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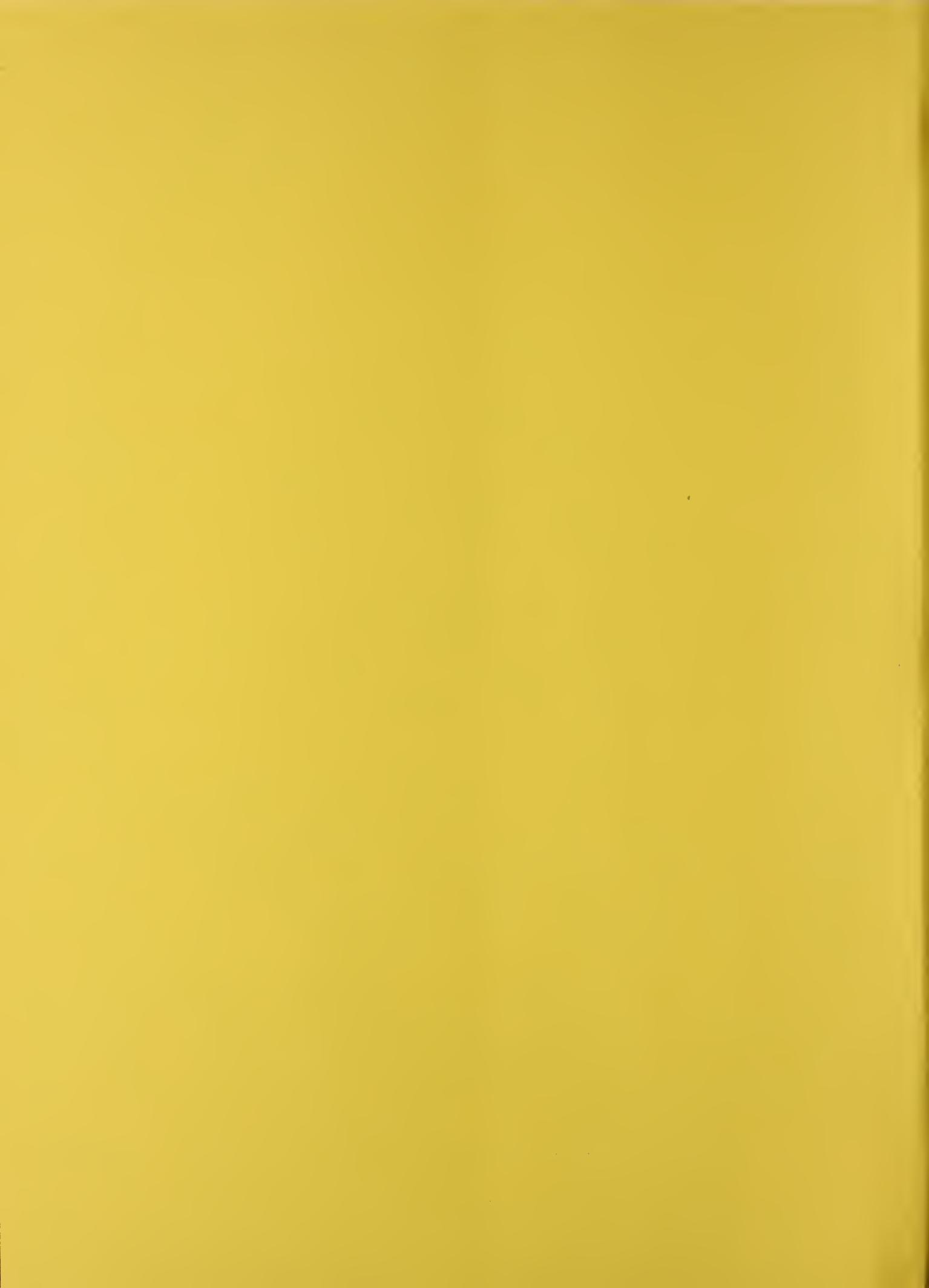
NEIGHBORHOOD ANALYSIS

N. C.
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CANTON, NORTH CAROLINA

DEC 10 1975





NEIGHBORHOOD ANALYSIS

FOR

CANTON, NORTH CAROLINA

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Introduction, Purpose & Scope





Introduction, Purpose and Scope

Virtually no city is free from blight. Blight is a problem that demands a concentrated and continuous effort to detect and eradicate in its embryonic stages or it will spread in a contagious fashion, eventually leading to deterioration of sizable residential areas. A neighborhood analysis study is designed to evaluate a community on a neighborhood basis to determine the presence of or frequency of factors that contribute to blight.

Blight defies any single concise definition. It is a problem much deeper than most people realize. Blight is deteriorating and dilapidated housing, broken homes, privies, illiterate fathers and mothers, hungry children, poor health, crime, lack of hope for the future. Blight is a complex phenomenon composed of social, economic and physical problems. Consequently, the eradication of blight involves much more than the rehabilitation of substandard housing. It involves a rehabilitation of people as well: a rehabilitation that will give people hope and pride both in themselves and their community.

"The slums are not just filthy, broken down tenements, garbage and trash in the streets, junk in the vacant lots and vermin everywhere. The slums are people--people who lead harried, hollow, hopeless, often desperate lives. Home of the illiterate, the dropout, the unwed mother, the unwanted child, the slum breeds, the junky, the prostitute, the alcoholic, the gang member, the hardened criminal.

Until the slums are cleaned out physically and the slum mentality and morality are transformed, the United States will continue to spawn within itself the very problems which sap it of its resources and mock at its high ideals.

No slum is an island unto itself. The day of the ghetto is over. The rest of the city and the rest of the country can no longer ignore it and charity is no longer enough.

Herculean antipoverty and urban renewal efforts will be needed. We must provide for better educational opportunities and for better living conditions, and we will have to open channels whereby people can get out of the ghettos and slums, regardless of their race.

Above all we must help the victims of slum-living to help themselves. Ways must be found to strengthen their hope and motivation, to instill in them a stronger sense of civic responsibility, to awaken a clearer recognition of the necessity of moral conduct for human progress. The urgent need for vastly improved environmental conditions cannot be divorced from the even more fundamental need for mental, moral and spiritual transformation. To do these things and to do them well, will demand the best of all concerned. To fail to do them or to do them poorly is to risk disaster for all concerned."¹

Most people tend to identify with their own neighborhood. It is within this area that they live, worship, shop, play, visit friends and often work. Consequently, their view of the community is conditioned in large part by their view of the neighborhood in which they live. When people live in poor surroundings, they lose pride and thus have little or no motivation to better

¹ Editorial in Part, Christian Science Monitor, August 2, 1966.

themselves or their neighborhood. Blight therefore becomes more intense and begins to spread.

It is essential then that one's surroundings be a clean and wholesome place in which to live. Blighted areas do not possess these characteristics. Bad housing conditions and unhealthy social conditions (crime, disease, etc.) are related to each other as blighted conditions tend to encourage irresponsible behavior. Pleasant neighborhoods on the other hand offer a sense of pride, giving the residents a strong incentive for good citizenship.

It is hoped the reader will be aware that the statistics found on the following pages reflect the living conditions of people. It is hoped that this study will focus increased attention on ways of helping those living in blighted areas to help themselves.

Causes of Blight

For the purposes of this study, the following conditions, although not exhaustive, represent some of the major contributors to blight:

1. Incompatible land uses, such as a mixture of residential, industrial and commercial uses.
2. Inadequate community facilities, such as absence of sidewalks, curbs and gutters and fire hydrants or substandard streets, water and sewage systems.
3. Poor lot plotting caused by the absence of subdivision regulations when the land was developed.
4. Absentee ownership of property.
5. Absence of a minimum housing ordinance, building code, and zoning ordinance in prior years.
6. Heavy traffic on narrow and poorly designed streets in residential areas.

7. Racial discrimination and isolation.
8. Apathy regarding blight.
9. The presence of railroad lines in residential areas.
10. Existing low levels of income.
11. Obsolete and vacant buildings.
12. Inadequate recreation facilities.
13. Inadequate original construction.

Delineation of Neighborhoods

In most cases neighborhoods are delineated according to homogeneity with respect to existing physical, social and economic conditions. Where practical neighborhood boundaries follow distinguishable geographic boundaries such as thoroughfares, railroads, rivers, corporate and planning limits and changes in zoning district boundaries.

For the purposes of this study, Canton and its one-mile planning area have been divided into thirteen neighborhoods (See Map 1); eight inside the town limits and five in the one-mile planning area. Each neighborhood will be described according to geographic boundaries, and housing conditions.* In addition each neighborhood will be analyzed with respect to total blight and recommendations will be made for the elimination or warding off of blight accordingly.

*Social, economic and environmental conditions will be studied for all neighborhoods within Canton. Conditions in the one-mile area will be presented when data is readily available.

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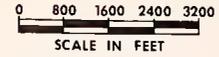
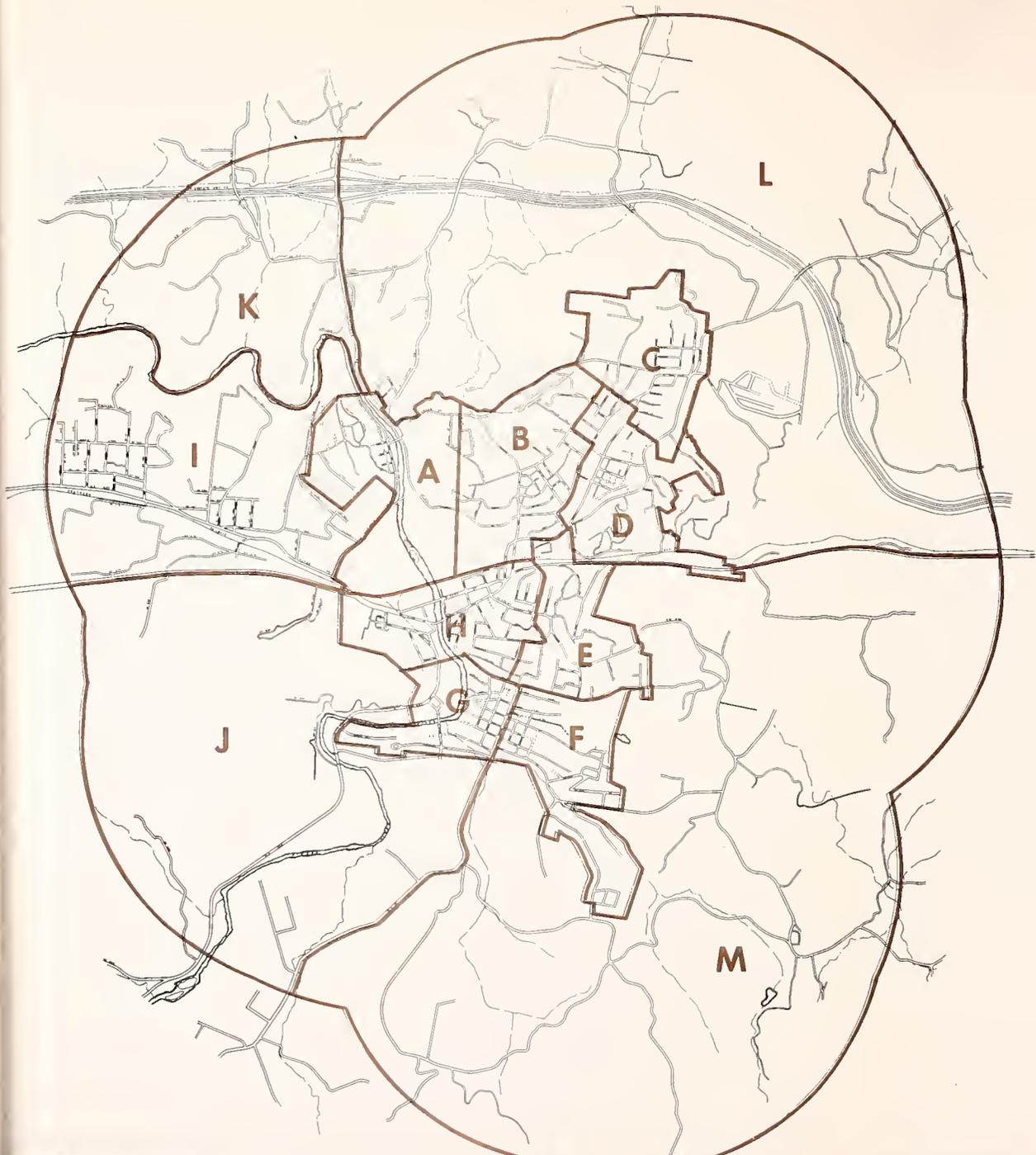
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CANTON, NORTH CAROLINA



MAP 1
NEIGHBORHOOD DELINEATION

Housing Conditions



PART 2



1920 - 1925



Housing Conditions

Introduction

With the housing construction industry being very slow in Canton, as elsewhere, the lower income families are hurt the most. With very few new houses being built there does not exist a very significant filtering process. The filtering process works somewhat as follows: dwelling units become available for occupancy through being vacated or through new housing stock. Vacated housing can occur either through death of the residents or through a change of residence. Often as a family's size and income increase it needs and can afford larger more expensive homes. These are usually the newer units built at the periphery of the city. The vacated older housing then becomes available to the lower income families as a result of a decline in market price due to a lack of demand from higher income families. The implication of this filtering process is that if the relative price of the housing decreases more rapidly than the quality, then the lower income groups will be able to afford successively better quality housing.

Basically there are two factors effecting the rate of filtering--the rate of construction of new housing and the demand, or rate of family formation. If the rate of new housing construction is greater than the demand then the relative value of the older housing may decrease quite quickly. The depth of this filtering depends upon the range in value of the new housing being constructed. If most of the new housing is for the more wealthy then upward filtering of lower income groups will be possible with these groups occupying the houses previously owned by the more wealthy. On the other hand, with a static housing construction market the relative value of all housing units will not decrease and possibly will increase if there exists a strong demand for housing. In this situation, the quality of housing

might decrease while the price would not. The lower income groups suffer the most as they are forced to occupy substandard dwellings at quite high rents.

This condition is fairly characteristic of Canton. With practically no vacancy rate and no upward mobility in the housing market, it is essential for Canton to continue to pursue a vigorous housing code enforcement program both to upgrade substandard units and to prevent standard units from deteriorating. Since there is practically no upward mobility for the families living in dilapidated housing units, it is vitally important that Canton be funded to build public housing for these families. Canton is fortunate in that it has relatively few substandard housing units that could not be upgraded to a standard condition.

What small amount of new housing construction taking place is mostly outside Canton in the one-mile planning area. At the present time, zoning, code enforcement or subdivision regulations are not enforced in this area. All three of these regulations are enforced inside Canton. The one-mile area contains a larger percentage of substandard houses than inside the town limits and it is not uncommon to find an expensive home located next to a dilapidated house. With a few exceptions, there is no recognizable segregation of the different types and conditions of housing in the one-mile area as is found inside the town limits. With the planning area likely being where most new development will occur in the future it is important that building codes, subdivision regulations and zoning be enforced here either by the town or county. This is necessary to help prevent haphazard development which will become a more acute problem as this area develops.

External Survey

A housing survey was conducted for Canton and its one-mile planning area in January, 1975 (See Table 1). The survey consisted only of a "windshield

TABLE 1

SURVEY OF HOUSING CONDITIONS BY NEIGHBORHOOD

Neighborhood	Standard		Deteriorated		Dilapidated		Mobile Homes		Total D.U.s
	No.	%	No.	%	No.	%	No.	%	
<u>City</u>									
A	77	57.0	54	40.0	2	1.5	2	1.5	135
B	154	70.3	61	27.9	2	1.0	2	1.0	219
C	139	67.5	61	30.5	2	1.0	2	1.0	204
D	197	70.4	59	21.1	14	5.0	10	3.6	280
E	138	69.3	54	26.6	8	4.0	0	0	200
F	194	90.7	15	7.0	1	.5	4	1.9	214
G	92	68.1	42	31.1	0	0	1	.7	135
H	<u>115</u>	<u>60.8</u>	<u>59</u>	<u>31.2</u>	<u>16</u>	<u>7.9</u>	<u>0</u>	<u>0</u>	<u>190</u>
Subtotal	1,106	69.9	405	25.9	45	2.9	21	1.3	1,577
<u>Fringe Area</u>									
I	219	57.5	130	34.1	14	3.7	18	4.7	381
J	75	66.4	24	21.2	9	8.0	5	4.4	113
K	55	53.9	24	23.5	15	14.7	8	7.8	102
L	216	52.2	131	31.6	22	5.3	45	10.9	414
M	<u>204</u>	<u>44.9</u>	<u>187</u>	<u>41.2</u>	<u>27</u>	<u>5.9</u>	<u>36</u>	<u>7.9</u>	<u>454</u>
Subtotal	<u>769</u>	<u>52.5</u>	<u>496</u>	<u>33.9</u>	<u>87</u>	<u>5.9</u>	<u>112</u>	<u>7.7</u>	<u>1,464</u>
Total	<u>1,875</u>	<u>61.5</u>	<u>901</u>	<u>29.8</u>	<u>132</u>	<u>4.3</u>	<u>133</u>	<u>4.3</u>	<u>3,041</u>

SOURCE: January, 1975, Survey by DNER, Division of Community Assistance

inspection." However, an internal inspection of housing units might in some cases justify placing the unit in another classification--probably a lower one. Houses were conditioned as either standard, deteriorating or dilapidated.

The following criteria were used in the survey:

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

roof or foundation. Such structures, in order to meet minimum standards, should require drastic restoration that would be economically unfeasible and, therefore, should be demolished.

Because of the stagnant economic and housing conditions and the relatively old housing stock in Canton, it is important that the town obtain the most use possible of existing housing units both by active code enforcement and rehabilitation programs. For this reason, a conscious effort was made to classify substandard housing as deteriorating rather than dilapidated if it appeared at all feasible that the unit could be upgraded. Emphasis was placed on the impact of a house upon its neighborhood in terms of health hazards and property values rather than upon the impact of inadequate plumbing and living space on the family itself.

There are very few areas of concentrated dilapidated houses in Canton. Substandard (deteriorating and dilapidated) houses are scattered throughout the town (See Map 2). It is important that Canton realize this situation. Once a few houses in an area deteriorate to a substandard condition, other houses in the area often begin to deteriorate in a contagious manner through lack of maintenance. Basically this occurs because deteriorating housing detracts from the appearance of surrounding houses. This reduces the desirability and consequently the value of these housing units for residential purposes. Sometimes these houses are rented rather than sold (often divided into several apartments) and quite often absentee landlords do not maintain their rental units well, especially in a deteriorating area.

U. S. Census Survey of Housing

Table 2 provides a breakdown of housing characteristics for Canton as compiled by the 1970 U. S. Census of Housing. Any differences between these figures and those compiled by the external survey can be explained by the fact

TABLE 2
HOUSING CHARACTERISTICS FOR CANTON

	Total	Percent of Total Housing Units
All D.U.s	1,926	
Owner-Occupied	1,280	66.3%
White	1,264	65.5%
Non-White	16	.8%
Renter-Occupied	524	27.1%
White	519	26.9%
Non-White	3	.2%
Vacant	122	6.3%
All Plumbing	1,822	94.5%
Lacking Only Hot Water	17	.8%
Lacking Other Plumbing	87	4.5%
Built Before 1940		54.0%

SOURCE: U. S. Census of Housing, 1970

NORTH CAROLINA



AREAS OF SUBSTANDARD HOUSING

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HOUSING CHARACTERISTICS FOR CANTON

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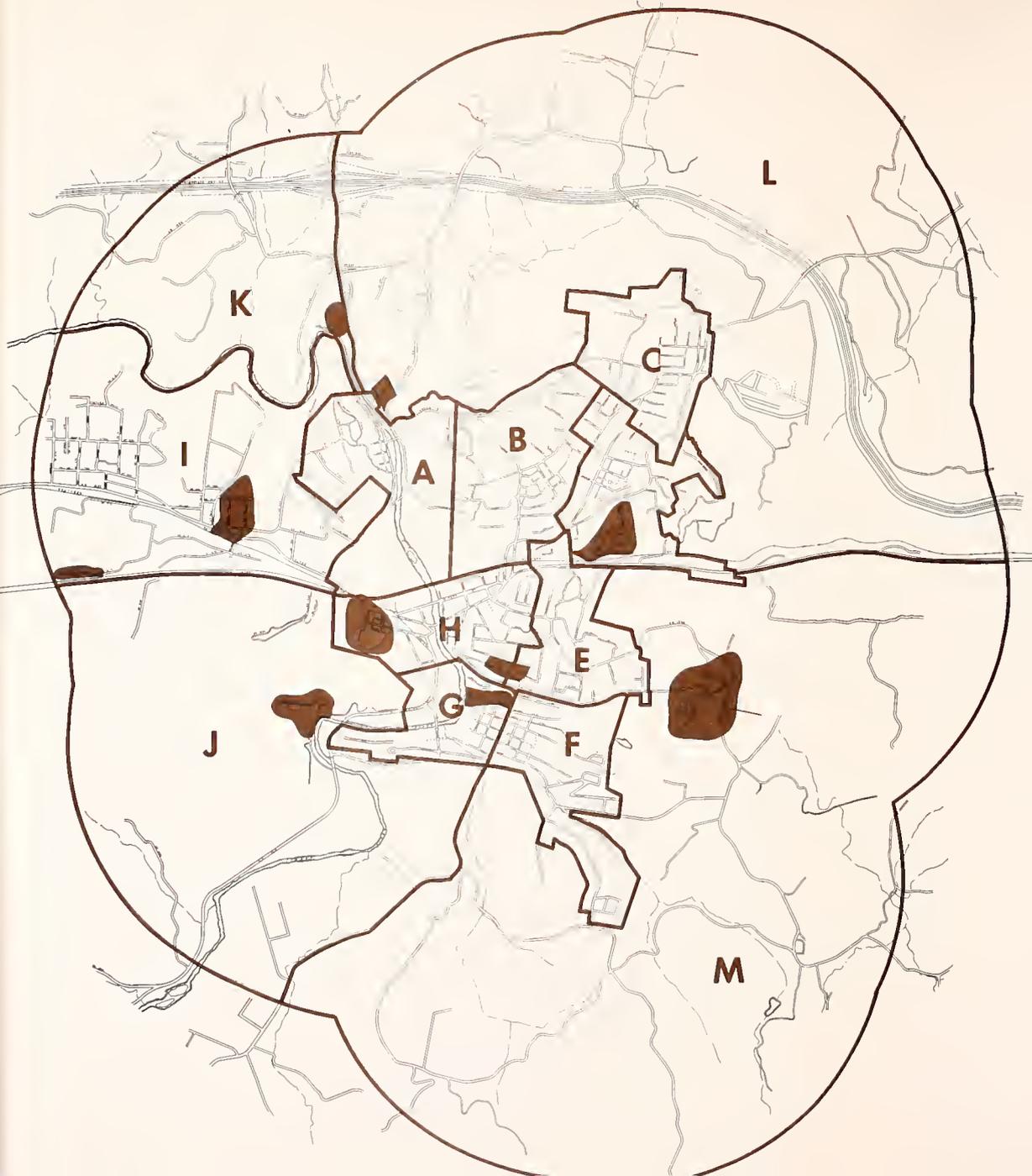
SOURCE: U. S. Census of Housing, 1970

CANTON, NORTH CAROLINA

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MAP 2
MAJOR AREAS OF SUBSTANDARD HOUSING



that the external survey counted structures only, regardless of the number of individual family units within that structure. The U. S. Census of Housing counts each individual family unit separately. As an indication of the age of the housing stock in Canton, the Census figures show that fifty-four percent (54%) of the residential structures were built before 1940. This is a larger percentage than most towns in North Carolina the size of Canton.

Ten Percent Survey of Blighted Housing

A ten percent survey of internal conditions of blighted housing was conducted in May, 1975. A questionnaire was mailed to each of the blighted homes in Canton. The survey determined the following in each neighborhood: occupancy, race, number of rooms per structure, plumbing deficiencies, rent, family income, sex and age breakdown of occupants, and value of owner occupied structures. The results of this study are analyzed in succeeding parts of this report.

New Housing Constructed

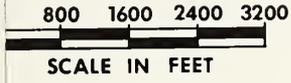
Only three houses were constructed in the period of February 1, 1974 to February 1, 1975, within the city limits of Canton (See Map 3). New construction did not occur in blighted or adjacent areas. This indicates in part that builders fear the spread of blight from existing substandard houses.

TABLE 3
NEW HOUSING STARTS 1974

Neighborhood	No. Cases	Cases Per 100 Occupied D.U.s
<u>City</u>		
A	0	0
B	1	.457
C	0	0
D	0	0
E	1	.500
F	1	.467
G	0	0
H	0	0
<hr/>	<hr/>	<hr/>
Total	3	.191 (average)

SOURCE: City Building Inspector's Office

NORTH CAROLINA



ING CONSTRUCTION - 1974
(OR WITHIN CORPORATE LIMITS ONLY)



TABLE 3
NEW HOUSING STARTS 1974

Neighborhood	No. Cases	Cases Per 100 Occupied D.U.s
<u>City</u>		
A	0	0
B	1	.457
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E	1	.500
F	1	.467
G	0	0
H	0	0
<hr/>	<hr/>	<hr/>
Total	3	.191 (average)

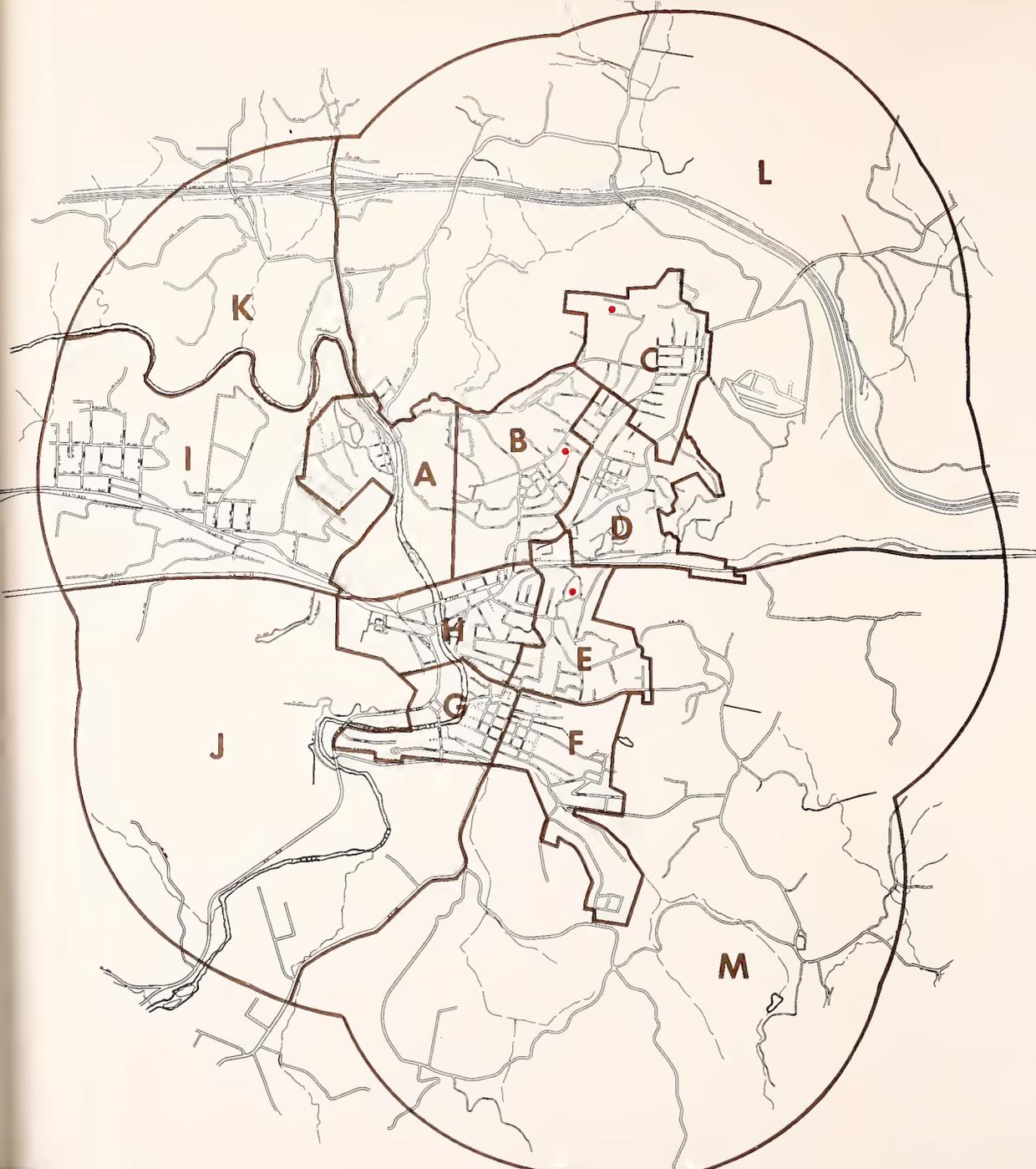
SOURCE: City Building Inspector's Office

CANTON, NORTH CAROLINA

0 800 1600 2400 3200
SCALE IN FEET



MAP 3
NEW HOUSING CONSTRUCTION - 1974
(INFORMATION FOR WITHIN CORPORATE LIMITS ONLY)



Economic Conditions





Economic Conditions

Economic factors that contribute to blight in Canton will be discussed in the following terms:

1. Family income
2. Value of owner-occupied dwelling units
3. Average monthly rent of renter-occupied housing

Family Income

Table 4 represents family income in Canton. According to the 1970 Census there were 153 families inside Canton that were below the poverty level. This accounted for ten percent (10%) of the families, which was lower than most towns the size of Canton.

Value of Owner-Occupied Housing and Monthly Rent

Table 5 provides a breakdown of the value of owner-occupied housing in Canton and Table 6 provides a breakdown of the cost of renter-occupied housing.

TABLE 4

FAMILY INCOME BREAKDOWN FOR THE TOWN OF CANTON

<u>Family Income</u>	<u>Total No. of Families</u>
Less than \$1,000	23
\$ 1,000 - \$ 1,999	60
\$ 2,000 - \$ 2,999	88
\$ 3,000 - \$ 3,999	99
\$ 4,000 - \$ 4,999	115
\$ 5,000 - \$ 5,999	145
\$ 6,000 - \$ 6,999	74
\$ 7,000 - \$ 7,999	123
\$ 8,000 - \$ 8,999	158
\$ 9,000 - \$ 9,999	118
\$10,000 - \$11,999	179
\$12,000 - \$14,999	206
\$15,000 - \$24,999	84
\$25,000 - \$49,999	12
\$50,000 or more	---
Median Family Income	\$8,095
Per Capita Income	\$2,633

SOURCE: U. S. Census of Population, 1970

TABLE 5

VALUE OF OWNER OCCUPIED UNITS

Owner Occupied	1,203
Less than \$5,000	82
\$5,000 - \$9,999	290
\$10,000 - \$14,999	232
\$15,000 - \$19,999	218
\$20,000 - \$24,999	155
\$25,000 - \$34,999	99
\$35,000 and over	27
Median	\$13,200

SOURCE: U. S. Census of Housing, 1970

TABLE 6

RENTAL CHARGE (CONTRACT RENT)

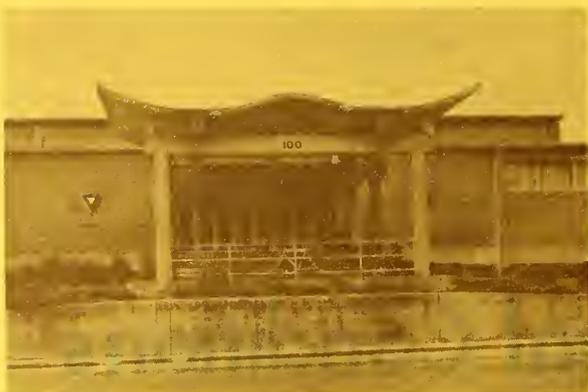
Renter Occupied	518
Less than \$30	65
\$30 - \$39	90
\$40 - \$59	195
\$60 - \$79	88
\$80 - \$99	16
\$100 - \$149	6
\$150 and over	---
No Cash Rent	58
Median Rent	\$47

SOURCE: U. S. Census of Housing, 1970

Environmental Conditions



PART 4



PISGAH

Environmental Conditions

Environmental conditions are probably the most observable indicators of a blighted environment. However, there are some environmental conditions that may be the root cause of blight but might not be readily observed until blight has spread. It is very important to realize therefore, that environmental conditions not only delineate the blighted areas but also indicate the areas where there is present blighting factors although such areas may not have reached the point that they are visually blighted. The following indicators of blight will be discussed:

1. Fire occurrences
2. Vehicle and pedestrian accidents
3. Unpaved streets
4. Inadequate recreation and school facilities
5. Heavy traffic volumes
6. Overcrowding within dwelling units
7. Plumbing deficiencies

Fire Occurrences

Fires can occur anywhere, although they are more likely to occur in blighted areas where more houses are likely to have faulty heating systems and electrical wiring. In addition an accumulation of rubbish and other combustible material will increase the likelihood of fire occurrences. Canton is extremely fortunate in that there were only two major residential fires (See Map 4) that occurred in the period February 1, 1974 to February 1, 1975. There were a number of smaller fires such as hot grease fires which did not result in significant damage. There were also several car and minor grass fires that occurred during this period.

TABLE 7
MAJOR FIRE OCCURENCES 1974

<u>Neighborhood</u>	<u>No. Cases</u>	<u>Cases per 100 Occupied D.U.s</u>
<u>City</u>		
A	0	0
B	1	.457
C	0	0
D	0	0
E	1	.500
F	0	0
G	0	0
H	0	0
Total	2	.119 (average)

SOURCE: Canton Fire Department

NORTH CAROLINA



IDENTIAL FIRES - 1974
(FOR WITHIN CORPORATE LIMITS ONLY)

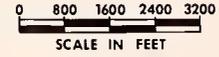


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G	0	0
H	0	0
Total	2	.119 (average)

SOURCE: Canton Fire Department

CANTON, NORTH CAROLINA



MAP 4
MAJOR RESIDENTIAL FIRES - 1974
(INFORMATION FOR WITHIN CORPORATE LIMITS ONLY)



SOURCE: CANTON FIRE DEPARTMENT

Vehicle and Pedestrian Accidents

Vehicle and pedestrian accident rates are generally higher in areas containing narrow and unpaved streets, heavy traffic volume, mixed land use and no sidewalks. Most accidents in Canton can be attributed primarily to carelessness at signal lights in and around the Central Business District. As can be seen from Map 5, the overwhelming majority of accidents occurred in Neighborhood H along the downtown area of Park and Main Streets and along North Main Street in Neighborhoods C and D. These accidents cover the period January 1, 1974 to December 31, 1974. There is a noticeable lack of accidents occurring in the southeastern part of the town. This is primarily due to the residential nature of the streets in this area. Because of the narrowness and rather large amount of traffic on Academy Street, one would expect a large number of accidents to occur here. Surprisingly however, there were very few accidents reported along Academy Street.

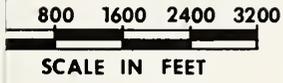
TABLE 8

VEHICLE AND PEDESTRIAN ACCIDENTSJanuary 1, 1974 - December 31, 1974

<u>Neighborhood</u>	<u>No. of Accidents</u>	<u>Accidents Per 100 Occupied D.U.s</u>
<u>City</u>		
A	6	4.44
B	8	3.65
C	16	8.00
D	16	5.71
E	17	8.50
F	3	1.42
G	6	4.44
H	80	42.11
	—	—
Total	152	9.783 (average)

SOURCE: Canton Police Department

NORTH CAROLINA



PEDESTRIAN ACCIDENTS - 1974
(WITHIN CORPORATE LIMITS ONLY)

POLICE DEPARTMENT

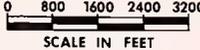
TABLE 8

VEHICLE AND PEDESTRIAN ACCIDENTSJanuary 1, 1974 - December 31, 1974

<u>Neighborhood</u>	<u>No. of Accidents</u>	<u>Accidents Per 100 Occupied D.U.s</u>
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A	6	4.44
B	8	3.65
C	16	8.00
D	16	5.71
E	17	8.50
F	3	1.42
G	6	4.44
H	80	42.11
	<hr/>	<hr/>
Total	152	9.783 (average)

SOURCE: Canton Police Department

CANTON, NORTH CAROLINA



MAP 5
VEHICULAR AND PEDESTRIAN ACCIDENTS - 1974
(INFORMATION FOR WITHIN CORPORATE LIMITS ONLY)



SOURCE: CANTON POLICE DEPARTMENT

Unpaved Streets

Unpaved streets contribute to blight in that they cause residents to lose pride and interest in their neighborhoods because of the mud, dust, noise and erosion that are products of such streets. There is a total of approximately 1,985 miles of unpaved streets inside the Canton town limits and approximately 20,680 miles of unpaved streets in the one-mile planning area. Map 6 indicates the areas of unpaved streets. Inside the town limits, Neighborhood D has the most unpaved streets with approximately .830 miles while Neighborhood G has no unpaved streets. In the planning area, Neighborhood L has the most unpaved streets with approximately 8.917 miles while Neighborhood K has the least amount of unpaved streets with approximately 1.013 miles.

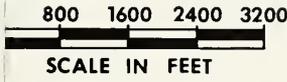
TABLE 9

UNPAVED STREETS -- APRIL, 1975

<u>Neighborhood</u>	<u>Miles</u>
<u>City</u>	
A	.182
B	.438
C	.038
D	.830
E	.167
F	.178
G	0
H	.152
Subtotal	<u>1.985</u>
<u>Fringe</u>	
I	3.875
J	2.398
K	1.013
L	8.917
M	4.477
Subtotal	<u>20.680</u>

SOURCE: 1975 Survey by DNER, Division of Community Assistance

NORTH CAROLINA



MAP 6
UNPAVED STREETS

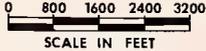


TABLE 9
UNPAVED STREETS -- APRIL, 1975

<u>Neighborhood</u>	<u>Miles</u>
<u>City</u>	
A	.182
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E	.167
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G	0
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L	8.917
M	4.477
Subtotal	<hr/> 20.680

SOURCE: 1975 Survey by DNER, Division of Community Assistance

CANTON, NORTH CAROLINA



MAP 6
UNPAVED STREETS



SOURCE: 1975 SURVEY BY DNER, DIVISION OF COMMUNITY ASSISTANCE

Inadequate Recreation and School Facilities

Recreation Area: Every child needs a safe and adequate place in which to play. Whenever there is inadequate recreation, children often play in streets, turn to mischief and sometimes wind up juvenile delinquents. Although there are several fairly well maintained open lots around local schools and churches that can be used for ballgames, etc., there is only one adequately maintained recreation park. Canton Memorial Recreation Park is a facility that Canton can be very proud of. Located here are a swimming pool, bathhouse, and tennis courts. This area also consists of ballfields, concessions and toilet facilities. The old armory (located next to the park) will become city property when the new armory is built. Present plans are to use this building for recreation purposes. The Robertson Memorial Y.M.C.A. on Park Street also provides planned recreation for both indoor and outdoor activities. Missing from the Canton recreation program are play lots and neighborhood playgrounds. Small children need readily accessible play space within their neighborhood. West and North Canton need these types of facilities more than the other areas of town. These neighborhood parks should be at least five acres and include a ballfield, play lot, play apparatus, picnic area with shelters and off-street parking spaces. Play lots for small children are needed in all residential areas. According to the Public Improvements Budget, prepared in 1973, at least seven one-half acre lots are needed.

One potential recreation source available to Canton is the Pigeon River. In several places the banks could be landscaped and provided with picnic tables. Also loading and unloading ramps for small rowboats and canoes could be provided with certain sections of the river designated for boating. Three possible launching ramp sites would be the mini park on Sorrells Street, the area beside the Y.M.C.A. and the area around the Armory. From here people could boat downriver for several miles with various designated points for

pulling the boats out of the water.

Schools: Elementary schools should be ideally located so that they are within one-half mile of the majority of the children served by the schools. There are four elementary schools, one junior high and one high school within Canton and its planning area. However, with the closing of Patton School, West Canton and the western part of the planning area are not conveniently located to an elementary school. Students in this area have been transferred to North Canton Elementary School. Map 7 indicates the location of both public schools and recreation facilities. In addition a one-half mile radius has been drawn around each public school. As the map indicates, most of the area within the town limits is within one-half mile of an elementary school with the notable exception of an area in the western part of town along and leading off of Fibreville-Main. In the planning area, there are several sections that are not conveniently located to elementary schools. This is especially noticeable in the populous Phillippsville section just west of the town limits.

NORTH CAROLINA



AND RECREATION FACILITIES

OL
radius
ATION AREA

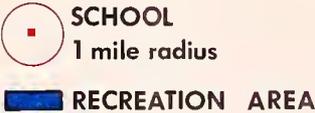
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CANTON, NORTH CAROLINA



MAP 7
SCHOOLS AND RECREATION FACILITIES



SOURCE: 1975 SURVEY BY DNER, DIVISION OF COMMUNITY ASSISTANCE

Heavy Traffic Volumes

Heavy traffic volumes in residential areas are often indicative of mixed land uses, noise, dust, litter, and generally unsafe and unhealthy conditions. Several neighborhoods in Canton have streets with heavy traffic volumes. Map 8 indicates traffic volume for an average 24-hour period in 1973 at points along certain streets in Canton and its planning area. The map obviously indicates a heavy traffic volume in the downtown area. In addition old Clyde Road, Pisgah Drive, Academy Street, Newfound Street and Trammel Avenue also have rather heavy traffic volumes. These streets are lined with mixed land uses consisting of businesses and residences.

Overcrowding Within Dwelling Units

More than one person per habitable room is considered overcrowding. Table 10 is a summary of a ten percent survey of substandard housing in Canton. This survey, conducted in May, 1975, indicates that none of the neighborhoods, on the average, have overcrowding of substandard housing. Two factors that appear to contribute to this are the relatively old housing stock and the rather large number of retired elderly couples and widows. Many of the houses in Canton are the older two-story type with a large number of rooms. This fact together with the large number of retired couples and widows results in less overcrowding.

NORTH CAROLINA



800 1600 2400 3200
SCALE IN FEET

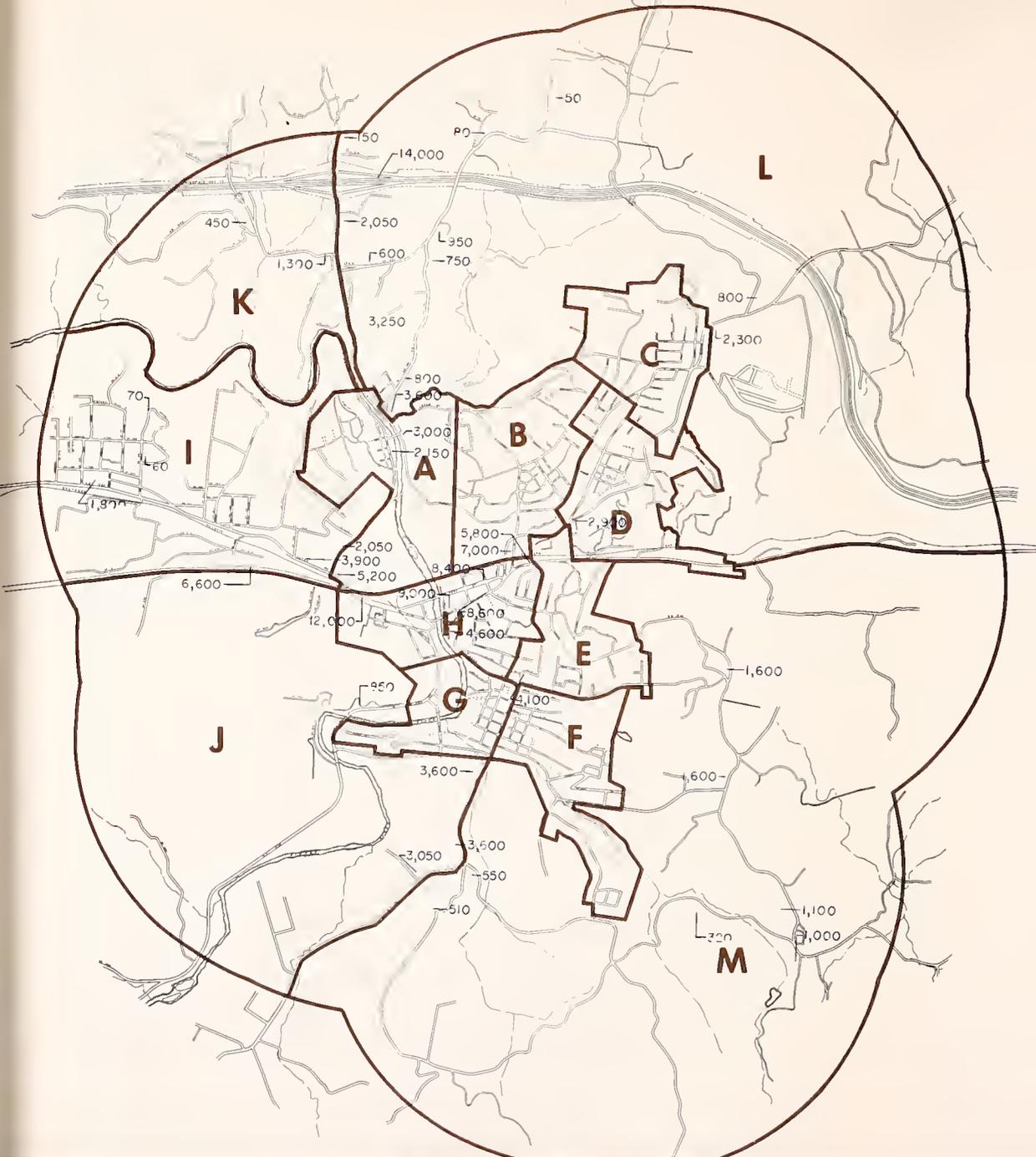


DAILY TRAFFIC VOLUME - 1974

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CANTON, NORTH CAROLINA



MAP 8
AVERAGE DAILY TRAFFIC VOLUME - 1974

TABLE 10

OVERCROWDING WITHIN DWELLING UNITS

<u>Neighborhood</u>	<u>Average No. Persons Per Household</u>	<u>Average No. Persons Per Household</u>	<u>Average No. Persons Per Room</u>
<u>City</u>			
A	4.8	3.0	.63
B	4.5	3.0	.68
C	5.0	3.4	.68
D	5.3	2.8	.53
E	5.3	3.0	.57
F	4.3	2.0	.47
G	4.3	2.9	.67
H	5.5	2.7	.49
Averages	4.9	2.9	.59

SOURCE: Ten Percent Survey of Substandard Housing by DNER, Division of Community Assistance, May, 1975

Plumbing Deficiencies

According to a ten percent survey of substandard housing conducted in May, 1975, Neighborhoods A, B, G and H had plumbing deficiencies in the city (See Table 11). All neighborhoods had running water and flush toilets in each of the houses surveyed. However, not all houses in Neighborhoods A, B, G and H had hot running water. In addition, not all houses surveyed in Neighborhood H had a bathtub or shower.

TABLE 11

PLUMBING DEFICIENCIES

<u>Neighborhood</u>	<u>Only Cold Running Water</u>	<u>Flush Toilet</u>	<u>Bathtub or Shower</u>
<u>City</u>			
A	8.3%	100%	100%
B	25%	100%	100%
C	0%	100%	100%
D	0%	100%	100%
E	0%	100%	100%
F	0%	100%	100%
G	11.1%	100%	100%
H	16.7%	100%	83.3%

SOURCE: Ten Percent Survey of Substandard Housing by DNER, Division of Community Assistance, May, 1975



Social Conditions



Special Circumstances



PART 3

Social Conditions

Once substandard housing, poor economic conditions and unsatisfactory environmental conditions have become established in a neighborhood, residents often become alienated from progressive or blight free neighborhoods. The results of this alienation are often loss of pride both in themselves and their neighborhood and a rebellion against society which results in loss of respect for the laws of both God and society. Not all of the indexes of blight noted below are brought about by such circumstances but often higher rates of occurrence in blighted areas is indicative of this philosophy. The following social factors will be discussed:

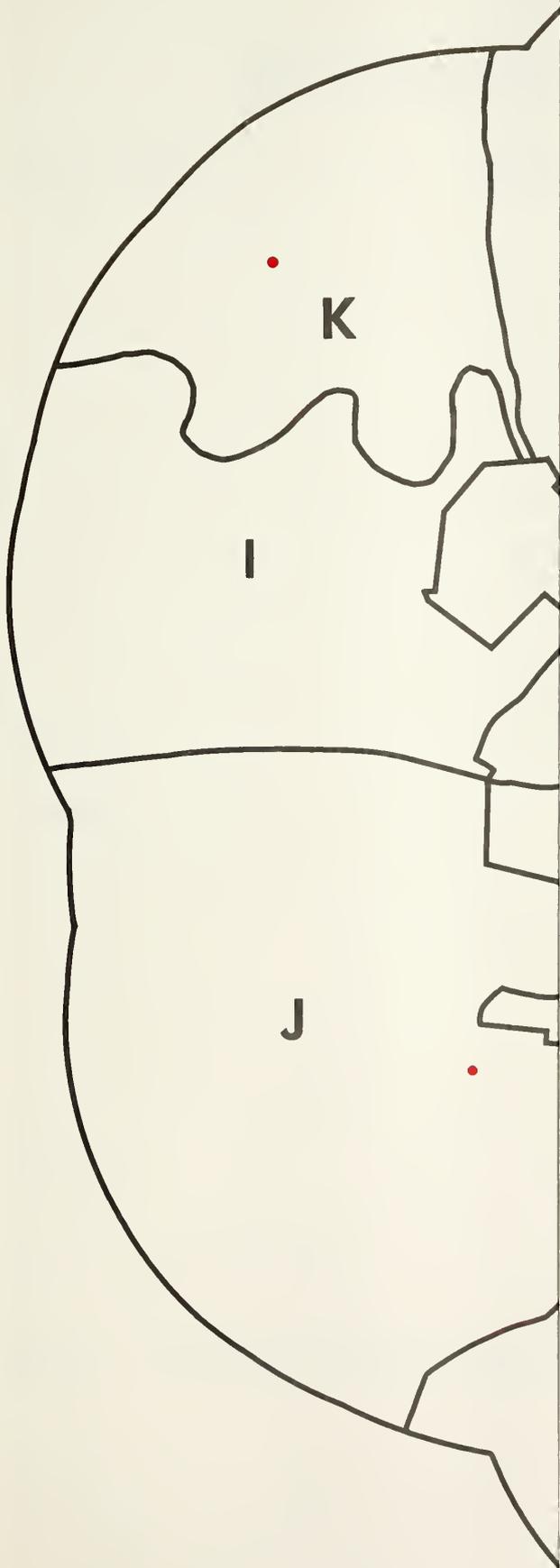
1. Stillbirths and infant mortality
2. Tuberculosis
3. Illegitimate births
4. Juvenile delinquency
5. Adult crimes against persons and property
6. Public welfare
7. School dropouts
8. Venereal disease

Stillbirths and Infant Mortality

For the purposes of this report, a stillbirth is a baby born dead and an infant mortality is a baby that dies when under one year of age.

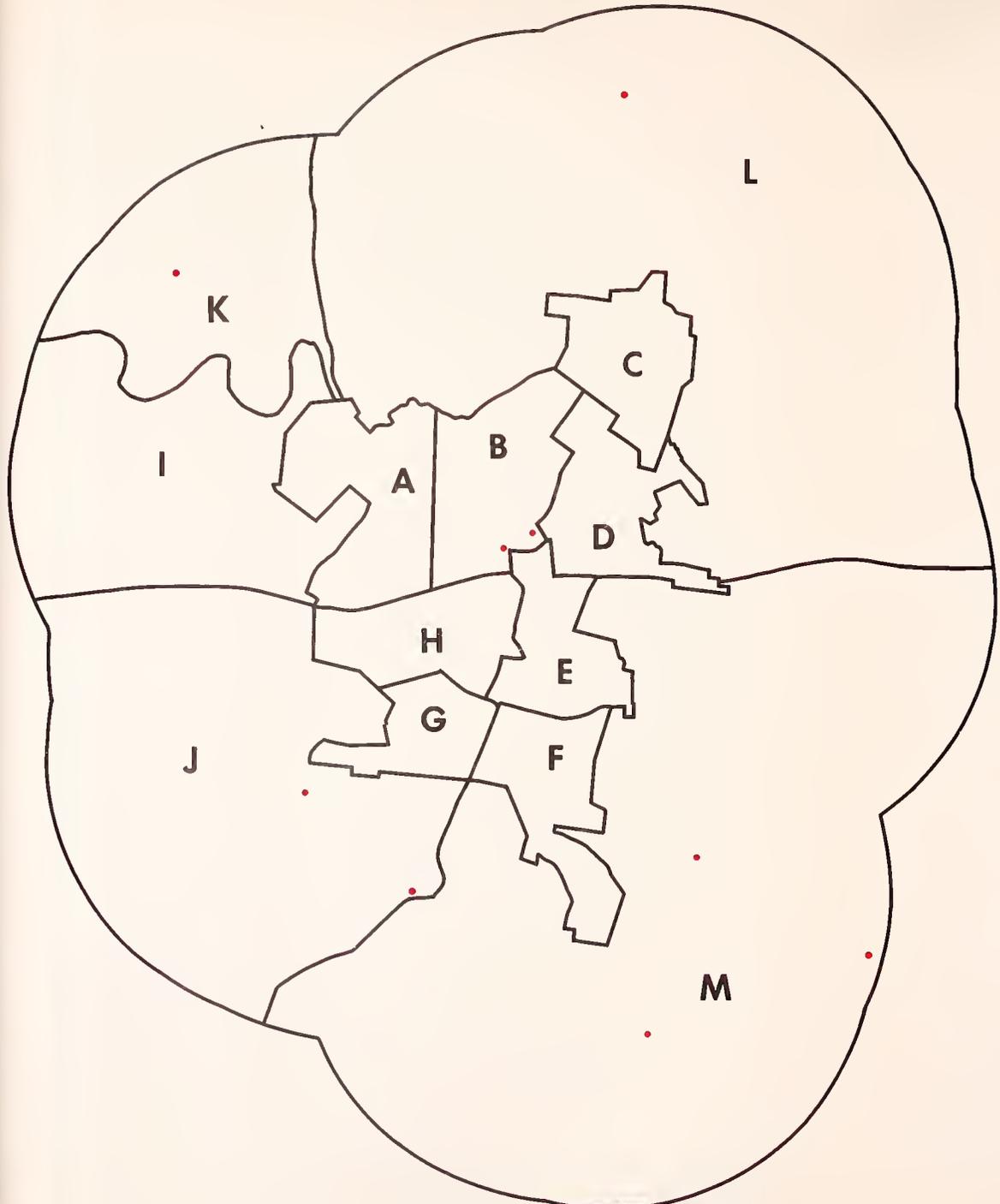
Both stillbirths and infant mortality can occur anywhere for reasons not associated with blight. However, the likelihood of these conditions occurring is increased by such factors as poor diet, low family income, unsafe and unhealthy environment, all of which are associated with blight. It can be noted from Map 9 that area M was the only area to have more than one reported case of stillbirth or infant mortality. It can also be noted that of the five

cases reported in the period 1972-1974 only one was inside the Canton city limits. It is likely that some cases were not reported.



D INFANT MORTALITY - 1972-1974

cases reported in the period 1972-1974 only one was inside the Canton city limits. It is likely that some cases were not reported.



MAP 9
STILL BIRTHS AND INFANT MORTALITY - 1972-1974

SOURCE: HAYWOOD COUNTY HEALTH DEPARTMENT

TABLE 12

STILLBIRTHS AND INFANT MORTALITY -- 1972-1974

<u>Neighborhood</u>	<u>No. of Cases</u>	<u>Cases Per 100 Occupied D.U.s</u>
<u>City</u>		
A	0	0
B	2	.913
C	0	0
D	0	0
E	0	0
F	0	0
G	0	0
H	0	0
Subtotal	2	
<u>Fringe</u>		
I	0	0
J	1	.893
K	0	0
L	1	.244
M	2	.447
Subtotal	4	
Total	6	

SOURCE: Haywood County Health Department

Tuberculosis

Both Canton and the one-mile planning area have been very fortunate in that there were no new cases of tuberculosis reported for the period January, 1972 through December, 1974. During this period there were ten cases reported for Haywood County.

Illegitimate Births

Illegitimacy is a major problem in many respects but one aspect of the problem that is often overlooked is the fact that illegitimacy often places the burden of support on the taxpayer. Consequently, it becomes a concern for all tax paying citizens. It should be noted that records on illegitimate births are somewhat less than accurate. In addition, this accuracy probably is inversely proportional to family income. There is probably a large number of cases that are never reported. A high incidence of illegitimate births often indicates an alienation from society which is common in blighted areas. Premarital sex is often a means of revolting against society which can be encouraged, in part, by a blighted environment.

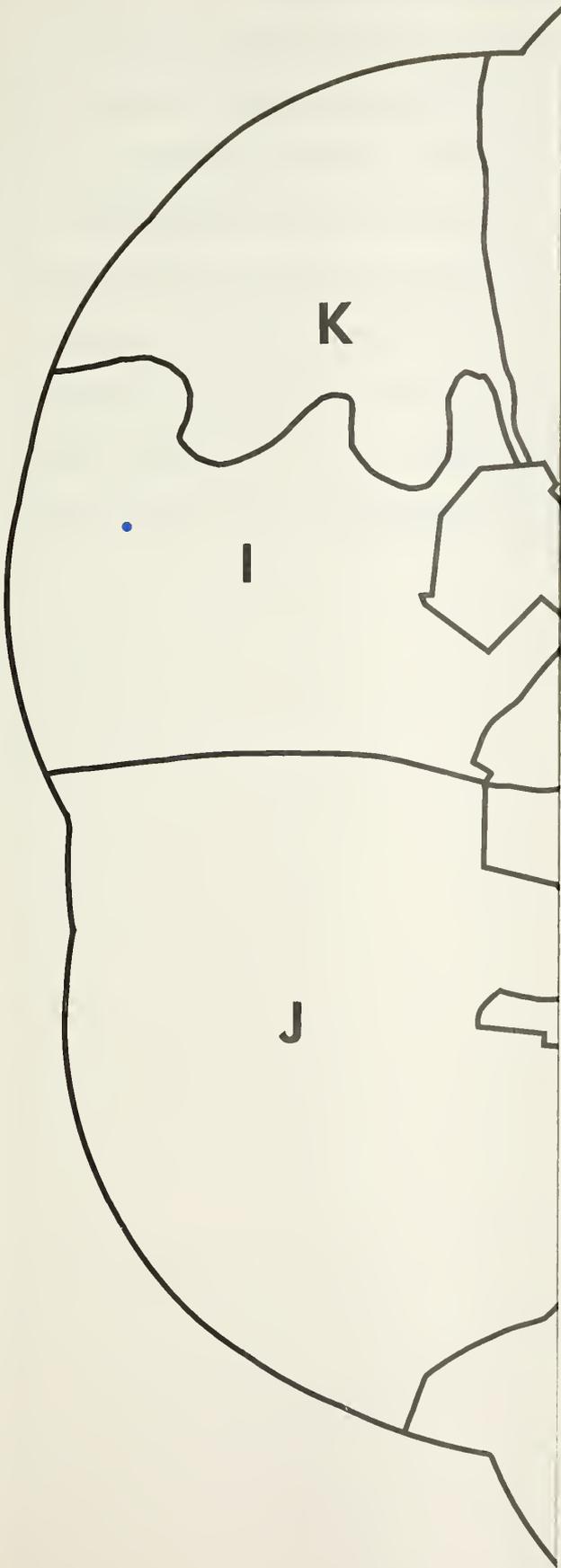
Most of the reported cases of illegitimacy in the period January, 1972 - December, 1974, were inside the Canton city limits. Neighborhoods C and E both had three cases reported, Neighborhoods A and B had one reported case each while Neighborhood M had the only case outside the city limits. Map 10 indicates the general area of reported cases.

TABLE 13

ILLIGITIMATE BIRTHS -- 1972-1974

<u>Neighborhood</u>	<u>No. of Cases</u>	<u>Cases Per 100 Occupied D.U.s</u>
<u>City</u>		
A	1	.741
B	1	.457
C	3	1.500
D	0	0
E	3	1.500
F	0	0
G	0	0
H	0	0
Subtotal	<u>8</u>	<u>.525 (average)</u>
<u>Fringe</u>		
I	1	.262
J	0	0
K	0	0
L	1	.242
M	1	.220
Subtotal	<u>3</u>	<u>.145 (average)</u>
Total	11	

SOURCE: Haywood County Health Department

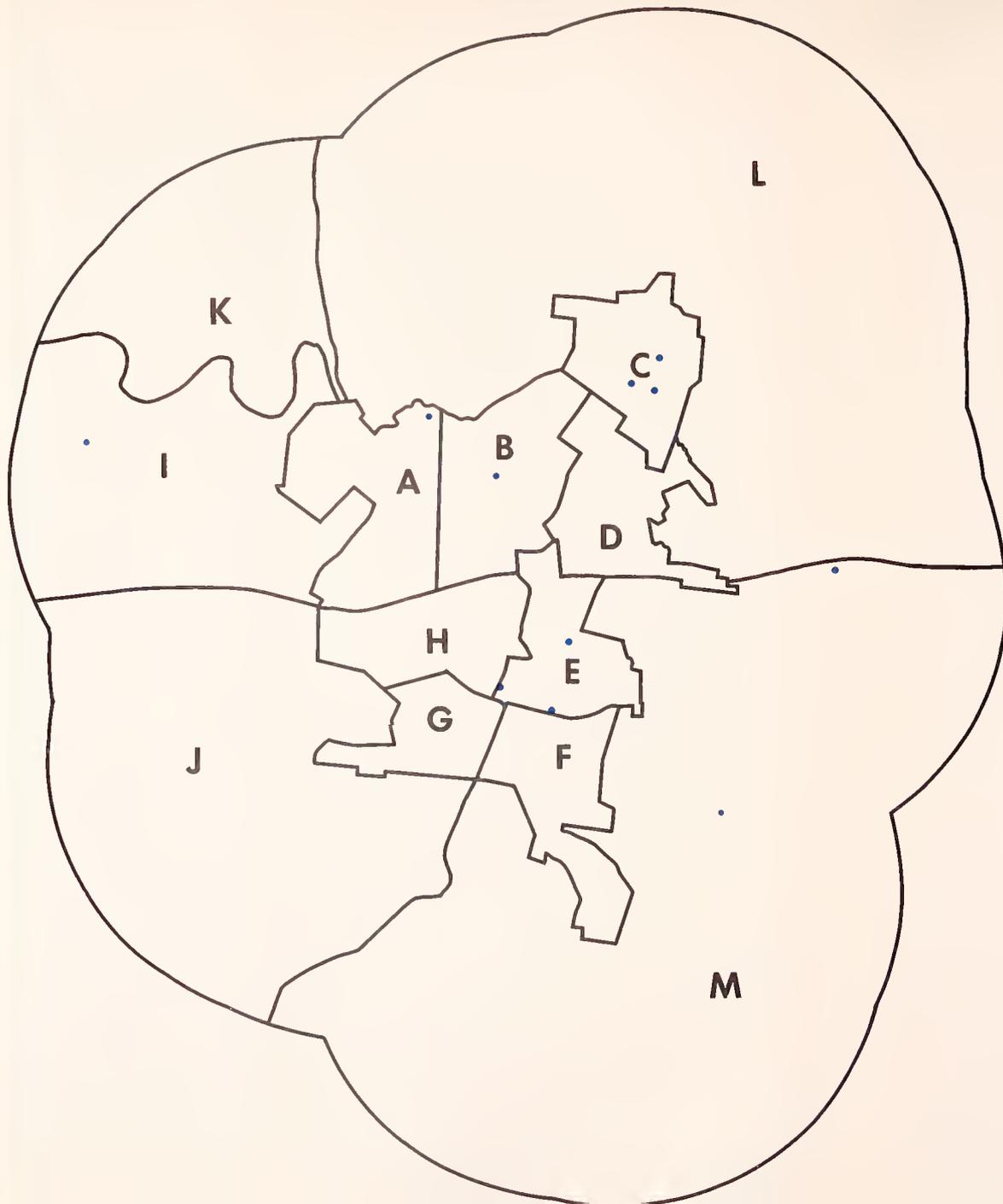


MATE BIRTHS - 1972 - 1974

TABLE 13
ILLIGITIMATE BIRTHS -- 1972-1974

<u>Neighborhood</u>	<u>No. of Cases</u>	<u>Cases Per 100 Occupied D.U.s</u>
<u>City</u>		
A	1	.741
B	1	.457
C	3	1.500
D	0	0
E	3	1.500
F	0	0
G	0	0
H	0	0
Subtotal	<u>8</u>	<u>.525 (average)</u>
<u>Fringe</u>		
I	1	.262
J	0	0
K	0	0
L	1	.242
M	1	.220
Subtotal	<u>3</u>	<u>.145 (average)</u>
Total	11	

SOURCE: Haywood County Health Department



MAP 10
ILLEGITIMATE BIRTHS - 1972-1974

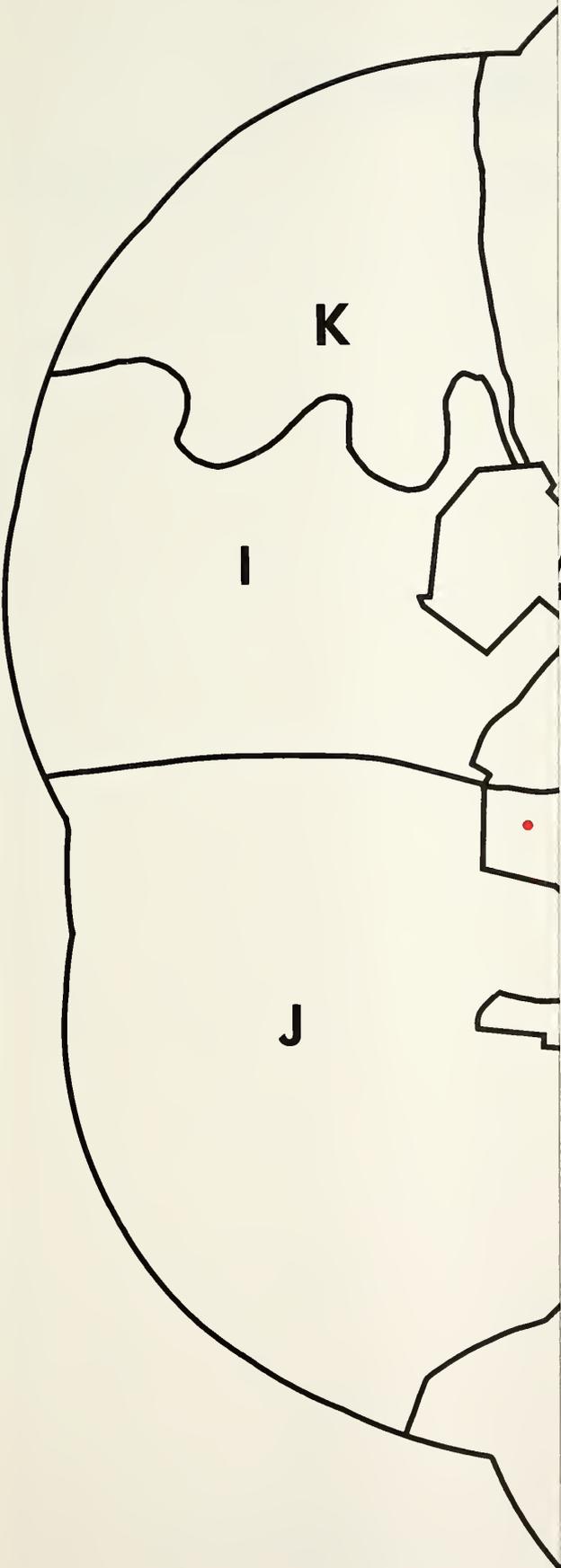
Adult Crimes Against Persons and Property

Rebellion against society is often the root cause of crime. In turn this rebellion can be encouraged by a high degree of social disorganization which is a result of blight. Therefore, any area with a high degree of blight will probably be a high crime area. Also, information on these crimes was available only for the area inside the city limits.

Map 11 indicates the general location of the residences of those arrested for adult crimes against persons or property for the period of January 1, 1974, through December 31, 1974. Neighborhood H has the largest number in this category with five. Neighborhood D has the next largest number with three.

Juvenile Delinquency

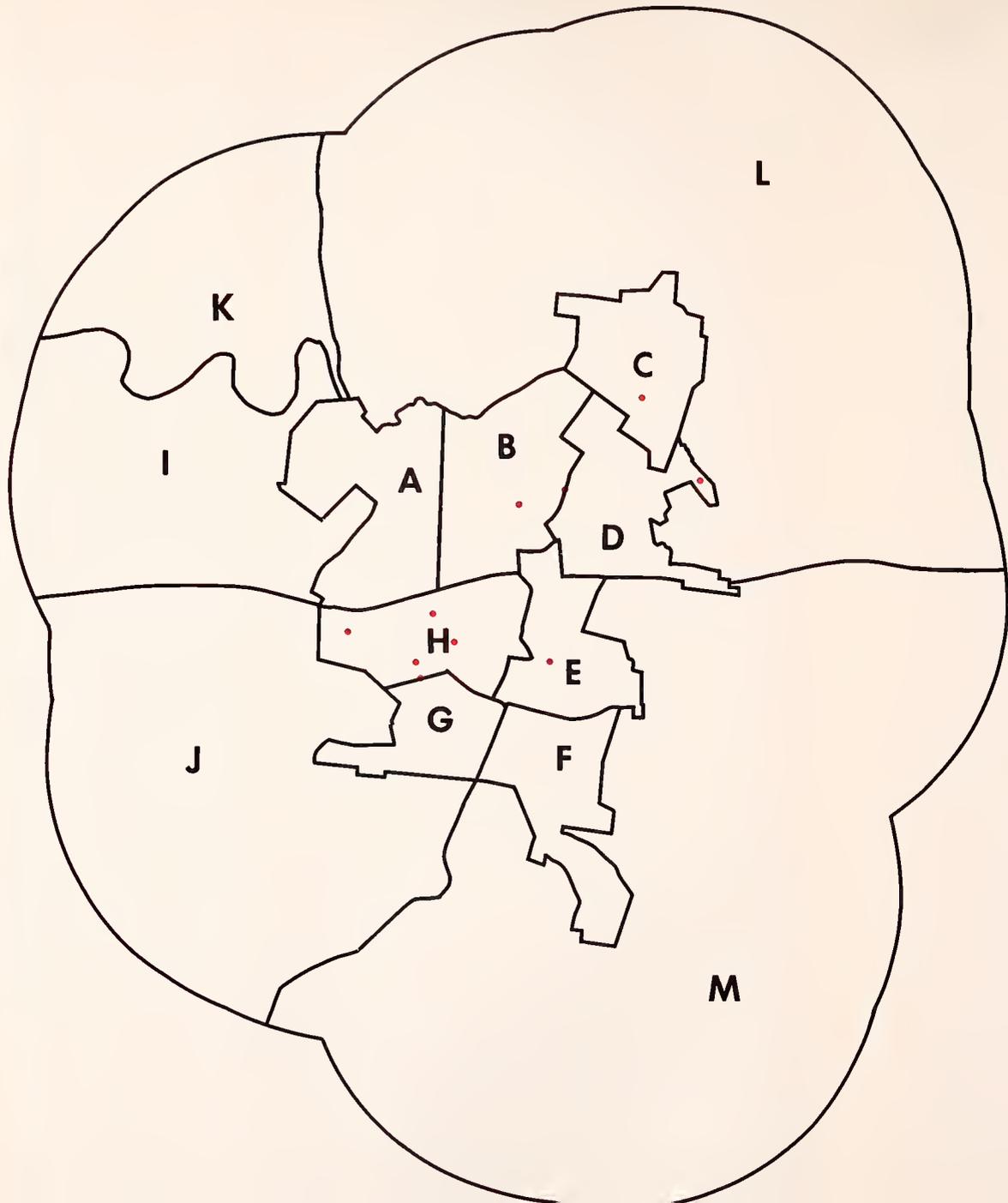
Juvenile delinquency is another indication of alienation and defiance of social order which is often encouraged by blight conditions. Unfortunately the addresses of juvenile delinquents were not available for inspection.



RES - 1974
FOR WITHIN CORPORATE LIMITS ONLY)

Juvenile Delinquency

Juvenile delinquency is another indication of alienation and defiance of social order which is often encouraged by blight conditions. Unfortunately the addresses of juvenile delinquents were not available for inspection.



MAP 11
ADULT CRIMES - 1974
(INFORMATION FOR WITHIN CORPORATE LIMITS ONLY)

TABLE 14

ADULT CRIMES AGAINST PERSONS AND PROPERTY

<u>Neighborhood</u>	<u>No. of Cases</u>	<u>Cases Per 100 Occupied D.U.s</u>
<u>City</u>		
A	0	0
B	1	.457
C	1	.500
D	2	.714
E	1	.500
F	0	0
G	1	.741
H	4	2.105
Total	10	.627 (average)

SOURCE: Canton Police Department

Public Welfare

The location of public welfare cases is often another indication of blight. Welfare recipients live in the lower rent areas of town which are generally the most blighted areas also. Unfortunately only information on aid to families with dependent children (AFDC) could be obtained. Also individual locations of recipients could not be obtained. There were 46 AFDC cases in Canton as of March 1, 1975. This is a per capita average of 3.4.

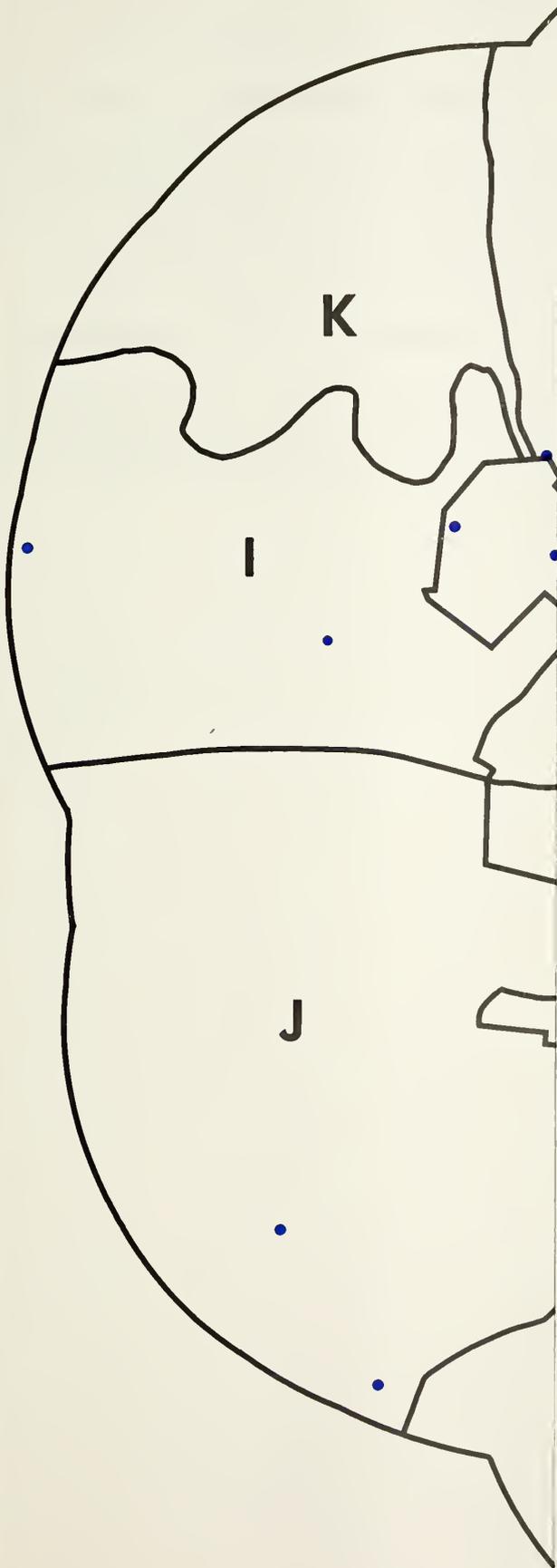
School Dropouts

School dropouts occur for various reasons, some of which are not associated with blight, but when any large number occurs in a particular neighborhood, it may well indicate blight factors. Children may drop out of school because of low family income, extended sickness, early parenthood and lack of parental and teacher encouragement and guidance. In the Canton city limits Neighborhood A had by far the largest number of dropouts (See Table 15). In the fringe area Neighborhood J had the highest frequency of school dropouts.

TABLE 15
SCHOOL DROPOUTS -- 1974-1975

<u>Neighborhood</u>	<u>Cases</u>	<u>Dropouts Per 100 Occupied D. U. s</u>
<u>City</u>		
A	5	3.70
B	0	0
C	2	1
D	0	0
E	2	1
F	0	0
G	1	.74
H	0	0
	<hr style="width: 50px; margin: 0 auto;"/>	<hr style="width: 50px; margin: 0 auto;"/>
	10	1.61 (average)
<u>Fringe</u>		
I	2	.54
J	2	1.79
K	0	0
L	2	.49
M	1	.22
	<hr style="width: 50px; margin: 0 auto;"/>	<hr style="width: 50px; margin: 0 auto;"/>
	7	.76 (average)

SOURCE: Haywood County Schools

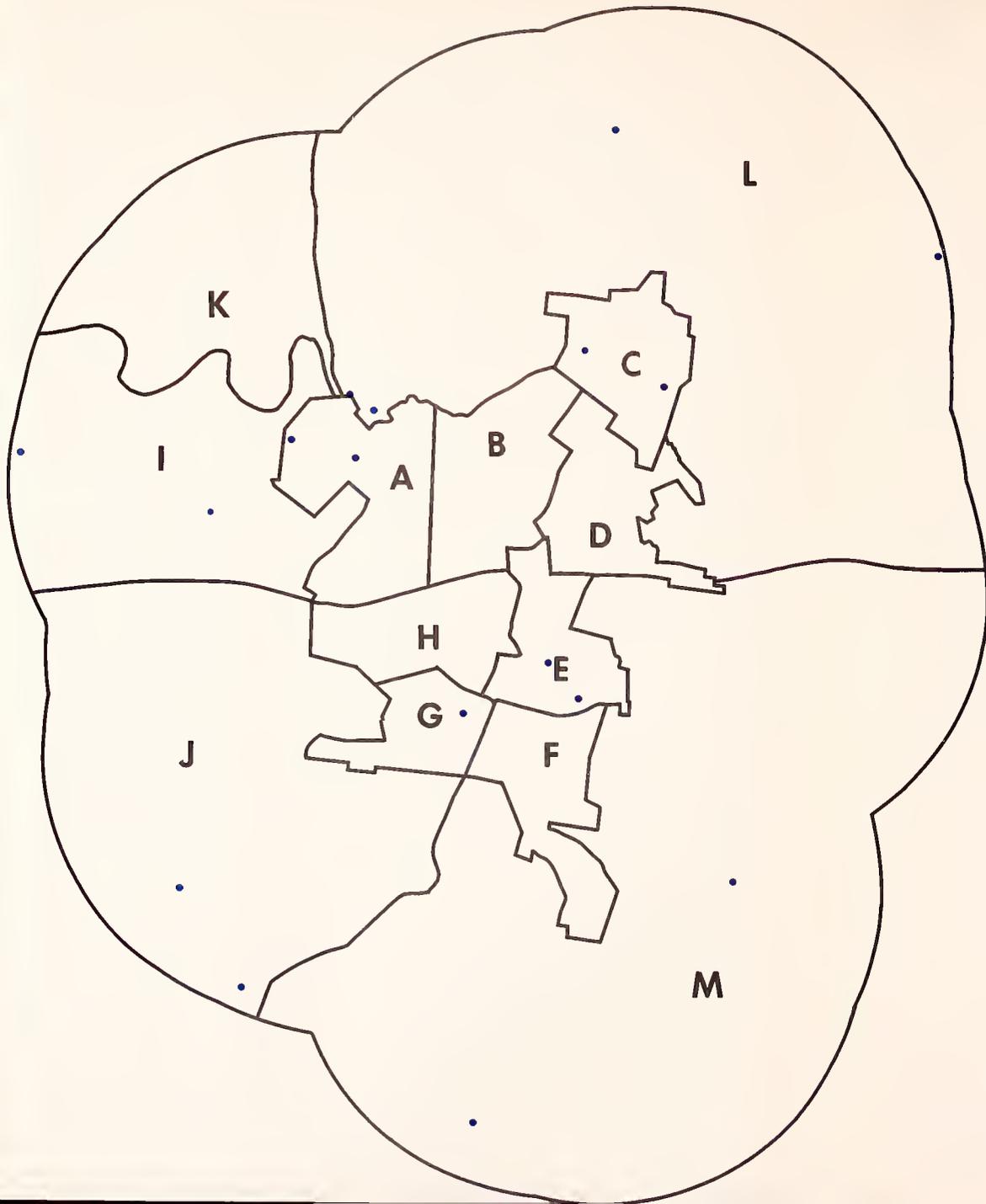


12
SCHOOL DROPOUTS - 1975

TABLE 15
SCHOOL DROPOUTS -- 1974-1975

<u>Neighborhood</u>	<u>Cases</u>	<u>Dropouts Per 100 Occupied D. U. s</u>
<u>City</u>		
A	5	3.70
B	0	0
C	2	1
D	0	0
E	2	1
F	0	0
G	1	.74
H	0	0
	<hr style="width: 50px; margin: 0 auto;"/>	<hr style="width: 50px; margin: 0 auto;"/>
	10	1.61 (average)
<u>Fringe</u>		
I	2	.54
J	2	1.79
K	0	0
L	2	.49
M	1	.22
	<hr style="width: 50px; margin: 0 auto;"/>	<hr style="width: 50px; margin: 0 auto;"/>
	7	.76 (average)

SOURCE: Haywood County Schools



MAP 12
SCHOOL DROPOUTS - 1975

Venereal Disease

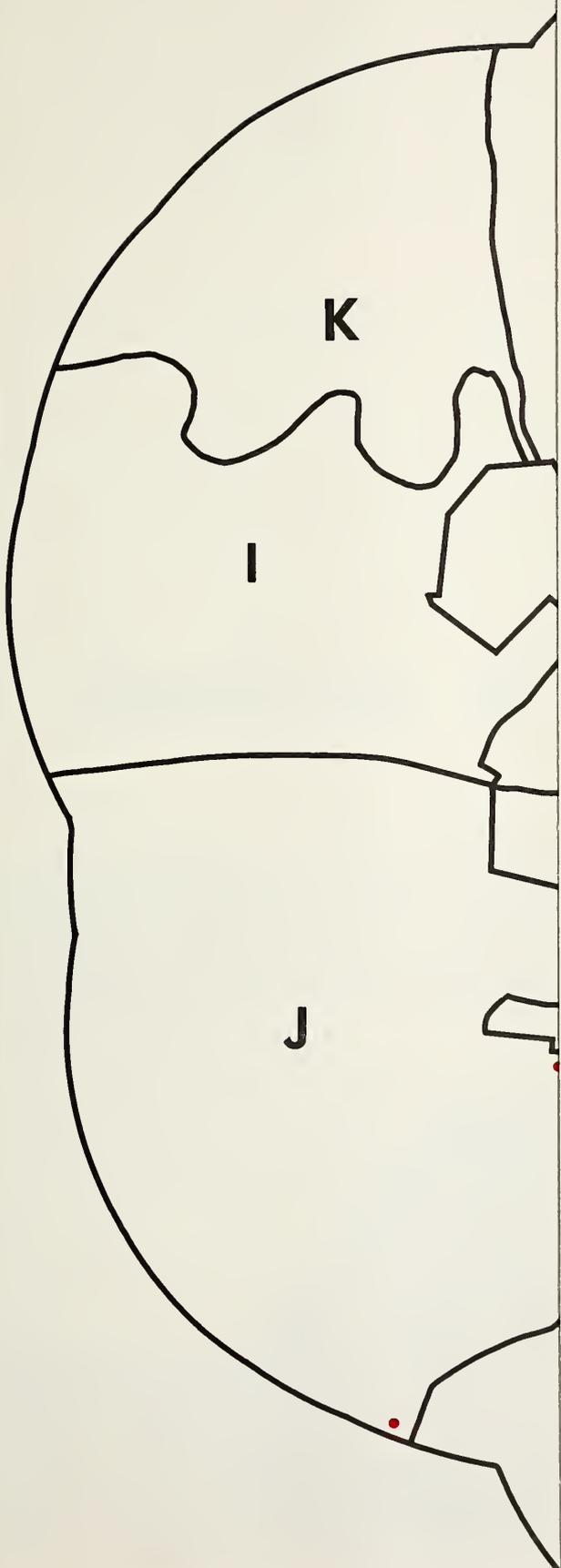
Venereal disease (VD) is another indication of an unhealthy and blighted environment. Areas of high incidence of VD also indicate areas of social disorganization which is expressed through a rebellion against accepted social morals, all of which are encouraged by blight conditions.

Map 13 indicates the general areas of reported cases of VD for the period January, 1972 - December, 1974. Outside the city limits the greatest concentration of reported cases is in Neighborhood M. Inside the city limits the greatest concentration is in Neighborhood E.

TABLE 16
VENEREAL DISEASE -- 1972 - 1974

<u>Neighborhood</u>	<u>No. of Cases</u>	<u>Cases Per 100 Occupied D.U.s</u>
<u>City</u>		
A	1	.741
B	2	.913
C	1	.500
D	2	.714
E	6	3.000
F	0	0
G	0	0
H	2	1.053
Subtotal	14	.865 (average)
<u>Fringe</u>		
I	0	0
J	4	3.540
K	0	0
L	8	1.932
M	10	2.203
Subtotal	22	1.535 (average)
Total	36	1.200 (average)

SOURCE: Haywood County Health Department



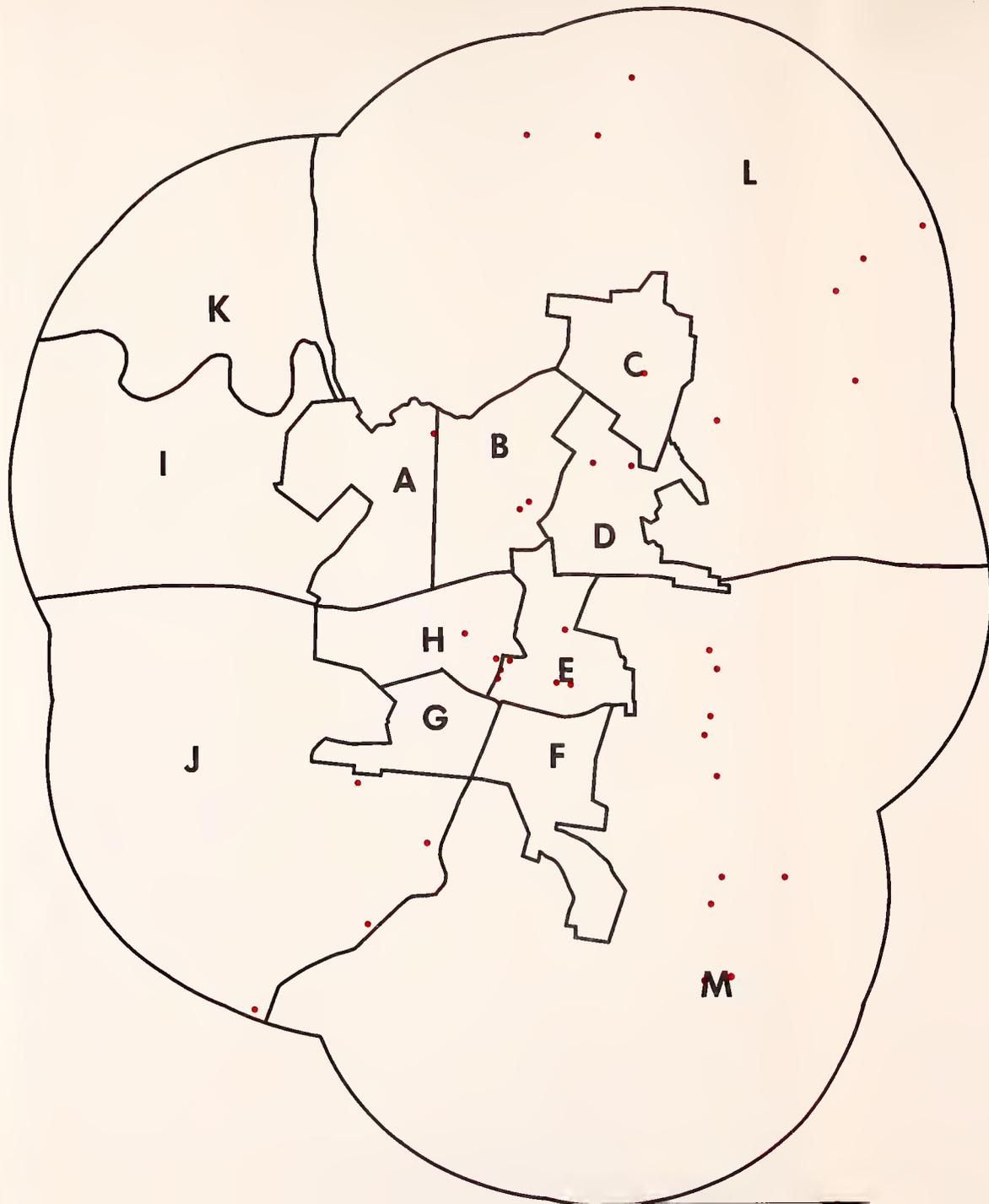
OF VENERAL DISEASE - 1972 - 1974

TABLE 16

VENEREAL DISEASE -- 1972 - 1974

<u>Neighborhood</u>	<u>No. of Cases</u>	<u>Cases Per 100 Occupied D.U.s</u>
<u>City</u>		
A	1	.741
B	2	.913
C	1	.500
D	2	.714
E	6	3.000
F	0	0
G	0	0
H	2	1.053
Subtotal	14	.865 (average)
<u>Fringe</u>		
I	0	0
J	4	3.540
K	0	0
L	8	1.932
M	10	2.203
Subtotal	22	1.535 (average)
Total	<u>36</u>	<u>1.200 (average)</u>

SOURCE: Haywood County Health Department



MAP 13
RECORDED CASES OF VENERAL DISEASE - 1972-1974



Condition of Neighborhoods





Condition of Neighborhoods

This part of the study analyzes the general conditions within each neighborhood. The following factors are discussed in connection with each neighborhood.

1. Location of the neighborhood.
2. Land use characteristics.
3. School and recreation facilities.
4. General character of the neighborhood.
5. Factors that contribute to blight.
6. Neighborhood rank.
7. Recommendations.

Neighborhood ranking is explained on page 99 and Table 16 is provided to indicate the factors influencing rank.

Neighborhood A

Neighborhood A is located in the northwestern part of town. It is bounded on the east by a north-south line just east of Carson Street, on the north by the railroad and on the west and north by the city limits. Heavily travelled streets include Main Street, Beaverdam Street and Fibreville Road. With the exception of the large portion occupied by Champion Paper, the neighborhood is totally residential. There are no schools or recreation areas in Neighborhood A, although North Canton Elementary School is within easy access.

Neighborhood A is one of the smallest within the city limits and contains the largest proportion of deteriorating houses found in any of the neighborhoods. Most of these houses are concentrated in the Main Street - Fibreville Street area. However, all of these deteriorating houses could be upgraded to a standard condition. If this is done this area could become a pleasant residential section. Except for Main Street, there are no heavily travelled streets and there is no commercial encroachment. It is also conveniently located to the Champion Paper Plant. The western part of Neighborhood A consists of standard houses and appears to be a very pleasant residential section. No deterioration of this section appears likely in the foreseeable future. Beaverdam Street needs improvement from Fibreville Road east to Cherry Street in Neighborhood B. This section of road is very narrow with several blind curves and intersections. The danger of this road is especially evident when a large number of school buses use the road. Also several sections of the river bank need to be cleaned up and landscaped. Visibility at the intersection of Carson and Beaverdam Streets should be improved. The houses located on Main Street and Fibreville Road from Terrace Drive north to just past Rosewood are in the floodway fringe of the Pigeon River. This also includes houses located on Pine, Balsam, Rosewood and Willow Drives. Houses located on

Fibreville Road north of Rosewood Drive are in the floodway of the river. Since Canton is taking part in the National Flood Insurance Program, the residents of this flood prone area should be made aware of their opportunity to purchase flood insurance. Secondly, Canton should encourage these residents as well as others in identified flood prone areas to purchase this insurance. Finally, the building inspector should encourage these residents to take whatever steps are necessary to reduce the susceptibility of flood damage to these houses.

Neighborhood A has the following factors that contribute to blight:

1. Over twelve percent of Canton's illegitimate births. This is .741 per 100 occupied dwelling units.
2. Over nine percent of Canton's unpaved streets.
3. Over forty-one percent of the houses are substandard.
4. Fibreville Road and Main Street carry a large volume of traffic.
5. Over seven percent of Canton's venereal disease. This is .741 per 100 occupied dwelling units.
6. The stark appearance of Champion International's Plant is seen from Fibreville Road.
7. Lack of landscaping of Pigeon River bank along Fibreville Road and Thickety Road.

Neighborhood Rank: The incorporated area neighborhoods are ranked from 1 - 8. Neighborhood A ranks 5. (One is the least blighted and 8 is the most blighted).

Neighborhood B

Neighborhood B is in the northern part of town. It is bounded on the north by the city limits, on the east by North Main and High Streets, on the south by the railroad and on the west by a north-south line running just east of Carson Street. North Canton Elementary School is located in this area. Other than the school, there are no recreational facilities located in Neighborhood B. The heavily travelled streets include Fibreville Road and Beaverdam and North Main Streets. The neighborhood is mostly residential although the Champion Plant occupies a rather large portion in the southwestern corner.

The northern part of Neighborhood B is in good condition. There are several relatively new houses along with older houses that appear to be kept up well. In this area there are no encroaching commercial areas and no heavily travelled through streets to detract from the residential environment. This area is also conveniently located to North Canton Elementary School. General deterioration does not appear to be occurring in this area, although there are several houses that need repair work done. The area north of High Street displays a different appearance. This area contains a larger proportion of deteriorating houses plus two dilapidated ones. Although the streets do not carry a large volume of traffic, they are narrow and contain a number of sharp curves and blind intersections that should be improved. Most of the houses are on rather small lots and consequently, give the appearance of a congested environment. Unless efforts are made to upgrade deteriorated housing, this area of Neighborhood B will probably continue to deteriorate with these conditions spreading to the standard houses. The intersection of Beaverdam and Cherry Streets needs improvement to increase the visibility especially since school buses use Beaverdam Road quite extensively. Code

enforcement should continue with special attention given to the area between Hill and Patton Streets.

Neighborhood B has the following factors that contribute to blight:

1. Almost twenty-nine percent of the houses are substandard.
2. It contains all of the reported stillbirths and infant mortality cases in Canton. This is .913 per 100 occupied dwelling units.
3. Beaverdam Road is narrow and carries a large amount of traffic.
4. Over twelve percent of Canton's illegitimate births. This is .457 per 100 occupied dwelling units.
5. Over twenty two percent of Canton's unpaved streets.
6. Twenty percent of Canton's adult crimes against persons and property. This is .913 per 100 occupied dwelling units.
7. Over fourteen percent of Canton's venereal diseases. This is .913 per 100 occupied dwelling units.

Neighborhood Rank: The incorporated area neighborhoods are ranked from 1 - 8. Neighborhood B ranks 5. (One is the least blighted and 8 is the most blighted).

Neighborhood C

Neighborhood C is located in the northeastern part of town and is bounded on the east by the city limits, on the south by Walnut and Through Streets and on the west and north by the city limits. There are no schools in Neighborhood C although North Canton Elementary School is located just outside in Neighborhood B. There also are no recreation areas here, however, a large open lot is provided by a church located at the corner of Phillips and Spruce Streets which could be used for recreational purposes such as ballgames. North Main and Newfound are the only heavily travelled streets in the neighborhood. The area is mostly residential although there are several commercial establishments in the vicinity of North Main and Newfound Streets.

The northern part of Neighborhood C - the area along Elizabeth Street north of Thompson Street - contains some of the nicest houses in Canton. This area appears to have only recently been developed and there is new housing construction in this area at the present time. The area along and leading off of North Main Street contains a mixture of standard and deteriorating houses. However the general appearance of this area is not conducive to a good residential environment. The streets are narrow and houses and yards are not kept up well in many cases. Consequently, unless efforts are made to upgrade the deteriorating houses, deterioration of standard houses will likely occur. An overgrown vacant lot on Lane Street should be cleaned up and landscaped. This will add to the general appearance of the immediate neighborhood. Other recommendations include the elimination of open storage of scrap metal and the repair of a deteriorating fence at the corner of Burnett and Trammel Streets, the removal of trash at the end of Sheppard Street and the cleaning of a sidewalk and vacant lot on North Main Street between Bugg and Sheppard Streets. Also the foundation of a house on Newfound Street that burned still remains.

This could be a safety hazard to young children playing here and should, therefore, be removed as soon as possible.

Neighborhood C has the following factors that contribute to blight:

1. Thirty-one point five percent (31.5%) of the houses are substandard.
2. Over seven percent (7%) of Canton's venereal disease. This is .500 per 100 dwelling units.
3. Over thirty-seven percent (37%) of Canton's illegitimate births. This is 1.5 per 100 occupied dwelling units.
4. Almost two percent (2%) of Canton's unpaved roads.
5. Over ten percent (10%) of Canton's vehicle and pedestrian accidents. This is 8.00 per 100 occupied dwelling units.
6. Ten percent (10%) of Canton's adult crime against persons and property. This is .500 per 100 occupied dwelling units.
7. North Main and Newfound Streets are heavily travelled.
8. Parts of the neighborhood have mixed land uses.
9. Overgrown vacant lot appears on Lane Street
10. Trash appears at the end of Sheppard Street.
11. Lack of landscaping at the corner of Barr and Phillips Streets.

Neighborhood Rank: The incorporated area neighborhoods are ranked from 1-8. Neighborhood C ranks 8. (One is the least blighted and 8 is the most blighted).

Neighborhood D

Neighborhood D is in the eastern part of town, bounded on the south by Church Street, on the east by the city limits, on the north by Walnut and Through Streets and on the west by High and North Main Streets. There are several heavily travelled through streets in Neighborhood D including Church, Trammell, Newfound and North Main. The area is largely residential and contains no large concentrations of commercial activity. There are no schools in Neighborhood D and no recreational areas with the exception of some basketball courts in a church parking lot located at the corner of Newfound and Walnut Streets.

The southern part of Neighborhood D is very deteriorated with a large concentration of substandard housing, many of which are occupied and dilapidated. The streets in this area are in very poor condition - narrow, steep grades, sharp curves and unpaved. This is especially true of the area along and adjacent to Sharptown and Summer Streets. Most of the houses here should be demolished as soon as relocation housing becomes available. Several houses in this section do not have city sewer. The area along Trammell and North Main Streets consists of older housing but is generally being kept up well. Some of the houses in this area are in a deteriorating condition now, however, and unless action is taken soon to upgrade these houses, blight could begin to spread and initiate a general decline as a residential area. It is recommended that the accumulated junk and debris at the end of Harrison Street be removed. Also the area at the intersection of Oak and Church Streets and the railroad should be cleaned up and landscaped. Visibility at the intersection of Trammell, Newfound, Oak and Short Streets should be improved. Active code enforcement should continue in order to prevent the spread of blighting conditions, especially along Trammel and North Main Streets. The entire area

along Sharptown Road from the railroad to Newfound Street is not suited to residential development. Consequently, once relocation housing is available and the blighted houses here have been removed, other uses of this land should be considered. One suggestion might be the establishment of a municipal park which could include picnic areas and hiking trails.

Neighborhood D has the following factors that contribute to blight:

1. Over twenty-six percent (26%) of the houses are substandard.
2. Ten percent (10%) of Canton's adult crimes against persons and property. This is .357 per 100 occupied dwelling units.
3. Over ten percent (10%) of Canton's vehicle and pedestrian accidents. This is 5.71 per 100 occupied dwelling units.
4. Over forty-one percent (41%) of Canton's unpaved streets.
5. Over fourteen percent (14%) of Canton's venereal disease. This is .714 per 100 occupied dwelling units.
6. Some of the houses do not have city sewer.
7. Trammell and Newfound Streets carry heavy amounts of traffic.
8. Sharptown Road and those streets leading off it are inadequate to carry any traffic.
9. Lack of visibility at the corner of Newfound and Harrison Streets.
10. Accumulation of junk and debris appears at the end of Harrison Street.

Neighborhood Rank: The incorporated area neighborhoods are ranked from 1-8. Neighborhood D ranks 2. (One is the least blighted and 8 is the most blighted).

Neighborhood E

Neighborhood E is located in the east central part of town. It is bounded on the east by Oak Street and the city limits, on the north by Holtzclaw Street, on the west by Prospect, Bailey and Hampton Streets and on the north by Newfound Street. Pennsylvania Avenue School is located in this neighborhood. Other than the school property Neighborhood E contains no recreational areas. The neighborhood contains several heavily travelled through streets including Newfound, Church and Academy. The area is primarily residential. Also a major residential fire has occurred here in the past year.

The area from Hampton east to Williams Street is in good condition and with normal maintenance should remain a relatively stable residential area. Much of the area along Academy Street south to Holtzclaw Street is becoming deteriorated. This blight could easily spread to the existing standard houses especially along heavily travelled Academy Street unless preventive action is taken by upgrading the existing substandard houses. The area between Northside, Prospect and Hillside Streets is presently in a very deteriorated condition. Some of the houses in this area are occupied and dilapidated. Consequently, this area should be a focal point for attention when Canton obtains approval for public housing. Several occupied, dilapidated houses in the Northside Street and Prospect Street area should be demolished when relocation housing becomes available. There are several blind intersections where visibility should be improved. Some of these include the intersections of Prospect and Hillside Street, Hillside and Locust Streets, Ward Street and Windfield Avenue, Old Asheville Road and Church Street and the rather confusing intersection of Locust, Holtzclaw and Pisgah Avenue. Code enforcement should continue with special attention given to the houses along Prospect, Hillside and Academy Streets. Academy Street is very narrow and when cars

are allowed to park along the street, especially in curves, a dangerous situation is created.

Neighborhood E has the following factors that contribute to blight:

1. Over thirty percent (30%) of the houses are substandard.
2. Thirty-six percent (36%) of Canton's venereal disease. This is 2.50 per 100 occupied dwelling units.
3. Over thirty-seven percent (37%) of Canton's illegitimate births. This is 1.50 per 100 occupied dwelling units.
4. Over eight percent (8%) of Canton's unpaved streets.
5. Eleven and two tenths percent (11.2%) of Canton's vehicle and pedestrian accidents. This is 9.50 per 100 occupied dwelling units.
6. Ten percent (10%) of Canton's adult crimes against persons and property. This is .500 per 100 occupied dwelling units.
7. Academy Street is narrow and heavily travelled.
8. The intersection of Hillside and Locust Streets is dangerous.
9. The intersection of Old Asheville Road and Church Street is dangerous.
10. Overgrown vacant lot at corner of Smathers and William Streets.
11. Lack of landscaping and poor visibility characterize the intersection of Williams Street and U. S. 19-23 East.

Neighborhood Rank: The incorporated area neighborhoods are ranked from 1 - 8. Neighborhood E ranks 7. (One is the least blighted and 8 is the most blighted).

Neighborhood F

Neighborhood F is located in the southeastern part of town. It is bounded on the north by Holtzclaw Street, on the east by the city limits, on the south by the city limits and on the west by Pisgah Drive. There are no schools or recreation facilities in the neighborhood although Pisgah High School is within easy access. Neighborhood F is totally residential and contains no heavily travelled through streets.

Because this neighborhood contains no heavily travelled streets and is entirely residential, mixed land use is not found, thus making it a very desirable neighborhood in which to live. The majority of the houses are standard and appear to be kept up well with nicely landscaped lawns. There is only one dilapidated house, which is vacant, and thirteen deteriorating houses all of which could be improved to a standard condition with reasonable effort. With improvement of the deteriorating houses this entire neighborhood should remain stable. There are several relatively expensive new houses located in Neighborhood F, especially in the northeastern section, indicating the general desirability of this area for residential purposes. The neighborhood has a quiet rural setting and is convenient to Pisgah High School. The vacant dilapidated house on Wesley Street should immediately be torn down. In addition there is open storage of junk cars, wood refuse and debris along Skyland Drive that should either be screened from view or removed. Also several abandoned junk vehicles can be seen from Rhoda Street and consequently should be removed. To help maintain the relative stability of this neighborhood active code enforcement should continue.

Neighborhood F has the following factors that contribute to blight:

1. Almost seven percent of the houses are substandard.
2. Nine percent of Canton's unpaved streets.
3. Pisgah Drive is heavily travelled and narrow.
4. Open storage of junk cars and other debris in several places.

Neighborhood Rank: The incorporated area neighborhoods are ranked from 1 - 8. Neighborhood F ranks 1. (One is the least blighted and 8 is the most blighted).

Neighborhood G

Neighborhood G is located in the southwestern part of town. It is bounded on the east by Pisgah Drive, on the south and west by the city limits and on the north by Pisgah Avenue. There are two schools, a ballfield and a recreation park including a swimming pool located in the neighborhood. Neighborhood G is almost totally residential. Heavily travelled streets in this area include Penland Street and Pisgah Avenue.

The housing stock here appears to be older than in adjacent Neighborhood F and, with a few exceptions, is not kept up as well. There are a number of deteriorating housing units especially in the northern part. Many of these houses are to the point that continued neglect will, in all probability, reduce these houses to a dilapidated condition. Also these deteriorating conditions could easily spread to the existing standard houses if action is not taken to upgrade this area. Most of the houses on Vance and Valley Streets are in the floodway fringe area of the Pigeon River and considering the present deteriorating condition of most of these houses, serious consideration should be given as to whether they should be rehabilitated or removed. The fact that Neighborhood G is convenient to Pisgah High School should be a positive factor as far as residential desirability is concerned. The old National Guard Armory located at the corner of Penland and Pigeon Streets will become city property when the new armory is built on the campus of Haywood Technical Institute. The city has plans to use this building as a city-wide recreational center when it becomes available. This building is in a prime location and the city is urged to pursue this project with all possible speed. Regrading of the intersection of North and Charles Streets should be done to eliminate the blind intersection. Also visibility should be improved for those entering Pigeon Drive from Substation Road. Active code enforcement should

continue with special attention given to Valley and Vance Streets and Pisgah Avenue. Residents of houses along Valley, Charles and Vance Streets and Substation Road that are located in the floodway fringe areas should be informed of the opportunity to purchase flood insurance and should be encouraged to do so. In addition the building inspector should inform these residents of steps they could take to reduce the susceptibility of their houses to flood damage. The vacant lot on Pisgah Avenue between Wesley and Highland Streets could be developed into a neighborhood recreation park with picnic tables and playground equipment installed.

Neighborhood G has the following factors that contribute to blight:

1. Over thirty-one percent of the houses are substandard.
2. Four percent of Canton's vehicle and pedestrian accidents. This is 4.444 per 100 occupied dwelling units.
3. Ten percent of Canton's adult crimes against persons and property. This is .741 per 100 occupied dwelling units.
4. Intersection of North and Charles Street is dangerous.
5. Penland Street and Pisgah Drive carry heavy amounts of traffic.
6. The intersection of Shaw and North Street is difficult to negotiate.
7. Some areas have mixed land use.

Neighborhood Rank: The incorporated area neighborhoods are ranked from 1 - 8. Neighborhood G ranks 3. (One is the least blighted and 8 is the most blighted).

Neighborhood H

Neighborhood H is located in the western part of town. It is bounded on the west by the city limits, on the north by the Southern Rail lines, on the east by Hampton, Bailey and Prospect Streets and on the south by Pisgah Avenue, Mountain Street and the city limits. There are no schools in this neighborhood although Pennsylvania Avenue School is adjacent to Neighborhood H. The YMCA is located in this area and provides various recreational activities. This neighborhood also includes the central shopping section of town and consequently contains several heavily travelled through streets including Park, Main, Academy and Pisgah.

There is a blighted area along Watts Street that could easily become an area of spreading blight going down Birch Street. Even the deteriorating houses on Watts Street could easily become dilapidated if improvements are not forthcoming. Very steep terrain is found here also. The area along Sorrells, Water and Main Streets has several substandard houses. Because of the heavy traffic and general commercial atmosphere of this area, the houses presently located here will likely deteriorate further in the near future. These houses are also located in the floodway fringe of the Pigeon River. Because of the existence of several dilapidated and deteriorating houses and heavy traffic along Pisgah Avenue, blight could easily spread to the now existing standard houses along Pisgah and Hillside Drives. Older houses are located in the Pennsylvania and Mears Avenue and Oakland and Hampton Street areas. These houses are kept up well and appear to be of sound construction. The general atmosphere of this area (no commercialism, low traffic volume, well kept yards, etc.) is conducive to a good residential environment. Consequently this represents one of the nicest residential areas in Canton and no significant deterioration should occur in the foreseeable future.

Neighborhood H has the following factors that contribute to blight:

1. Almost forty percent of the houses are substandard.
2. Forty percent of Canton's adult crimes against persons and property. This is 2.11 per 100 occupied dwelling units.
3. Over fifty-two percent of Canton's vehicle and pedestrian accidents. This is 42.11 per 100 occupied dwelling units.
4. Almost eight percent of Canton's unpaved streets.
5. Over twenty-one percent of Canton's venereal disease. This is 1.58 per 100 occupied dwelling units.
6. Some areas contain mixed land uses.
7. Most of the streets are heavily travelled.
8. The intersection of Church and Bridge Streets is narrow and dangerous.
9. King, Vine and Watts Streets are too narrow.
10. Several buildings in the downtown area need facelifting (See Community Appearance Survey and Plans for center).

Neighborhood Rank: The incorporated area neighborhoods are ranked from 1 - 8. Neighborhood H ranks 3. (One is the least blighted and 8 is the most blighted).

Neighborhood I

Neighborhood I is located west of the city limits and extends to the one mile planning area. It is bounded on the east by the city limits, on the south by U. S. Highway 19-23, on the west by the one-mile planning boundary and on the north by the Pigeon River. The only educational facility located here is an extension of Haywood Technical Institute located just off of Clyde Road. Considering the geographic size and density of population of this neighborhood consideration should be given in future plans to the location of an elementary school in this area. There are no recreational facilities in this neighborhood. Clyde Road (S.R. 1523) and U. S. Highway 19-23 are the only heavily travelled streets in this area. The neighborhood is mostly residential with some commercial establishments along Clyde Road and U. S. Highway 19-23.

Most of Neighborhood I is rather densely settled with a general mixture of standard and deteriorating houses. There are also 14 dilapidated houses and 18 trailers - a much larger proportion of both than was found in any of the neighborhoods inside the city limits. This neighborhood as a whole is in a more deteriorated condition than any of the neighborhoods inside the city limits. Several streets are unpaved. Because of the larger proportion of substandard housing, the scattering of mobile homes throughout the area and the condition of some of the streets, it is obvious that this area does not have zoning, subdivision regulations or code enforcement. There are a number of standard houses in this area. However with no code enforcement or zoning the area will probably deteriorate in the future. It is recommended that either the town or county adopt and enforce a building code program, zoning ordinance and subdivision regulations, with a building code program having top priority. In addition all unpaved streets should be paved.

Neighborhood I has the following factors that contribute to blight:

1. Over thirty-seven percent of the houses are substandard.
2. Almost nineteen percent of the planning area's unpaved streets.
3. Old Clyde Road carries a heavy amount of traffic.
4. Mixed land use is found in several areas.

Neighborhood Rank: The planning area neighborhoods are ranked from 1 - 5. Neighborhood I ranks 2. (One is the least blighted and 5 is the most blighted).

Neighborhood J

Neighborhood J is located in the southwestern part of the planning area. It is bounded on the north by U. S. Highway 19-23, on the east by the city limits and N. C. Highway 110 and on the south and west by the one-mile planning boundary. There are no schools or recreational facilities located in this area although Canton Junior High School, Pisgah High School two ball-fields and Canton Memorial Recreation Park are all located just inside the city limits and very convenient to this area. Heavily travelled through streets include U. S. Highway 19-23, and N. C. Highways 215 and 110. This neighborhood is mostly residential with some commercial activity located on U. S. Highway 19-23.

Overall Neighborhood J is in the best condition of any neighborhood studied. The section off N. C. Highway 110 along S. R. 1903 and S. R. 1920 contain some of the nicest houses found. This area also contains the largest concentration of new houses found anywhere in the Canton planning area. This section provides an extremely pleasant residential environment with a quiet, rural atmosphere yet conveniently located to the shopping area of Canton. This area will probably continue to develop with nice houses. The only part of Neighborhood J with any concentration of substandard houses is along S. R. 1829 and S. R. 1830. Both of these roads are unpaved with steep grades and sharp curves, consequently not conducive to residential development. This small section will probably deteriorate further in the future. Neighborhood J as a whole is not densely developed and appears to provide some of the best sites for future residential development found anywhere in the planning area. Commercial activity does not appear to be moving in this direction. To protect the newer residential areas it is recommended that a zoning and building code program be implemented. Because of the potential for new development

here, subdivision regulations should also be adopted. S. R. 1829 and S. R. 1830 need to be widened and paved.

Neighborhood J has the following factors that contribute to blight:

1. Almost thirty percent of the houses are substandard.
2. Almost twelve percent of the planning area's unpaved streets.
3. Twenty-five percent of the planning area's stillbirths and infant mortality. This is .893 per 100 occupied dwelling units.
4. Ten percent of the planning area's venereal disease. This is .893 per 100 occupied dwelling units.
5. There are areas of mixed land use in Neighborhood J.
6. S. R. 1829 and S. R. 1830 are narrow and not adequate.
7. U. S. Highway 19-23 is heavily travelled.

Neighborhood Rank: The planning area neighborhoods are ranked from 1 - 5. Neighborhood J is ranked 3. (One is the least blighted and 5 is the most blighted).

Neighborhood K

Neighborhood K is located in the northwestern part of the planning area. It is bounded on the east by N. C. Highway 215 and S. R. 1582, on the south by the Pigeon River and on the west and north by the one-mile planning boundary. Neighborhood K contains no schools or recreational facilities. N. C. Highway 215 and Interstate 40 are the only heavily travelled roads in the area. Most of the developed land is devoted to residential purposes with only a few commercial sites.

Neighborhood K contains some of the real extremes in housing conditions. Some of the worst and best housing is found in this area. Neighborhood K contains the largest percentage of dilapidated houses (almost 15%) of any neighborhood studied. There is a concentration of several dilapidated houses on Thickety Road (N. C. 215) in the vicinity of S. R. 1553. The sections along S. R. 1550 contain mostly dilapidated and deteriorating houses and the section will probably deteriorate further in the future. The largest concentration of standard houses is in the vicinity where S. R. 1550 and S. R. 1551 split. This is a nice section where the houses appear to be kept up fairly well. There are also several trailers in Neighborhood K although no large concentrations and most appear to be kept up well. Zoning, subdivision regulations and building codes need to be enforced in this neighborhood. Also, when relocation housing becomes available, those residents of dilapidated houses in the area where S. R. 1553 and N. C. Highway 215 intersect should be given high priority so those houses can be demolished.

Neighborhood K has the following factors that contribute to blight:

1. Over thirty-eight percent of the houses are substandard.
2. Almost five percent of the planning area's unpaved roads.
3. N. C. Highway 215 carries a heavy amount of traffic.
4. Mixed land use occurs in some parts.
5. State Road 1553 is narrow and inadequate to serve as a residential street.

Neighborhood Rank: The planning area neighborhoods are ranked from 1 - 5.

Neighborhood K is ranked 1. (One is the least blighted and 5 is the most blighted).

Neighborhood L

Neighborhood L is located in the northeastern part of the planning area. It is bounded on the north and east by the one-mile planning boundary, on the south by the city limits and U. S. Highway 19-23 and on the west by N. C. Highway 215. Heavily travelled roads include N. C. Highway 215, S. R. 1589 (North Canton Road), S. R. 1585 and U. S. Highway 19-23. Beaverdam Elementary School is located in this neighborhood. Except for the school site there are no recreational facilities in Neighborhood L. Most of the land is devoted to residential purposes or is vacant.

Neighborhood L contains a general mixture of standard, deteriorating and dilapidated houses and trailers. Over ten percent of the structures are trailers. This is the largest percentage of trailers found in any of the neighborhoods studied. The area along Thickety Road, North Canton Road and S. R. 1585 is very densely settled and is in a generally deteriorated condition. In this area, there are several dilapidated houses and approximately half of the other houses along these roads are deteriorating. There is also a scattering of trailers in this area. This part of Neighborhood L will probably deteriorate further in the future because the overall appearance is not conducive to a good residential environment. However an active building code enforcement program could prevent this deterioration from occurring. The section off Hill Top Road is extremely nice. All of the yards are well landscaped and most of the houses appear relatively new and well maintained. The area has a rural setting and a very pleasant residential environment. No deterioration should occur in this section in the foreseeable future. In addition to building codes, zoning and subdivision regulations should be enforced in this area.

Neighborhood L has the following factors that contribute to blight:

1. Thirty-seven percent of the houses are substandard.
2. Over forty-three percent of the planning area's unpaved streets.
3. Twenty-five percent of the planning area's stillbirths and infant mortality. This is .244 per 100 occupied dwelling units.
4. Fifty percent of the planning area's illegitimate births. This is .244 per 100 occupied dwelling units.
5. Twenty percent of the planning area's venereal disease. This is .488 per 100 occupied dwelling units.
6. Mixed land use occurs in some parts of this neighborhood.
7. North Canton Road and State Road 1585 are both heavily travelled.

Neighborhood Rank: The planning area neighborhoods are ranked from 1 - 5. Neighborhood L is ranked 4. (One is the least blighted and 5 is the most blighted).

Neighborhood M

Neighborhood M is located in the southeastern part of the planning area. It is bounded on the east and south by the one-mile planning boundary, on the west by N. C. Highway 110 and the city limits and on the north by the city limits and U. S. Highway 19-23. Morning Star Elementary School is located in this neighborhood. Except for the school grounds there are no recreational facilities located in this neighborhood. Heavily travelled roads include U. S. Highway 19-23, S. R. 1854 (Dutch Cove Road) and N. C. Highway 110. Most of the land is devoted to residential purposes or is vacant.

Neighborhood M has the smallest percentage of standard units and the largest percentage of deteriorating units. It is also the largest neighborhood both in terms of geographic size and total number of housing units. There is a rather large, dense concentration of substandard houses near the city landfill along and leading off of Dutch Cove Road. This section is where most of the Blacks in the planning area are concentrated. The streets in this section are narrow and in generally poor repair. This whole section is in a very deteriorated condition and, considering the large number of dilapidated houses (8), a program of demolition and renewal should be initiated rather than attempting to rehabilitate existing units. Residents of this section should have high priority when relocation housing becomes available. The entire area along Dutch Cove Road from the city limits southeast to Morning Star School is densely developed with a mixture of housing conditions but in general is in a deteriorating condition. Most substandard units along this road could be rehabilitated. However unless this is done this section will probably deteriorate further with blight spreading to present standard units. The rest of Neighborhood M is not as densely settled and there are no concentrations of blight but rather a general scattering of all types of units including a rather large number of mobile

homes. Zoning, subdivision regulations and a building code program should be enforced in Neighborhood M. Top priority should be given to implementing a building code compliance program. There are several vacant dilapidated houses on Dutch Cove Road that should be demolished immediately.

Neighborhood M has the following factors that contribute to blight:

1. Over forty-six percent of the houses are substandard.
2. Seventy percent of the planning area's venereal disease. This is 1.566 per 100 occupied dwelling units.
3. Fifty percent of the planning area's illegitimate births. This is .224 per 100 occupied dwelling units.
4. Fifty percent of the planning area's stillbirths and infant mortality. This is .447 per 100 occupied dwelling units.
5. Almost twenty-two percent of the planning area's unpaved streets.
6. Mixed land use occurs in several places.
7. Dutch Cove Road (S. R. 1854) is heavily travelled.
8. The city landfill is located near residential structures.
9. N. C. Highway 110 (entrance to town) contains several litter areas, overgrown creek banks and deteriorated houses.

Neighborhood Rank: The planning area neighborhoods are ranked from 1 - 5. Neighborhood M is ranked 5. (One is the least blighted and 5 is the most blighted).

Summary and Recommendations





Summary and Recommendations

Analysis of Blight for Canton and the Planning Area

The preceding sections have indicated the degree of each blight factor in regard to each neighborhood. Although neighborhood rank has been mentioned, it has not been explained. Table 16, which succeeds this section, is a comparison of neighborhoods by selected characteristics. Most of the blight factors in Canton are indicated in this table and each neighborhood is ranked according to its degree of blight with respect to that factor when compared to the other neighborhoods. To determine the overall rank of any neighborhood one merely adds the ranks for each blight factor from substandard housing on the left to school dropouts on the right. A rank of one is best and a rank of eight is worst for the city neighborhoods and a rank of five is worst for the fringe neighborhoods. (The incorporated area neighborhoods are ranked separately from the fringe area for purposes of comparison).

Neighborhood Objectives and Goals

Although blight in Canton is not as evident as in many other towns of the same general size, some of the consequences of blight do plague the town and its planning area. It is important that the town act now in order to control and eliminate blighting factors before they spread. There is no easy method, no set formula by which a city can begin such a difficult task. Following are some suggested goals and objectives that might be utilized in Canton.

Housing

1. Home maintenance should be improved. Deteriorated housing could be improved through painting or repairs to roof, chimneys, windows, doors, steps, porches, floors, walls and other such items.
2. Dilapidated housing should be removed when vacated. Strict code enforcement in many cities has worked favorably in this respect.
3. Vacant dilapidated nonresidential buildings not in use should be removed.

4. The recently formed Canton Beautification Commission should be encouraged and supported in its efforts to concentrate on beautification campaigns, gardening projects, removal of junk automobiles and other such clean-up projects. The active participation of area residents in any clean-up projects should be encouraged. This would help create a justifiable sense of pride from the act of participating in the completion of such projects.

Economic

1. Encourage hiring of the handicapped in order to raise family incomes.
2. Encourage education as a means of upgrading salary levels and fostering a sense of pride in one's self.
3. Encourage high quality industry to locate in and near Canton so that more job opportunities can be available and the town can begin to diversify its economy.
4. Continue the attempt to obtain funding for public housing for families that cannot afford standard housing.
5. To foster a sense of pride which would result in better maintenance, families should be encouraged to buy homes rather than rent.
6. Make use of Federal funds to educate and to train the unemployed or underemployed and physically handicapped persons for better jobs. A possible source for Federal funding is the Department of Health, Education and Welfare, Office of Education. Possible programs include the Economic Opportunity Act of 1965, Vocational Education Amendment of 1968, Elementary and Secondary Education Act of 1965 and Cooperative Research Act. Additional and more specific information can be obtained from the regional office of HEW at: 50 Seventh Street, N.E., Room 404, Atlanta, Georgia 30323.

As more skilled workers are available, it will be easier to attract industrial plants that provide higher paying jobs.

7. Citizens should be encouraged to make use of Haywood Technical Institute to improve their vocational abilities. This should be viewed as a viable alternative to a four year college education.
8. Interested citizens should be encouraged to seek small loans from the Federal government in order to help finance small businesses.

Environmental

1. Adopt and enforce codes and ordinances such as zoning ordinances, subdivision regulations, building codes and housing codes in the planning areas. Continue the active enforcement of these codes and ordinances within the town limits.
2. Landscape public areas and encourage garden clubs to landscape vacant areas wherever possible.
3. Keep vacant lots free from weeds and trash.
4. Remove all old junk cars from residential areas.
5. Pave all streets within the corporate limits. This should include curb and gutters for adequate drainage.
6. Sidewalks should be provided in areas of heavy pedestrian traffic.
7. Elimination of residential nuisances such as noise and odor resulting from mixed land use in residential areas should be encouraged through the zoning ordinance.
8. Provide small recreation areas to serve the people in all neighborhoods.
9. To the extent possible, heavy traffic volume should be diverted from residential streets.
10. Adequate lighting should be provided along all residential streets in the corporate limits.

11. Buffers and parks should be provided to divide residential land use from commercial or industrial land use.

Social

1. Control the advent and spread of disease through education campaigns.
2. Special grants should be obtained from the U. S. Public Health Service to provide for intensive community vaccination efforts and research work in communicable diseases, tuberculosis control and venereal disease.

Recommended Blight Control Program

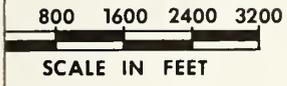
It is not difficult to pinpoint most blighted areas in Canton. This study is intended to not only point out blighted areas but to indicate blighting factors so that more meaningful recommendations can be made for the elimination of blight. All blighting factors indicated should be considered in steps to eliminate blight. The degree of blighting factors present in each neighborhood is the basis on which proposed treatment areas are designated. There are three types of renewal treatment.

Conservation - Conservation is the method utilized for protecting neighborhoods that are not seriously blighted. Conservation action requires cooperation between local government officials and residents living in such areas. The aim of conservation action is to preserve and maintain the pleasing qualities of a neighborhood. Such preservation includes minor repairs, painting and landscaping. Some of the tools of conservation are local codes and ordinances and clean-up campaigns. Occasionally, rehabilitation is needed in a conservation area. Since conservation action checks blight before it begins, its importance to a city cannot be overstressed.

Rehabilitation - Rehabilitation action is the primary method for revising an area that has begun to deteriorate. Often such neighborhoods have code violations and abundant substandard housing. It is only feasible to rehabilitate when such rehabilitation is cheaper or more practical than total clearance and reconstruction. Rehabilitation may involve demolition of parts of a neighborhood or it may involve public improvements such as street changes, water and sewer extensions and park additions.

Redevelopment - Redevelopment action is the last alternative to urban renewal. It is undertaken only when neighborhoods have reached a point of decay whereby it would be unrealistic to try to repair or revive them. Generally, such neighborhoods have mostly substandard housing, poor street design and high incidence of both social and environmental blight factors. Treatment of such areas consists of acquiring and removing all substandard structures and replotting the area. The reuse of redevelopment areas may be for any type use or even any combination of uses that fits the city's land development plan. A program of clearance of blighted housing to be effective must provide for the relocation of the inhabitants in suitable standard housing. The Recommended Treatment Areas Map is presented in a general way. It should be followed up by more detailed surveys and analyses in these areas where problems are sorted out and in those areas recommended for redevelopment.

NORTH CAROLINA

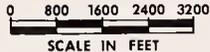


ENDED TREATMENT AREAS

ERVATION
BILITATION
VELOPMENT

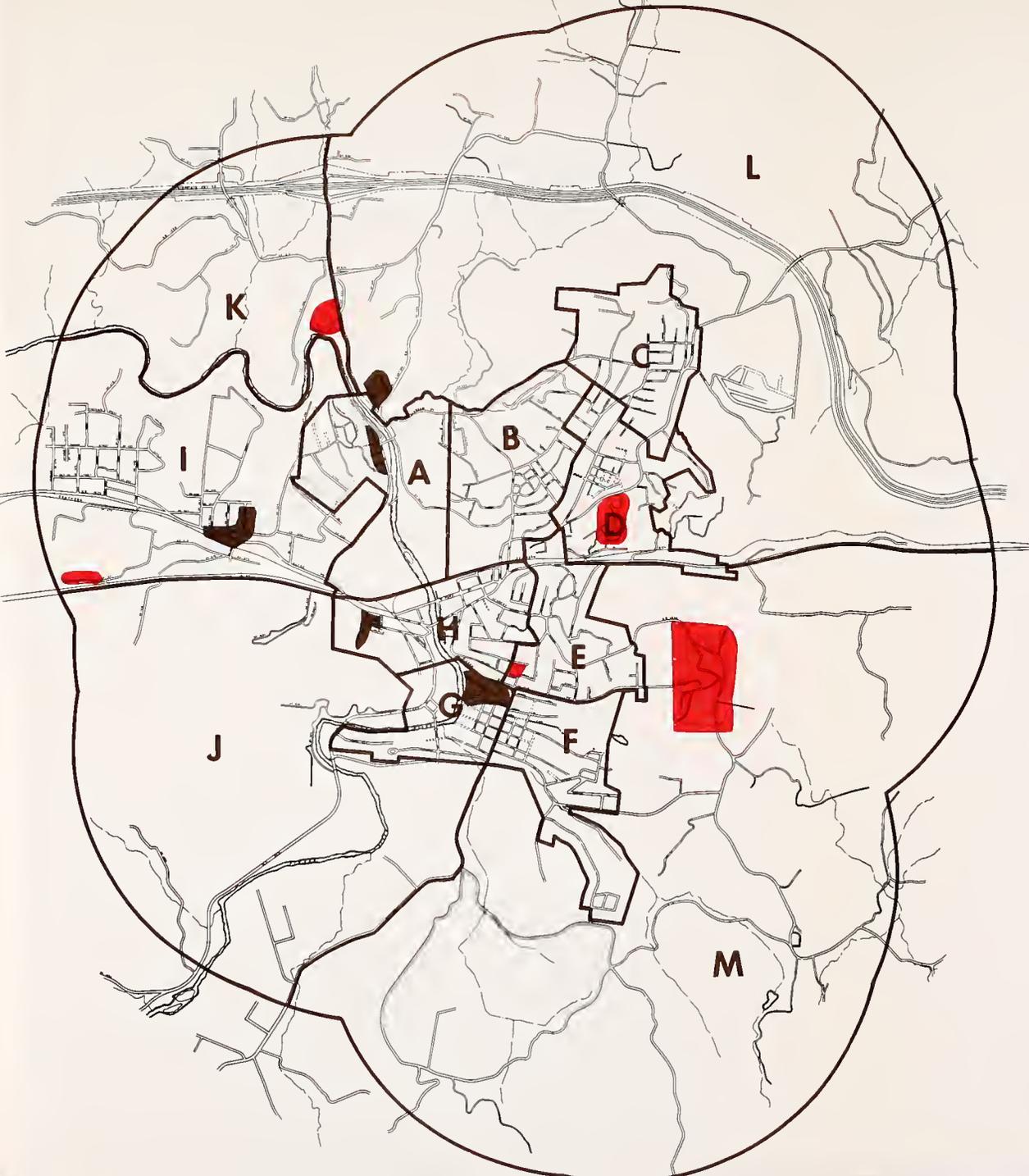
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CANTON, NORTH CAROLINA



MAP 14
RECOMMENDED TREATMENT AREAS

- CONSERVATION
- REHABILITATION
- REDEVELOPMENT



Concluding Remarks



Concluding Remarks

This report has focused its attention on blight. It has attempted to show that there is more than physical blight. Blight also expresses itself in social, mental and spiritual deterioration. These characteristics can be classified as human blight. Any program geared to the conservation, rehabilitation or redevelopment of existing substandard units will have to be designed to counteract both physical and human blight at the same time. These two lines of attack are so interrelated that to concentrate on one without the other would be seriously deficient and doomed to failure.

Any program to combat blight must be concerned with issues of human welfare, such as room for personal growth, economic opportunity and social participation. Canton must invest in the improvement of personal skills and resources, in developing the ability of people to earn a productive place in society and to provide for the aged and sick with respect. This investment can take many forms such as improved guidance and counseling of school dropouts, children with personal or family problems, unwed mothers, establishment of improved and expanded vocational training opportunities for adults and for those students not intending to go on to college and providing planned activities for the aged.

The availability of a skilled labor pool is a strong attractive force in bringing industry to an area. In relocation decisions, many industries today are beginning to place more emphasis on the quality of the local environment such as quality of the local school system, the availability of recreational opportunities and the quality of the local labor force. In the long run, investment by local communities in these areas will probably be more beneficial to the community than an over investment in capital, which has been the case in many communities that have attempted to lure industry.

Because of improved transportation, industries are less tied to specific locations and consequently the "liveability" of an area becomes much more important in the location decision. It is important for Canton to realize this because without increased employment opportunities the town will lose its most productive citizens--the young educated segment.

Three key issues in planning for comprehensive development are how best to interact with the larger problems of education, employment and systems of social institutions. These matters are especially difficult when these problems are acute and exhibit a tendency to perpetuate poverty and despair. While each of these has environmental aspects, the primary concentration must be in terms of program ingenuity, supporting legislation and financial aid. The focus, for example, in education is not the school plant, though it includes it. The focus is the program, the quality of the teaching and the ingenuity in reaching the children effectively and motivating them. The focus in employment is not the industrial area or transportation facilities, though it includes those as well. The focus is an advancing technology, consumption patterns, manpower development, trade or fiscal policies, and the elimination of discriminating practices. The focus on the system of social institutions is not the economically imbalanced community as much as it is the whole set of built-in attitudes which must be dealt with through political and social accommodations. Quality housing, good roads and better community facilities can be realized more effectively if we concentrate on assisting people and motivating people to help themselves.

TABLE 17

COMPARISON OF NEIGHBORHOODS BY SELECTED CHARACTERISTICS

Neighborhood	Substandard Housing		Stillbirths & Infant Mortality		Illigitimate Births		Major Crimes		School Dropouts		Total Points	Corporate Limit Rank	Fringe Area Rank
	Per 100 Occ. D.U.s	Rank	Per 100 Occ. D.U.s	Rank	Per 100 Occ. D.U.s	Rank	Per 100 Occ. D.U.s	Rank	Per 100 Occ. D.U.s	Rank			
A	41.5	8	0	1	.741	6	0	1	3.70	8	24	5	
B	28.9	3	.913	8	.457	5	.913	7	0	1	24	5	
C	31.5	6	0	1	1.500	8	.500	5	1.00	7	27	8	
D	26.1	2	0	1	0	1	.357	3	0	1	8	2	
E	30.6	4	0	1	1.500	8	.500	5	1.00	7	25	7	
F	7.5	1	0	1	0	1	0	1	0	1	5	1	
G	31.1	5	0	1	0	1	.741	6	.74	5	18	3	
H	39.1	7	0	1	0	1	2.105	8	0	1	18	3	
<u>Fringe</u>													
I	37.8	3	0	1	0	1			.54	4	9		2
J	29.2	1	1.839	5	0	1			1.79	5	12		3
K	38.2	4	0	1	0	1			0	1	7		1
L	36.9	2	.244	3	.244	5			.49	3	13		4
M	47.1	5	.447	4	.224	4			.22	2	15		5



APPENDIX

Environmental Considerations and Abstract

This Neighborhood Analysis for Canton, North Carolina divides the Town into eight neighborhoods and the one-mile planning area into five neighborhoods for the purposes of study and comparison. Each neighborhood is described according to geographic boundaries and housing conditions. Social, economic and environmental conditions are studied for all neighborhoods within Canton. Conditions in the planning area are presented when data is readily available. In addition, each neighborhood is analyzed with respect to total blight and recommendations are made for the elimination or warding off of blight accordingly.

I. Housing Conditions

This study pinpoints areas of substandard (deteriorated and dilapidated) housing. Some of these houses are built on very steep slopes and other areas generally unsuited for residential development. The study recommends the demolition of all dilapidated housing when adequate relocation housing becomes available. This program would have a positive environmental effect in that it would provide for those now living in dilapidated housing a safer more decent place in which to live. This in turn would create a more positive attitude on the part of these individuals by fostering a greater sense of pride in themselves, their homes and their community. In addition, the appearance of the landscape will be improved with the removal of these dilapidated houses. Several adequate sites exist in Canton and the planning area for relocation housing. The study also recommends fix-up campaigns on deteriorated housing and an active building code enforcement program. While incurring some expense on the part of individual home owners, this program would nevertheless prevent the spread of substandard housing.

II. Economic Conditions

The study recommends several programs to improve family incomes, including a better utilization of Haywood Technical Institute, especially for those who do not want or cannot afford to attend a four year college, an attempt to diversify the local economy by attracting good paying pollution free industry and encouraging the employment of the handicapped. Unless proper controls are placed on any new industry locating in Canton, odor, noise and other types of pollution will increase for the whole community. While these controls might in a few cases discourage industry from locating in Canton, this is a small price to pay for creating a healthy environment.

III. Environmental Conditions

This study examines various unhealthy environmental conditions including fire occurrences, vehicle and pedestrian accidents, unpaved streets, inadequate recreation and school facilities, heavy traffic volumes, overcrowding within dwelling units and plumbing deficiencies. By pinpointing where these conditions occur most often will enable the Town to organize expenditures and programs to eliminate or reduce these unhealthy conditions. Attacking these problems would create additional financial commitments from the Town but would be worth the expenditure in that Canton would become a safer, healthier, more wholesome place in which to live.

IV. Social Conditions

The following social conditions were studied: stillbirths and infant mortality, tuberculosis, illegitimate births, adult crimes against persons and property, juvenile delinquency, public welfare, school drop-outs and venereal disease. These conditions create both personal and

public problems but can only be solved through a personal rehabilitation. The study recommends a program of education and counseling in order to encourage those people afflicted with these unhealthy conditions to help themselves. Only positive effects would be the result.

V. General

A more general program of cleaning up littered areas and vacant lots, improving visibility at intersections, removing junk automobiles and appliances and landscaping the banks of the Pigeon River among other areas has been recommended in this study. Any programs aimed at these problems, while requiring certain financial obligations from the local government, will, nevertheless, move Canton in the direction of a more wholesome environment for the entire community.

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