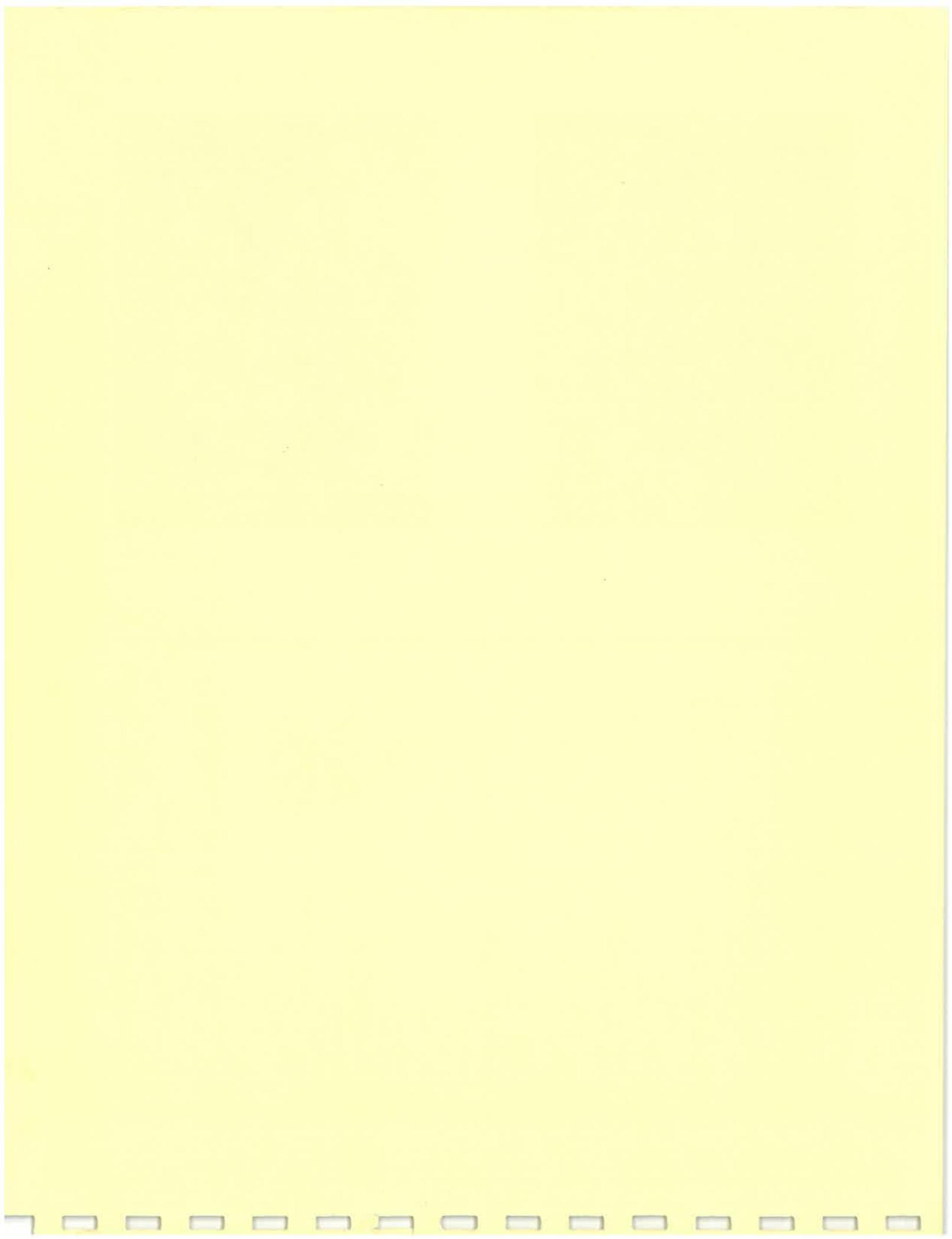
NEIGHBORHOOD WELFARE DISTRIBUTION

Street	Public Assistance	Other Welfare Services
4th Street	4	1
5th Street	4	
6th Street	--	
6 1/2 Street	1	
7th Street	1	
7 1/2 Street	2	
9th Street	1	
Ridge Street	4	
Estes Street	2	2
Nalle Street	2	1
Delevan Street	--	
Dice Street	5	
Oak Street	1	
TOTALS	27	4

Source: Charlottesville Welfare Department

FIGURE 13

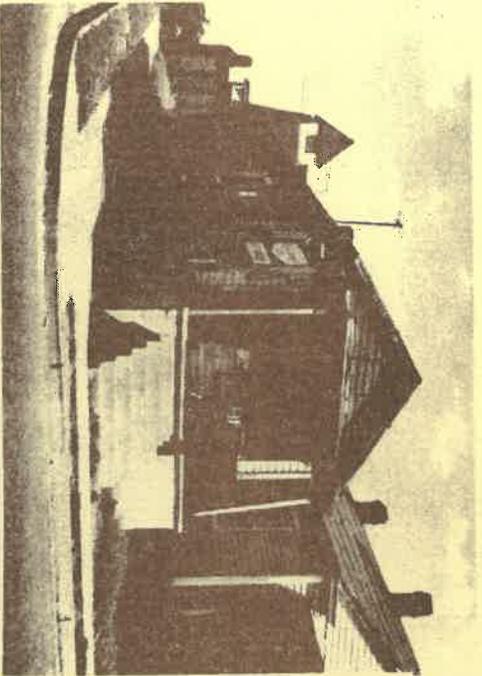




ENVIRONMENTAL EVALUATION

MOBILITY

An average length of residency of 20.5 years, low education, low income, and high percentage of retired people, all indicate a very static neighborhood with relatively little mobility. Problems often associated with immobility, stagnation and an acceptance of conditions, have developed and must be contended with.

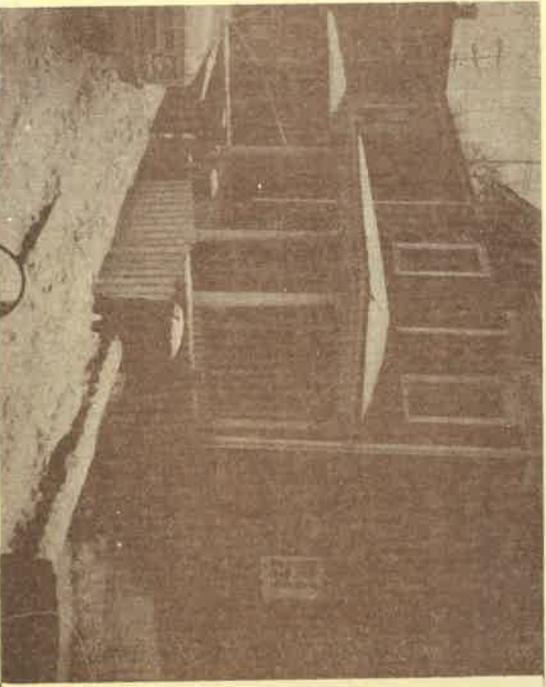


DENSITY

Overcrowded conditions, that is, more than two people per room, prevail in 20% of the dwellings. Such situations obviously lead to an increased susceptibility to communicable diseases and more subtly contribute to mental depression and disorder. Overcrowding in a neighborhood is generally one of the early warnings of worse to come and its elimination is extremely important.

HOUSEHOLD FACILITIES

Even minimum household facilities are lacking in 8% of the homes (about 20 dwellings) that have no bathrooms or running water. About 40% of the homes have central heating. Sixty percent, then, have gas heaters or less; and, in an area where winters become extremely cold, these methods of heating must be considered substandard.



The construction of the dwelling units contributes further to heating problems. Being old, many are drafty and contain little or no insulation from wind. A lack of foundations in many allows total penetration of the wind and heat loss is acute. A lack of proper household facilities obviously increases susceptibility to disease, and at the minimum, causes great personal discomfort.

HOUSEHOLD CONDITIONS

The quality of the interior of a home greatly influences its occupants and, to a degree, reflects the amount and type of concern the household has for its environment. A scale is used to quantitatively evaluate the interior environment using the following criteria:

- A rating of 1: Reflects better than normal care showing concern for attractiveness and cleanliness.
- A rating of 2: Reflects only normal care and maintenance indicating a lack of any special concern.
- A rating of 3: Reflects general neglect and total disregard for appearance and cleanliness.

The environmental aspects evaluated are:

<u>Category</u>	<u>Neighborhood Average</u>
General Appearance	1.50
Personal Appearance	1.60
Condition of Furniture	1.80
Condition of Interior	1.84

Immediately obvious is the high neighborhood average in all categories, reflecting more than normal concern for cleanliness and attractiveness. Some 40% of the homes fall into the best rating. Equally as significant is the high rating of General and Personal Appearance. These may indicate that while economic situations prevent improvements of the interior and furniture, there still exists a desire to maintain a fairly high degree of cleanliness. A desire for improvement, then, exists in the area and should be capitalized on.

HEALTH

As an environmental index, high communicable disease rates generally reflect inadequate housing, overcrowded conditions, and serious hygienic problems. Of the 122 T. B. cases in Charlottesville, the study area accounts for 11%. The Estes Street area alone accounts for 36% of

those cases occurring within the neighborhood. The Public Health Department index of blight ranges from 3.6 to 6.9 T.B. cases per 1,000 population and considers 1.5 to be the tolerable level. In Fifeville, there are 15.0 cases per 1,000 population. A high percentage of infant mortality often reflects poor environmental conditions. Charlottesville has an infant death rate of 2%. Fifeville recorded 3 deaths for a 3.3% infant mortality rate. Obviously, some health problems exist in the area and should be dealt with.

CRIME AND JUVENILE DELINQUENCY

Using crimes as an index of social disorder (See Fig. 15) the neighborhood in question accounts for 13% of the felony convictions and 12% of the juvenile delinquency convictions in the City of Charlottesville during the period April, 1952 to May, 1956. Stated another way, a specific 2.5% of the population account for 12% of the convictions within the city.

It must be noted, however, that these figures reflect conditions which existed some 10 years ago and are not an accurate measure of the current statistics and situations. Assistant Chief of Police Durham, however, reveals that there have been no major changes in the pattern of criminal or juvenile violations since 1956 with the exception of a continually growing crime rate. Presently then, it may be concluded that

even if the relative percentage of the total violations has not increased, the actual number of violations has.

WELFARE

By using welfare cases as an environmental index, a good measure of the psycho-economic conditions of the neighborhood is obtained.

Economically speaking, once a person has been put on the welfare roll, he has exhibited to some degree that his situation has reached a level at which he is unable to provide for his family with a decent subsistence level. Requiring public assistance has a profound effect on the psychological well-being of the family. In the case of the father having to apply, he must first have convinced himself of his own inabilities and inadequacies. If a mother, on the other hand, has to apply, she must, to a degree, find herself in such a hopeless condition that she is certain that the future holds economic peril. There is no measure for the profound effects that this must have on the children of such families.

In the study neighborhood, there are currently 31 cases which the Welfare Department is engaged in helping. Twenty-seven of these cases are for public assistance and four are receiving other services. The welfare roll for the entire city totals 488 cases. The study area, therefore, accounts for 6.3% of the welfare cases in the city and only 2.5% of the population of Charlottesville. These statistics further emphasize the low economic level of the study area.

FIRE CALLS

Other studies have indicated that a correlation exists between inadequate housing and fire calls. However, this does not hold true for the study area. As indicated by Figure 15, only 3 fire calls were reported in the neighborhood out of 642 reported in the City of Charlottesville during 1967. An area consisting of 2.5% of the population which is only responsible for 0.5% of the fire calls must be considered a low-rate area.

Fire Chief Marshall indicated that inadequate housing is not necessarily directly related to fire calls. A more direct relationship is brought about by economic circumstances and housing types. Tight economic circumstances are known to result in a strict conservation of fuel for wood, gas, and oil heaters in Charlottesville. Heating units are not left in operation when the rooms are not in immediate use; and a prime cause of fires is thus curtailed. Although these statements are not universally applicable, they do apply to single-family, detached housing removed from intensive commercial and industrial activities.

PUBLIC FACILITIES

There are no schools, recreation facilities, libraries, or parks within the defined neighborhood. Schools serving the area are:

- 1) Lane High School
- 2) Buford Junior High School
- 3) Jefferson Elementary School (6th grade)
- 4) Johnson Elementary School
- 5) McGuffy Special Training School

Though not in the study area, these schools, with the exception of Johnson Elementary, are within walking distance (See Fig. 14). In every case, however, walking to school requires the student to cross at least one major thoroughfare.

Residents must also cross these thoroughfares to reach recreational facilities. Tonsler Park, the closest facility, is adjacent to Cherry Avenue at its intersection with 5th Street. Other facilities available are a rollerskating area adjacent to Johnson Elementary, and the city's Recreation Department Headquarters on East Market Street. Also located downtown is McIntire Library, and directly across the street from this is the nearest ornamental park.

Streets and sidewalks within the area are in deplorable conditions. These facilities are characterized by inadequate curbing and paving. Poor site and street planning are exemplified by erosion and steep grades. Street lighting is inadequate due to a scarcity of fixtures and a lack of maintenance. Water, sewer, gas, and electrical lines are provided for the area.

Protective services are provided by the Fire Department Headquarters located on Ridge Street and the Central Police Station downtown. Refuse collection and street cleaning are provided by city and appear to be adequate.

The neighborhood is served by public transportation routes along Main Street and Cherry Avenue.

PHYSICAL EVALUATION

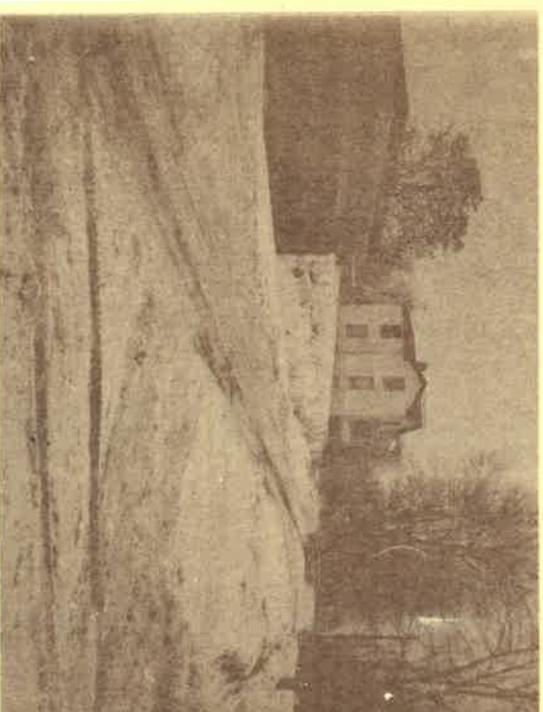
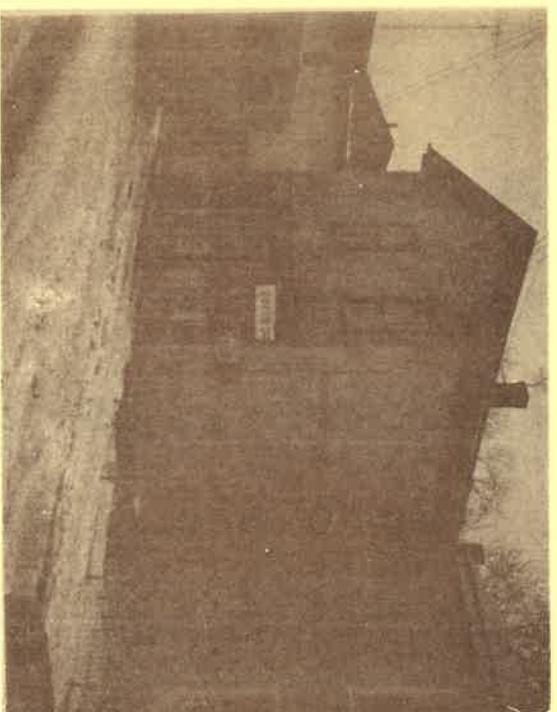
between 5th and 6 1/2 Streets are not paved. Poor alignment creates four badly jagged intersections within the area, including:

- Nalle and 9th Street
- Dice and 7 1/2 Street
- Dice and 6 1/2 Street
- Dice and 5th Street

Extensive erosion is occurring in all the major watersheds, but particularly in the area between King and Cherry Avenue (See Fig. 19).

Figure 19 also indicates the 5 major unpleasant visual areas in the neighborhood. Four of these border the railroad and the fifth is just north of the intersection at 5th Street and Cherry Avenue.

Commanding view looking both east and west can be obtained along Ridge Street. Eastward is a panoramic view of the mountains to the right and downtown Charlottesville to the left. The westward view affords a bird's-eye perspective of the neighborhood. A vista from the northern end of 7 1/2 Street overlooks a ravine and is framed by mountains to the south.



SUBJECTIVE EVALUATION

EXTERNAL INFLUENCES

The strongest external influences on the neighborhood are those created by the immediately adjacent areas. Among the more important considerations are the existing and projected zoning land use characteristics of these areas. Internal land uses previously discussed reflect the many types of non-residential zoning throughout the basically R-Z neighborhood (See Fig. 20). Residential amenities of the area have been sorely affected by the commercial and manufacturing activities permitted in the neighborhood. Recent trends in external land use development promises to reduce these amenities still further.

The area is surrounded by a helter-skelter pattern of commercial and manufacturing zones which are gradually being converted from previously residential areas. Strip commercial developments are beginning to occur along the eastern and southern edges of the neighborhood. Should this trend continue as expected, the study area will be almost entirely surrounded by a corridor of strip commercial establishments, which will result in still further damage to its residential qualities and amenities.

At the present time, despite commercial encroachment, there are residential areas to the east, south, and west that have some interaction with residents in the neighborhood. These areas appear to be in somewhat worse condition than the study area. Social influences of a static or negative nature very possibly diffuse into the

neighborhood, perhaps encouraging negative changes from without and retarding positive changes from within.

The Garrett Street area, worst of the nearby residential areas, is slated for removal. Unless care is taken, it is possible that residents of Fifeville, being better able to afford the existing cost of public housing than their Garrett Street counterparts, will merely exchange neighborhoods with them. Fifeville could then be the seedbed of a new slum.

Streets on at least two sides of the area are rapidly becoming barriers to social interaction. Cherry Avenue is now a heavily traveled east-west artery. A hazard to children and pedestrians, it is fast becoming a barrier separating Fifeville from sections to the south. Ridge Street presently has less traffic than Cherry Avenue, but in the near future, it is to be extended north and south to connect Route 29 and Interstate 64. It will then become the most heavily traveled north-south artery east of Emmet Street. As traffic increases, Fifeville will be severed from areas to the east and south by roads and to the north by the railroad.

While increased traffic around the area will create additional noise and fumes, the most obvious detraction to the neighborhood will continue to be the railroad. Dirt, fumes, noise, and visual unpleasantness are significant nuisances produced. Equally important, however, are the land uses it fosters and the undesirable people

it has attracted in this case. Both of these have been, and will continue to be, strong detriments to property and social values in the neighborhood.

A strong positive feature of the neighborhood is its central location. The Central Business District, McIntire Library, Lane High School, and the City Recreation Center are all within walking distance of the neighborhood. A convenient public transportation system puts all of Charlottesville within reach. The removal of Cox's Row and Vinegar Hill along with their potential replacement with contemporary, standard uses should also have a long-term beneficial effect. The impact these outside forces may have upon Fifeville or programs dealing with it is very difficult to assess. Even so, it is essential that the area not be considered as an isolated block, uninfluenced by the fabric of the city surrounding it.

ATTITUDES OF THE RESIDENTS

A number of significant attitudes on the part of the residents was gathered from survey information and from interviews with key people knowledgeable of the area.

A dominant characteristic is an almost universal sense of indifference to neighbors and a lack of any cohesive quality to the area. This lack of neighborliness is true between Whites and Negroes as well as within each race. Quite a number of older residents feel a disapproval, or even an animosity toward many new, lower income, less

respectable residents. Some years ago, much of the neighborhood had a satisfactory feeling of community, especially along Nalle Street, Ridge Street, and sections just west of Ridge. Gradual area depreciation and increased absentee ownership have brought in many low-class renters and have helped decrease social associations.

This introverted character is further reflected by a lack of participation or contact with civic or neighborhood organizations.

There seem to be no leaders or organizations to guide the people in recovering a sense of neighborhood identity, to encourage participation in community life, or to present the needs and interests of the people to the rest of the city.

Racial feeling within the neighborhood seems characterized more by indifference rather than intensity or animosity. A number of the more educated Negroes feel a need for better interracial understanding.

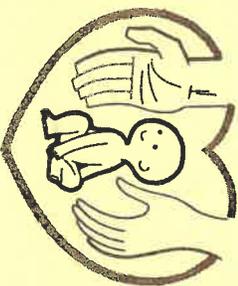
Although most residents of both races do not desire to live under integrated circumstances, there seems to be an acquiescent acceptance of integration as a matter of expediency. There has been no mass exodus of whites - perhaps reflecting the static tendency of the original residents. Most Negroes, but few Whites, favor compulsory open housing. Public housing was considered undesirable as a place to live by nearly all the people interviewed.

Birth control is favorably accepted by most of those surveyed, though not often practiced; and family planning was also favored.

An appreciation of the convenient location of the area was cited by several interviewees. Most of the people, however, expressed no opinion, or only a very shallow satisfaction, with the neighborhood as a place to live.

An apathetic approval of the services provided by the City and renters' landlords is also common. This seems to indicate among the people a very uncritical outlook on life, an unthinking acceptance of the status quo, and little realization of, or faith in, their ability to improve their condition in life.

One notable exception is the relatively healthy residences on Nalle Street. Most yards are well kept, and the fact that almost one third of the houses are newly painted indicates the contagious nature of home improvement.



WOULD YOU PLEASE HELP
ME PLAN MY FAMILY?

SUMMARY AND PROBLEM DEFINITION

SOCIAL

The primary social problems of the neighborhood are:

Little realization or faith in self abilities.

Lack of incentive and high rate of unemployment.

Lack of cohesive quality of environment and shallow satisfaction with neighborhood.

Racial indifference and acute misunderstanding of racial problems has led to a dispersed rather than fluid integration.

Economic discrimination cumulating in heavy concentration of poorer housing in two areas, Estes Street and Brickyard Hill.

Large ratio of substandard housing and unhealthy environmental conditions.

Extreme indifference and lack of concern for neighbors.

Lack of participation in and knowledge of social, economic and civic improvement organizations.

Lack of skills and education cumulating in a large portion of unemployment and blue collar workers.

Substantially high, school drop-out rates and potential indifference to the value of education.

Extremely low average and mean income levels because of a:

- Large number of fixed income families.
- Large number of unemployed persons.
- Large number of welfare assistance cases.
- A large number of Negroes with potential low income.

Acute general neglect for proper care of housing.

Low relative ratings of personal and physical appearance.

Large amount of visual unpleasantness.

Commercial infiltration in and around the neighborhood causing psychological barriers to social intercourse.

Lack of public facilities as a potential unifying factor and an acute shortage of activities for the large portion of older people.

An extremely high crime rate and a disproportionately high number of Juvenile Delinquency cases.

The continuing problem of preserving the following social assets:

- Vacant land which may be used to improve the physical quality of the environment.
- Long-term residency lending stability and enhancing social intercourse.
- Central location fostering a high level of desirability for convenience factors.

ECONOMIC

Primary economic problems include:

Low incomes - 48% of family incomes are below \$3,000:

- Difficulty in providing proper housing, clothing, food, medicines, etc.
- Insecurity and psychological anxiety because of lack of money.
- Fixed incomes for many residents.
- Range, scope, and quality of solutions to many problems are restricted by very low means of residents.

Low dwelling values because of non-structural or environmental quality - 40% of structures in area worth less than \$5,000:

- General depreciation of area.
- Concentration of houses of less than \$1,500 value on Estes and 4th Streets, thus compounding negative effects.
- Concentration of houses of higher value on Ridge Street - localizes upgrading effects.
- 10% of dwellings recommended for condemnation; necessity to provide housing for displaced residents.
- 40% of dwellings needing major structural repair; lack of funds.
- Incompatible land uses, including the railroad reduce residential property value.

Difficulty for poor to obtain financing for improvements.

Present tax structure discourages property improvements.

Inability for many to own houses.

Increasing absentee ownership; tendency toward neglect, few improvements, depreciation in overall value.

High unemployment rate - 12% of work force in area:

- Lack of education, skill or incentive.
- Possible lack of available jobs.
- Underemployment: insufficient income provided by job, or job below the capacity of the worker, 6.3% of city cases and 2.5% of population.

High rate of welfare cases:

- Extreme lack of ability or incentive to provide for one's needs.
- High cost to city.
- Psychological cost to individual.

Low educational level - 8.5 median school years completed:

- Great need for adult education.
- High drop-out rate.
- Tendency to drop out after Junior High School.
- Poor parental example.

PHYSICAL

Physical problems of the area are:

The needs, desires, and means of the blue collar worker restrict improvements to the homes and neighborhood.

A lack of homes meeting at least minimum standards of comfort and health:

- Overcrowding.
- A lack of baths and running water.
- Substandard methods of heating.
- Piers expose all sides of houses to the elements.
- Relatively poor conditions of interiors.

An abundance of steep grades:

- Erosion at sides of streets and in rear yards.
- An improper siting of homes.

Relatively poor public facilities:

- A complete lack of parks or playgrounds.
- Disrepair, neglect, and narrowness of roads in the neighborhood.
- Poor road alignment.
- Almost a total lack of sidewalks.
- Poor provision and maintenance of street lighting.

The presence of incompatible land uses:

- The railroad and the dirt, fumes, noise, and visual unpleasantness it produces.
- Encroaching commercial areas.
- The conversion of houses to stores.

The increasing role of Cherry Avenue and Ridge Road.

Unpleasant visual areas.

A continuing problem is the proper utilization of the following assets:

Available vacant land within the neighborhood.

The area's central city location.

Easy availability of public transportation.

The many dramatic views from the site.

FUTURE CONDITIONS

The probable conditions for the future are:

An increase in population of 1,000 or more persons by 1985.

An increase in the number of retired persons residing in the neighborhood.

An increase of absentee ownership.

An increase in traffic congestion bordering the neighborhood.

An increasing demand for multi-family and commercial uses in and around the neighborhood.

The number and character of the Social, Economic and Physical problems outlined in this section, as well as their obvious interdependence, underscore the necessity for a truly comprehensive approach in structuring an improvement plan for the neighborhood. Past schemes which have failed to treat all aspects of the problems of substandard areas or have failed to relate them properly to the entire community have met with only limited success.

It should be remembered that the degree of success of recommended programs must be measured, ultimately, in terms of their responsiveness to the needs, desires, and abilities of the people of Fifeville.

APPENDIX A

KEY PERSON INTERVIEWS

JAMES FLEMING, REALTOR

Average annual income in the area is about \$5,000 - \$6,000 or \$7,000 with husband and wife working.

The availability of housing attracts many lower income people. It is cheap and close to the main-stream of things. Economic reasons hold many people in the area because it is too late in life for them to acquire a large debt by moving into a better area.

Fleming feels there is about 99% absentee ownership with much being owned by one person. There exist a few speculating slumlords.

The worst areas are Estes Street and Brickyard Hill which have high crime rates - especially Estes Street which adjoins the railroad.

The residents of Nalle Street are predominantly white. Recently, several Negro families have moved in; they have been courteously treated.

Some rare prejudice does exist, especially in the Negro Brickyard Hill. Ridge Street is less prejudiced and more civic conscious. The colored of Ridge Street tend to look down upon those of Brickyard Hall, however.

RECOMMENDATIONS

Fleming would clear out the houses near the Railroad and scatter the people out in the city. The younger ones he feels can "be saved" and be a help to the community. The area should be rebuilt with warehousing and storage plants with a buffer area to protect the residences.

Street maintenance years ago would have helped many people have an incentive to keep their property in good shape.

R-1 Zoning (single-family) would prevent circumstances favorable to the slumlords.

Fleming believes in open housing. Some of the people could be ready for open occupancy and property ownership. Most are not, however, and need some sort of transitional, personal development period in improved surroundings.

Social programs and education are very important.

REVEREND BENJAMIN BUNN

Negroes are nearly all renters. Some of the others own their houses. Many are paying more for them than they are worth.

Racial prejudice in the area is not particularly bad. The Whites haven't "run" as Negroes moved in.

He doesn't know, nor has he heard, of any organized leadership or unified assertion of feeling within the neighborhood.

Psychological barriers are much more important than physical ones. The railroad does not separate the people from Main Street and beyond, nor should possible strip commercial along Ridge Street divide it from the Garrett Street section, he feels.

The ties holding people to the area are more economic than sentimental, he says.

Most of the people beyond Estes Street act "like human beings", and with a little concern, the people could develop a sense of pride about their neighborhood.

RECOMMENDATIONS

Open occupancy is needed as a first step, although it is not a stopping place. This would:

- 1) Allow those who are economically and psychologically competent to buy homes elsewhere.
- 2) Leave livable dwellings vacant for others to fill them.
- 3) Supply hope for many who now despair of it.
- 4) Leave behind the "problem-people" who are not yet ready to move out and who need to be worked with.

Code enforcement should be carried out.

Education of the people to appreciate decent and good-looking accommodations is necessary.

Development of a new interracial understanding is also needed.

Much can be done within the existing city governmental structure, but the officials must accept the problems and work on them.

APPENDIX B

Location	Sex	Age	Number of School Years Completed	Income	Location	Sex	Age	Number of School Years Completed	Income	
#1	M	39	11	\$ 3,600	#7	F	55	--	\$ 3,500	
	F	38	14	4,200		#8	M	27	11	\$ 1,800
	M	19	12	3,600			F	25	9	Housewife
#2	F	14	8	Student	F	7	1	Student	Pre-School	
	<u>\$11,400</u>				M	5	--	Pre-School	Pre-School	
	M	56	17	\$ 7,000	#9	M	61	6	\$ 2,400	
F	49	9	1,000	F		55	--	Housewife		
F	20	15	Student	M		22	13	4,300		
#3	M	15	10	Student	F	37	--	--	Student	
	<u>\$ 8,000</u>				M	14	6	--	--	
	F	59	3	Welfare	#10	M	--	--	--	
M	26	5	Unemployment	M		65	0	\$ 2,400		
#4	F	60	16	Retired		F	14	9	Student	\$ 2,400
	F	60	16	Retired	#11	M	60	2	\$ 2,900	
	F	60	16	Retired		F	53	8	1,000	
F	60	10	Retired	M		15	9	Student		
#5	F	56	0	\$ 1,500	M	12	5	Student	Student	
	F	38	11	Unemployed	M	13	6	Student	Student	
	F	15	9	Student	M	8	2	Student	Student	
#6	F	15	10	Student	M	6	1	Student	\$ 3,900	
	M	18	10	Unemployed	#12	F	70	16	\$ 2,000	
	<u>\$ 1,500</u>					M	8	2	Student	
M	64	0	\$ 7,000							
F	60	0	Housewife	M	6	1	Student			
M	77	0	Retired							
<u>\$ 7,000</u>										

Location	Sex	Age	Number of School Years Completed	Income
#13	M	72	10	\$ 2,400
	F	69	12	<u>1,000</u>
				\$ 3,400
#14	M	46	6	\$ 2,800
	F	52	7	<u>--</u>
				\$ 2,800
#15	M	41	9	\$ 3,900
	F	39	7	Housewife
	M	8	2	Student
	M	9	3	Student
	M	11	6	Student
	F	14	8	Student
	F	12	7	Student
	F	6	1	Student
	F	2	--	Pre-School
	F	--	--	<u>--</u>
				\$ 3,900
#16	F	61	8	\$ 2,400
	F	41	14	<u>2,700</u>
				\$ 5,100
#17	F	34	12	\$ 1,000
	M	15	8	Student
	M	16	8	Student
	F	17	7	Training School
	F	12	7	Student
	F	9	4	Student
	F	8	2	Student
	F	3	--	Pre-School
				<u>\$ 1,000</u>

Location	Sex	Age	Number of School Years Completed	Income
#18	F	70	6	Retired
	M	26	12	Unemployed
#19	M	56	12	Unemployed
	F	50	12	Housewife
	F	25	16	Unemployed
#20	M	38	--	\$ 2,000
	F	35	8	2,000
	F	18	12	Student
	M	14	8	Student
				<u>\$ 4,000</u>
#21	F	50	16	\$ 4,900
#22	F	70	8	--
	F	67	0	--
	M	47	10	<u>\$ 3,100</u>
				\$ 3,100
#23	M	52	12	\$ 4,000
	F	48	12	--
	M	22	15	Student
	M	14	9	Student
				<u>\$ 4,000</u>
#24	F	63	0	\$ 2,000
#25	M	59	0	Invalid
	M	33	0	<u>\$ 2,000</u>
				\$ 2,000

Location Number	Yard	General Condition	Care	Furnishings	Personal Appearance	Race	Number of People	Number of Rooms	Number of Baths	Years in Residence	Own or Rent	Mortgage on Home Per Mo.	Food per Week	Heat or	Water	TV	Car
1	2	2	2	2	2	N	4	6	1	7	O	40	20	O	Yes	Yes	2
2	2	1	1	1	1	W	4	7	3	15	O	125	35	C	Yes	Yes	3
3	3	3	3	3	3	N	2	3	1	1	R	45	20	O	Yes	No	0
4	1	1	1	1	1	N	3	9	1	70	O	0	20	C	Yes	Yes	1
5	3	3	3	3	3	N	5	5	1	12	O	15	25	W	Yes	No	0
6	1	1	1	1	1	W	3	5	1	30	O	57	35	C	Yes	Yes	2
7	2	2	1	1	1	W	1	4	1	4	R	35	15	C	Yes	Yes	0
8	3	3	3	3	2	W	7	3	1	4	R	25	30	W	Yes	No	0
9	2	1	1	1	2	N	7	5	1	4	R	40	30	C	Yes	Yes	1
10	2	1	1	1	1	W	2	7	1	27	O	0	30	O	Yes	Yes	1
11	3	3	2	3	1	N	10 1 of 2	5	1	4	R	60	30	O	Yes	Yes	0
12	3	2	1	1	1	N	5 4 of 1	10	1	4	O	0	15	W	Yes	No	0
13	1	1	1	2	1	W	2	7	1	68	O	0	20	C	Yes	Yes	0
14	3	2	2	2	2	N	3 1 of 1	5	1	8	O	34	15	O	Yes	Yes	0
15	2	2	2	2	2	N	10	7	1	9	O	90	30	O	Yes	Yes	1
16	1	1	1	1	1	N	2	7	1	50	O	0	20	O	Yes	Yes	0
17	3	3	2	2	3	N	11 2 of 1	5	0	4	R	--	25	W	No	Yes	0
18	2	2	1	2	2	N	2	8	2	4	O	0	20	C	Yes	Yes	0
19	3	1	1	1	1	N	3 3 of 1	10	2	8	O	125	25	C	Yes	Yes	0
20	2	2	1	1	1	N	5	6	1	6	O	0	30	W	Yes	Yes	1
21	1	1	1	2	1	N	1	9	1.5	47	O	0	10	C	Yes	Yes	1
22	2	2	1	2	1	N	4	5	1	55	O	0	25	O	Yes	Yes	0
23	2	1	1	2	1	W	4	5	1	38	O	0	35	O	Yes	Yes	1
24	3	3	3	3	3	N	1	3	0	13	R	--	15	W	No	No	0
25	2	2	2	2	2	N	2	7	1	26	O	0	30	C	Yes	Yes	1

A PLAN FOR IMPROVEMENT

A PLAN FOR IMPROVEMENT

The revitalization of Fifeville requires, above all, an earnest desire for improvement and concentrated effort and participation on the part of residents and the City.

The interest and efforts thus far have been insignificant.

This apathy may be due, in part, to the fact that the City, until recently, has not shown any particular interest in improving facilities and conditions of deterioration in the neighborhood. It is important that the initiative be taken by the City of Charlottesville. If the neighborhood is to be substantially improved, positive action should be taken. Without this initial step on the part of the City and without future cooperation of the neighborhood residents and property owners, no lasting improvements to Fifeville can be expected or accomplished.

The City should, first of all, improve all public facilities as follows:

- 1) All blocks, shown on Figure 22, should be repaved and a wider right of way should be considered.

Two blocks of Oak Street are unpaved. These should be completed.

- 2) Storm drainage should be provided throughout the area. At present, none exists resulting in serious erosion.

- 3) Curbs, gutters, and sidewalks should be extended throughout the entire area. Damaged sidewalks should be replaced.

- 4) Adequate street lighting should be provided.

- 5) The parcel of land located between Estes Street and 7th Street should be considered as a possible playground location as there are no existing parks encompassed by the neighborhood. Access to Tonsler Park requires crossing a major artery which is undesirable.

The proposed park would contribute a great deal to the neighborhood identity.

- 6) Present efficiency of sewerage, utility lines and refuse collection should be investigated.

The future of the Fifeville neighborhood is dependent, to a great extent, upon the attitudes and actions of the persons who own property in the area. For this reason, the City of Charlottesville and interested citizens should encourage property owners to improve their properties by eliminating overcrowding, by beautifying their lots and structures, and by working with individual residents and neighborhood groups for the overall improvement of the area.

The owners of property in Fifeville should realize that the area is now, and will remain, residential in character. They should, therefore, demolish antiquated structures, beautify existing houses, and build new, good quality, low-to-moderate-rent housing.

Federal grants are available for this purpose, as shown on pages 69-73 of this report.

All structures shown in Figure 18 should be demolished, rehabilitated, or conserved, as indicated.

Conservation and Rehabilitation are treated together since their degree of blight is different from that of clearance and redevelopment areas. One of the best approaches to the treatment of blight in conservation and rehabilitation areas is to have civic clubs and neighborhood groups undertake and execute various projects.

As an absence of such groups has been noted, it would, perhaps, be advisable for the City to employ a neighborhood worker who would stimulate interest and be instrumental in forming these neighborhood groups.

Once interest has been created, these groups could plan projects such as:

- 1) Paint-Up, Fix-Up, Clean-Up campaigns.
- 2) Encourage a neighborhood street tree-planting program.
- 3) Interblock beautification competition.
- 4) Clean up vacant areas and create playgrounds.
- 5) Support city officials in their strict enforcement of the Zoning Ordinance, minimum housing codes and other police power statutes.

6) Publicize good and bad examples of environmental upkeep.

The neighborhood worker could be of great assistance to the Fifeville residents in helping them adapt to their new improvements and toward developing better health and sanitation practices.

The worker could also coordinate her program with such activities as are sponsored by Hope House.

Hope House, in the Garrett Street neighborhood, has proved extremely successful. The Janie Porter Barrett Nursery, located on the fringe of this area, has also contributed much to the neighborhood.

A Day-Care Center for children and evening classes for adults, such as these two centers now offer, are recommended for the Fifeville area proper. The Director of Hope House has indicated that, if provided the necessary housing facilities, she would be extremely happy to give assistance in organizing such a program. Such neighborhood center should act as a nucleus for the neighborhood. The Recreation Department should work together with the "community center" in sponsoring indoor and outdoor recreation. Location of these facilities close to the proposed playground would be desirable.

It is also suggested that a specialist in home and improvement financing be employed to acquaint the neighborhood with the various available methods of financing, such as are more fully described on page 69 of this report.

Housing needs in the area, as noted in the analysis, are predominantly low-income, single-family dwellings. The approximately twenty-five houses which are considered unfit should be replaced by such one and two family, low-to-medium income housing. A low-income redevelopment area is proposed on Estes Street where nine of the fourteen homes are beyond repair.

Other dilapidated housing is dispersed throughout the study area and should also be replaced with such housing. Sixty percent of the existing housing should be protected or conserved, while thirty percent requires rehabilitation. Most of the conservation and some rehabilitation could possibly be improved by the residents themselves working in groups as mentioned earlier. The extent depends on the comprehensive program that must be developed on the part of the city and the residents.

CONCLUSION

The deteriorating conditions of Fifeville warrant immediate attention by the municipal government as well as the residents. Conservation and rehabilitation will arrest the decay and revitalize the neighborhood before it becomes necessary to redevelop it totally. As Fifeville now stands, only ten percent of the buildings are recommended for condemnation. At present, it may involve the demolition of scattered deteriorated buildings and redevelopment, repair of existing buildings, modification of streets, introduction of facilities and other measures necessary for Fifeville. However, if action is taken as soon as possible, this will eliminate the need of major redevelopment at a later stage when the seventy-four percent of homes, presently requiring conservation and rehabilitation, deteriorate further. The present renews the area before it decays instead of waiting for the entire neighborhood to waste away.

The result is less expensive renewal which does not require as much capital and reduces the confusion associated with redevelopment of large populated areas.

FINANCIAL ASSISTANCE
FOR THE NEIGHBORHOOD

FINANCIAL AID

The following is a summary of various programs of financial aid available to neighborhoods by the federal government (HUD)

GRANTS FOR NEIGHBORHOOD FACILITIES

Purposes:

To provide neighborhood facilities needed for programs carrying out health, recreation, social, or similar necessary community services in the area.

Who May Apply:

A local public body or agency. (In some circumstances, projects may be undertaken by a local public body or agency through a nonprofit organization.)

PUBLIC FACILITY LOANS

Purposes:

This program provides long-term loans for the construction of needed public facilities such as sewer or water facilities.

Who May Apply:

Local units of government or State instrumentalities. Private nonprofit corporations for sewer

and water facilities needed to serve a small municipality if there is no existing public body able to construct and operate the facilities.

REHABILITATION AIDS AND PROGRAMS

Purposes:

To effect rehabilitation and renewal of housing, buildings, and communities by repairing, remodeling, and restoring rather than by clearance and demolition.

OPEN SPACE LAND AND URBAN BEAUTIFICATION GRANTS

Purposes:

To assist communities in acquiring and developing land for open-space uses and in carrying out urban beautification programs.

Who May Apply:

State and local public bodies.

HOME OWNERSHIP FOR LOW INCOME FAMILIES

Purpose:

To assist and encourage home ownership by low-income individuals and families.

Who May Apply:

A nonprofit organization approved by the FHA Commissioner may apply for insurance of a mortgage financing the purchase and rehabilitation of housing for resale to low-income purchasers. A low-income individual or family may apply for insurance of a mortgage financing the purchase of a home from the nonprofit organization.

HOMES FOR LOW AND MODERATE INCOME FAMILIES

Purpose:

To aid in the provision of homes at costs within the reach of people of low and moderate income.

Who May Apply:

Any family (or person) displaced from a home through governmental action, and other people with low or moderate incomes.

RENTAL HOUSING MORTGAGE INSURANCE (REGULAR PROGRAM)

Purpose:

To facilitate the production of rental accommodations suitable in design and in size for family living, and available at reasonable rents.

Who May Apply:

Any private corporation, trust, partnership or individual interested in developing a rental housing project; or any Federal or State agency, municipal corporate agency of one or more States, or limited dividend corporation controlled by Federal or State laws.

RENTAL HOUSING FOR LOW AND MODERATE INCOME FAMILIES

Purpose:

To assist private industry in providing housing for low-income and moderate-income families and families displaced by governmental action.

Who May Apply:

Under the market-rate program, any mortgage approved by the FHA Commissioner; below-market program, public agencies (except those that obtain their funds exclusively for public housing from the Federal Government), cooperatives, private nonprofit corporations or associations, and builder-seller and limited distribution mortgagors.

HOME MORTGAGE INSURANCE (REGULAR PROGRAM)

Purpose:

To help families undertake home ownership on a sound basis.

Who May Apply:

In general, any person with a good credit record, the cash needed to initiate the transaction, and enough regular income to make monthly mortgage payments without difficulty.

LOW INCOME HOUSING DEMONSTRATIONS

Purpose:

To develop and demonstrate new or improved means of providing housing for low-income persons and families, and to demonstrate the types of housing and the means of providing housing that will assist handicapped and elderly low-income persons or families.

Who May Apply:

Any duly organized public or private body or agency. Eligible public bodies may include local housing authorities, urban renewal agencies, and welfare agencies; a subdivision of a State or a State agency; and educational institutions established and financed with public funds. Eligible private bodies include private corporations;

private welfare, professional, and other community organizations; and private educational institutions. Any organization, to be eligible, must have the authority, powers, and capacity to carry out the demonstration.

LOW RENT PUBLIC HOUSING

Purposes:

The low-rent public housing program was established by Congress in the Housing Act of 1937 to aid communities to provide decent housing for low-income families who cannot afford standard private housing. Subsequent Federal housing acts have made special provision for low-income elderly families and individuals, the handicapped, and those displaced by urban renewal and other governmental action. Forty-eight States now have enabling legislation under which local public housing programs can be initiated. Of major importance are new provisions in the Housing Act of 1965, which expands and gives greater flexibility to the program.

Who May Apply:

Any housing authority established by a local governing body in accordance with State Law.

RENT SUPPLEMENT PROGRAM

Purposes:

To provide decent housing for low-income individuals and families who are either elderly,

handicapped, displaced from their homes by government action, occupants of substandard housing, or occupants or former occupants of homes extensively damaged or destroyed by a natural disaster.

Who May Apply:

Labor and fraternal groups, church organizations, and other nonprofit organizations; limited distribution corporations or other entities; and cooperative housing corporations.

SENIOR CITIZENS HOUSING PROGRAMS

Purpose:

To provide good housing for elderly and handicapped persons of low income and moderate income at prices they can afford.

URBAN RENEWAL

Purposes:

To assist cities undertaking local programs for the elimination and prevention of slums and blight, whether residential or nonresidential, and the elimination of the factors that create slums and blight. Urban renewal is a long-range effort to achieve better communities through planned redevelopment of deteriorated and deteriorating areas by means of a partnership among local governments, private enterprise, citizens, and the Federal Government.

Who May Apply:

Local public agencies authorized by State law to undertake projects with Federal assistance. An LPA may be a separate public agency, local housing authority, or department of the city government.

URBAN RENEWAL DEMONSTRATIONS

Purposes:

To develop, test, and report new or improved methods and techniques for preventing and eliminating slums and blight.

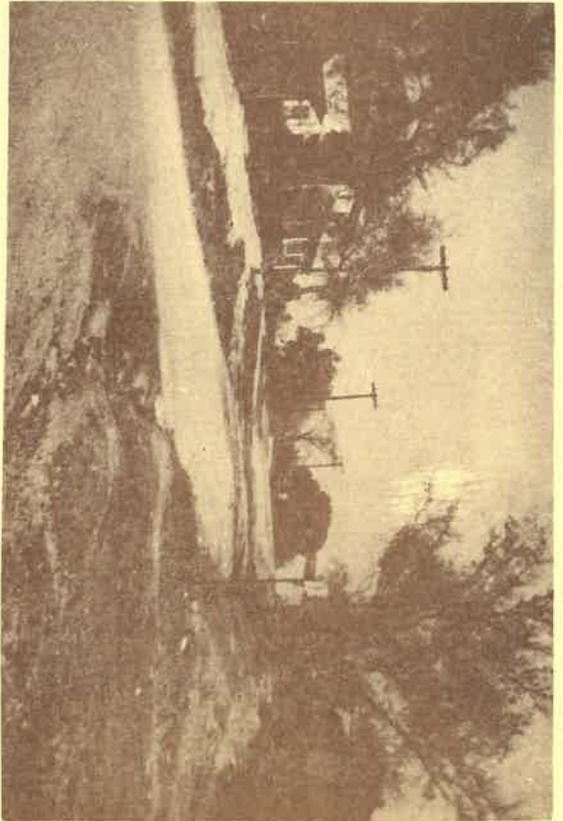
Who May Apply:

Public bodies, including State governments, cities, and other political subdivisions, local urban renewal and planning agencies, housing authorities, and public educational institutions. For reports on activities undertaken with other funds, nonprofit institutions may also apply. The program is not administered by HUD Regional Offices.

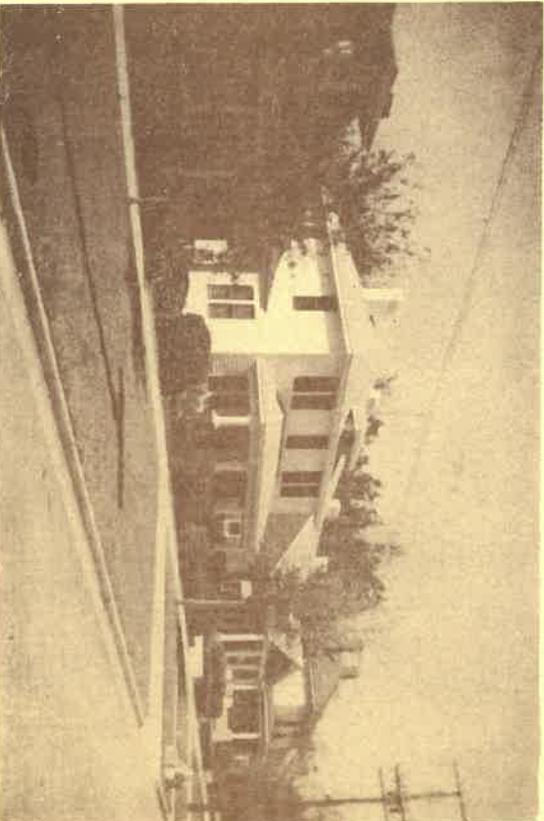
RELOCATION

Purposes:

To assist in the relocation of individuals, families, businesses, and nonprofit organizations displaced by the demonstration cities, urban



STREET IMPROVEMENTS DO MAKE A DIFFERENCE



renewal, urban mass transportation, open space, community facilities, and public housing programs.

Who May Apply:

Any individual, family, business, or nonprofit association displaced or about to be displaced by one of the programs.

FEDERALLY-ASSISTED ACTIVITIES INCLUDED AS PART OF LOCAL DEMONSTRATION	Statutory Federal Share (%)
Urban Renewal Projects	66 2/3
Community Action Programs (Head Start, Legal Services, etc.)...	90
Manpower Development & Training Program	90
Vocational Education Program.....	50
Adult Basic Education Program.....	90
Aid to Dependent Children.....	varies
Work-Training Program (Neighborhood Youth Corps).....	90
Neighborhood Center.....	66 2/3
Hospital	varies