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Development of Natural Resources and Community Development

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HOUSING ELEMENT

TOWN OF HERTFORD

North Carol

Town of Hertford, North Carolina

Housing Element
Comprehensive Planning Assistance Program
1978

Technical Assistance

Howard T. Capps & Associates
Elizabeth City, North Carolina

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Housing Element
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I. Introduction

A. Purpose

Congress amended the Comprehensive Planning Assistance program, through Title IV of the Housing and Community Development Act of 1974, to facilitate comprehensive planning for urban and rural development, on a continuing basis, by State and local governments, and to encourage such governments to establish and improve planning on an areawide basis. Extending previous requirements for comprehensive planning assistance, the Congress specified a basic planning system for those States, local governments and areawide organizations which utilize section 701 assistance. Each grantee must have a comprehensive planning process which over time leads to the preparation of a comprehensive plan. This plan must include at least a land use and housing element. Citizens within the grantee's jurisdiction must be involved in the preparation of the comprehensive plan. On a two-year cycle, each grantee is to review and update its comprehensive plan and evaluate progress in meeting the planning objectives set for itself. Planning and implementation activities undertaken by the grantee must be coordinated so that the land use and housing elements are (1) internally consistent, (2) coordinated with other functional elements of the comprehensive plan, and (3) consistent with functional and land use plans of other jurisdictions. After August 22, 1977, the Department may make comprehensive planning assistance grants only to those applicants who have completed a land use and housing element.

B. Analysis of Existing Housing Studies and Activities

The Town of Hertford has been and is presently involved in improving the housing conditions for Hertford citizens. The Town Board of Hertford prepared a Master Plan for Hertford in 1965 which provided an analysis of housing needs and recommendations for implementation. Specifically, the following recommendations were made in the 1965 study.

Implementation of 1965 Master Plan

Recommendation

Status of Implementation

The Town should continue its excellent renewal program by eliminating substandard houses. The pocket of blight between the two public housing projects is the first area which needs attention.

A study of the historic buildings and sites should be made. Their condition and external and internal problems should be noted. Then, a "Historic Preservation Committee" should be established to protect these areas, since they are of cultural, historic and economic importance to the town.

The Town needs a Zoning Ordinance to adequately protect the existing development and to guide future development. Zoning is only one tool of many to put the Plan into effect.

Subdivision Regulations are needed by the Town to insure the development of a safe and functional street system. They will also help to develop a system of properly dimensioned lots. It has been found that a good street layout and proportioned lots can be a strong deterrent to blight.

Planning Service should be extended one mile outside the Town limits as authorized by State law. Hertford has the authority to do this now. This will enable the Town to protect these areas through Zoning and Subdivision Ordinances, so that when new areas are annexed in the future, they will be well planned and not blighted.

The Housing Authority has developed 12 housing units on Church Street. The Town is presently working in the blighted area through a Community Development Grant.

The Town of Hertford and Perquimans County have received a grant to inventory historic buildings within the Town and County.

The Town Board prepared, with the assistance of the N.C. Division of Community Planning, a Zoning Ordinance which was adopted in 1968.

The Town Board prepared and adopted a Subdivision Regulation Ordinance in 1968. In 1977 the ordinance was reviewed to determine if any changes were needed.

In 1975 the Town Board held public hearings to extend the Town's Planning Extraterritorial Boundary as recommended in the 1965 Master Plan. In 1976-77 the Town Board prepared zoning classification for the extraterritorial area and plans to hold public hearings this year to implement zoning in the area.

As a member of the Albemarle Regional Planning and Development Commission, Hertford has also been involved in the publication of the following studies dealing with housing conditions and needs.

"Housing Report for Multi-County Region R"
Albemarle Regional Planning and Development Commission
June 1973

"Regional Housing Evaluation and Analysis"
Albemarle Regional Planning and Development Commission

"Housing Rehabilitation Plan Region R"
Albemarle Regional Planning and Development Commission
June 1975

"Building and Housing Codes Inventory and Analysis Region R"
Albemarle Regional Planning and Development Commission
September 1976

"The Regional O.P.D. F.Y. 1973 - 1976
Albemarle Regional Planning and Development Commission
1973 - 1976

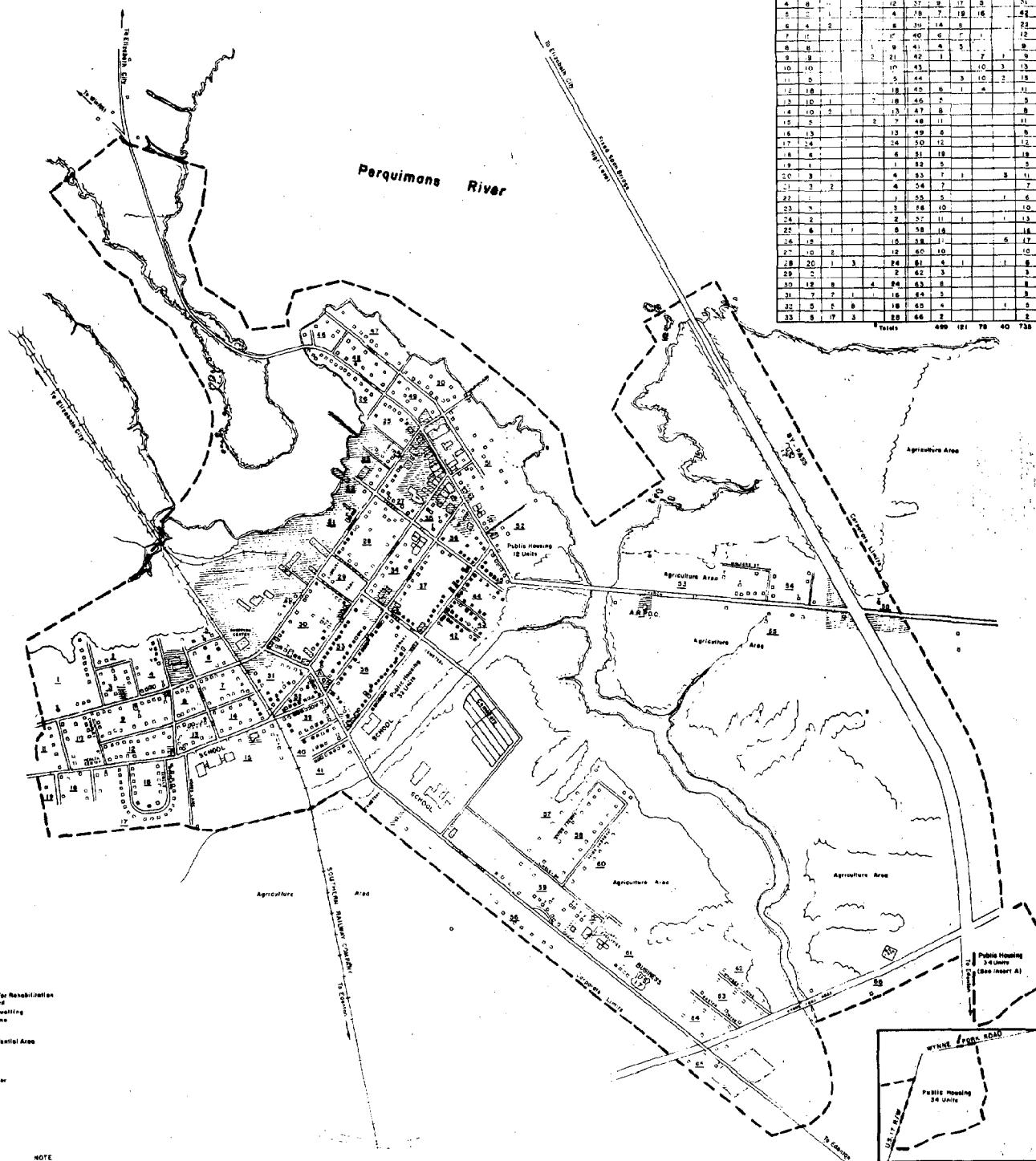
"Coastal Area Management Act Plan"
Perquimans County/Town of Hertford Department of Natural Resources and Community Development

Town of Hertford Housing Assistance Plan"
1977 - 1978

Town of Hertford Community Development Plan
June 1977

Other activities that are presently underway to address the housing needs are the Community Development program on King Street and work with the Economic Improvement Council in providing housing assistance payments on existing housing units. Specifically, on April of this year EIC had placed twenty-three (23) units under this program. This permits families with low incomes the opportunity to occupy standard structures with this assistance. Also, the Town Council is presently in the process of implementing the King Street Community Development project which when completed will provide a standard living environment which can accommodate new housing for low and moderate income families.

The Preparation of This Map Was Financed in Part Through a Planning Grant From the National Oceanic and Atmospheric Administration.



NOTE:
Survey Conducted April 20, 21, 1977
The Public Housing Units Not Included in Totals
Insert A Area Added 30 Acre 77
Housing Inspection Update April 21, 1978

Housing Conditions Survey Map

Prepared For
Town of Hertford, North Carolina
Community Development Program
Hertford, North Carolina

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Landscape architect-planning consultant
Elizabeth City, N.C.
ASLA ASSOC A.I.P.

Sheet No.
1 of 1

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SCALE



E. Status of Assisted Housing

At the present time EIC has 23 existing housing units in the Section 8 Housing program. EIC also has funds for an additional 5 to 10 units of existing housing if units can be found with owners willing to bring their units up to minimum standard to meet the Section 8 Program criteria.

III. Demand for Housing

As discussed earlier in this report, the very low vacancy rate of 1.7% and the number of substandard dwelling units located in Hertford indicate a definite need for additional housing units in the area. Many of the older homes that are substandard could be demolished to permit the construction of new homes in existing neighborhoods. Also, construction of housing in the \$30,000 to \$50,000 price range may encourage existing residents to move up which would make available existing housing in the lower price range.

A. Population Characteristics

The Town of Hertford is located in the central portion of Perquimans County on the Perquimans River. It is an agriculturally-oriented community and the seat of county government. The population, according to the 1970 Census, was 2,023. Although the County has slowly declined in population for many decades, the population of the Town has been approximately 2,000 since 1910.

Perquimans County is divided into five separate Townships with the Town of Hertford occupying territory in three of the five. However, most of the Town is located in Hertford Township. As shown on Table 1, of the 2,763 residents of the Township 2,023 were Town residents in 1970.

Population figures for 1970 indicate that the Town has a higher percentage of persons of retirement age than the state average. Of the Town population, 15.1 percent are over 64 years of age. This compares to 13.2 percent for Perquimans County and 7.7 percent for the state. Also indicated is the fact that the school age population for the Town is smaller on a percentage basis than either that of the County or the state. The percentage of the Town population under 18 years of age is 32.3 percent, as compared to 35.1 percent for the County and 34.6 percent for the state.

Those two figures, the percentages of persons over 64 and under 18, combine to give the Town a somewhat higher dependency ratio than the state average, but a lower one than is found in Perquimans County. The state average is 74.8 to 100, with the Town average at 88.4 to 100 and the County (including the town) average at 93.1 to 100. The ratio for the ten counties of Region R is 87.2 to 100. This indicates that for every 100 persons aged 18 to 64 in the Town, there are 88.4 who are either under 18 or over 64. Persons over 64 are considered to be retired and children under 18 are assumed to be in school. Both are dependent on the working age population in theory.

Tables 2 and 3, as shown on the next page, illustrate these figures.

Table 3 reveals that the trend is even more severe among blacks than whites.

There are a conspicuously low number of blacks between the ages of 25 and 54, especially among males. Black males outnumber black females until the age group of 25-35 is reached. At that point females are in the majority, suggesting a substantial outmigration of young, working-age black males.

Table 1

Perquimans County and the Town of Hertford

Total Population by Township

<u>Perquimans by Township</u>	<u>1960</u>	<u>1970</u>	<u>% Change</u>
Belvidere Township	1,402	1,265	- 9.8
Bethel Township	898	851	- 5.2
Hertford Town (part)	-	14	-
Hertford Township	3,111	2,763	- 11.2
Hertford Town (part)	2,068	2,009	- 2.9
New Hope Township	1,720	1,636	- 4.9
Parksville Township	2,047	1,836	- 10.3
Hertford Town (part)	-	-	-
Winfall Town (all)	269	581	+ 116.0
Totals	9,178	8,351	- 9.0

Table 2

Total Population by Age - 1970

Town of Hertford

	<u>Total</u>	<u>Male</u>	<u>Female</u>
under 5	146	75	71
5 - 14	377	182	195
15 - 24	278	139	139
25 - 34	208	97	111
35 - 44	192	92	100
45 - 54	235	97	138
55 - 64	282	125	157
65 and over	305	121	184
Total	2,023	928	1,095

Table 3
Black Population by Age and Sex - 1970

	<u>Town of Hertford</u>		
	<u>Total</u>	<u>Male</u>	<u>Female</u>
under 5	62	32	30
5 - 14	187	100	87
15 - 24	135	76	59
25 - 34	72	31	41
35 - 44	65	28	37
45 - 54	81	34	47
55 - 64	101	47	54
65 and over	<u>107</u>	<u>41</u>	<u>66</u>
Total	810	389	421

Source: 1976 Perquimans County/Town of Hertford CAMA Land Use Plan

B. Assisted housing needs of current population

As part of Hertford's Community Development program application in 1977 a Housing Assistance Plan (HAP) was prepared. Based on the HAP it was determined, based on 1970 census information, that a need exists to provide housing assistance to 271 households. Of this figure, 80 households are occupied by elderly or handicapped persons, 109 households are occupied by families of 4 or less with the remaining 82 households being large families of 5 or more persons. Of the 80 households occupied by the elderly or handicapped it is estimated that 39 or 48.8% are minority households.

Of the 109 family of 4 or less households, it is estimated that 69 are minority households which represents 63.3% and 57 of the 82 large family households or 69.5% are minority households. Based on this information the HAP plan has set a current year goal of providing assistance to 49 households through the following programs.

25 units of existing housing (Section 8)
20 units (Community Development Relocation Assistance)
4 units (Community Development Housing Rehabilitation Grants)

C. Nonassisted housing needs of current population

As discussed earlier, based on a windshield survey of housing conducted in March of this year it was determined at that time that a vacancy rate of 1.7 per cent existed. This low vacancy rate is probably due to the fact that Hertford at the present time has no new industry or job opportunities in the community; therefore, the demand for new construction is limited to those homes being built by individuals or families that want to move up to a larger home or possibly a home in a different location. It must be assumed that the market for unassisted housing needs will be met through the supply demand process.

D. Projections of Population

Although precise population estimates for the Town of Hertford are not available, they are available for Hertford Township in which the Town is located. According to 1970 Census figures, there were 2,763 residents of the Township, of which 2,009 were Town residents. The projected figure for the year 2000 is 3,290 persons in Hertford Township. Obviously, most of those will be Town residents. Detailed figures are given below in Table 1.

Table 1.

Projected Population for Hertford Township

<u>1980</u>	<u>1990</u>	<u>2000</u>
2,900	3,110	3,290

The Town of Hertford can be expected to experience moderate growth in the next twenty-five years. This corresponds with the stated desires of the people in the Land Use Survey.

Based on the relationship between Hertford Township population and the Town of Hertford population shown in the 1970 census, it is estimated that of the 2,900 people projected to be living in the township by 1980, 73.2% will actually be inside the Town limits which represents a total of 2,122 people or a population increase from 1970 to 1980 of 113 people.

Source: 1976 Perquimans County/Town of Hertford CAMA Land Use Plan

E. Assisted housing needs of projected population

Determining future assisted housing needs for the 1980 projected population is an approximation at best. Based on the 1980 population projections discussed earlier, the Town of Hertford can anticipate a 1980 population of 2,122 people.

Using the 1970 census information for persons per household in Perquimans County of 3.30 persons, this would mean an additional 34 households in the Town of Hertford. It can be anticipated that the majority of these additional households will be of the non-assisted type and will not require housing assistance.

The primary concern of the Town will be providing assistance to the existing units reflected in the HAP and work toward the three year goals which will carry the assistance period beyond the 1980 population projection period.

Households	Housing Assistance Plan			
	Current Year Goals	3 Year Goals 1980-81	Remaining	
Total	271	49	147	124
Elderly	80	14	42	38
4 or Less	109	20	60	49
Large	82	15	45	37

As can be seen in the above table, based on the current HAP three year goals there would still be 124 households requiring assistance if all goals are met as stated above. Even reaching these goals is heavily dependent on a continuing Community Development Program.

F. Nonassisted housing needs of projected population

Non-assisted housing needs, it is assumed, will be met through the process of supply and demand. Based on 1980 population projections and using 1970 persons per household figures of 3.30 persons, it can be estimated that an additional 34 households will be established in the Town of Hertford by 1980.

IV. Housing Goals and Objectives

The Town of Hertford will continue to work toward the elimination of substandard housing in the community. This can best be done by establishing broad goals, based on needs, and then having obtainable annual objectives that the Board can anticipate meeting. The primary objective is to make available to each citizen of Hertford a decent, safe and sanitary living environment.

Broad Goals

1. The Town Board will continue to work toward the elimination of substandard housing and the prevention of neighborhood deterioration.

Annual Assessment

	Met Objective	Did Not Meet Objective
(1)	()	()
(2)	()	()
(3)	()	()
(4)	()	()
(5)	()	()

2. Work toward the preservation of historic properties in Hertford.

Annual Assessment

	Met Objective	Did Not Meet Objective
(1)	()	()
(2)	()	()
(3)	()	()

3. The Board will work toward providing additional housing opportunities in Hertford.

Annual Assessment

	Met Objective	Did Not Meet Objective
(1)	()	()
(2)	()	()

4. Determine the availability of land in Hertford for construction of new homes.

Annual Assessment

	Met Objective	Did Not Meet Objective
(1)	()	()
(2)	()	()

Annual Objectives
1978 - 1979

(1) Building inspector will determine which residential units do not meet minimum housing standards and notify owner to bring their property up to standards.

(2) Building inspector will work with the Economic Improvement Council in determining which substandard structures can be brought up to standard to meet the Section 8 housing requirements.

(3) Complete King Street Community Development Program.

(4) Apply for Small Cities Community Development Block Grant funds to continue work in King Street area.

(5) Begin work on second phase of King Street CD program if funded by HUD.

(1) Apply for a properties historic inventory grant from the N.C. Department of Cultural Resources.

(2) Complete inventory of historic properties if inventory grant is received.

(3) Have a public meeting to discuss the results of the inventory and to make citizens aware of the tax benefits available for preservation and restoration of historic properties.

(1) Through the Community Development Program, meet with interested builders and developers to make them aware of the need to build housing in the community.

(2) Hold a public meeting in early 1979 to discuss with citizens their desires for additional housing in Hertford.

(1) The building inspector, working with the Community Development Administrator, should determine where land is available for residential development.

(2) Prepare general map with owner names to provide assistance to potential home building contractors.

V. Meeting Housing Needs

A. Strategies for meeting housing needs

The primary strategy for meeting current and future housing needs will be through the efforts of the Community Development Program presently underway. This is the best way to address the most critical housing needs in Hertford. Also, the Section 8 Program through the Economic Improvement Council is another way to make available decent housing and the Town will continue to utilize and improve efforts in this program.

B. Implementation Activities

1. Programs

a. Community Development (King Street CD Program 1978-79, see map)

The King Street Community Development Program which was funded this year is providing the Town Board the opportunity to have a significant affect on improving housing conditions. This year's program anticipates relocation of 23 families into standard housing through the CD relocation benefits. Four existing homes in the area are scheduled for rehabilitation assistance to bring these homes up to standard condition. After redevelopment of the area, fourteen (14) standard lots would be available for new home construction.

b. Small Cities CD (Phase II CD Program 79 - 80)(See Map)

The Small Cities CD application, which was not funded this year, will be resubmitted for consideration in December, 1978. This program calls for continued work in the King Street Area. Specifically, 23 families would be assisted in finding standard housing through the relocation benefits. Nineteen structures are scheduled for rehabilitation through rehabilitation loans or grants.

c. Section 8 Housing Program

As discussed earlier, 23 existing units have been placed under this program as of April of this year. EIC presently has funds for an additional 5 to 10 units if units can be found in Hertford that have owners willing to bring

them up to standards making them eligible for the program. As one of the goals for this year, the building inspector and CD Administrator will continue efforts to find units that can be brought under this program.

d. Historic Preservation

The Town and County will prepare an inventory this year of properties with historic value. Once this inventory is complete, meetings will be held to discuss the results of the inventory and loans and other methods available to preserve and/or restore these properties.

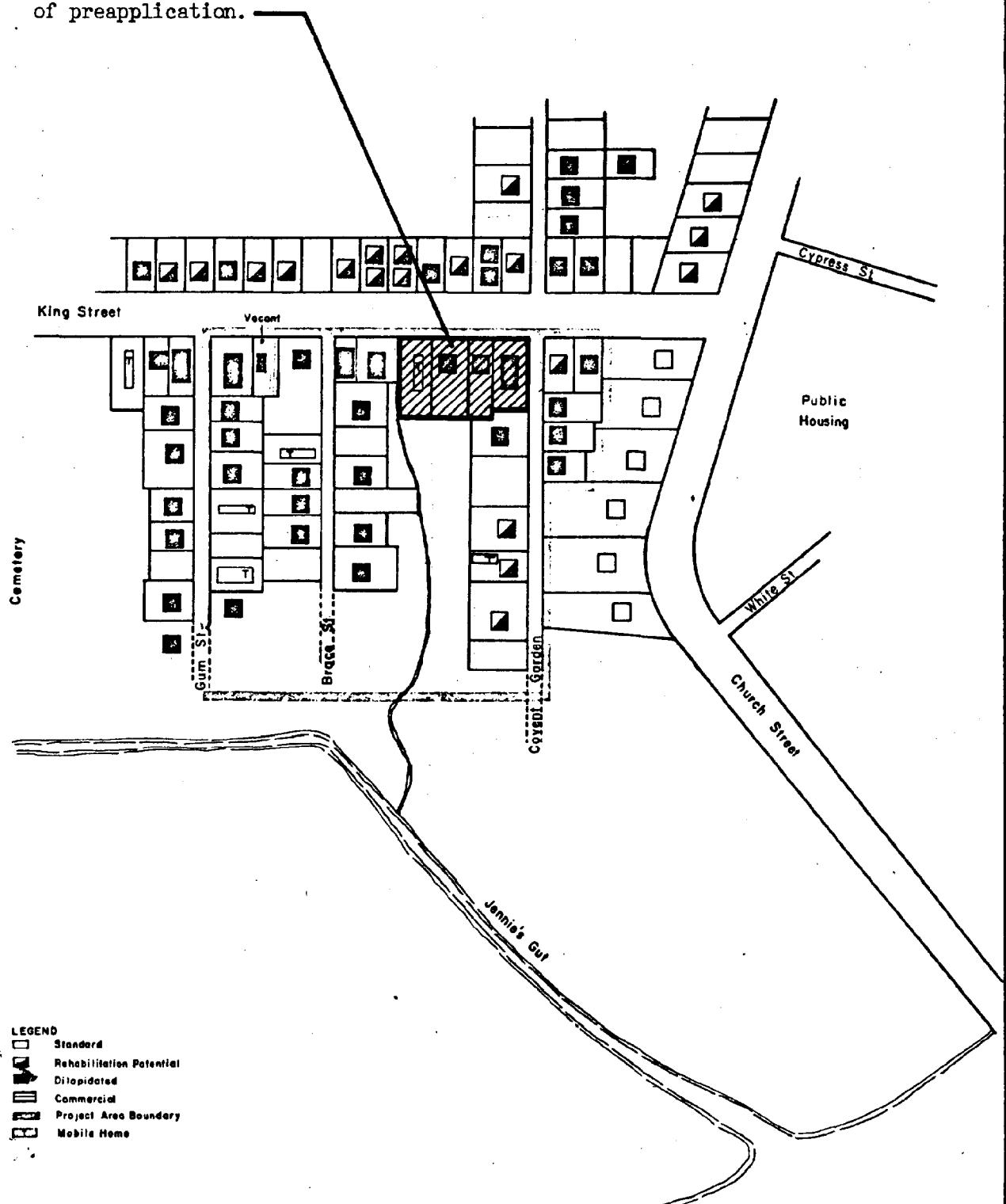
2. Program Evaluation Criteria

a. To insure that the broad goals and annual objectives discussed earlier are being addressed, the Town Board will meet with the Community Development Administrator on a monthly basis to remain informed on the progress of the Community Development Program.

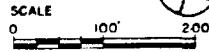
b. The building inspector will meet with the Town Board every other month during the regular Town Board meeting to inform the Board of new residential permits, demolition of structures through code enforcement or other activities.

c. The Town Board will meet twice each year to review the progress made on annual objectives established in this report. In May of each year the Board will make an annual assessment of annual objectives established during the previous year. This assessment will determine if the annual objectives were met or not met using the check list provided in the Goals and Objectives section.

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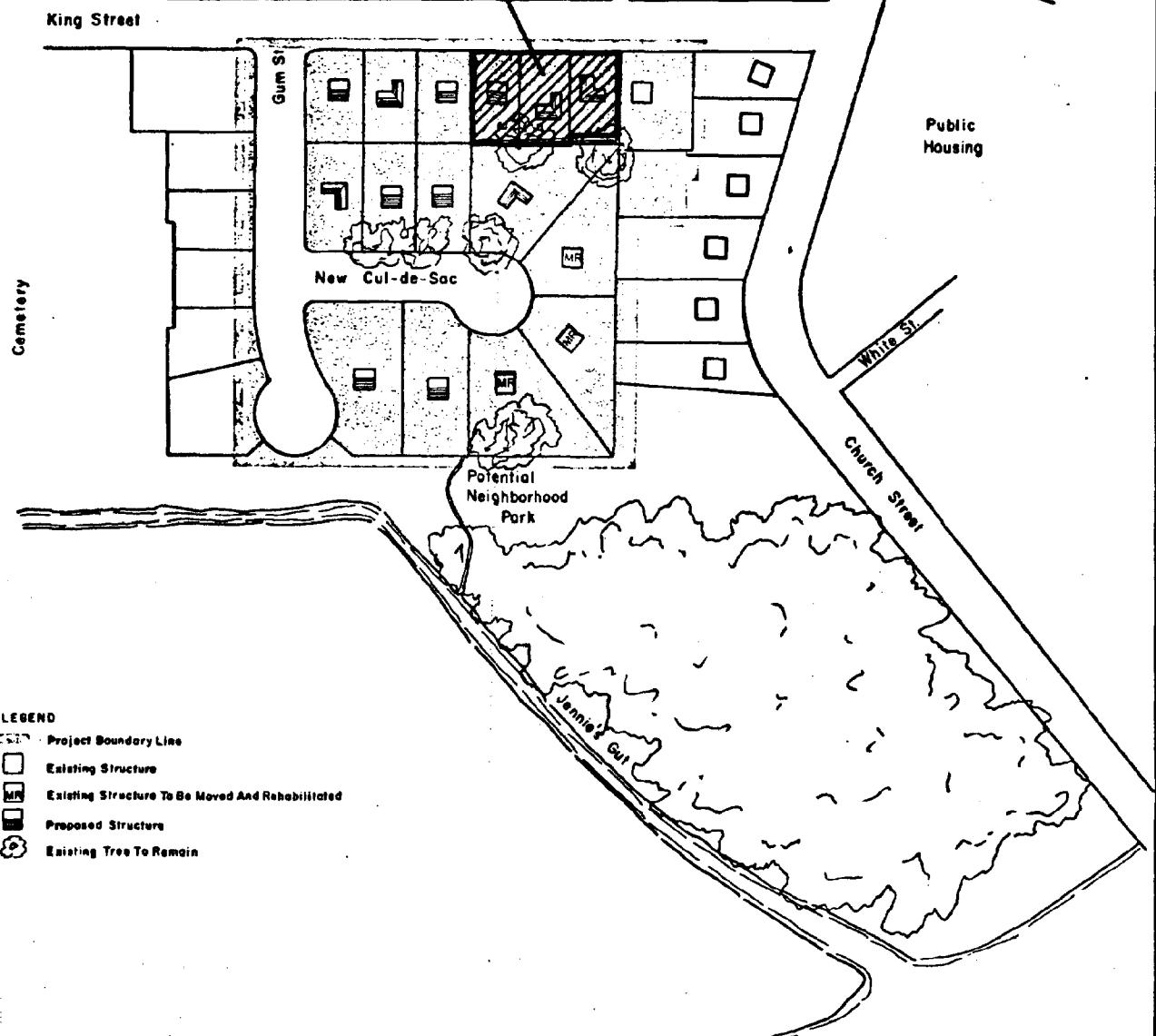
EXISTING CONDITIONS MAP
KING STREET AREA
Hertford, North Carolina



Prepared For
Community Development Block Grant Program
The Town of Hertford, North Carolina
By
Howard T. Capps ASLA
Landscape Architect / Planning Consultant
Elizabeth City, North Carolina

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This area has been eliminated due to reduction in budget since filing of preapplication.

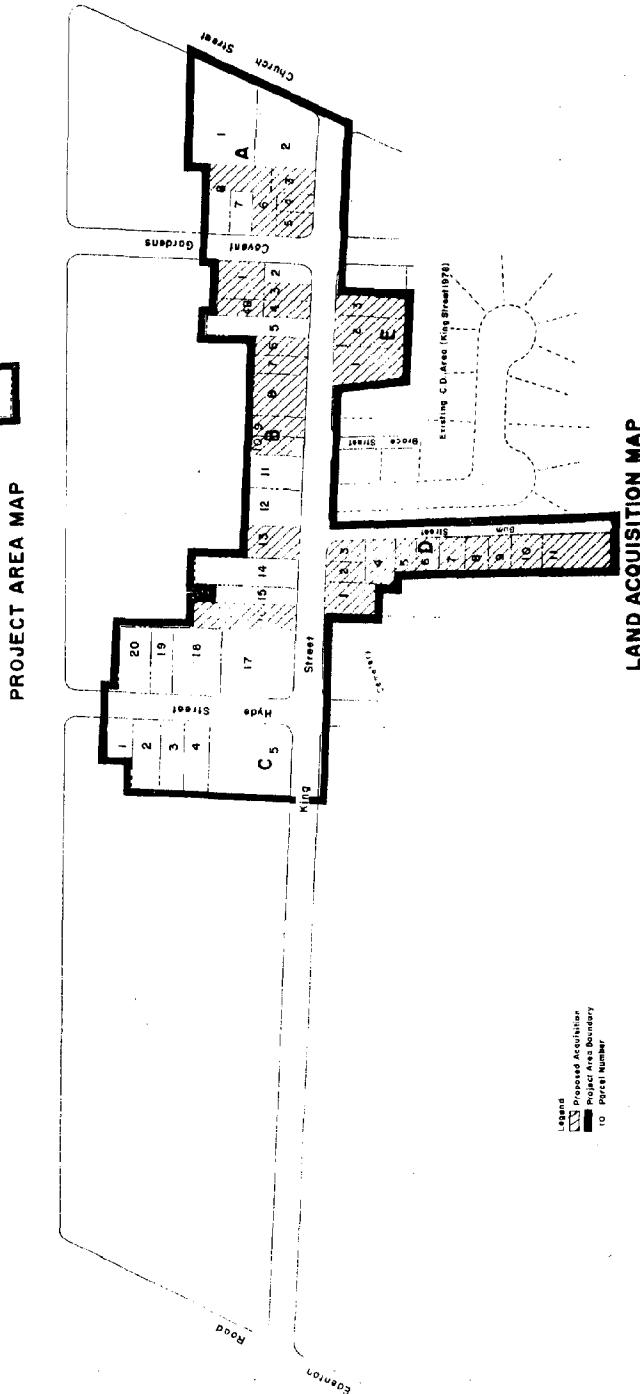
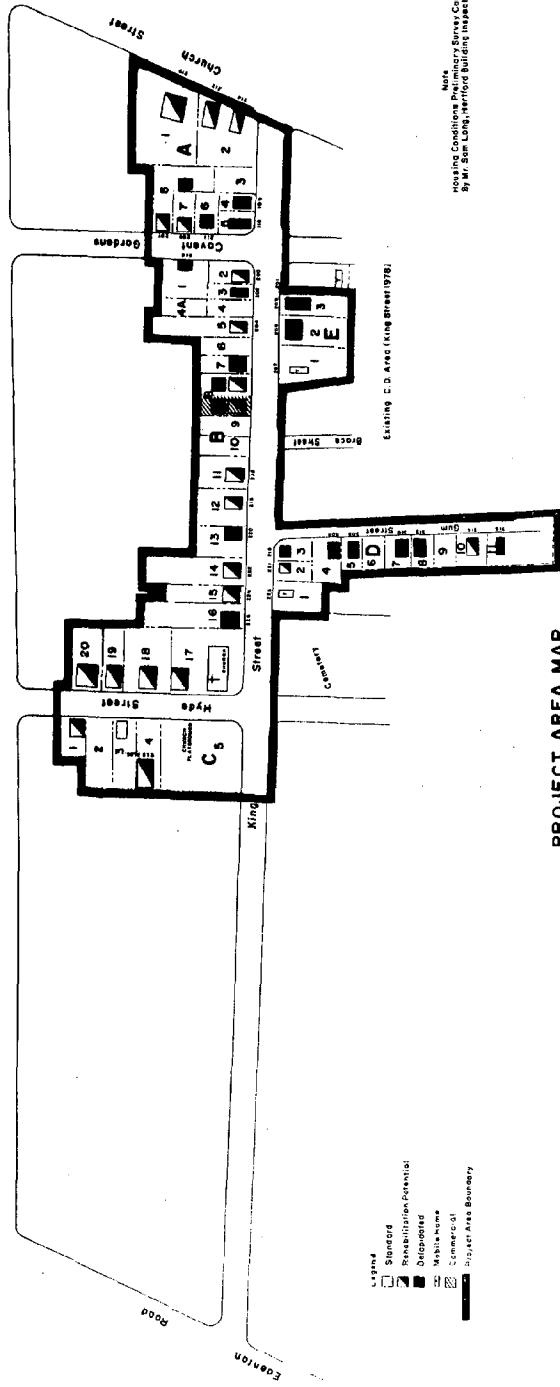


**PRELIMINARY SKETCH PLAN
KING STREET AREA
Hertford, North Carolina**

SCALE
0 100' 200'

Prepared For
Community Development Block Grant Program
The Town of Hertford, North Carolina
By
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Elizabeth City, North Carolina

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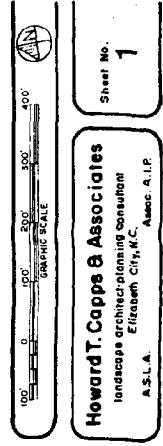


EXISTING CONDITIONS

Prepared For
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
The Town Of Hertford, North Carolina

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Elizabeth City, N.C.
A.S.L.A. Assoc. A.I.P.

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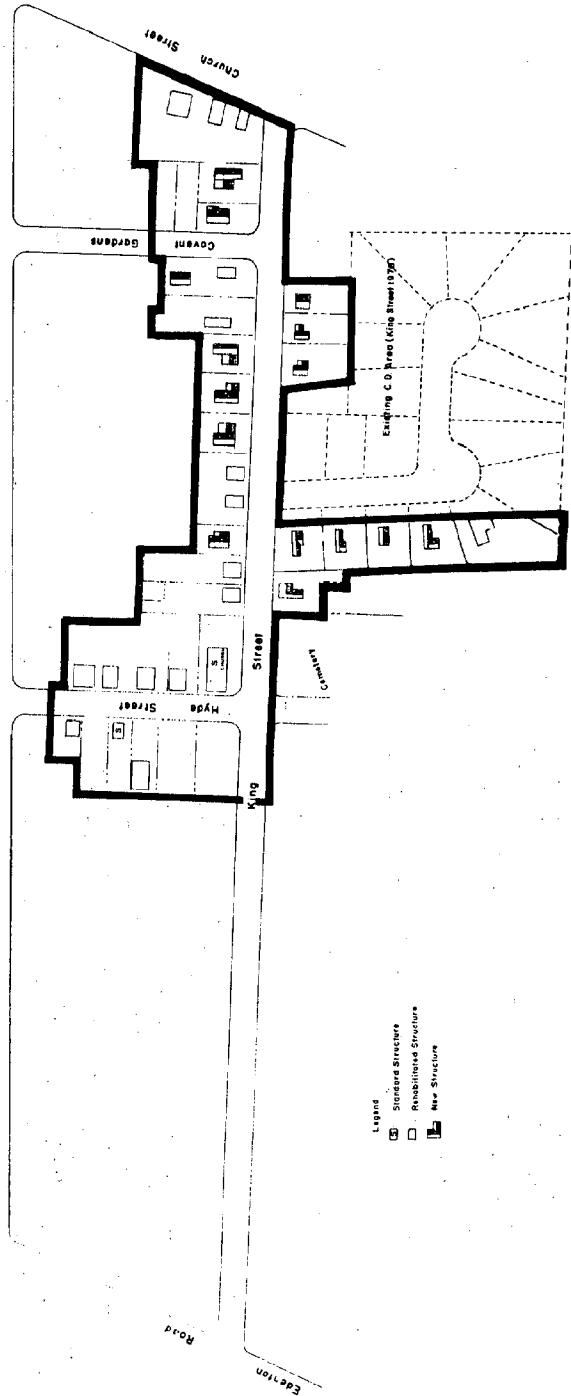


Sheet No. 2

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Elizabeth City, N.C.
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A.S.L.A.

Prepared For
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
The Town Of Hertford, North Carolina

PROPOSED SITE PLAN



VI. Citizen Participation

As part of the Coastal Area Management Land Use Planning process during 1974 and through 1976, citizens were given an opportunity to indicate their concerns for the impact of housing and other development on the natural environment. The results of this citizen participation effort are discussed in detail in the Perquimans County/Hertford Land Use Plans which are available from the Town Manager. In addition to this effort, the Town Board of Hertford held two public hearings during the months of April and May of this year at which time citizens were provided the opportunity to discuss housing needs. They were also given the opportunity to make recommendations on how future community development funds should be used.

VII. Environmental Assessment

The Town of Hertford serves as the residential and commercial center for Perquimans County. As the residential and retail center of the county, the town will grow as the county grows; and with this growth comes the possibility of adverse effects on the environment. However, the Town Board has the desire to maintain the good quality of life now enjoyed in Hertford and proposes no action that would adversely affect the environment. Also, based on the results of the Coastal Area Management Act Land Use Plan, there was a clear desire by citizens of both the Town of Hertford and Perquimans County to have continued slow growth in the area but growth that is sensitive to the environment. The land use plan also identified physical limitations for future development, fragile areas such as estuarine waters, public trust waters and coastal wetlands and areas with resource potential. All of this information should be helpful in guiding future residential and other development to insure that there will be as little adverse effect on the environment as possible. For detailed information on the natural environment of Hertford, a copy of the CAMA Land Use Plan is available for inspection at the Perquimans County Courthouse in Hertford or from the Town Manager's office in Hertford.

Impact of Proposed Act Outlined in Housing Element

All of the actions discussed in this document are proposed and intended to have a positive impact upon either the natural or man-made environment. However, in action such as the Community Development program a detailed environmental analysis is required and has been completed on the Town's current project. This detailed Environmental Review Record is available in the office of the Mayor of Hertford or the Community Development Administrator's office. Safeguards against unnecessary adverse effects are also called for under the Coastal Area Management Act of 1974, and under state and regional clearinghouse procedures.

Environmental Impacts Identified

Through implementation of the housing element goals and objectives, residents of the area will be able to upgrade their living conditions through community development, Section 8 housing and other activities. The residents of the area will benefit from an improved urban environment. Energy consumption can be expected to be reduced by construction of new homes and improvements to existing homes which will replace substandard homes, which in most cases are inadequately insulated.

Environmental Impacts Anticipated

Water Quality - Any erosion caused by construction activities should be minor and temporary. Land clearing should be according to state erosion control standards and all cleared areas should be reseeded as quickly as possible to minimize any erosion that may take place.

Noise - The construction or rehabilitation of homes as discussed in the document will require the operation of construction equipment which may be an annoyance to residents of the area affected. However, this potential annoyance will be short-term and will be offset by the long-term permanent improvements to the community.

Air Quality - During demolition of substandard structures or during construction work additional dust particles can be expected in the air. These activities will be short in duration and will be offset by long term improvements to the living environment of Hertford.

Natural Environment - Proposed activities will not adversely affect plant life, wildlife or waterfowl. There are no actions planned that would adversely impact on archeological or geological sites.

Adverse Environmental Effects Which Cannot Be Avoided

Any adverse environmental effects which may be created through implementation of stated goals and objectives would be localized and short-term resulting from construction activities.

Interests and Considerations Offsetting Any Adverse Environmental Effects That May Occur

Any adverse environmental effects caused by implementation of stated goals and objectives would be negligible. Benefits created for residents of the community would more than offset any short-term environmental impacts which may result.

VIII. Historic Preservation Assessment

At the present time there are no known structures within the corporate limits of Hertford that are listed or are being considered for listing on the National Register of Historic Places. However, the Town of Hertford has recently received a grant from the Department of Cultural Resources, Division of Archives and History to begin a survey and inventory of structures within the Town limits and Perquimans County. If after the survey is made, structures with historic significance are found this information will be taken into consideration when the housing element is updated in two years.

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