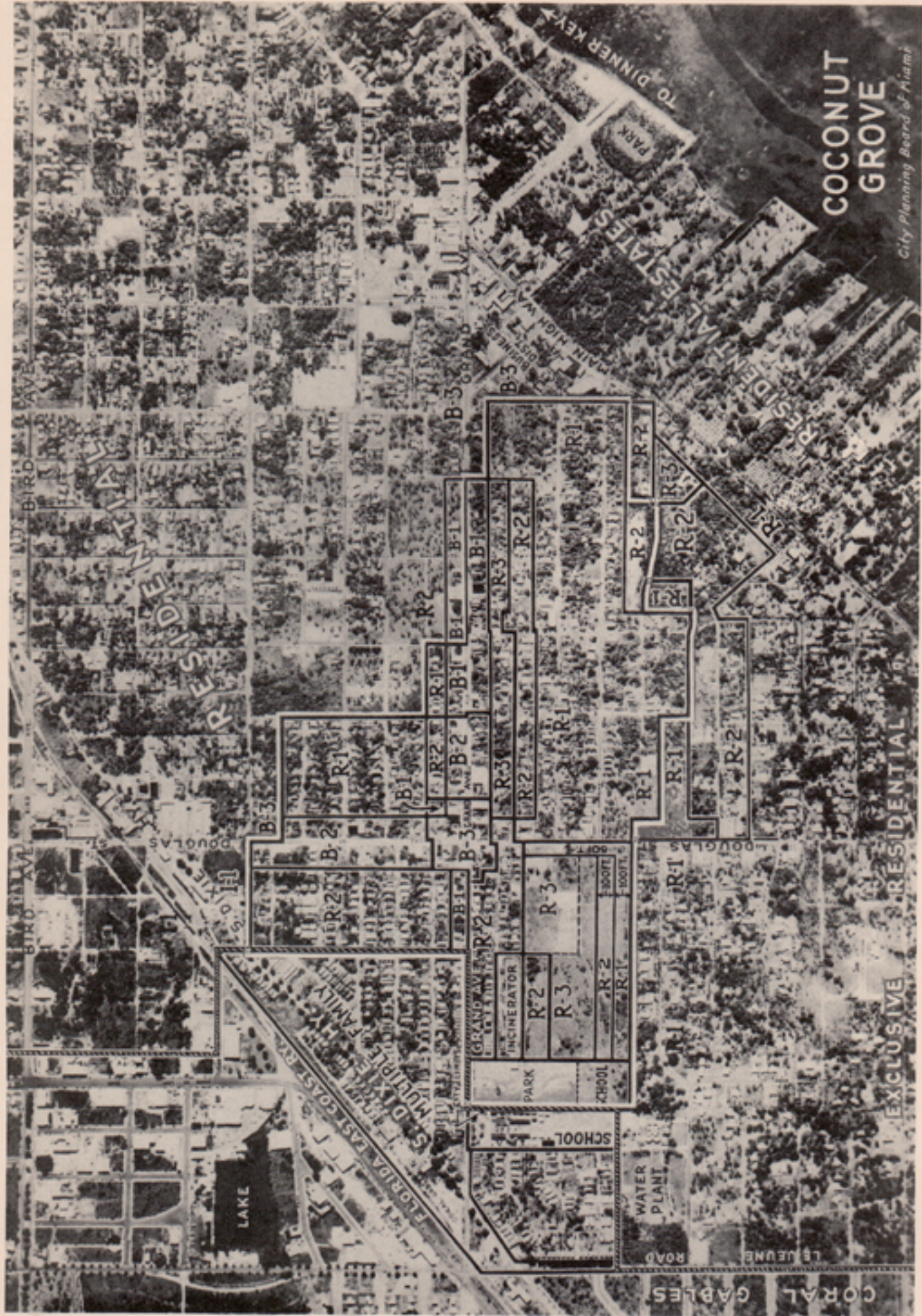
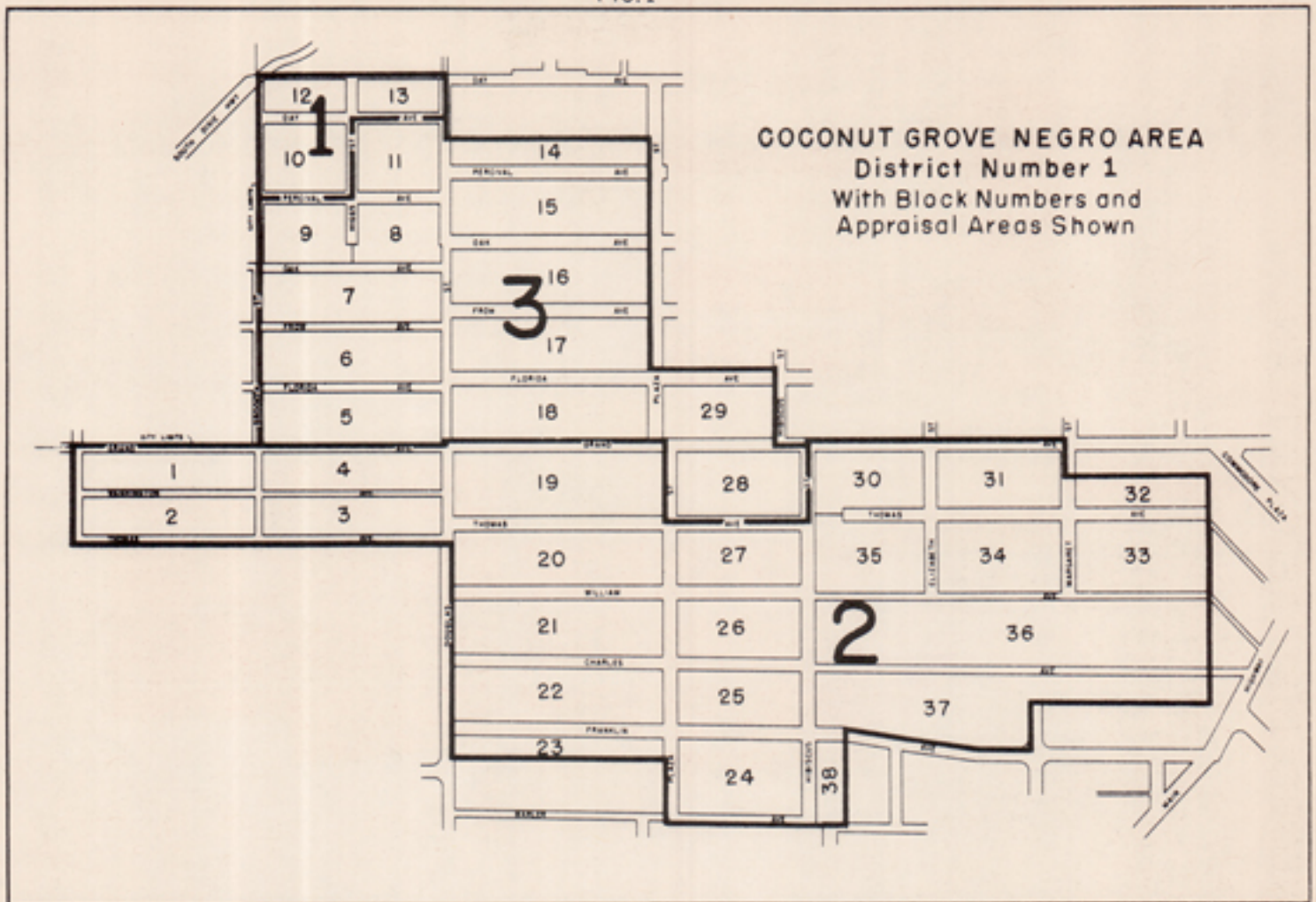


COCONUT GROVE NEGRO DIST. REZONE PLAN



City Planning Board of Miami

FIG. 1



District 1 is very irregular in shape, and contains 37 residential blocks, or parts of blocks.

It is outlined in this accompanying diagram.

Figure 1 further delineates the appraisal areas.

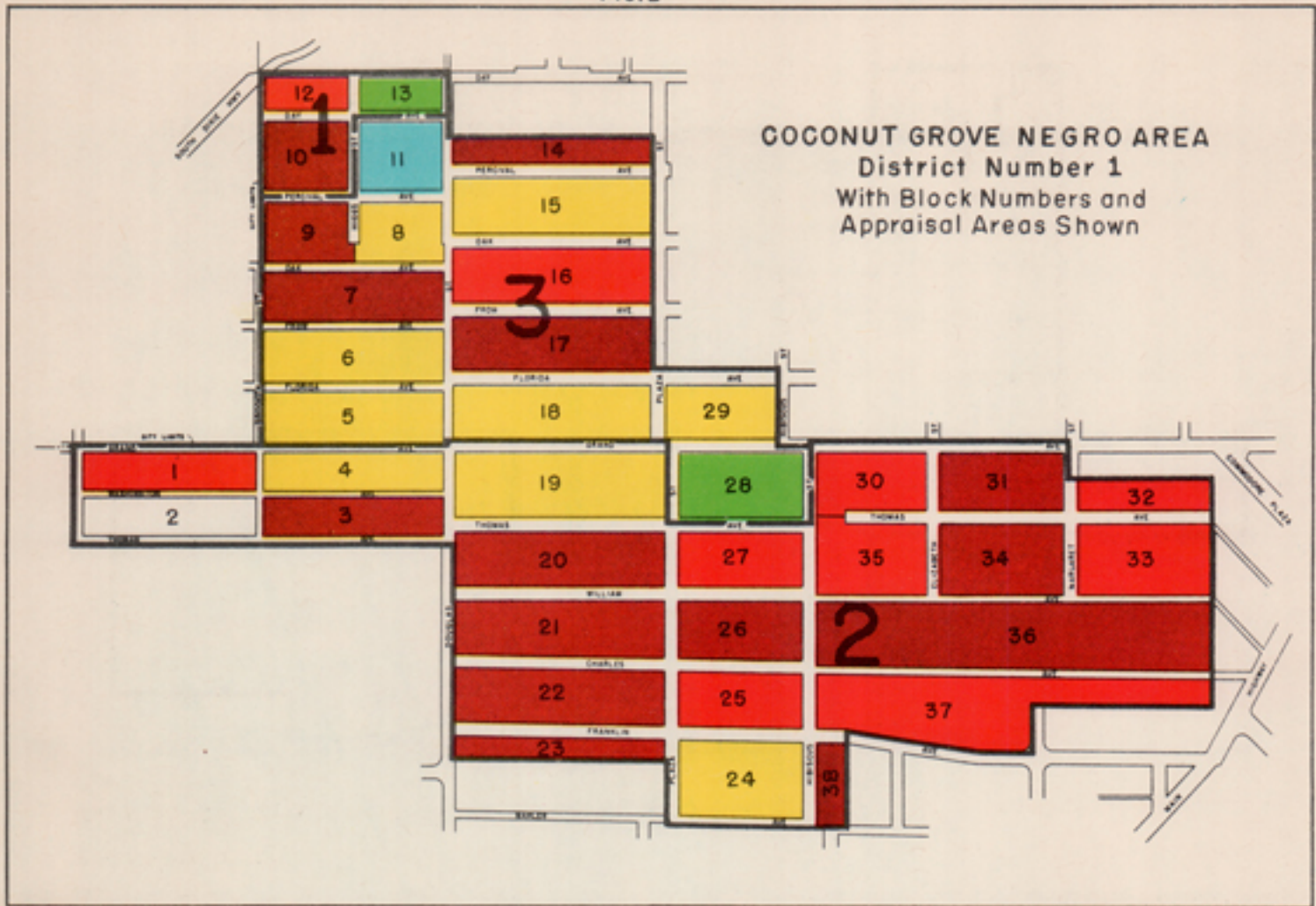
An appraisal area is a group of blocks with structures and dwelling units more or less of like character for the purpose of comparison with other areas of somewhat different character.

Appraisal Area 1 contains only 3 blocks with 40 dwelling units.

Appraisal Area 2 contains 21 blocks or parts with 520 dwelling units.

Appraisal Area 3 has 10 blocks and part of 1 block with 343 dwelling units.

FIG. 2



LEGEND

DISTRICT 1
COCONUT GROVE NEGRO AREA
QUALITY OF DWELLING UNITS
CLASSIFIED BY BLOCK MEDIAN
PENALTY SCORE

| | | | |
|-----------|--------------|----------------|----|
| Grade A — | 0 to 29 | Penalty Points | NO |
| " B — | 30 " 59 | " " | |
| " C — | 60 " 89 | " " | |
| " D — | 90 " 119 | " " | |
| " E — | 120 " 149 | " " | |
| " F — | 150 and over | " " | |

DWELLING

The dwelling score is the total number of points a dwelling unit is penalized for deficiencies with respect to facilities, maintenance and occupancy. It is the sum of the three sub-total scores.

Using the median for each block, Figure 2 indicates that, based on Dwelling Score, 1 block is in quality grade B;

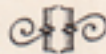
2 blocks are in quality grade C;

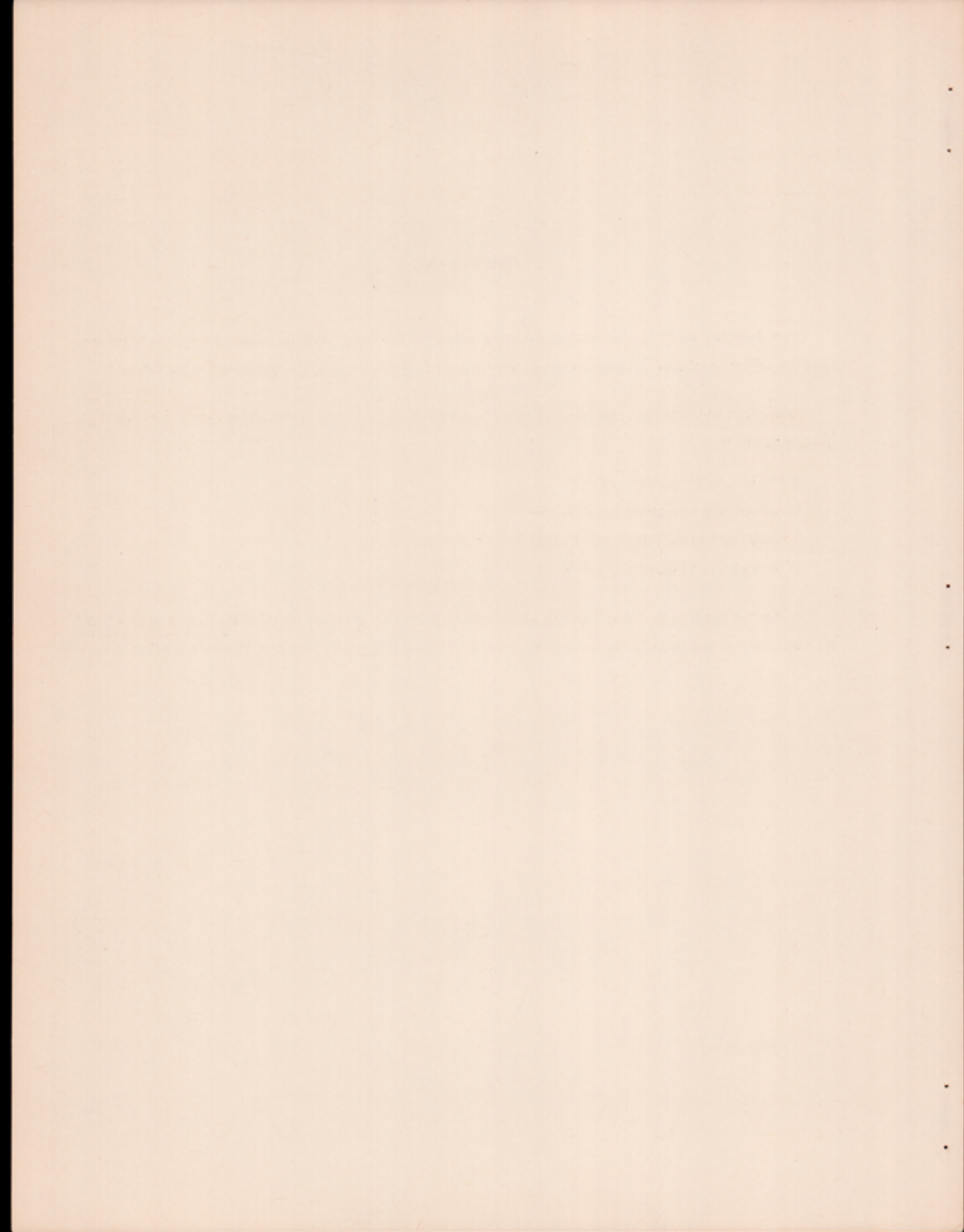
11 blocks are in quality grade D;

6 blocks are in quality grade E; and

17 blocks are in quality grade F.

Note: A median is defined as the value which divides an arrayed series of values in such a way that one-half of the items have a value greater, and one-half have a value less, than the median value.





| Appraisal Area Scored Dwelling Units | Area 1 (40) | | Area 2 (520) | | Area 3 (343) | | All-District 1 (903) | |
|---|----------------|-------|-----------------|------|-----------------|-------|-------------------------|------|
| | 33 | 67 | 33 | 67 | 33 | 67 | 33 | 67 |
| PERCENT OF UNITS | | | | | | | | |
| ENVIRONMENTAL TOTAL | | | | | | | | |
| 120 points or more | 0.0 | | 0.2 | | 0.0 | | 0.1 | |
| 60 - 119 points | 0.0 | | 6.4 | | 0.0 | | 4.0 | |
| 0 - 59 points | | 100.0 | | 93.4 | | 100.0 | | 95.9 |
| DWELLING TOTAL | | | | | | | | |
| 120 points or more | | 7.5 | | 51.2 | | 53.0 | | 56.0 |
| 60 - 119 points | | 49.5 | | 22.6 | | 25.0 | | 24.4 |
| 0 - 59 points | | 45.0 | | 26.2 | | 22.0 | | 19.6 |
| HOUSING TOTAL | | | | | | | | |
| 240 points or more | 0.0 | | 9.0 | | 4.2 | | 6.7 | |
| 180 - 239 points | 7.5 | | 37.2 | | 29.9 | | 33.2 | |
| 120 - 179 points | 17.5 | | 25.9 | | 30.4 | | 27.4 | |
| 60 - 119 points | | 62.0 | 21.5 | | 22.9 | | 23.9 | |
| 1 - 59 points | 12.5 | | 6.4 | | 12.6 | | 8.8 | |

IS THE CONDITION OF HOUSING IN THIS AREA BAD?

Chart 4-CB is a classification of the dwelling total score. It also shows the environmental score.

Within the dwelling total classification:

A score of 0 to 59 indicates excellent and good housing on the basis of facilities, maintenance, and occupancy. Some minor repairs and a few major repairs will be needed.

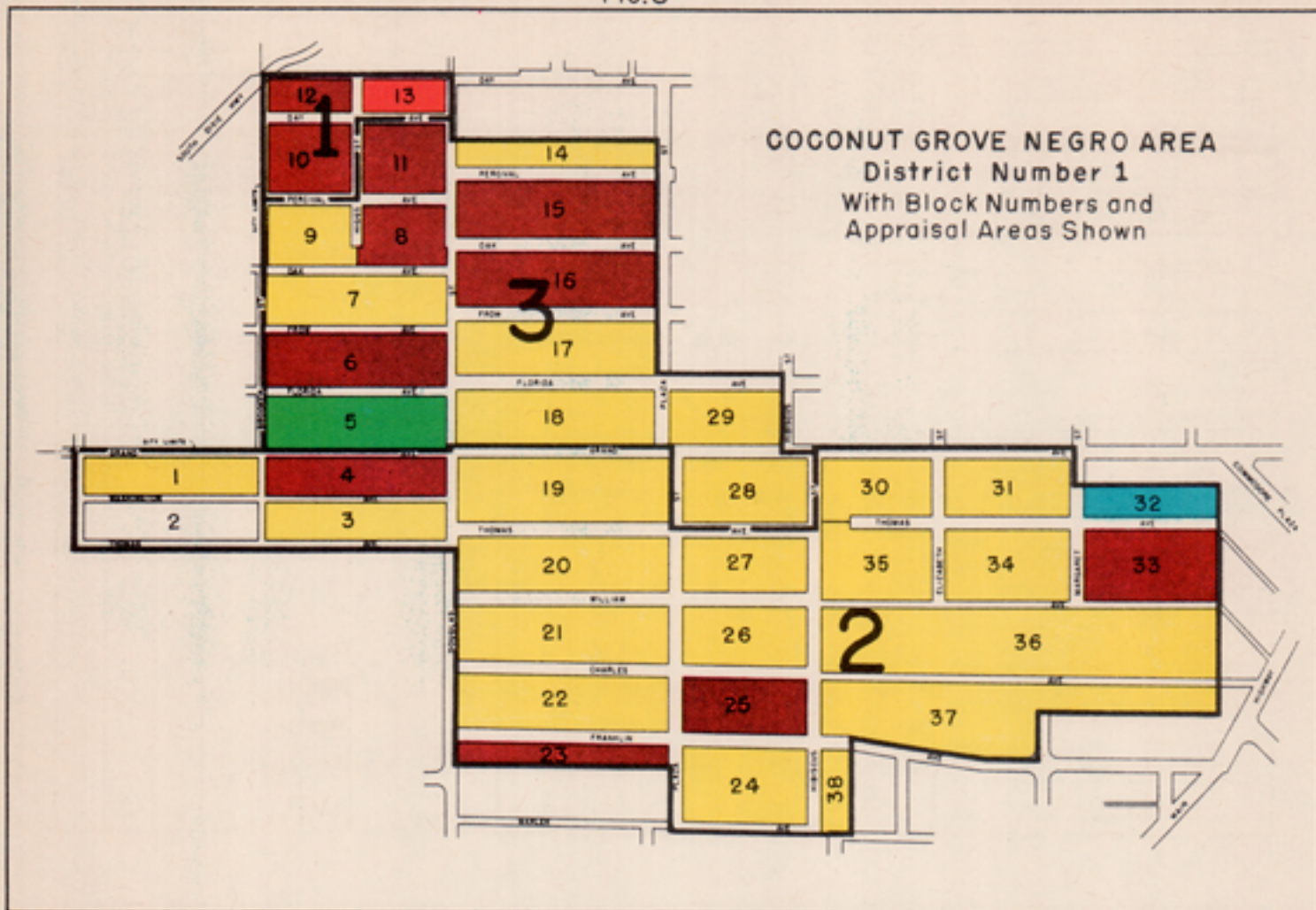
A score of 60 to 120 indicates from fair to poor housing of sub-standard quality on the same basis as above. Minor and major repairs will be needed.

A score of 120 or more indicates very poor housing of extreme sub-standard quality. Many major repairs will be needed.

It will be seen from the chart that more than half of the dwellings are of extreme sub-standard quality.

The chart shows fairly good environmental scores for most of the area.

FIG. 3



DISTRICT 1
FAMILY MONTHLY INCOME INDICATED
BY THE MEDIAN FOR EACH BLOCK

LEGEND

| | |
|--|--------------------|
| | \$100.00 to 124.99 |
| | 125.00 " 149.99 |
| | 150.00 " 199.99 |
| | 200.00 " 249.99 |
| | 250.00 or more |

NOTE:- The lowest median for any block was \$108.00 per month.

Percent of Households with stated characteristics for

STUDY Areas 1-2-3- and combined

Appraisal areas with District total.

Readings

Entries

Date March 1949

| Appraisal Area No. of Cases | Area 1 (40) | | Area 2 (520) | | Area 3 (343) | | ALL District 1 (903) | | |
|--------------------------------|----------------|----|-----------------|----|-----------------|----|-------------------------|----|----|
| Percent of Households | 33 | 67 | 33 | 67 | 33 | 67 | | 33 | 67 |
| I T E M | | | | | | | | | |
| PERSONS IN HOUSEHOLD | | | | | | | | | |
| 1 to 3 persons | 57.5 | | 51.8 | | 50.0 | | 51.0 | | |
| 4 to 6 * | 40.0 | | 38.4 | | 34.8 | | 37.0 | | |
| 7 persons or more | 2.5 | | 9.8 | | 15.2 | | 12.0 | | |
| Families Doubled - 2 or more | 2.5 | | 3.5 | | 3.8 | | 2.5 | | |
| FAMILY INCOME PER MONTH. | | | | | | | | | |
| Below \$100.00 | 5.3 | | 12.1 | | 11.6 | | 11.6 | | |
| \$100.00 - \$149.9 | 7.9 | | 13.8 | | 13.2 | | 16.2 | | |
| \$150.00 - \$199.9 | 13.2 | | 25.0 | | 28.5 | | 25.6 | | |
| \$200.00 - \$249.9 | 26.3 | | 16.8 | | 15.5 | | 16.6 | | |
| \$250.00 or more | 47.3 | | 27.3 | | 31.2 | | 30.0 | | |

WHAT SIZE FAMILIES OCCUPY THE UNITS AND WHAT IS THEIR INCOME?

In Chart 3-CB above, the number of the household and family income is pictured.

You will notice that 51 percent of the households contain small families of from 1 to 3 persons. This is an excellent index of the size units needed for a rehousing program. The next largest group is in the 4 to 6 persons class and relatively few in the 7 or more class. The chart shows only a small per cent of doubling (2 or more) of families in a household.

The 11.6 percent of families, whose income is below \$100.00 a month, indicates that some form of assistance in housing these families is needed. It is emphasized that this is family income rather than individual income—one or more members of the family may be working. The percentage of families whose income is \$200.00 or more per month indicates the possibility that substantial housing could be provided profitably by private capital for a number of tenants in this area.

Percent of dwelling structures & dwelling units with stated characteristics.

STUDY Areas 1-2-3 and combined

Readings Entries Date March 1949

| Appraisal Area | Area 1 | | Area 2 | | Area 3 | | | | | | ALL | |
|-----------------------------|--------|----|--------|----|--------|----|----|----|----|----|-------|----|
| No. of Cases: Structures/DU | | | | | | | | | | | | |
| Percent of Cases | 38 | 67 | 38 | 67 | 38 | 67 | 38 | 67 | 38 | 67 | 38 | 67 |
| ITEM | | | | | | | | | | | | |
| STRUCTURES: | (22) | | (122) | | (268) | | | | | | (712) | |
| 1 Family | 80 | | 85.4 | | 85.3 | | | | | | 83.8 | |
| 2 Families | 40 | | 11.7 | | 11.1 | | | | | | 12.7 | |
| 3 - 6 " | 20 | | 2.9 | | 3.2 | | | | | | 3.4 | |
| 7 " | 0 | | 0 | | 0.4 | | | | | | .1 | |
| DWELLING UNIT: | (40) | | (520) | | (343) | | | | | | (903) | |
| Tenure: Owner Occupied | 10 | | 26.8 | | 30.1 | | | | | | 27.2 | |
| Non-white Ownership | 20 | | 67.8 | | 49.9 | | | | | | 59 | |
| White Ownership | 80 | | 30 | | 50.1 | | | | | | 41 | |
| Monthly Rent under \$20.00 | 12 | | 51.5 | | 30 | | | | | | 41.8 | |
| \$20.00 - \$29.9 | 54 | | 33.7 | | 44 | | | | | | 38.9 | |
| \$30.00 or more | 24 | | 14.8 | | 26 | | | | | | 19.3 | |
| Size: 1 Room | 2.5 | | 4.5 | | 5.8 | | | | | | 4.8 | |
| 2 Rooms | 12.5 | | 11.5 | | 9.3 | | | | | | 10.8 | |
| 3-5 " | 72.5 | | 71.5 | | 61.9 | | | | | | 68 | |
| 6 " or more | 12.5 | | 12.5 | | 23 | | | | | | 16.4 | |

WHAT KIND OF STRUCTURES AND UNITS ARE IN DISTRICT 1?

Chart 2-CB shows 83.8 percent of the structures are one family structures. They do not share toilet and other facilities as so often happens in two-or-more family structures where facilities for each family have not been provided.

About 27 percent are owner-occupied which shows a tendency on the part of these residents to own their own homes. Many more would do so if negro areas for housing, with F.H.A. approval, was forthcoming.

Improvements and repairs have lagged or been non-existent in most of the 73 percent owned by absentee landlords.

Of all houses in the area, 59 percent are negro-owned.

Approximately 42 percent pay under \$20.00 per month rent; about 19 per cent pay \$30.00 or more.

It will be noted that the largest single class 68 per cent of the units have 3 to 5 rooms.

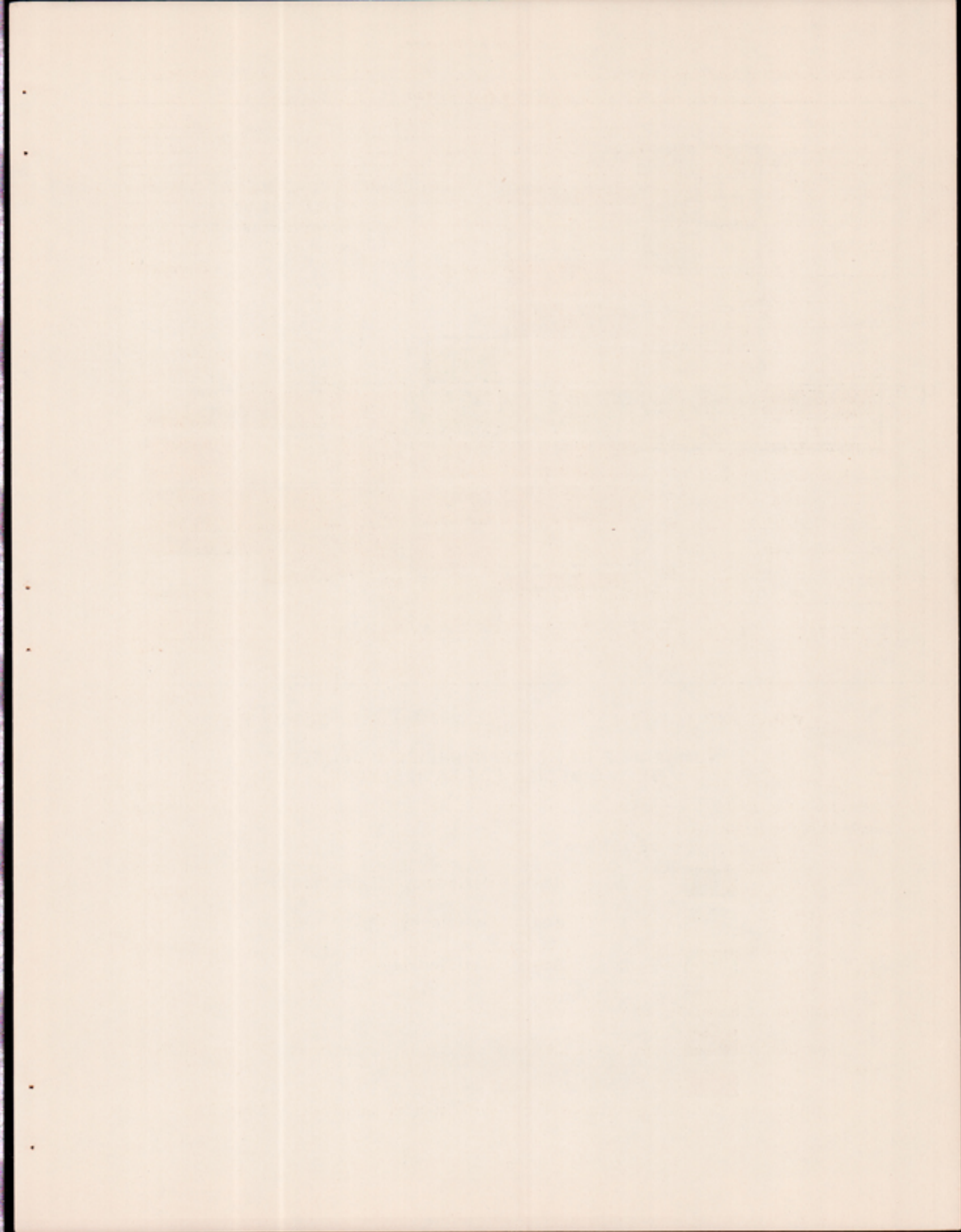
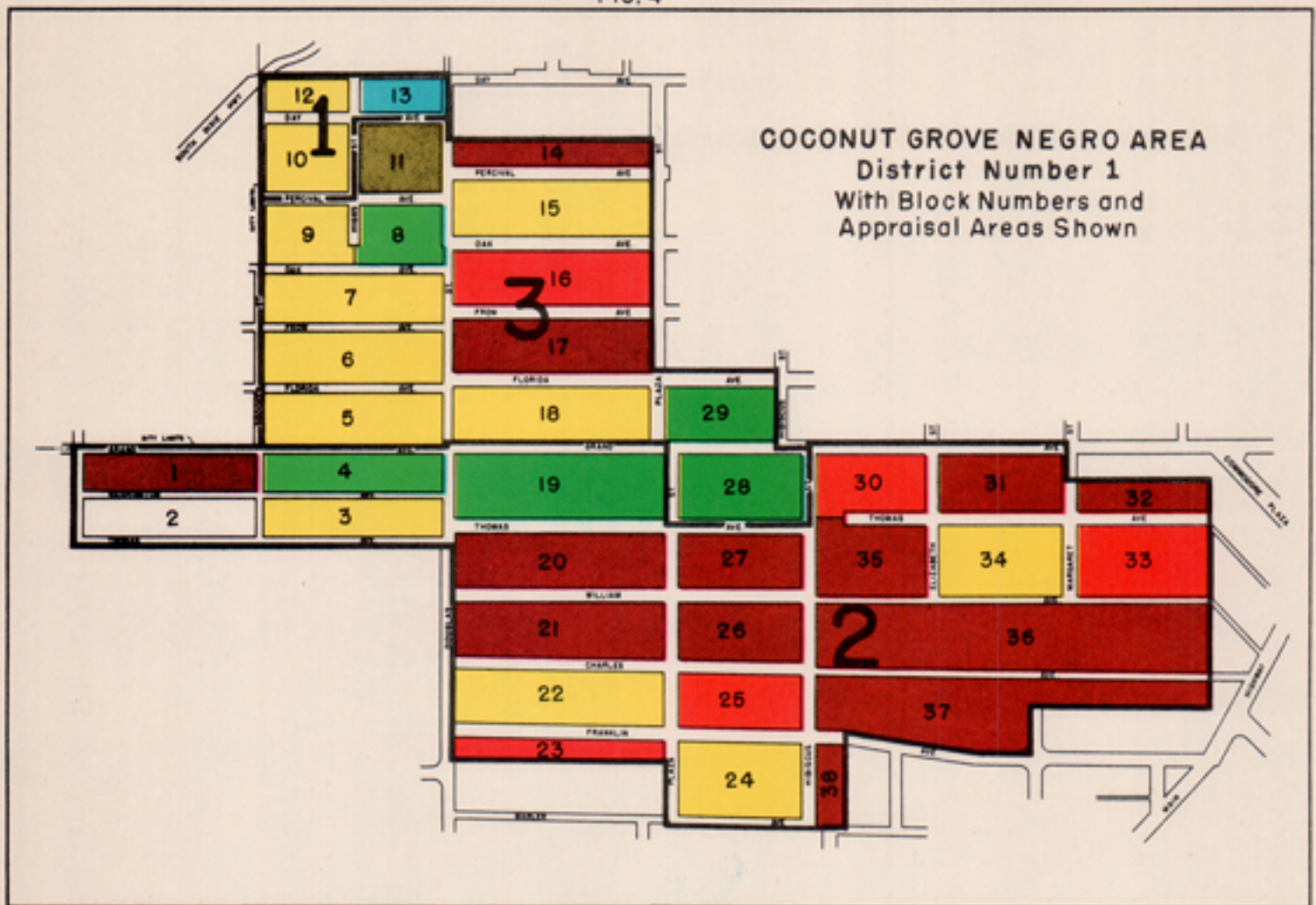


FIG. 4



DISTRICT 1
NUMBER OF BASIC DEFICIENCIES INDICATED
BY THE MEDIAN FOR EACH BLOCK

LEGEND

| | | |
|--|---|--------------------------------|
| | 0 | Basic Deficiency (Less than 1) |
| | 1 | Basic Deficiency |
| | 2 | Basic Deficiencies |
| | 3 | " " |
| | 4 | " " |
| | 5 | " " |

WHAT IS A BASIC DEFICIENCY?

A Basic Deficiency is a major deficiency; any one of which is sufficient grounds for classifying the dwelling unit as sub-standard in an exact sense, and is correctable by law in most cases. It is a major sub-standard condition which seriously threatens the health or safety of dwelling unit occupants, or makes decent livability difficult or impossible for them.

Basic Deficiencies are:

1. Toilet: Shared, type, or outside structure.
2. Bath: Shared, outside structure, or none on premises.
3. Water: Location, type, or outside structure.
4. Dual Egress: Lacking for unit.
5. Electricity: None installed.
6. Rooms Lacking Installed Heated: (Not checked because of climatic conditions.)
7. Outside Window: Lacking in any room.
8. Water Supply: Disapproved (source).
9. Sewage Disposal System: Disapproved.
10. Deterioration: Penalty score of 15 points or more.
11. Room Crowding: Persons per room: Over 1.5 persons per room.
12. Persons per sleeping room: Total number of persons equals or exceeds (2 × number of sleeping rooms.)
13. Sleeping Area/persons: Less than 40 square feet.

| Appraisal Area Total Scored | Area 1 (16) | | Area 2 (52) | | Area 3 (35) | | ALL (903) | |
|---------------------------------|----------------|----|----------------|----|----------------|----|--------------|----|
| Percent of Units | 38 | 67 | 33 | 67 | 38 | 67 | 33 | 67 |
| CLASS | | | | | | | | |
| 9 Basic Deficiencies or more | - | - | - | - | - | - | - | - |
| 8 " " | - | - | 3.6 | - | 2.5 | - | 3. | - |
| 7 " " | - | - | 5. | - | 2.5 | - | 3.8 | - |
| 6 " " | - | - | 4.6 | - | 4.5 | - | 4.4 | - |
| 5 " " | - | - | 25.4 | - | 18.5 | - | 21.8 | - |
| 4 " " | 12.5 | - | 19.2 | - | 19.5 | - | 18.5 | - |
| 3 " " | 5. | 20 | 11 | - | 13.5 | - | 12.2 | - |
| 2 " " | 5. | - | 5.2 | - | 10.5 | - | 7.2 | - |
| 1 Basic Deficiency | 27.5 | - | 13.5 | - | 12 | - | 13.4 | - |
| 0 No Basic Deficiency | - | 45 | 12.5 | - | 17.5 | - | 15.7 | - |
| Median Number Basic Deficiency. | One | - | Four | - | Four | - | Four | - |

WHAT IS THE MEASURE OF SUBSTANDARD CONDITIONS?

The distribution of Basic Deficiencies by number shown on Chart 5-CB gives a measure of the number of dwelling units having a given number of basic deficiencies.

The high incidence of basic deficiencies shown is a good measure of the substandard conditions of housing in the area as a whole.

From 4 to 8 basic deficiencies is an indication of extreme slum conditions.

Deficiencies: Percent of scored Dwelling & Rooming Units with stated basic deficiency.

STUDY Areas 1-2-3 and combined

Readings Entries Date March 1949

| Area Number | Area 1 (40) | | Area 2 (50) | | Area 3 (343) | | ALL (903) | |
|---|----------------|-----|----------------|------|-----------------|------|--------------|------|
| No. of Units | 33 | 67 | 30 | 67 | 33 | 67 | 33 | 67 |
| Percent of Units | | | | | | | | |
| I-T-E-M | | | | | | | | |
| FACILITIES: | | | | | | | | |
| Shared *** of outside Toilets: structure | | 25 | | 68 | | 65.5 | | 65.3 |
| Shared***Outside structure Bath or none on premises | | 85 | | 68 | | 52.2 | | 66 |
| Water:Outside DU or structure | 5.0 | | | 58 | | 46.6 | | 51 |
| Dual Egress: Lacking for unit | | | | | | | | |
| Inst. Heater:Lacking 3/4 rms. | | | | | | | | |
| Electricity:None installed room | 0.0 | | | 34 | | 31.5 | | 31.4 |
| Outside window:Lacking in any | | | | | | | | |
| Water Supply: (source) Disapproved | 0.0 | | | 20.0 | | 7.6 | | 14.1 |
| Disapproved Sewage Disposal System: | | 100 | | 100 | | 100 | | 100 |
| MAINTENANCE: | | | | | | | | |
| Deterioration:Class 2 or 3 | | 50 | | 73 | | 70.1 | | 71.2 |
| OCCUPANCY: | | | | | | | | |
| Persons per room: Over 1.5 | 0.0 | | | 14 | | 12.9 | | 12.9 |
| Persons per sleeping room ** | 7.5 | | | 14 | | 11.1 | | 12.5 |
| Sleeping Area/persons: Less than 40 sq. ft. | 0.0 | | | 18 | | 10.8 | | 14.3 |

*Penalty score of 15 points or more. **Total number of persons equals or exceeds (2 x number of sleeping rooms)
 ***allowance made for sharing by 1 room units.

WHAT IS THE NATURE OF BASIC DEFICIENCIES?

A further breakdown of basic deficiencies by type is given in Chart 8-CB. Ten of the 13 basic deficiencies are shown.

65.3 percent of the toilets are outside the dwelling. This indicates the use of unapproved pit-type or can-type privies and, to some extent, the sharing of these facilities.

Bathing facilities are shown to be almost non-existent. Over half of the dwellings have their water taps on the back porch, in the yard, or water is supplied by a pitcher pump in the yard.

About 1/3 of the units have no electricity.

One of the most serious of the basic deficiencies is the lack of a municipal sewer system which affects the public health adversely. Without sewers to carry off the liquid waste of the community, the public is constantly faced with health hazards. Enteric diseases are spread by open privies and overflowing septic tanks which are common in this area. There still is a small percentage of the area without city water mains, but this is rapidly being corrected.

Deterioration to a marked degree is indicated in almost 3/4 of the units.

Crowding, as measured by occupancy standards in terms of sleeping area per person is of considerable importance. Modern health standards require 60 square feet of sleeping area per person. In this area, 14.3% of the persons have sleeping area of less than 40 square feet.

**WHAT KIND OF HOUSING DOES THE TENANT GET
FOR HIS RENTAL DOLLAR?**

**TABLE 15
PERCENTAGE DISTRIBUTION OF DWELLING UNITS BY NUMBER OF BASIC
DEFICIENCIES REPORTED BY CLASS OF RENT**

DISTRICT 1

| No. of Basic Deficiencies | Class of Rent | | | |
|-------------------------------------|--|--|--|---|
| | \$ 0.01 to 14.99 % of all Reporting | \$15.00 to 24.99 % of all Reporting | \$25.00 to 39.99 % of all Reporting | \$40.00 per mo. or more % of all Reporting |
| 8 | 6.0% | 1.2% | 8.0% | 2.8% |
| 7 | ----- | 4.9 | 1.2 | 13.8 |
| 6 | 9.5 | 4.9 | 3.2 | 4.1 |
| *5 | 54.3 | 30.4 | 9.3 | 1.4 |
| 4 | 21.6 | 21.2 | 14.2 | 16.7 |
| 3 | 4.3 | 13.1 | 18.5 | 4.2 |
| 2 | 1.7 | 4.2 | 7.4 | 11.1 |
| 1 | .9 | 12.0 | 22.8 | 13.9 |
| 0 | 1.7 | 8.1 | 15.4 | 32.0 |
| Total Number of D. U. Reporting | (116) | (283) | (162) | (72) |
| Percent of total in rental class | 18.3 | 44.7 | 25.6 | 11.4 |

*Example: The table indicates that of the D.U. having 5 Basic Deficiencies

54.3% pay less than \$15.00 monthly rent,

30.4% pay from \$15.00 to \$24.99,

9.3% pay from \$25.00 to \$39.99,

1.4% pay \$40.00 or more

This would indicate that the more rent the tenant pays the better housing he gets; but, if you examine the table closely, you will see that in many instances no matter what rent he pays his housing is as bad as those in the lower rent brackets.

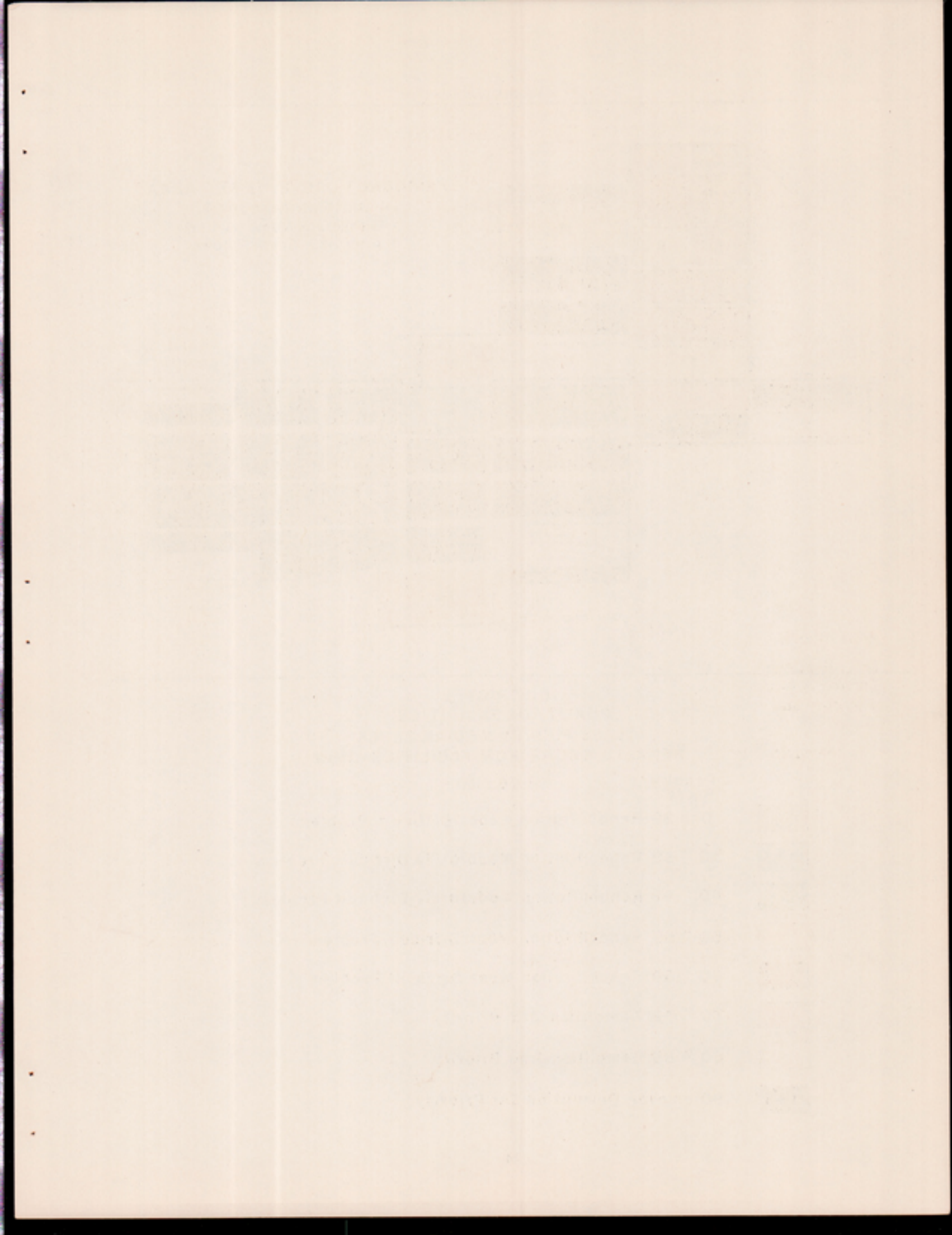
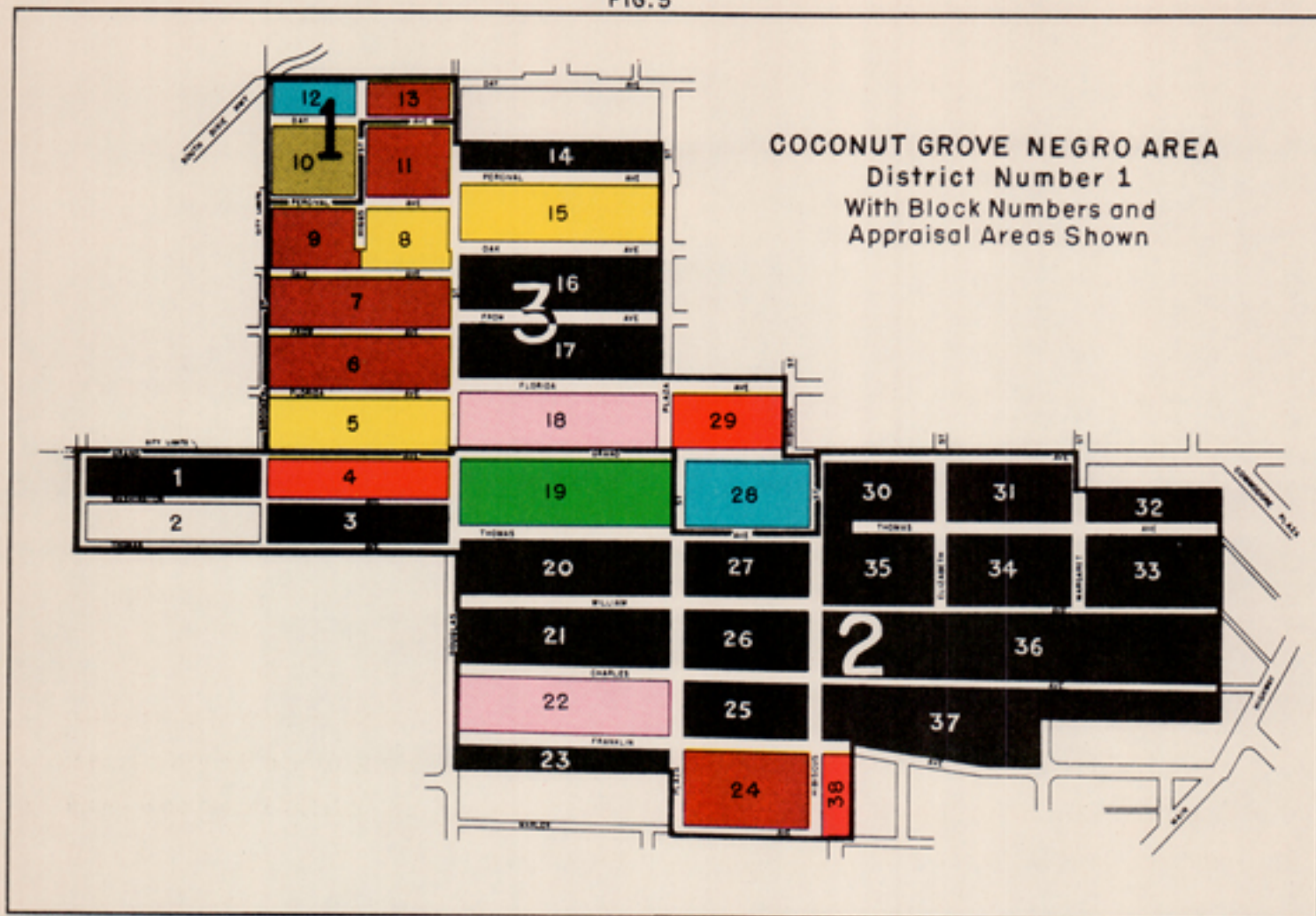










FIG. 5



DISTRICT 1
QUALITY OF FACILITIES
CLASSIFIED BY MEDIAN BLOCK
PENALTY SCORE FOR FACILITIES ONLY

| Penalty Score | LEGEND |
|---|---|
|  | 0 to 29 Rehabilitation Least Difficult Problem |
|  | 30 " 39 Rehabilitation Moderately Difficult Problem |
|  | 40 " 49 Rehabilitation Moderately Difficult Problem † |
|  | 50 " 59 Rehabilitation Most Difficult Problem |
|  | 60 " 69 Rehabilitation Most Difficult Problem † |
|  | 70 " 79 Demolition 3rd Priority |
|  | 80 " 89 Demolition 2nd Priority |
|  | 90 or over Demolition 1st Priority |

—FACILITIES—

"Facilities," or lack of them, as used in this survey, is composed of 20 items. To name a few: water supply; sewer connections; daylight obstruction; stairs and fire escapes; kitchen facilities such as sinks, stove and refrigerator; the toilet and bath, type, location and whether or not it is shared; washing facilities; electric lighting; rooms lacking closets; rooms of substandard area; and others.

Referring to Figure 5, it shows that there is a great lack of facilities in many of the blocks, yet much of it could be rehabilitated by supplying needed facilities.

When a block has a median penalty score for facilities of 0 to 29, the usefulness of some of the dwelling units may not be seriously impaired. If, however, maintenance is good and the environment favorable, the dwelling units in such a block, considered as a whole, can be rehabilitated on a sound economic basis to the end that satisfactory housing will result.



Percent of scored dwelling units with score in stated range for

STUDY Areas 1-2-3 and combined

Appraisal areas with District total.

Readings Entries Date March 1949

| Appraisal Area | Area 1 | | Area 2 | | Area 3 | | | | | | | | ALL | | |
|---|--------|----|--------|----|--------|----|---|---|---|---|---|---|-------|------|---|
| | (40) | | (520) | | (313) | | | | | | | | (903) | | |
| Scored Dwelling Units and Rooming Units | | | | | | | | | | | | | | | |
| Percent of Units | 30 | 67 | 33 | 67 | 30 | 67 | | | | | | | | | |
| PENALTY SCORE | | | | | | | | | | | | | | | |
| FACILITIES, Sub-Total | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 60 points or more | 17.5 | | 67.2 | | 60 | | | | | | | | | 62 | |
| 30 - 59 points | 32.5 | | 17 | | 19 | | | | | | | | | 18.5 | |
| 0 - 29 points | | 50 | 15.8 | | 21 | | | | | | | | | 19.5 | |

WHAT IS DESIRABLE? REHABILITATION OR REDEVELOPMENT!

A penalty score of 60 or more on facilities indicates a large number of deficiencies or a smaller number of very hazardous deficiencies.

Appraisal Area 1 has 17.5 percent of 60 penalty points or more.

Appraisal Area 2 has 67.2 percent.

Appraisal Area 3 has 60 percent.

The Committee on the Hygiene of Housing of the American Public Health Association, on the basis of considerable study and experience, has found that when the median score for facilities in a neighborhood run to 50 points and upward, there is usually no practical remedy except demolition and reconstruction.

—MAINTENANCE—

Maintenance, as used in this survey, is determined by the use of 5 items:

the condition of the toilet,
the amount of deterioration,
the degree of rodent infestation,
the sanitary index, and
the basement condition.

Basement condition was eliminated because there are no basements in homes due to the low elevation of the land.

The sum of the penalty points assessed against these items is the "Maintenance Score."

A score of 30 or more penalty points on "Maintenance" indicates very poor upkeep of those facilities which do exist.

It will be seen by referring to Figure 6 that 27 blocks or parts of blocks have a median score on "Maintenance" of 30 or more penalty points.

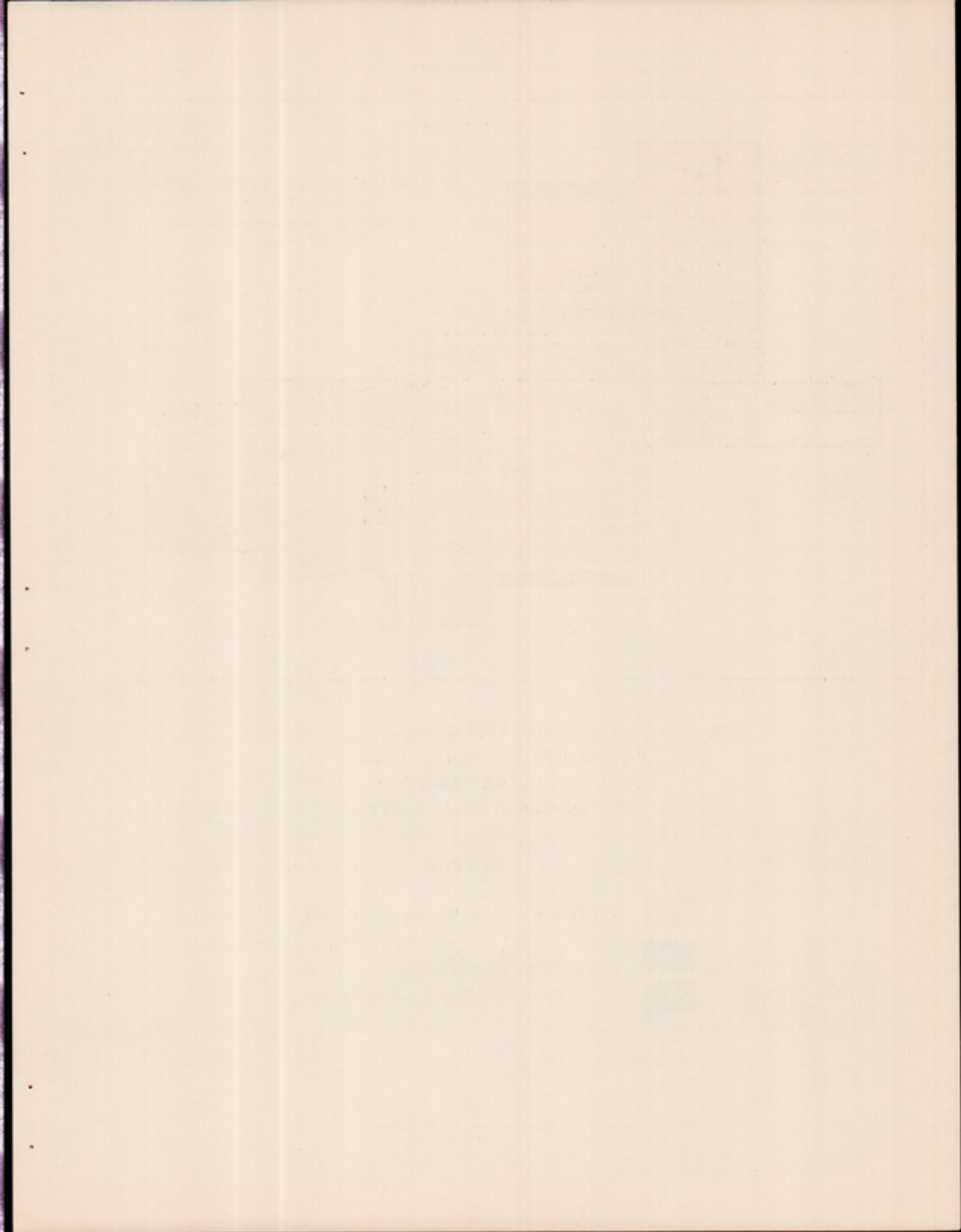
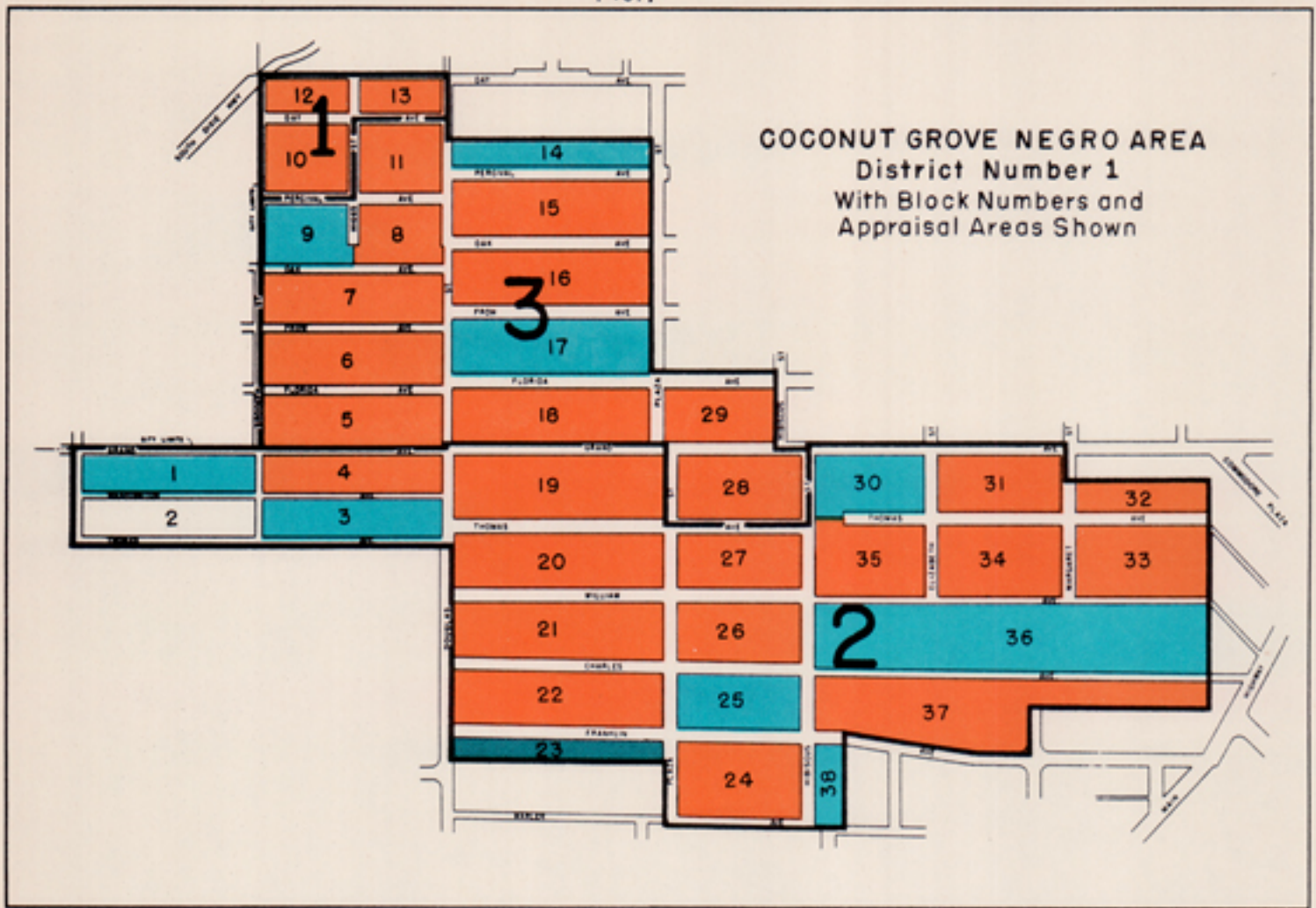


FIG. 7



DISTRICT 1
COCONUT GROVE NEGRO AREA
OCCUPANCY SCORE BASED ON
THE MEDIAN FOR EACH BLOCK

LEGEND

| | |
|--|---------------------------------|
| | Grade A — 0 to 9 Penalty Points |
| | " B — 10 " 19 " " |
| | " C — 20 " 29 " " |

—OCCUPANCY—

Occupancy is determined by the use of 5 items. They include:

persons per room,

persons per sleeping room,

sleeping area per person,

non-sleeping area per person, and

doubling of basic families.

| Appraisal Area | Area 1 (10) | | Area 2 (520) | | Area 3 (313) | | | | | ALL (903) | | |
|---|----------------|----|-----------------|----|-----------------|----|---|---|---|--------------|------|------|
| | | | | | | | | | | | | |
| Scored Dwelling Units and Rooming Units | | | | | | | | | | | | |
| Percent of Units | 35 | 67 | 33 | 67 | 35 | 67 | | | | | 33 | 67 |
| PENALTY SCORE | | | | | | | | | | | | |
| OCCUPANCY. Sub-Total | - | - | - | - | - | - | - | - | - | - | - | - |
| 30 points or more | 15 | | 19 | | 15 | | | | | | 17.4 | |
| 0 - 29 points | | 85 | | 81 | | 85 | | | | | | 82.6 |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |

IS THERE TOO MUCH OVERCROWDING?

An "Occupancy Score" of 30 or more penalty points indicates too many persons per room, allowing insufficient privacy or too little area per person, intensifying the health hazard of disease transmission.

There are 81.4 percent of the scored units that have at least one substandard room.

In 12.5 percent, more than 2 persons occupy each sleeping room.

Lodgers are present in 8.9 percent of the units.

More than one basic family live in 3.5 percent of the units.

Rooming units comprise 3.9 percent of the total number of units.

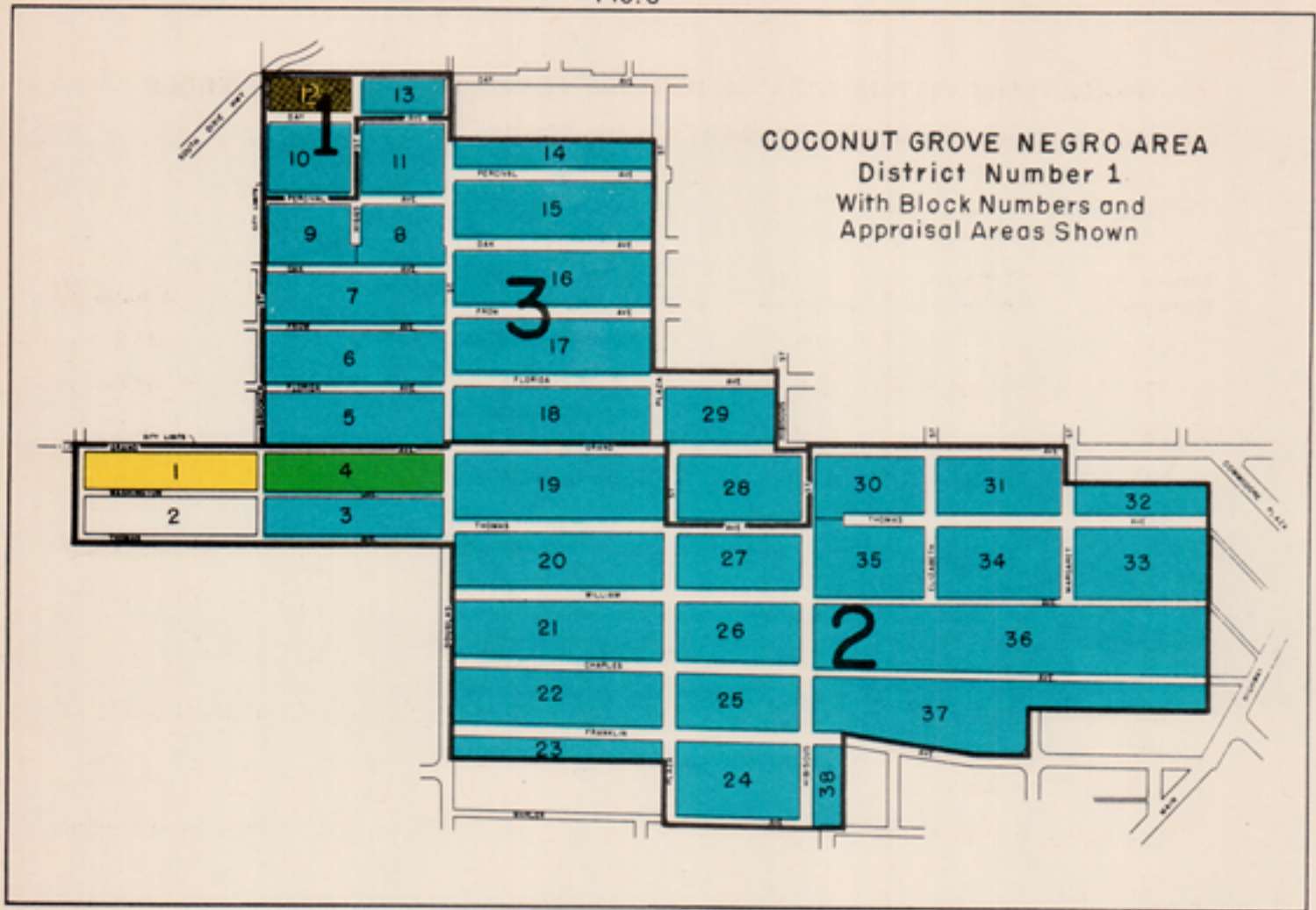
TABLE 2
PERCENTAGE DISTRIBUTION OF DWELLING UNITS BY SIZE OF HOUSEHOLD
BY NUMBER OF ROOMS
DISTRICT 1

| No. of Persons in Household | 7 Rooms or more | 5/6 Rooms | 4 Rooms | 3 Rooms | 2 Rooms | 1 Room |
|-----------------------------------|--------------------|-----------|---------|---------|---------|--------|
| 1 | | 2.9 | 2.3 | 5.3 | 16.7 | 45.2 |
| *2 | 5.2 | 15.8 | 16.3 | 27.2 | 41.6 | 47.6 |
| 3 | 5.2 | 13.9 | 25.1 | 27.2 | 23.9 | 4.8 |
| 4 | 13.8 | 21. | 21.9 | 16.9 | 8.3 | 2.4 |
| 5 | 20.6 | 18.2 | 20. | 10.2 | 5.2 | |
| 6 | 8.6 | 10.5 | 6. | 4.2 | 2.1 | |
| 7 | 12. | 5.7 | 3.7 | 3.9 | 1.1 | |
| 8 | 6.9 | 3.8 | 2.8 | 3.2 | 1.1 | |
| 9 | 10.3 | 2.9 | .9 | .4 | | |
| 10 | 3.4 | 1. | .5 | .7 | | |
| 11 | 3.4 | 1.4 | | .4 | | |
| 12 | 1.7 | 1.9 | | | | |
| 13 | | 1. | | .4 | | |
| 14 | 3.4 | | .5 | | | |
| 15 or more | 5.2 | | | | | |
| Total Number of DU | (58) | (209) | (215) | (283) | (96) | (42) |
| Percent reporting | 6.5 | 23.1 | 23.8 | 31.2 | 10.7 | 4.7 |





Table 2 compares the number of persons in the household with the number of rooms in the dwelling unit.

*Example: The table indicates that of the 42 one-room dwelling units, 47.6% contains 2 persons;
of the 96 two-room units, 41.6% contain 2 persons;
of the 283 three-room units, 27.2% contains 2 persons;
of the 215 four-room units, 16.3% contain 2 persons;
of the 209 five to six room units, 15.8% contain 2 persons; and
of the 58 units of seven or more rooms, 5.2% contain 2 persons.

FIG. 8



DISTRICT 1
QUALITY OF
NEIGHBORHOOD ENVIRONMENT
CLASSIFIED BY BLOCKS—TOTAL ENVIRONMENT SCORE

| Total Score | LEGEND |
|---|-------------------------------------|
|  | Grade A — 0 to 19 Good to Excellent |
|  | " B — 20 " 39 Generally Acceptable |
|  | " C — 40 " 59 Intermediate |
|  | " D — 60 " 79 Substandard |

—ENVIRONMENT—

The Environmental Score is the number of penalty points each dwelling unit, block, or block frontage is penalized.

Environment, as used in this survey, are physical features and conditions that affect the community; such as railroads, traffic, non-residential land use, business and industry in a residential block, lack of city water and sewers, industrial hazards and nuisances, lack of public parks and elementary schools, land crowding and lack of unbuilt space on premises.

By referring to Figure 8 on "Environment" it will be seen that 1 block is in Grade A, 34 in Grade B, 1 in Grade C, and 1 in Grade D.

The principal environmental defects are the lack of a sewer system that carries an 18 point penalty;

land crowding, too much of the premises covered with structures with too little open space; and business establishments in blocks mixed with residences.

In addition, major traffic on Grand Avenue and Douglas Road is a hazard to the residents.

There are other nuisances such as the city incinerator.

SUMMARY OF FINDINGS

DISTRICT 1

District 1 contains 37 residential blocks or parts of blocks; with 776 structures, containing 929 dwelling units; and with a negro population of 3,609 persons. The combined premises on which these persons live is 85.5 acres or 42.2 persons per acre. 27.2 percent are owner occupied. It is primarily a residential area.

Each dwelling unit on every block was covered in the survey and occupants interviewed.

Most of the houses are small and of wood construction, with a few two-story structures. Single family dwellings are the rule. The majority of families live in 3 or 4 rooms. Many small tenant houses have been built on lots of 25 foot frontage, causing overcrowding and lack of unbuilt space around the premises. It is common practice to locate as many structures as possible on a single lot, referred to as land crowding. This necessitates the occupants of these houses to enter their homes via the rear yard.

At the time of inspection, 31.4 percent of the dwelling units are without electricity; and 56 percent of the dwellings have 120 or more penalty points, which is the measure of extreme substandardness. 100 percent of the units are without city sewerage; and far too many of the occupants are forced to use polluted water from pitcher pumps. In most cases, city water mains are in the street but not all have connected to the system.

The extreme percentage (66 percent) of houses with an absolute lack of bathing facilities can conceivably create a major health problem. In houses where bathing facilities are provided, hot water is almost non-existent.

There are no city sewers in this area for excreta disposal. Considerably half of the occupants use either pit privies or the can type privy which depends on the city scavenger service. Many of these privies are very near private wells.

Very few houses are provided with closets; 69 percent of the dwelling units have defective screens; and 4.2 percent have no screens.

Advanced deterioration of many of the structures is evident to a marked degree which suggests demolition if there were any other area where housing facilities could be obtained for negroes.

52 percent of the houses have from 4 to 8 basic deficiencies which is a measure of extreme slum conditions. A high proportion of families living under slum conditions are in dire need of better housing, either through repairs or rehousing.

The environment of some of the neighborhood has been adversely affected by the city incinerator and commercial establishments located mostly on Grand Avenue and Douglas Road, such as tap rooms, stores and filling stations.

This would indicate very substandard conditions exist; however, the possibilities of betterment

are there. To start with, the environment (physical features and conditions that affect the neighborhood adversely) for the most part is much better than the average negro community in a town of this size.

Many improvements are already in effect or being made due to a preliminary report of the early findings in this survey. It is now unlawful to use a private water supply; connection to city water main must be made wherever possible. All privies must be eliminated and flush toilets and sinks must be provided. A very good start on privy elimination and provisions of sinks has already been made. Some of the worst shacks have been torn down and a few new multiple housing units built.

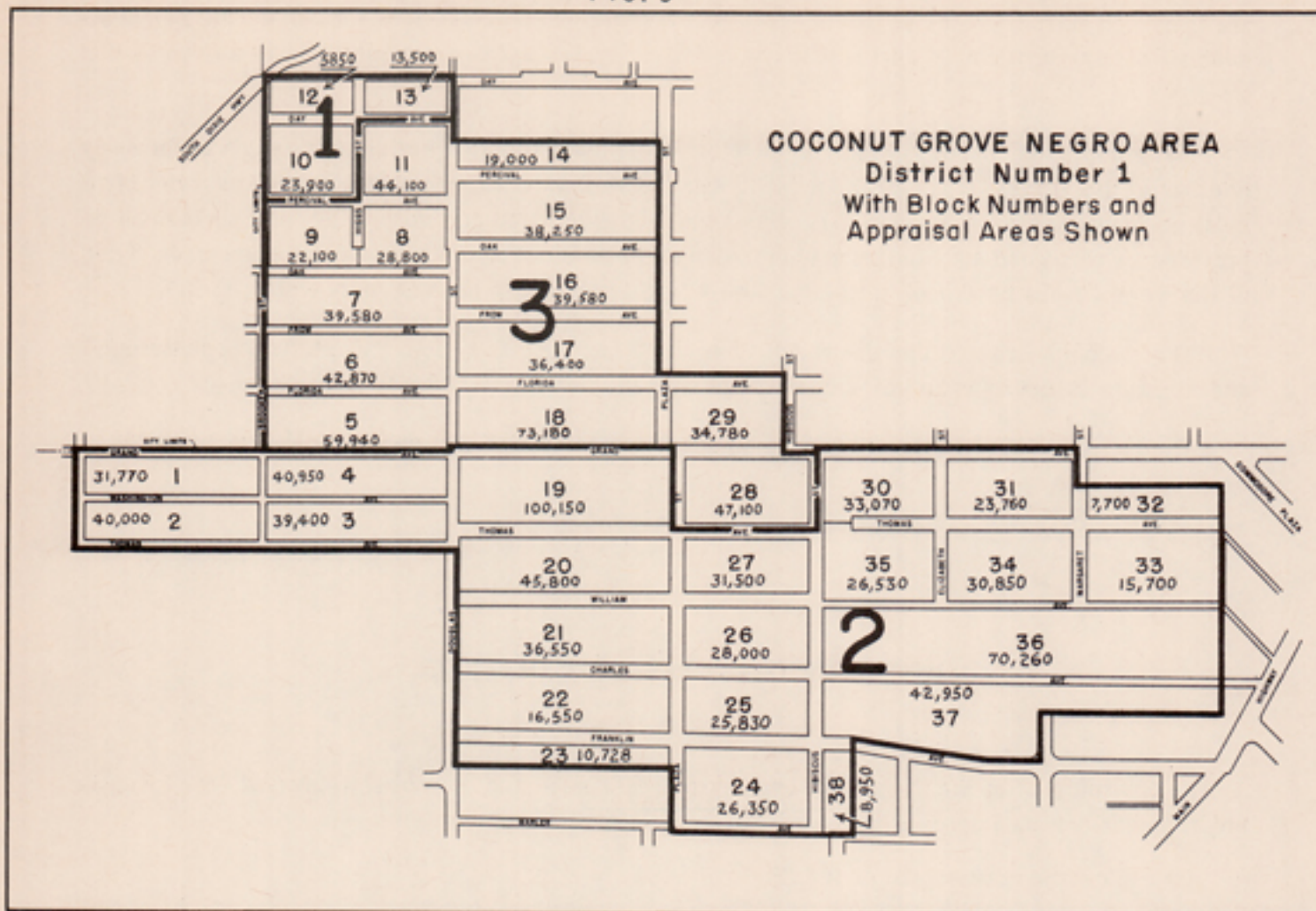
The Coconut Grove Slum Clearance Committee has been very active in promoting betterment and assisting in the financing of sanitary improvements for negro home owners.

The large number of owner occupied homes is a healthy sign and makes improvement easier.

RECOMMENDATIONS FOR DISTRICT 1

1. The environment of the Coconut Grove negro area is good and has not retrogressed very far. The environment can be improved by:
 - (a) Follow the master plan of the City.
 - (b) Proceed with sewer installation.
 - (c) Consideration of traffic hazards of major traffic arteries.
 - (d) Elimination of land crowding; construction of single family dwellings and garden apartments.
2. Demolition of those houses that are uneconomical to provide facilities or repair and that will eliminate land crowding.
3. Place emphasis on the necessity for bathing facilities, either shower or tub, kitchen sink, toilet facilities and lavatory. Install electricity in all units according to City code.
4. Each structure should have sufficient open space as recommended by standards for healthful housing of the American Public Health Association.
5. Adoption of the appraisal technique for the measurement of the quality of housing developed by the Committee on the Hygiene of Housing of the American Public Health Association.
6. The City should develop and adopt modern minimum standards for housing.
7. Redevelop certain selected areas with private capital. Provide low cost housing for those in the low income brackets.

FIG. 9



Total - \$ 1,293,328.00

CITY ASSESSMENT VALUATION
By Blocks or Parts of Blocks

HOUSING CONDITIONS IN THE CENTRAL NEGRO AREA

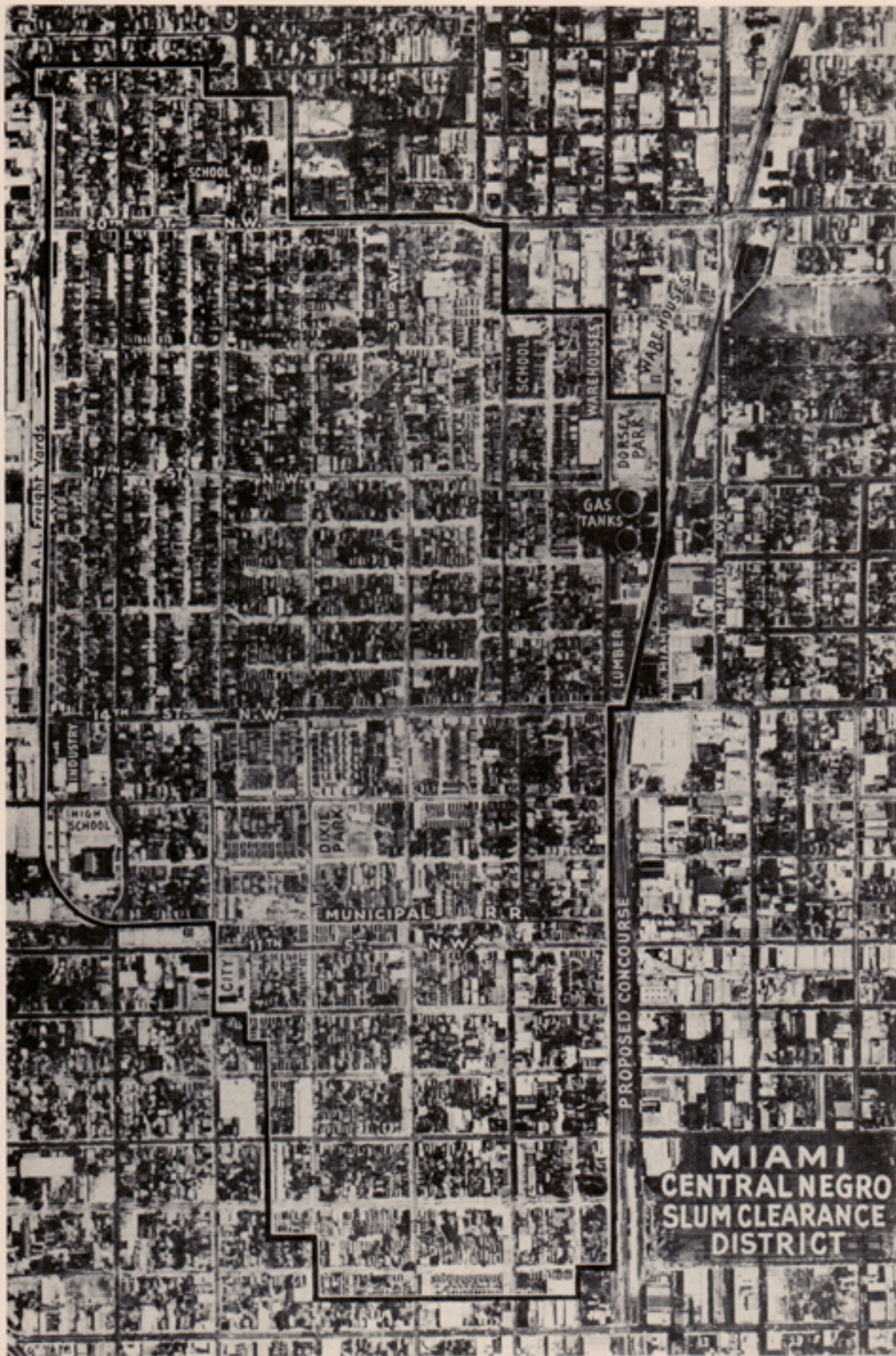
MIAMI, FLORIDA

1 9 4 9

DISTRICT 2



FIG. 10



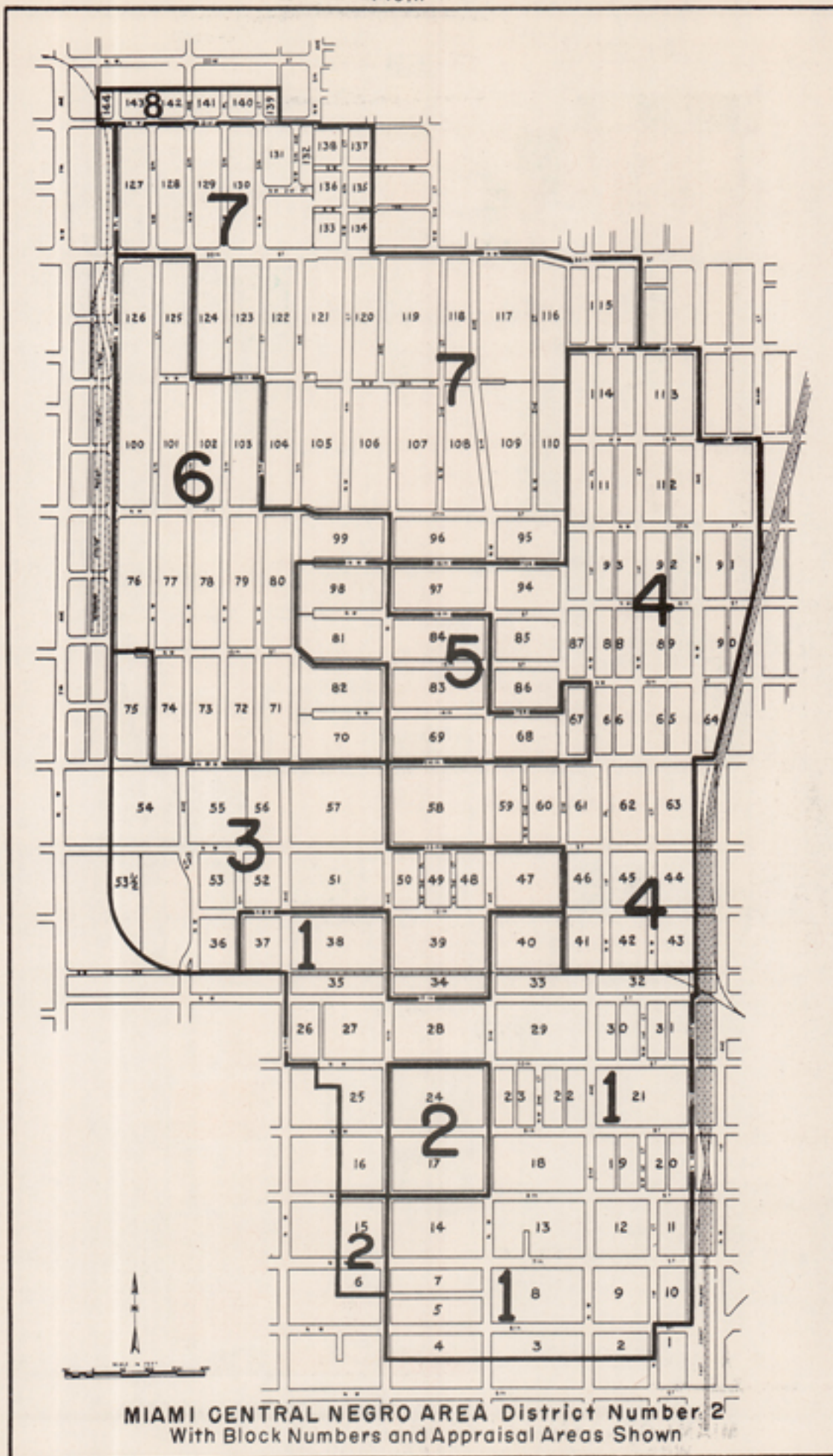
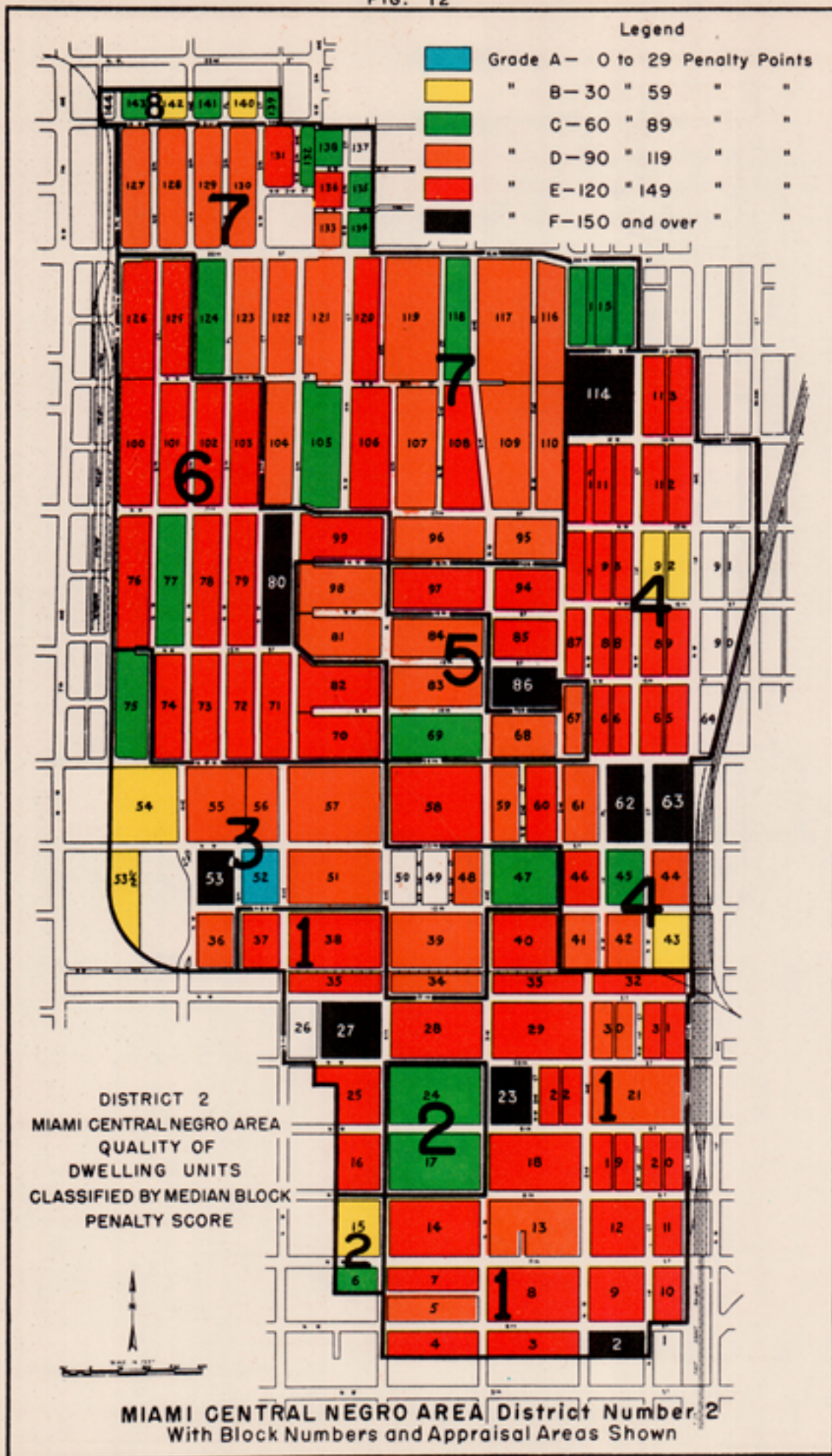


FIG. 12



—DWELLING—

The Dwelling Score is the total number of points a dwelling unit is penalized for deficiencies with respect to facilities, maintenance and occupancy. It is the sum of the three sub-totals.

Using the median for each block, Figure 12 indicates that, based on the dwelling score; 9 blocks are in quality grade F; 59 in grade E; 39 in grade D; 19 in grade C; 7 in grade B; and 1 in grade A.

Note: As previously stated, a median is defined as the value in the center of an arrayed series of values. One half of the items have a value greater and one half have a value less than the median value.

Appraisal Area 1 contains 32 numbered blocks or parts of blocks; Area 2 contains 4; Area 3 contains 15; Area 4 contains 30; Area 5 contains 7; Area 6 contains 18; Area 7 contains 31; and Area 8 contains 6.

An Appraisal Area is a group of blocks with structures and dwelling units more or less of like character for the purpose of comparison with other areas of somewhat different character.

Percent of scored dwelling units with score in stated range
for appraisal areas.

STUDY Areas 1-2-3-4-5-6-7-8- and
Readings Combined Entries Date March 1960

| Appraisal Area | Area 1 (643) | | Area 2 (711) | | Area 3 (289) | | Area 4 (604) | | Area 5 (310) | | Area 6 (122) | |
|---------------------|-----------------|------|-----------------|------|-----------------|------|-----------------|------|-----------------|------|-----------------|------|
| Scored DU | | | | | | | | | | | | |
| Percent of Units | 33 | 67 | 38 | 67 | 33 | 67 | 33 | 67 | 33 | 67 | 33 | 67 |
| I T E M | | | | | | | | | | | | |
| ENVIRONMENTAL TOTAL | | | | | | | | | | | | |
| 120 points or more | .6 | | | | | | | | | | | |
| 60 - 119 points | | 63.1 | | 49.6 | | 48.4 | | 11.4 | | 6.4 | | 62.6 |
| 0 - 59 " | | 36.3 | | 50.4 | | 51.6 | | 85.6 | | 93.6 | | 37.4 |
| DWELLING TOTAL | | | | | | | | | | | | |
| 120 points or more | | 62.9 | | 24.3 | | 36.4 | | 55.7 | | 32.9 | | 66.3 |
| 60 - 119 points | | 28.8 | | 36.9 | | 39.7 | | 29.7 | | 45.8 | | 23.7 |
| 0 - 59 " | | 8.3 | | 38.8 | | 23.9 | | 14.6 | | 21.3 | | 10.0 |
| HOUSING TOTAL | | | | | | | | | | | | |
| 240 points or more | | 11.9 | | 4.5 | | 7.7 | | 8.0 | | 2.3 | | 12.8 |
| 180 - 239 points | | 53.2 | | 16.2 | | 26.3 | | 40.2 | | 17.1 | | 49.8 |
| 120 - 179 " | | 27.8 | | 34.2 | | 41.1 | | 31.2 | | 42.9 | | 27.2 |
| 60 - 119 " | | 7.1 | | 32.5 | | 23.9 | | 20.4 | | 37.2 | | 10.2 |
| 1 - 59 " | | | | 12.6 | | 1.0 | | .2 | | 0.0 | | 0.0 |

Percent of scored dwelling units with score in stated range for appraisal areas.

STUDY Areas 1-2-3-4-5-6-7-8- and Combined

Readings Entries Date March 1949

| Appraisal Area | Area 7 (605) | | Area 8 (21) | | ALL District 2 (2835) | | | | | | | | | | |
|----------------------------|-----------------|--|----------------|--|--------------------------|--|--|--|--|--|--|--|--|--|--|
| Scored DU | | | | | | | | | | | | | | | |
| Percent of Units | | | | | | | | | | | | | | | |
| ITEM | | | | | | | | | | | | | | | |
| ENVIRONMENTAL TOTAL | | | | | | | | | | | | | | | |
| 120 points or more | 0.0 | | 0.0 | | 0.2 | | | | | | | | | | |
| 60 - 119 points | 23.6 | | 0.0 | | 39.0 | | | | | | | | | | |
| 0 - 59 points | 76.1 | | 100.0 | | 60.9 | | | | | | | | | | |
| DWELLING TOTAL | | | | | | | | | | | | | | | |
| 120 points or more | 37.7 | | 0.0 | | 50.4 | | | | | | | | | | |
| 60 - 119 points | 44.9 | | 52.3 | | 34.1 | | | | | | | | | | |
| 0 - 59 points | 17.4 | | 47.7 | | 15.5 | | | | | | | | | | |
| HOUSING TOTAL | | | | | | | | | | | | | | | |
| 240 points or more | 4.2 | | 0.0 | | 8.4 | | | | | | | | | | |
| 180 - 239 points | 25.3 | | 0.0 | | 37.6 | | | | | | | | | | |
| 120 - 179 points | 46.7 | | 52.4 | | 35.0 | | | | | | | | | | |
| 60 - 119 points | 22.8 | | 47.6 | | 18.1 | | | | | | | | | | |
| 1 - 59 points | 1.0 | | 0.0 | | 0.9 | | | | | | | | | | |

ARE THE CONDITIONS OF HOUSING IN THIS AREA BAD?

Chart 4-CB is a classification of the Environmental total score; Dwelling total; and Housing total.

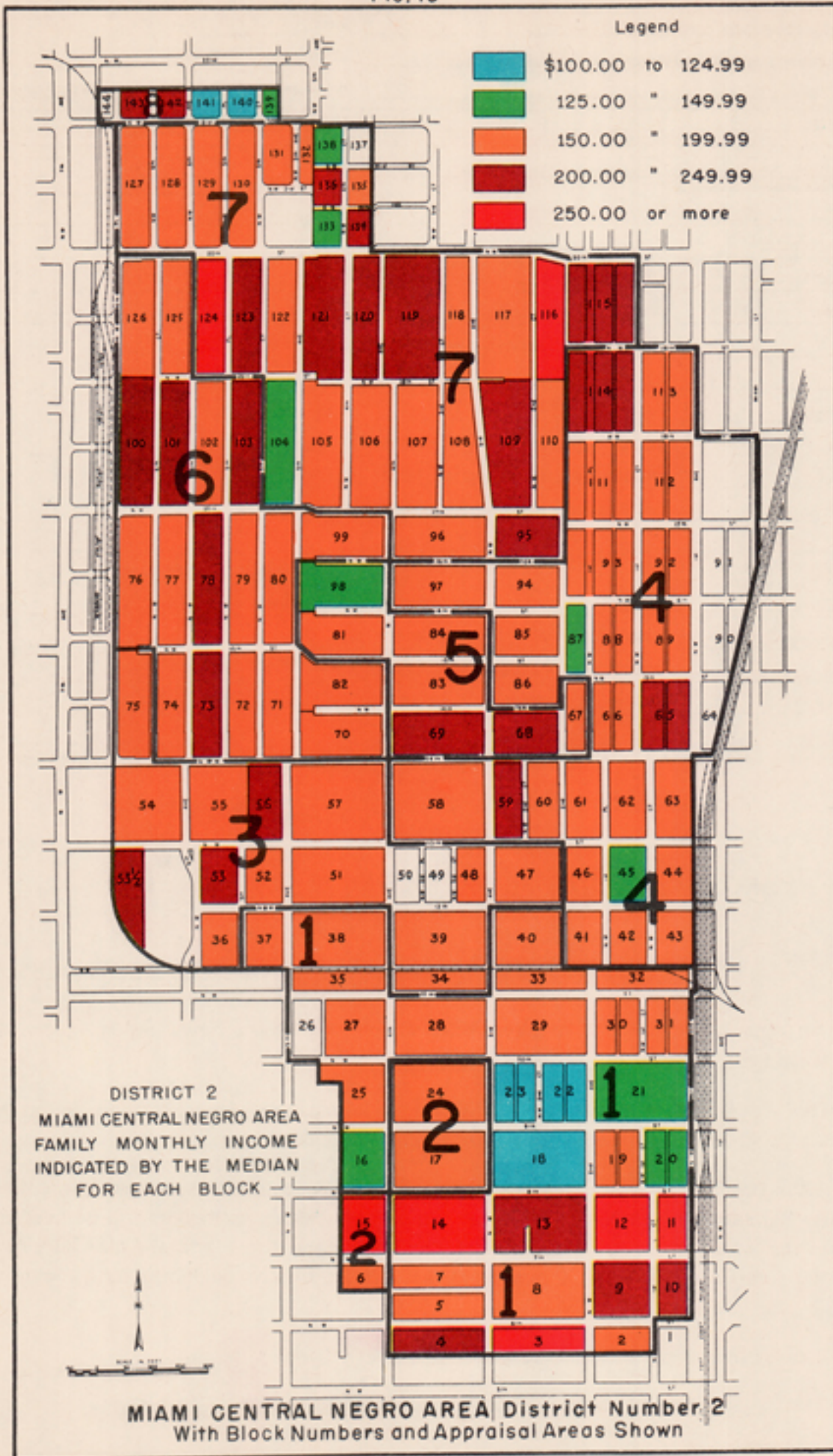
An environmental score of 0 to 19 is good or excellent; 20 to 39 generally acceptable; 60 to 79 sub-standard; 80 and over is slum.

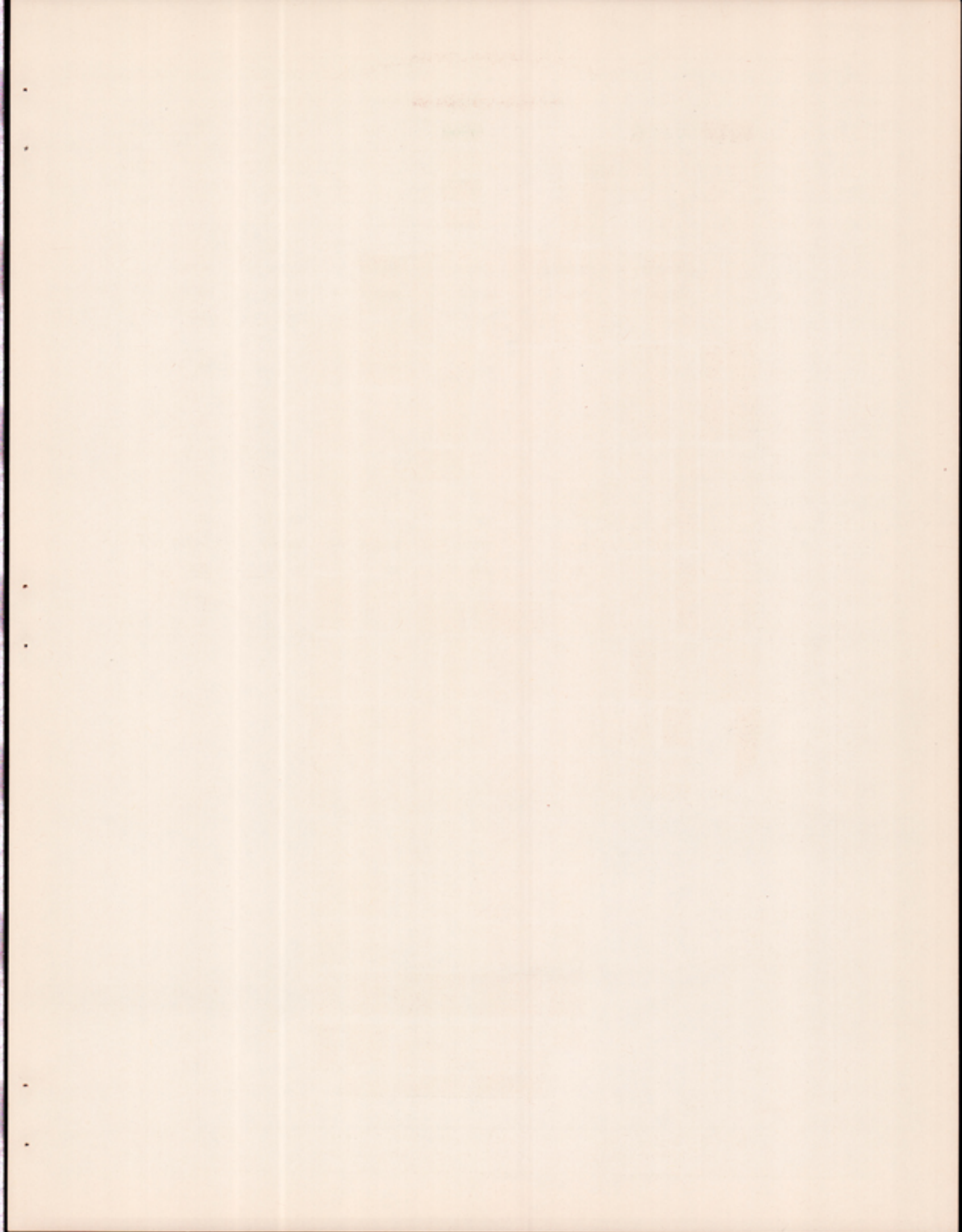
Appraisal Areas 1 and 6 have more than 60 percent with a score of more than 60, but, in the district taken as a whole, 39 percent have a score of more than 60.

Within the Dwelling total classification, a score of 0 to 59 indicates good housing on the basis of Facilities, Maintenance, and Occupancy. Some minor and a few major repairs will be needed. The chart shows that 62.9 percent of Appraisal Area 1 and 66.3 percent of Appraisal Area 6 have dwelling scores of 120 points or more. Over 50 percent of that district, all areas combined, have a score of 120 or more.

The Housing total is the sum of the Environmental and Dwelling totals.

FIG. 13





DESCRIPTION OF OCCUPANTS OF DWELLING UNITS

SECRET 1 of 2 District 2 CHART 1-03

Percent of Households with stated characteristics for

STUDY Areas 1-2-3-4-5-6-7-8- and

appraisal areas.

Readings Combined Entries Date March 1949

| Appraisal Area No. of Cases | Area 1 (613) | Area 2 (111) | Area 3 (289) | Area 4 (604) | Area 5 (110) | Area 6 (122) |
|--------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Percent of Households | 30 67 | 33 67 | 36 67 | 33 67 | 38 67 | 33 67 |
| I T E M | | | | | | |
| Persons in Household | - - - | - - - | - - - | - - - | - - - | - - - |
| 1 to 3 persons | 52.9 | 60.8 | 44.3 | 45.9 | 40.8 | 46.5 |
| 4 to 6 * | 31.3 | 29.1 | 37.0 | 40.1 | 40.1 | 37.5 |
| 7 persons or more | 15.8 | 10.1 | 16.7 | 14.0 | 19.1 | 16.0 |
| Families Doubled-2 or more | 6.6 | 7.3 | 9.7 | 15.4 | 13.6 | 13.3 |
| Family Income per month | - - - | - - - | - - - | - - - | - - - | - - - |
| Below \$100.00 | 11.9 | 6. | 3.8 | 7.7 | 1.6 | 3.3 |
| \$100.00 - \$149.9 | 18.7 | 9.9 | 11.8 | 16.2 | 15.7 | 15.4 |
| \$150.00 - \$199.9 | 31.1 | 31.7 | 39.0 | 45.5 | 48.8 | 41.3 |
| \$200.00 - \$249.9 | 10.8 | 12.9 | 21.5 | 16.2 | 14.2 | 24.3 |
| \$250.00 or more | 27.5 | 39.5 | 20.9 | 14.4 | 19.7 | 14.7 |
| Not Reported NR | - - - | - - - | - - - | - - - | - - - | - - - |

| Appraisal Area No. of Cases: Structures/DU | Area 1 (643) | Area 2 (111) | Area 3 (289) | Area 4 (604) | Area 5 (140) | Area 6 (422) |
|---|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Percent of Cases | 33 67 | 33 67 | 33 67 | 33 67 | 33 67 | 33 67 |
| T T R M | | | | | | |
| STRUCTURE: * | | | | | | |
| 1 Family | 74.7 | 60 | 62.1 | 50.5 | 63.7 | 46.6 |
| 2 " | 10 | 16 | 21.1 | 24.9 | 15.7 | 25.6 |
| 3 to 6 Families | 3.9 | 0.0 | 5.8 | 10.8 | 7.8 | 16.0 |
| 7 Families | .5 | 8.0 | 0.0 | .9 | 2.5 | 0.0 |
| DWELLING UNIT: | | | | | | |
| ** Tenure: Owner Occupied | 3.9 | 7.2 | 9.0 | 6.6 | 7.2 | 10.6 |
| Non-white Ownership | 27.8 | 25.2 | 15.2 | 26.6 | 35.7 | 28.4 |
| White Ownership | 72.2 | 74.8 | 84.8 | 73.4 | 64.3 | 71.6 |
| *** MONTHLY RENT: Under \$20.00 | 28.4 | 16.7 | | | | |
| \$20.00 - \$29.9 | 41.4 | 32.3 | | | | |
| \$ 30.00 -or more | 30.3 | 51.0 | | | | |
| *** SIZE: | | | | | | |
| 1 Room | 3.7 | 3.6 | | 1.3 | | .5 |
| 2 Rooms | 6.7 | 7.2 | 2.1 | 3.3 | 2.1 | 3.3 |
| 3 to 5 Rooms | 76.5 | 79.3 | 82.3 | 84.9 | 85.1 | 79.4 |
| 6 Rooms or more | 13.1 | 9.9 | 15.6 | 10.5 | 12.8 | 16.8 |

*Percentages are of all structures. **Percentage is of all occupied units. ***Percentages are of units reporting rent or size

Percent of Households with stated characteristics for
appraisal areas.

STUDY Areas 1-2-3-4-5-6-7-8- and
Combined
Readings Entries Date March 1949

| Appraisal Area No. of Cases | Area 7 (605) | Area 8 (21) | ALL District 2 (2835) | |
|--------------------------------|-----------------|----------------|--------------------------|--|
| Percent of Households | 33 67 | 38 67 | 33 67 | |
| ITEM | | | | |
| Persons in Household | | | | |
| 1 to 3 persons | 45.7 | 61.9 | 47.7 | |
| 4 to 6 persons | 43.2 | 33.3 | 37.6 | |
| 7 persons or more | 11.1 | 4.8 | 14.7 | |
| Families Doubled - 2 or more | 11.2 | 9.5 | 11.1 | |
| Family Income per Month. | | | | |
| Below \$100.00 | 5.2 | 14.3 | 6.7 | |
| \$100.00 - \$149.99 | 16.6 | 29.1 | 16.8 | |
| \$150.00 - \$199.99 | 41.4 | 23.8 | 39.4 | |
| \$200.00 - \$249.99 | 15.7 | 28.6 | 16.5 | |
| \$250.00 or more | 21.1 | 14.2 | 20.6 | |

WHAT SIZE FAMILIES OCCUPY THE UNITS AND WHAT IS THEIR INCOME?

In Chart 3-CB above, the number of the household and the FAMILY income is pictured.

On a basis of a $\frac{1}{3}$ sample, you will notice that in District 2, 47.7 percent of the household contains small families of from 1 to 3 persons. This is an excellent index of the size of units needed for a rehousing program. The next largest group is in the 4 to 6 persons class with 37.6 percent. Only 14.7 percent fall within the 7 or more persons class.

In 11.1 percent of the households, 2 or more families were doubling.

The 6.7 percent of the families whose income is less than \$100.00 per month and the 16.8 percent with a family income of \$100.00 to \$149.99 per month, indicates that some form of assistance in housing these families is needed. It is emphasized that this is family income rather than individual income—one or more members of the family may be working.

The 16.5 percent of families whose incomes is \$200.00 to \$249.99 per month and the 20.6 percent with \$250.00 or more, indicates the possibility that substantial housing could be provided profitably by private capital for a number of tenants in the area.

Percent of dwelling structures & dwelling units with

STUDY Areas 1-2-3-4-5-6-7-8- and

stated characteristics.

Readings Combined

Date March 1969

| Appraisal Area No. of Cases: Structures/DU | Area 7 (605) | Area 8 (21) | ALL: District 2 (2835) |
|---|-----------------|----------------|---------------------------|
| Percent of Cases | 33.67 | 39.67 | 33.67 |
| I T E M | | | |
| STRUCTURE: * | | | |
| 1 Family | 52.3 | 69.2 | 59.0 |
| 2 " | 33.4 | 15.4 | 21.8 |
| 3 to 6 Families | 8.4 | 15.4 | 8.1 |
| 7 Families | 0.5 | 0.0 | 0.8 |
| DWELLING UNIT: ** | | | |
| Tenure: Owner Occupied | 15.3 | 28.6 | 8.9 |
| Non-white Ownership | 39.4 | 52.4 | 29.3 |
| White Ownership | 60.6 | 47.6 | 70.7 |
| MONTHLY RENT: *** | | | |
| Under \$20.00 | 21.0 | 0.0 | 24.3 |
| \$20.00 - \$29.9 | 47.4 | 82.9 | 43.1 |
| \$30.00 or more | 31.6 | 7.1 | 32.6 |
| SIZE: *** | | | |
| 1 Room | 0.0 | 0.0 | 1.3 |
| 2 Rooms | 1.3 | 0.0 | 3.6 |
| 3 to 5 Rooms | 80.9 | 95.2 | 80.6 |
| 6 Rooms or more | 17.8 | 4.8 | 14.5 |

*Percentages are of all structures. **Percentage is of all occupied units. ***Percentages are of units reporting rent or size.

WHAT KIND OF STRUCTURES AND UNITS ARE IN DISTRICT 2?

On the basis of a $\frac{1}{3}$ sample of District 2, the chart shows 59 percent of the structures are one family structures; 21.8 percent are two family; 8.1 percent three to six family; and 0.8 percent seven family or more.

Only 8.9 percent are owner occupied. Negroes own 29.3 percent of the units, white ownership 70.7 percent.

Approximately 24.3 percent of the tenants pay less than \$20.00 per month for rent; 43.1 percent pay between \$20.00 - \$29.99; and 32.6 percent pay \$30.00 or more.

The largest number, 80.6 percent of the units have from 3 to 5 rooms.

FIG. 14



WHAT IS A BASIC DEFICIENCY?

A Basic Deficiency is a major deficiency; any one of which is sufficient grounds for classifying the dwelling unit as sub-standard in an exact sense, and is correctable by law in most cases. It is a major sub-standard condition which seriously threatens the health or safety of dwelling unit occupants, or makes decent livability difficult or impossible for them.

Basic Deficiencies are:

1. Toilet: Shared, type, or of outside structure.
2. Bath: Shared, outside structure, or none on premises.
3. Water: Location, type, or outside structure.
4. Dual Egress: Lacking for unit.
5. Electricity: None installed.
6. Rooms Lacking Installed Heater: (Not checked because of climatic conditions.)
7. Outside Window: Lacking in any room.
8. Water Supply: Disapproved (source).
9. Sewage Disposal System: Disapproved.
10. Deterioration: Penalty score of 15 points or more.
11. Room Crowding: Over 1.5 persons per room.
12. Persons per sleeping room: Total number of persons equals or exceeds ($2 \times$ number of sleeping rooms.)
13. Sleeping Area/persons: Less than 40 square feet.

STUDY Areas 1-2-3-4-5-6-7-8- and

Combined

Readings Entries Date March 1949

| Appraisal Area | Area 1 (643) | | | Area 2 (111) | | | Area 3 (289) | | | Area 4 (604) | | | Area 5 (110) | | | Area 6 (422) | | |
|----------------------------------|-----------------|---|----|-----------------|----|---|-----------------|----|---|-----------------|----|---|-----------------|----|---|-----------------|----|---|
| Tot. DU Scored | 3 | 3 | 67 | 38 | 67 | | 33 | 67 | | 33 | 67 | 7 | 33 | 67 | | 33 | 67 | |
| Percent of Units | | | | | | | | | | | | | | | | | | |
| CLASS: | | | | | | | | | | | | | | | | | | |
| 13 Basic Deficiencies or more | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 12 " " | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 11 " " | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 10 " " | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 9 " " | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 8 " " | 0.3 | - | - | - | - | - | - | - | - | 0.3 | - | - | - | - | - | 0.7 | - | - |
| 7 " " | 2.0 | - | - | 1.8 | - | - | 0.7 | - | - | 1.9 | - | - | 2.1 | - | - | 3.3 | - | - |
| 6 " " | 4.7 | - | - | - | - | - | 4.5 | - | - | 4.8 | - | - | 2.1 | - | - | 4.3 | - | - |
| 5 " " | 8.5 | - | - | 1.8 | - | - | 3.8 | - | - | 8.8 | - | - | 7.9 | - | - | 10.2 | - | - |
| 4 " " | 21.8 | - | - | 9.9 | - | - | 9.0 | - | - | 16.1 | - | - | 8.6 | - | - | 25.6 | - | - |
| 3 " " | 32.2 | - | - | 21.7 | - | - | 25.3 | - | - | 27.2 | - | - | 18.6 | - | - | 22.2 | - | - |
| 2 " " | 12.1 | - | - | 17.1 | - | - | 17.6 | - | - | 14.9 | - | - | 19.3 | - | - | 11.9 | - | - |
| 1 " " | 11.2 | - | - | 13.5 | - | - | 17.6 | - | - | 12.9 | - | - | 25.0 | - | - | 15.2 | - | - |
| 0 " " | 7.2 | - | - | 34.2 | - | - | 21.5 | - | - | 13.1 | - | - | 16.4 | - | - | 6.6 | - | - |
| Median Number Basic Deficiencies | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |

| Appraisal Area | Area 7 (605) | | Area 8 (21) | | ALL District 2 (2835) | | | | | | | | | | | | |
|-----------------------------------|-----------------|---|----------------|---|--------------------------|---|---|---|---|---|---|---|---|---|---|---|---|
| Total DU Scored | | | | | | | | | | | | | | | | | |
| Percent of Units | | | | | | | | | | | | | | | | | |
| CLASS | | | | | | | | | | | | | | | | | |
| 13 Basic Deficiencies or more | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 12 " " | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 11 " " | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 10 " " | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 9 " " | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 8 " " | 0.2 | - | 0.0 | - | 0.3 | - | - | - | - | - | - | - | - | - | - | - | - |
| 7 " " | 0.8 | - | 0.0 | - | 1.8 | - | - | - | - | - | - | - | - | - | - | - | - |
| 6 " " | 3.8 | - | 0.0 | - | 4.1 | - | - | - | - | - | - | - | - | - | - | - | - |
| 5 " " | 4.0 | - | 0.0 | - | 7.0 | - | - | - | - | - | - | - | - | - | - | - | - |
| 4 " " | 11.0 | - | 0.0 | - | 16.9 | - | - | - | - | - | - | - | - | - | - | - | - |
| 3 " " | 23.9 | - | 0.0 | - | 25.8 | - | - | - | - | - | - | - | - | - | - | - | - |
| 2 " " | 20.7 | - | 4.8 | - | 15.6 | - | - | - | - | - | - | - | - | - | - | - | - |
| 1 " " | 21.2 | - | 71.4 | - | 16.2 | - | - | - | - | - | - | - | - | - | - | - | - |
| 0 " " | 11.4 | - | 23.8 | - | 12.3 | - | - | - | - | - | - | - | - | - | - | - | - |
| Median Number Basic Deficiencies. | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |

WHAT IS THE MEASURE OF SUBSTANDARD CONDITIONS?

The distribution of basic deficiencies by number shown in Chart 5-CB gives a measure of the number of dwelling units having a given number of basic deficiencies.

The high incidence of basic deficiencies shown is a good measure of the sub-standard condition of housing in the area as a whole. The average median of all three groups is 4.

From 4 to 8 basic deficiencies is an indication of extreme slum condition.

Deficiencies: Percent of scored dwelling & rooming units with stated basic deficiency.

STUDY Areas 1-2-3-4-5-6-7-8-and Combined.

Readings Entries Date March 1949

| Appraisal Area | Area 1 (603) | | Area 2 (111) | | Area 3 (289) | | Area 4 (604) | | Area 5 (140) | | Area 6 (422) | |
|---|-----------------|------|-----------------|------|-----------------|------|-----------------|------|-----------------|------|-----------------|------|
| No. of DU | | | | | | | | | | | | |
| Percent of Cases | 33 | 67 | 33 | 67 | 33 | 67 | 33 | 67 | 33 | 67 | 33 | 67 |
| I T E M | | | | | | | | | | | | |
| FACILITIES: | | | | | | | | | | | | |
| Shared *** outside | - | - | - | - | - | - | - | - | - | - | - | - |
| Toilet: Structure | 55.6 | 36.0 | 20.8 | 48.7 | 43.6 | 55.2 | 74.6 | 55.6 | 36.0 | 20.8 | 48.7 | 43.6 |
| Shared **outside structure | 77.2 | 45.0 | 56.4 | 69.9 | 55.0 | 74.6 | 55.6 | 36.0 | 20.8 | 48.7 | 43.6 | 55.2 |
| Bath: none on premises | - | - | - | - | - | - | - | - | - | - | - | - |
| Water: Outside DU or structure | 18.5 | 7.2 | 6.6 | 18.0 | 11.4 | 39.6 | 18.5 | 7.2 | 6.6 | 18.0 | 11.4 | 39.6 |
| Dual Egress: lacking for unit | 8.9 | 9.0 | .4 | 5.5 | 2.9 | 2.8 | 8.9 | 9.0 | .4 | 5.5 | 2.9 | 2.8 |
| Inst. Heater: lacking 3/4 rooms | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Electricity: none installed | 19.6 | 1.8 | 26.0 | 17.7 | 5.7 | 14.9 | 19.6 | 1.8 | 26.0 | 17.7 | 5.7 | 14.9 |
| Outside Window: lacking in room | - | - | - | - | - | - | - | - | - | - | - | - |
| Water Supply: (Source) Disapproved | 3.7 | 0.0 | 0.0 | 4.0 | 2.9 | 2.7 | 3.7 | 0.0 | 0.0 | 4.0 | 2.9 | 2.7 |
| Sewage Disposal System Disapproved | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| MAINTENANCE: | | | | | | | | | | | | |
| Deterioration: * Class 2 or 3 | 87.2 | 47.7 | 69.2 | 81.8 | 65.7 | 93.3 | 87.2 | 47.7 | 69.2 | 81.8 | 65.7 | 93.3 |
| OCCUPANCY: | | | | | | | | | | | | |
| Persons per room: over 1.5 | 15.4 | 10.8 | 11.1 | 16.6 | 18.6 | 14.5 | 15.4 | 10.8 | 11.1 | 16.6 | 18.6 | 14.5 |
| Persons per sleeping room ** | 7.9 | 7.2 | 13.5 | 9.4 | 8.6 | 11.4 | 7.9 | 7.2 | 13.5 | 9.4 | 8.6 | 11.4 |
| Sleeping area/Persons: Less than 40 sq. ft. | 13.5 | 7.2 | 6.6 | 9.6 | 10.7 | 10.4 | 13.5 | 7.2 | 6.6 | 9.6 | 10.7 | 10.4 |

*Penalty score of 15 points or more. **Total number of persons equals or exceeds (2 x number of sleeping rooms plus 2) ***allowance made for sharing by 1 room units.

Deficiencies: Percent of scored dwelling & rooming units with stated basic deficiency.

STUDY Areas 1-2-3-4-5-6-7-8 and COMBINED

Readings Entries Date March 1949

| Appraisal Area No. of DU | Area 7 (605) | | Area 8 (21) | | ALL: District 2 (2835) | | | | | | | |
|---|-----------------|------|----------------|----|---------------------------|------|--|--|--|--|--|--|
| Percent of Cases | 33 | 67 | 33 | 67 | 33 | 67 | | | | | | |
| I - P - E - M | | | | | | | | | | | | |
| FACILITIES: | | | | | | | | | | | | |
| Shared *** outside Toilet: structure | | 47.1 | 0.0 | | | 46.8 | | | | | | |
| Shared ***outside structure Bathrooms on premises | | 63.4 | 4.8 | | | 67.1 | | | | | | |
| Water: Outside DU or structure | | 14.0 | 0.0 | | | 18.4 | | | | | | |
| Dual Egress: lacking for unit | | 3.3 | 0.0 | | | 4.8 | | | | | | |
| Inst. Heater: lacking 3/4 rooms | | 0.0 | 0.0 | | | 0.0 | | | | | | |
| Electricity: none installed any | | 6.8 | 0.0 | | | 14.9 | | | | | | |
| Outside Window:lacking in room | | | | | | | | | | | | |
| Water Supply: (Source) Disapproved | | 1.7 | 0.0 | | | 2.3 | | | | | | |
| Sewage Disposal System: Disapproved | | 0.0 | 0.0 | | | 0.0 | | | | | | |
| MAINTENANCE: | | | | | | | | | | | | |
| Deterioration: * Class 2 or 3 | | 76.5 | 71.4 | | | 79.6 | | | | | | |
| OCCUPANCY: | | | | | | | | | | | | |
| Persons per room: over 1.5 | | 8.1 | 20.0 | | | 14.8 | | | | | | |
| Persons per sleeping room: ** | | 11.4 | 0.0 | | | 10.0 | | | | | | |
| Sleeping area/Persons: Less than 40 sq. ft. | | 6.9 | 0.0 | | | 9.6 | | | | | | |

*penalty score of 15 points or more. **total number of persons equals or exceeds (2 x number of sleeping rooms plus 2. ***allowance made for sharing by 1 room units.

WHAT IS THE NATURE OF THE BASIC DEFICIENCIES SHOWN IN CHART 8-CB?

A further breakdown of basic deficiencies by type is given in the chart. Ten of the thirteen basic deficiencies are shown.

In the 8 Appraisal Areas combined, 46.8 percent of the dwelling and rooming units had to share the toilet with other units, or the toilet was located outside the structure, or both. If the location is in the rear yard or on the back porch requiring the occupants to go outside then it would be considered outside the structure.

In this district, 67.1 percent of the units either had no bathing facilities, had to share with other units, or had to go outside the structure for a bath; 18.4 percent had to go outside for water; 14.9 percent had no electricity; 79.6 percent had extreme deterioration; 14.8 percent have over 1.5 persons per room; 10 percent had too many persons per sleeping room; 9.6 percent had less than 40 square feet of sleeping area per person. Modern health standards require 60 square feet.

**WHAT KIND OF HOUSING DOES THE TENANT GET FOR
HIS HOUSING DOLLAR?**

TABLE 15

**PERCENTAGE DISTRIBUTION OF DWELLING UNITS BY NUMBER OF BASIC
DEFICIENCIES REPORTED BY CLASS OF RENT.**

DISTRICT 2

| No. of Basic Deficiencies | Class of Rent | | | |
|--|--|--|--|---|
| | \$ 0.01 to 14.99 % of all Reporting | \$15.00 to 24.99 % of all Reporting | \$25.00 to 39.99 % of all Reporting | \$40.00 per mo. or more % of all Reporting |
| 8 | | .2 | .1 | .7 |
| 7 | 1.5 | 3.1 | .6 | 1.0 |
| 6 | 16.9 | 5.5 | 2.5 | 2.1 |
| 5 | 16.9 | 11.5 | 4.5 | 2.1 |
| *4 | 30.8 | 22.4 | 14.4 | 9.7 |
| 3 | 20.0 | 30.4 | 22.3 | 24.2 |
| 2 | 7.7 | 16.3 | 17.2 | 12.1 |
| 1 | 6.2 | 6.5 | 23.4 | 19.4 |
| 0 | | 4.1 | 15.0 | 28.7 |
| Total Number of | (65) | (1242) | (846) | (422) |
| D. U. Reporting Percent of total in rental class | 2.6 | 48.2 | 32.8 | 16.4 |

*Example: The table indicates that of the D.U. having 4 Basic Deficiencies

30.8% pay less than \$15.00 monthly rent,

22.4% pay from \$15.00 to \$24.99

14.4% pay from \$25.00 to \$39.99

9.7% pay \$40.00 or more.

This would indicate that the more rent the tenant pays the better housing he gets; but, if you examine the table closely, you will see that in very many instances no matter what rent he pays his housing is as bad as those in the lower rent brackets.

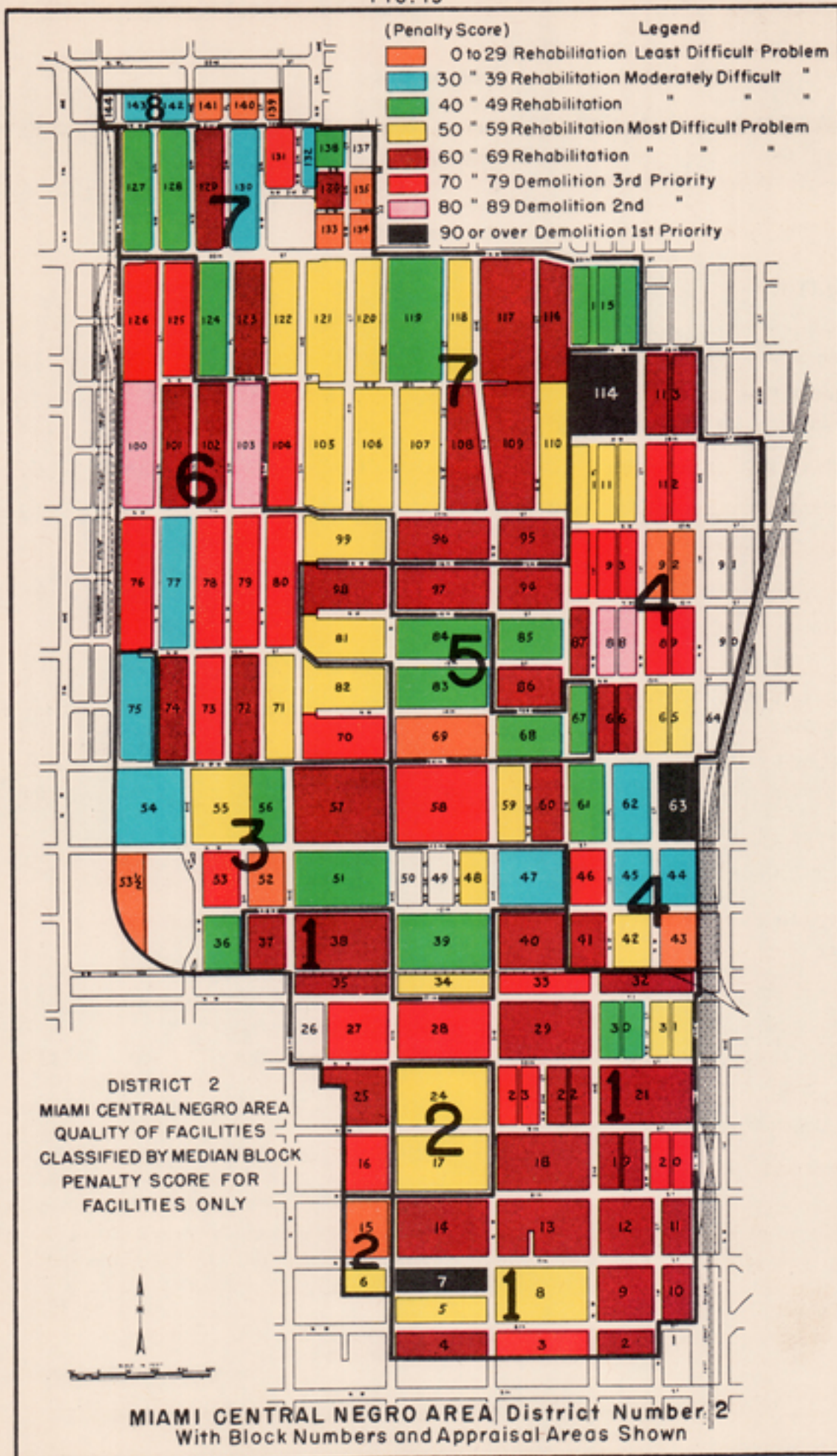
CHART 18-A

DISTRIBUTION OF DWELLING DEFICIENCIES BY TYPE. BASIC DEFICIENCIES
DISTRICT 2

| No. of Basic Deficiencies | 1 | 2 | 3 | 4 | 5/6 | 7 or more |
|---|-------|-------|--------|--------|--------|-----------|
| FACILITIES: | | | | | | |
| Toilet: Shared*** or outside Structure | 0.9 | 10.5 | 24.2 | 21.8 | 14.9 | 13.3 |
| Bath: Shared*** outside structure, none on premises | 3.5 | 39.1 | 31.6 | 24.4 | 18.7 | 13.8 |
| Water: Outside D.U. or Structure | 0.7 | 0.1 | 0.8 | 13.2 | 9.6 | 9.7 |
| Dual Egress: Lacking for unit | 3.9 | 3.5 | 0.8 | 1.4 | 1.9 | 1.4 |
| Inst. Heater: Lacking**** | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Electricity: None installed | | 1.4 | 5.0 | 5.7 | 9.5 | 6.9 |
| Outside Window: Lacking in any room | | 0.1 | 0.1 | 0.2 | 0.1 | 0.7 |
| Water Supply: (Source) Disapproved | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Sewage Disposal System: Disapproved | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| MAINTENANCE: | | | | | | |
| Deterioration*: Class 2 or 3 | 86.4 | 38.5 | 31.7 | 24.7 | 18.2 | 14. |
| OCCUPANCY: | | | | | | |
| Persons per room: Over 1.5 | 2.6 | 3.4 | 2.8 | 4.0 | 11.2 | 13.1 |
| Persons per sleeping room** | 1.3 | 1.8 | 1.5 | 2.0 | 7.9 | 13.1 |
| Sleeping Area/Persons: Less than 40 sq. ft. | 0.7 | 1.6 | 1.5 | 2.6 | 8.0 | 14.0 |
| Total Number of Basic Deficiencies | (457) | (870) | (2205) | (1928) | (1702) | (421) |
| Percent Reported | 18% | 18% | 30% | 19% | 13% | 2% |

*Penalty score of 15 points or more. **Total number of persons equals or exceed (2 × number of sleeping room plus 2) ***Allowance made for sharing by 1 room units. ****not checked.

FIG. 15



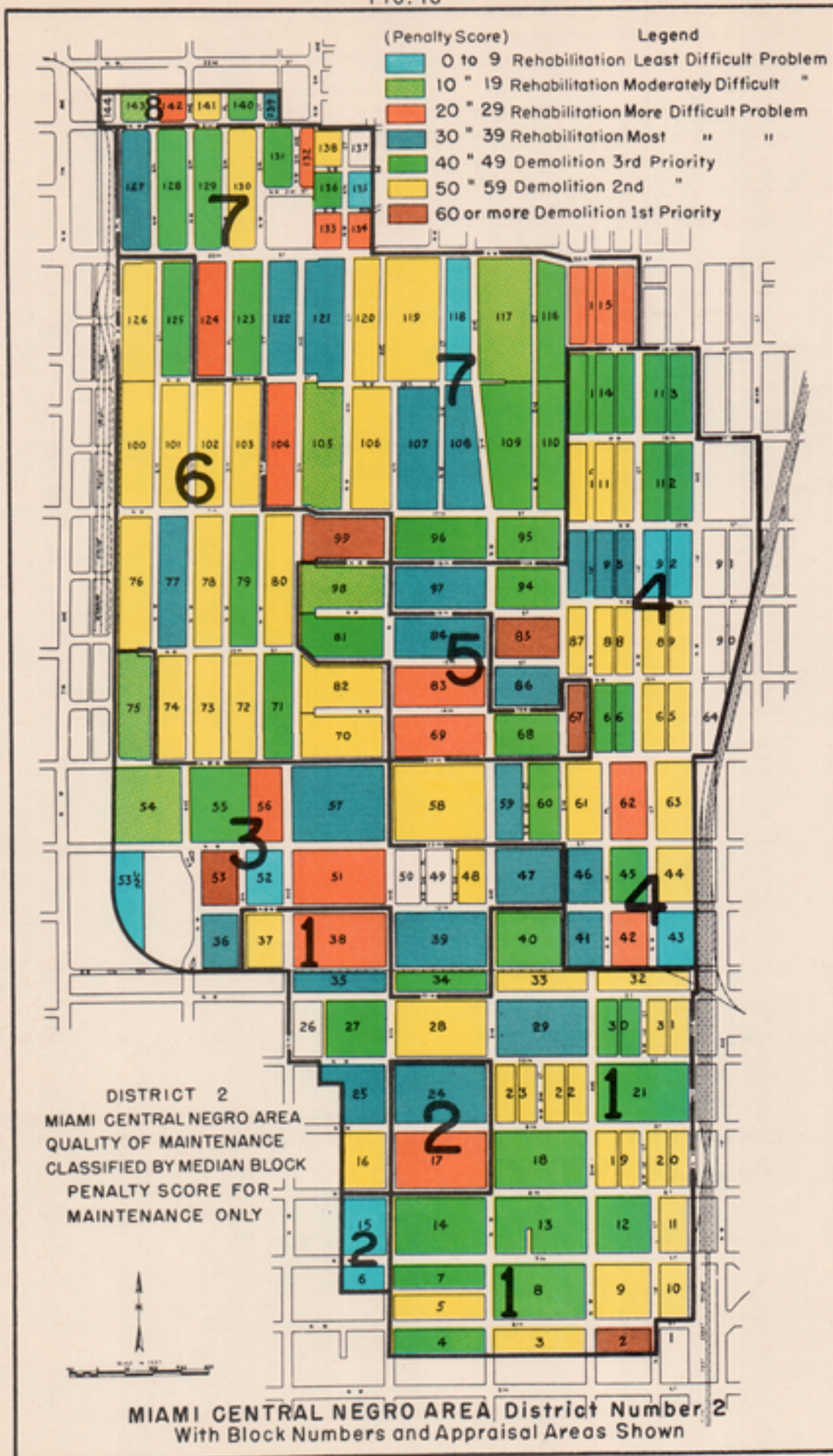
—FACILITIES—

As stated previously, "Facilities," or the lack of them, as used in this survey, is composed of 20 items. To name a few: water supply; sewer connection; daylight obstruction; stairs and fire escapes; kitchen facilities, such as sink, stove and refrigerator; toilet and bath, their location and type, whether shared, whether hot water provided; washing facilities; electric lighting; rooms lacking closets; rooms of substandard area; and others.

Referring to Figure 15 shows that there is a great lack of facilities.

When a block has a median penalty score of 0 to 29, the usefulness of some of the dwelling units may not be seriously impaired. If, however, maintenance is good and the environment favorable, the dwelling units in such a block, considered as a whole, can be rehabilitated on a sound economic basis to the end that satisfactory housing will result.

FIG. 16



—MAINTENANCE—

As previously stated, Maintenance, as used in this survey, is determined by the use of 5 items:

- the condition of the toilet;
- the amount of deterioration;
- the degree of rodent infestation;
- the sanitary index; and
- the basement condition.

Basement condition was eliminated because there are no basements in these homes. The sum of the penalty points assessed against these items is the "Maintenance Score."

A score of 30 or more penalty points on "Maintenance" indicates very poor upkeep of those facilities which do exist.

It will be seen by referring to Figure 16 that 108 blocks or parts of blocks have a median score on "Maintenance" of 30 or more penalty points.

Percent of scored dwelling units with score in stated range

STUDY Areas 1-2-3-4-5-6-7-8- and

for appraisal areas

Readings Combined Entries Date

| Appraisal Area | Area 1 (613) | | | Area 2 (111) | | | Area 3 (289) | | | Area 4 (604) | | | Area 5 (110) | | | Area 6 (122) | | |
|-----------------------|-----------------|------|---|-----------------|------|---|-----------------|------|---|-----------------|------|---|-----------------|------|---|-----------------|------|---|
| Scored DU and HU | | | | | | | | | | | | | | | | | | |
| Percent of Cases | 33 | 67 | | 33 | 67 | | 33 | 67 | | 33 | 67 | | 33 | 67 | | 33 | 67 | |
| PENALTY SCORE | | | | | | | | | | | | | | | | | | |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| MAINTENANCE SUB-TOTAL | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 30 points or more | | 80.0 | | | 33.3 | | | 56.4 | | | 73.5 | | | 55.0 | | | 85.4 | |
| 0 - 29 points | | 20.0 | | | 66.7 | | | 43.6 | | | 26.5 | | | 45.0 | | | 14.6 | |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |

| Appraisal Area | Area 7 | | Area 8 | | ALL District 2 | | | | | | | | | |
|------------------------------|--------|---|--------|---|----------------|---|---|---|---|---|---|---|---|---|
| Scored DU and RU | (605) | | (21) | | (2835) | | | | | | | | | |
| Percent of Cases | 38.67 | | 38.67 | | 38.67 | | | | | | | | | |
| PENALTY SCORE | | | | | | | | | | | | | | |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| MAINTENANCE SUB-TOTAL | | | | | | | | | | | | | | |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 30 points or more | 69.9 | | 61.9 | | 69.9 | | | | | | | | | |
| 0 - 29 points | 38.1 | | 38.1 | | 30.1 | | | | | | | | | |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - |

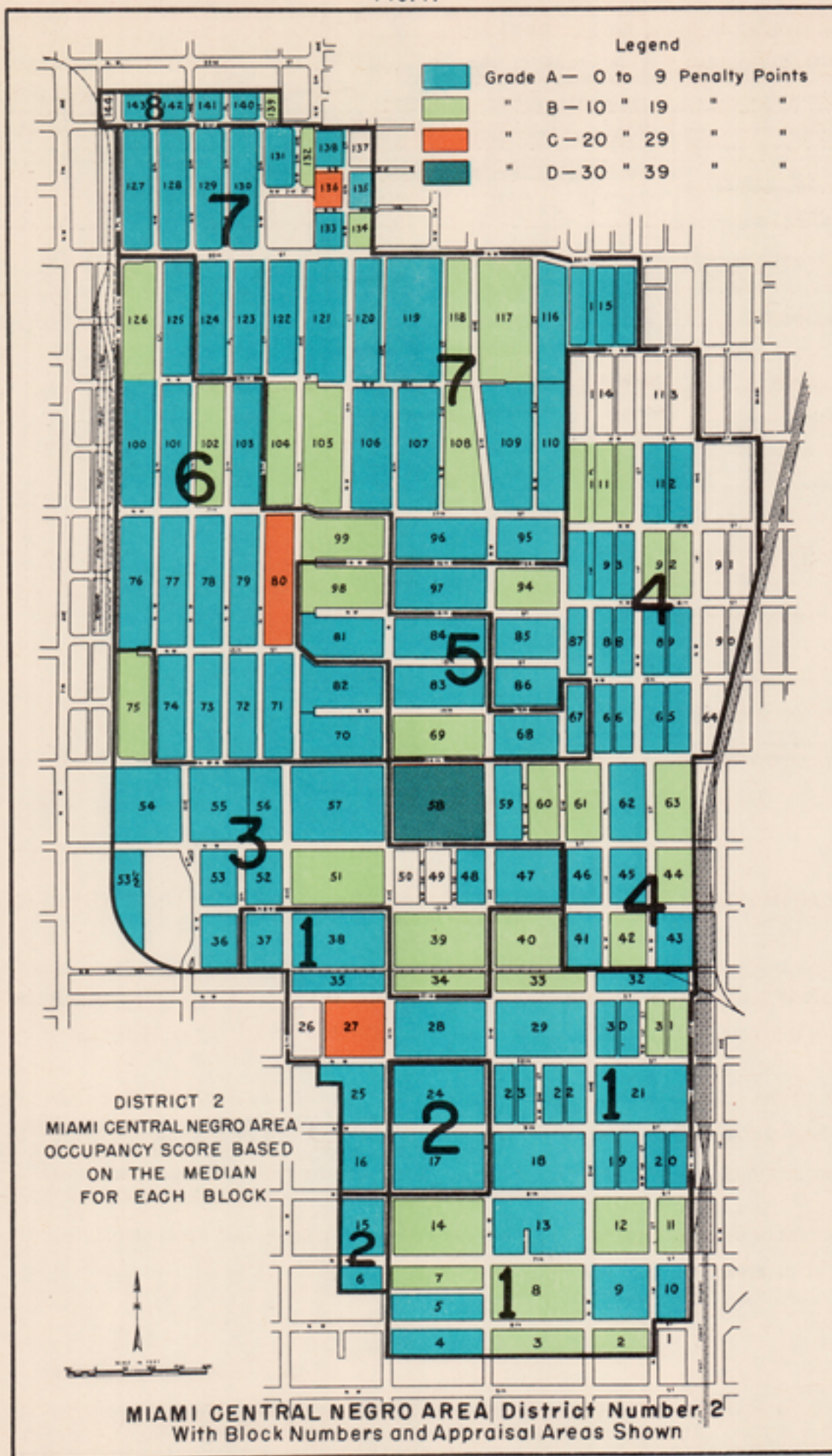
HOW MUCH OF THE TOTAL MAINTENANCE SCORE IS DUE TO DETERIORATION?

The chart shows that 69.9 per cent of the dwelling units have scores of 30 or more penalty points. This indicates the district suffers from a lack of upkeep. Appraisal Area 1 and 6 are the worst.

Because of the war years, shortages of materials, the high cost of labor, and other causes, these areas have been allowed to deteriorate to an alarming degree. Much of the housing should be demolished and new housing provided. A great many of the houses are too far gone to repair.

22.6 percent of the structures are located in the rear yard or alley and these structures are in a worse state of deterioration than the on-street structures.

FIG. 17



—OCCUPANCY—

As stated before, Occupancy is determined by the use of 5 items. They include:

persons per room;

persons per sleeping room;

sleeping area per person;

non-sleeping area per person; and

doubling of basic families.

| Appraisal Area Scored DU and BU | Area 1 (643) | | | | Area 2 (111) | | | | Area 3 (289) | | | | Area 4 (604) | | | | Area 5 (110) | | | | Area 6 (422) | | | |
|------------------------------------|-----------------|------|------|---|-----------------|------|------|---|-----------------|------|------|---|-----------------|------|------|---|-----------------|------|------|---|-----------------|------|------|---|
| | 3 | 3 | 6 | 7 | 3 | 3 | 6 | 7 | 3 | 3 | 6 | 7 | 3 | 3 | 6 | 7 | 3 | 3 | 6 | 7 | 3 | 3 | 6 | 7 |
| Percent of Units | | | | | | | | | | | | | | | | | | | | | | | | |
| PENALTY SCORE | | | | | | | | | | | | | | | | | | | | | | | | |
| OCCUPANCY SUB-TOTAL | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 30 points or more | | 17.3 | | | | 12.6 | | | | 21.7 | | | | 23.1 | | | | 24.3 | | | | 20.2 | | |
| 0 - 29 points | | | 82.7 | | | | 87.4 | | | | 78.3 | | | | 76.9 | | | | 75.7 | | | | 79.8 | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |

| Appraisal Area | Area 7 (605) | | Area 8 (21) | | ALL District 2 (2835) | | | | | | | | | |
|---------------------|-----------------|----|----------------|----|--------------------------|----|---|---|---|---|---|---|---|---|
| Scored DU and RU | 30 | 67 | 30 | 67 | 33 | 67 | | | | | | | | |
| Percent of Units | | | | | | | | | | | | | | |
| PENALTY SCORE. | | | | | | | | | | | | | | |
| OCCUPANCY SUB-TOTAL | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 30 points or more | 18.7 | | 9.5 | | 20.1 | | | | | | | | | |
| 0 - 29 points | 81.3 | | 90.5 | | 79.9 | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |

IS THERE TOO MUCH OVERCROWDING?

An "Occupancy Score" of 30 or more penalty points indicates too many persons per room, allowing insufficient privacy or too little area per person, intensifying the health hazard of disease transmission.

There are 95.9 percent of the scored units that have at least one substandard room.

In 10.5 percent, more than 2 persons occupy each sleeping room.

Lodgers are present in 11.6 percent of the units.

More than one basic family live in 11.1 percent of the total number of units.

Rooming units comprise 7.3 percent of the total number of units.

The chart shows a very serious problem of overcrowding that needs serious consideration for remedial measures. Appraisal Areas 3, 4, 5 and 6 are especially bad. The overall picture is not very much better. In the whole district, all areas combined, 20.1 percent of the units have 30 or more penalty points assessed against them.

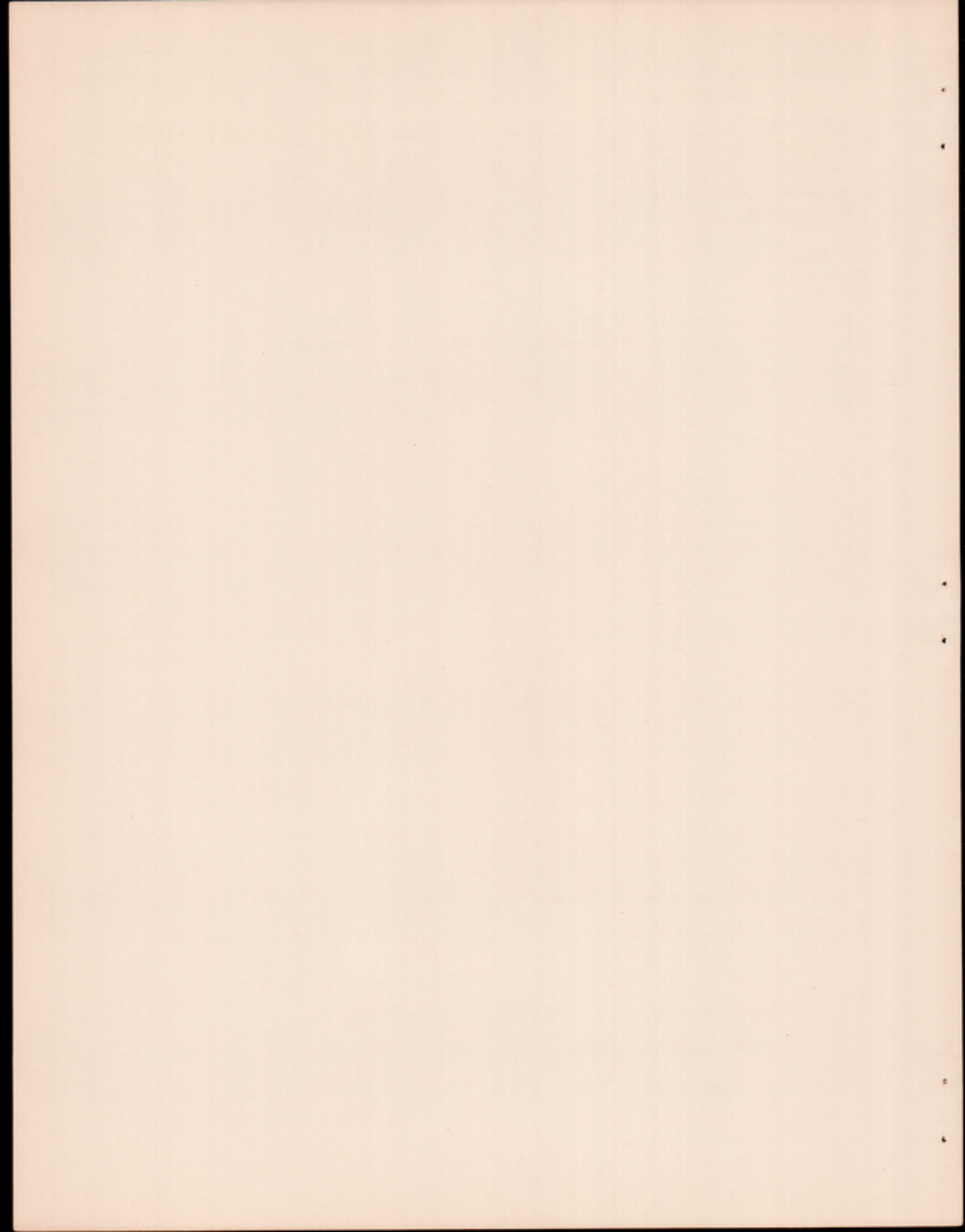


TABLE 2
PERCENTAGE DISTRIBUTION OF DWELLING UNITS BY SIZE OF HOUSEHOLD
BY NUMBER OF ROOMS

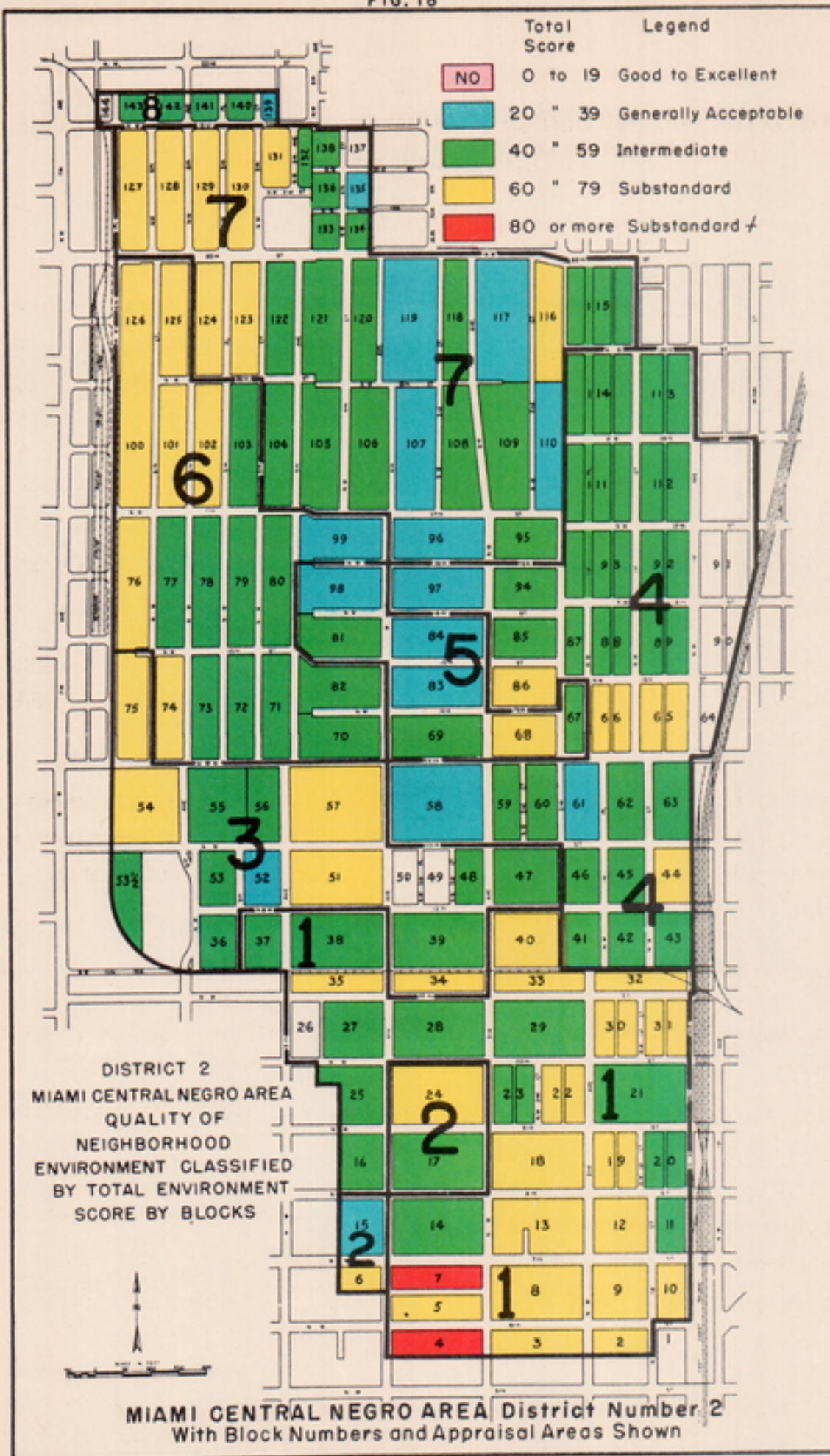
DISTRICT 2

| No. of Persons in Household | 7 Rooms or more | 5/6 Rooms | 4 Rooms | 3 Rooms | 2 Rooms | 1 Room |
|-----------------------------------|--------------------|-----------|---------|---------|---------|--------|
| 1 | 0.5 | 0.9 | 3.7 | 4.6 | 25.7 | 26.3 |
| *2 | 1.0 | 10.6 | 20.1 | 28.2 | 50.5 | 42.1 |
| 3 | 6.1 | 13.6 | 19.5 | 24.6 | 12.9 | 26.3 |
| 4 | 8.2 | 20.1 | 20.9 | 18.8 | 6.9 | 5.3 |
| 5 | 9.1 | 15.5 | 14.4 | 10.3 | 2.0 | |
| 6 | 8.2 | 14.3 | 10.6 | 6.4 | | |
| 7 | 8.2 | 9.2 | 5.5 | 4.0 | 2.0 | |
| 8 | 4.6 | 6.4 | 3.1 | 1.6 | | |
| 9 | 5.1 | 4.8 | 1.2 | 0.9 | | |
| 10 | 6.1 | 2.2 | 0.8 | 0.4 | | |
| 11 | 5.1 | 0.9 | 0.2 | 0.1 | | |
| 12 | 9.2 | 1.1 | | 0.1 | | |
| 13 | 4.1 | 0.2 | | | | |
| 14 | 5.6 | | | | | |
| 15 or more | 18.9 | 0.2 | | | | |
| Total Number of D. U. | (196) | (454) | (510) | (1536) | (101) | (38) |
| Percent Reporting | 6.9 | 15.9 | 17.9 | 54.3 | 3.6 | 1.4 |

Table 2 compares the number of persons in the household with the number of rooms in the dwelling unit.

*Example: The table indicates that of the 38 one-room dwelling units, 42.1% contains 2 persons;
of the 101 two-room units, 50.5% contains 2 persons;
of the 1536 three-room units, 28.2% contain 2 persons;
of the 510 four-room units, 20.1% contain 2 persons;
of the 454 five to six room units, 10.6% contain 2 persons;
of the 196 seven or more rooms, 1.0% contain 2 persons.

FIG. 18



—ENVIRONMENT—

As stated previously, the Environmental Score is the number of penalty points each dwelling unit, block or block frontage is penalized.

Environment, as used in this survey, are physical features and conditions that affect the community: such as, railroads, traffic, non-residential land use, business and industry in a residential block, lack of city water and sewers, industrial hazards and nuisances, lack of public parks and elementary schools, land crowding, and lack of unbuilt space on premises.

By referring to Figure 18, it will be seen that No blocks are in Grade A; 16 are in Grade B, generally acceptable; 7 blocks in Grade C, intermediate; 44 in Grade D, substandard; and 2 in Grade E, substandard plus.

The principal environmental defects are land crowding, too much of the premises covered with structures with too little open space; business establishments in blocks mixed with residences; major traffic; railroads; non-accessibility to parks and elementary schools; and rodent infestation.

SUMMARY OF FINDINGS

District 2 contains 136 residential blocks or parts of blocks. In the $\frac{1}{3}$ sample, we scored 1,681 structures which contained 2,835 dwelling units. Multiplied by 3, the approximate number of dwelling structures should be 5,043, and the number of dwelling units approximately 8,505.

The population of the $\frac{1}{3}$ sample was 12,302 or approximately 36,906 persons for the area. The combined premises on which the entire population of District 2 live is 284.2 acres or approximately 129.8 persons per acre. Owner occupied of the $\frac{1}{3}$ sample was 8.9 percent. It is an area primarily of tenants.

Most of the structures are of wood construction. 59 percent are one family structures and 21.8 are two family. Nearly half of the households contain 1 to 3 persons which is an indication of the size dwelling unit needed to rehouse many of these people. Over 37 percent of the households contain 4 to 6 persons.

The area is suffering from extreme land crowding. It is common practice to locate as many structures on a single lot or block as possible with row after row of small structures, many of them with 4 to 6 feet space between buildings. As an example, on a particular block there are 141 row houses.

In the entire area, daylight obstruction is a major factor. Too many structures are built so close together that daylight obstruction with its affect on health is all too prevalent. A very great number of these structures, 22.6 percent, are located in the alleys or rear yards.

Nearly 15 percent of the units are without electricity. The extreme percentage of houses with an absolute lack of bathing facilities can conceivably create a major health problem. In the number of houses with bathing facilities, hot water is almost non-existent.

More than 30 percent of the units have from 4 to 8 basic deficiencies, which is a measure of extreme slum conditions. Nearly 26 percent have 3 basic deficiencies. This high proportion of families living under slum conditions are in dire need of better housing, either through repair or rehousing. Only 12.3 percent have no major substandard deficiencies (Basic Deficiencies.)

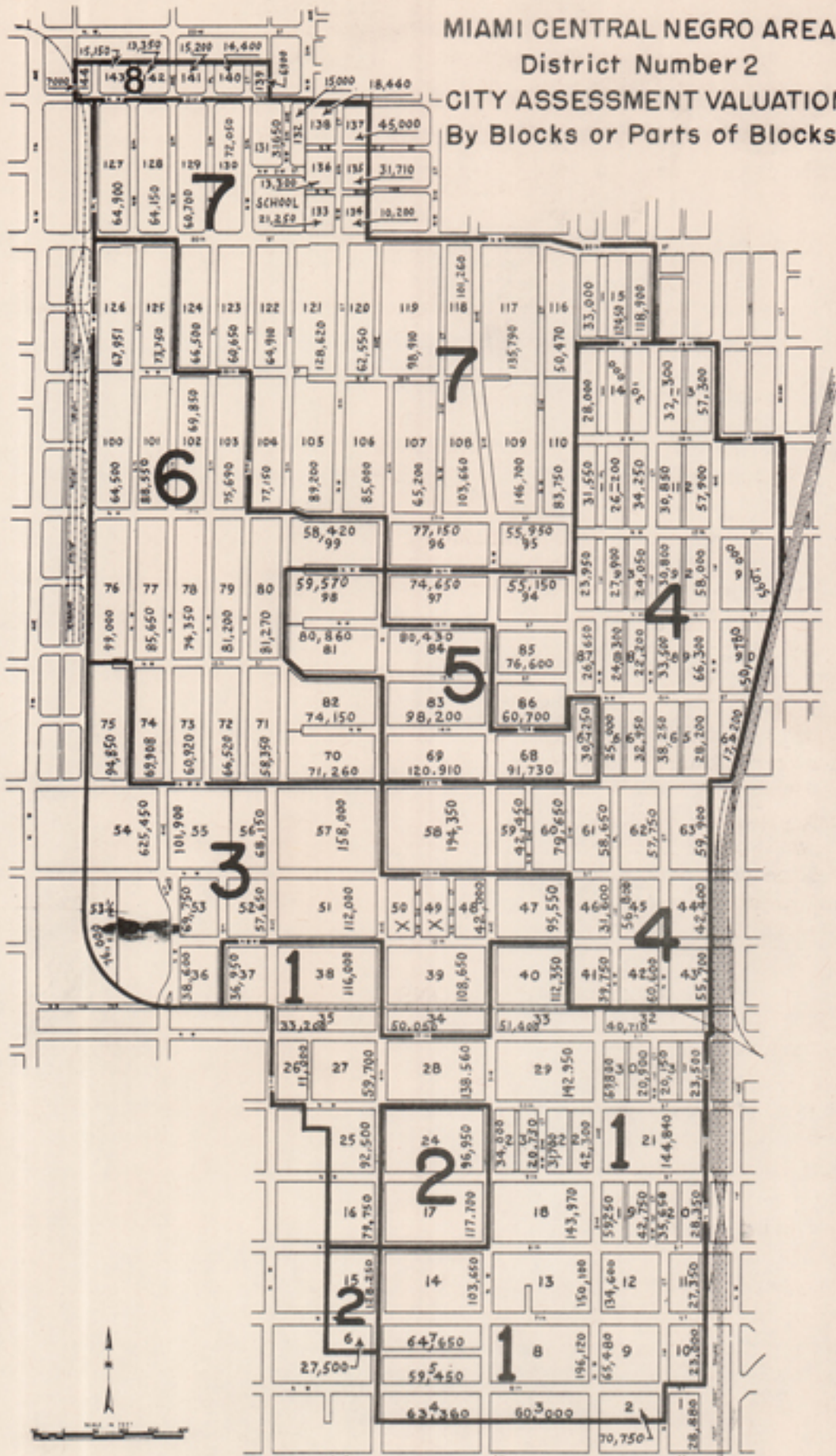
The 50.4 percent of the dwelling units having a dwelling score of 120 penalty points or more indicates extreme substandardness. The 79.6 percent in Deterioration, Class 2 or 3, indicates extremely poor upkeep.

The 37.1 percent of the families whose total income is \$200.00 or more per month indicates the possibility that substantial housing could be provided profitably by private capital for a large segment of these people. The 23.5 percent whose total family income is less than \$150.00 per month will need some form of low cost housing.

RECOMMENDATIONS FOR DISTRICT 2

1. Follow the master plan of the City.
2. Consideration of traffic hazards of major traffic arteries.
3. Elimination of land crowding: construction of single family dwellings and garden apartments.
4. Demolition of those houses that are uneconomical to provide facilities or repair, and that will eliminate land crowding.
5. Place emphasis on the necessity for bathing facilities, either shower or tub, kitchen sink, toilet facilities and lavatory.
6. Install electricity in all units according to City code.
7. Each structure should have sufficient open space as recommended by standards of healthful housing of the American Public Health Association.
8. Adoption of the appraisal technique for the measurement of the quality of housing developed by the Committee on the Hygiene of Housing of the American Public Health Association.
9. The City should develop and adopt modern minimum standards for housing.
10. Redevelop certain selected areas with private capital. Provide low cost housing for those in the low income brackets

MIAMI CENTRAL NEGRO AREA
District Number 2
CITY ASSESSMENT VALUATION
By Blocks or Parts of Blocks



MIAMI CENTRAL NEGRO AREA District Number 2
With Block Numbers and Appraisal Areas Shown

