



carolina planning

vol. 3 no. 2, fall 1977



Introduction

The Housing and Community Development Act of 1974 marked an important shift in federal housing policy. Cities receiving community development grants now have increased responsibility for, and freedom regarding, what they do with these allocations from the federal government. The growing emphasis on existing housing and neighborhood conservation over new construction has led cities to search for strategies appropriate to local neighborhood conditions. Community development has also brought a broader focus. Localities must think not simply in terms of physical structures, but of neighborhoods as total environments encompassing social and fiscal as well as structural concerns.

For localities to deal with community development, it is necessary to consider such questions as what is a neighborhood, and what strategies can be employed to deal with neighborhood change. Each city must have its own policy stands regarding such issues as attracting the middle class back into the city, increasing housing opportunities for the poor, and preserving historic structures. Much of this issue of *carolina planning* is devoted to providing community development planners with information that would be of use in making policy decisions and in designing strategies to deal with particular local situations.

Chris Schubert Berndt discusses how the restoration of historic structures serves to provide urban housing as well as to stimulate other revitalization efforts. **Seth Weissman** looks at financial tools and choices for meeting low-income housing needs in Durham. **Ann L. Silverman** proposes the monitoring of neighborhood change as a first step in preventing the gross deterioration of urban environments. And, in a review of theories of planning the neighborhood, **Alan Mark Richman** finds traditional

solutions inadequate to solve contemporary neighborhood problems.

In other articles, **Mark Horowitz** and **Tom Rogers** examine the controversy surrounding economic development in North Carolina; and **Joseph G. Jay** answers the questions many small-city planners have about the use of computers.

A new feature, *carolina forum*, begins with this issue. We invite practicing planners and active citizens to use *forum* to express their views on current planning issues and to report on recent accomplishments and activities in their communities and agencies. In this first *carolina forum*, **Robert M. Leary** calls for a position concerning the registration, licensing, or certification of planners, and **David R. Paulson** describes the scheme for central-city revitalization which is at work in Greenville, South Carolina.

Also new with this issue is our publication schedule. *carolina planning* will now be published in the spring and fall of each year. Subscribers are receiving the present Fall, 1977 issue instead of the Summer, 1977 issue. Volume numbers will continue to correspond to calendar years.

carolina planning is now in its third year of publication. We have been well received by the planning community in North Carolina. The focus of *carolina planning* on the often unique problems of the Southeast has been valuable in bringing people and ideas together. The battle for the financial viability of this magazine is underway with gratifying, but as yet, insufficient results. Our publication costs will be met in large part this year by subscription and sales income. The remainder will be made up by a supplementary award from the Z. Smith Reynolds Foundation of Winston-Salem, North Carolina. The award, made in the spring of this year, is but one of a series of contributions made generously by the foundation, and responsible for the birth and growth of this publication.

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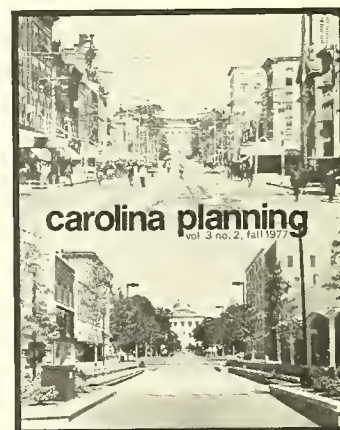
carolina planning welcomes comments and suggestions on articles published and will be happy to accept new material for future editions. Manuscripts should be typed with a maximum of 20 double-spaced pages, and become the property of *carolina planning*.

Subscriptions to *carolina planning* are available at the annual rate of \$5.00 (\$6.50 outside of North America). Back issues, when available, are \$3.50 per copy (\$4.25 outside of North America).

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Craig Richardson
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This Issue's Cover

Two photographs of Fayetteville Street, Raleigh illustrate changes that have taken place in North Carolina cities. The State Capitol looks out on horse-drawn carriages and trolley tracks in the top photograph, taken circa 1890, and on a tailored pedestrian mall in 1977. The early photograph appears courtesy of the North Carolina Collection, Louis Round Wilson Library, University of North Carolina. The 1977 scene is by Whitney A. Talcott, Raleigh.

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4 Historic Preservation
and Urban Housing Policy

Chris Schubert Berndt

The potential contribution of historic preservation to the solution of urban housing problems has been largely ignored. Preservation today is expanding its traditional concerns with history and aesthetics to include issues related to urban housing policy. Evidence of this broader focus is revealed in a case study of Wilmington, North Carolina.

10 A Housing Reinvestment Strategy
for Durham, North Carolina

Seth Weissman

Certain inner city neighborhoods, while in need of preservation and improvement, have little market attractiveness. The author suggests a strategy of reinvestment for a medium-sized southern city which would stabilize the market and allow for improved housing conditions in such neighborhoods.

19 Monitoring Change
in Residential Neighborhoods

Ann L. Silverman

Prevention of decline in residential neighborhoods requires a system of regularly kept data on neighborhood quality. The development of such a system necessitates an understanding of the neighborhood change process and a recognition of the availability and costs of data. After examining these issues, the author develops a neighborhood monitoring system and illustrates its implementation through a proposal for monitoring neighborhood change in Wilmington, North Carolina.

28 Towards an Updated Approach
to Neighborhood Planning

Alan Mark Richman

Views of the neighborhood have changed substantially over the years, and the planning needs of the neighborhoods have changed with them. Here, neighborhood concepts and needs are reviewed and the planning requirements of today's neighborhoods are described. Several models for planning are assessed as to how well they serve these requirements.

38 Computers and Planning
in Small Cities

Joseph G. Jay

Many small planning agencies have not developed computer systems because of apprehension about high costs, increased manpower requirements and preconceptions about the technology. The author explains why these fears are more fiction than fact and illustrates the benefits which can result from an in-house data processing and storage system. The process of establishing such a system is illustrated in a case study of the purchase and implementation of a mini-computer by the Durham City Planning Department.

45 The Distinction Between Economic
Development and Economic Growth:
Implications for
North Carolina Development Policy

Mark R. Horowitz and Thomas C. Rogers

Horowitz and Rogers separate the determinants of wages into economic growth and economic development components and suggest the importance of the development component in understanding cross-state differences in wages. They find North Carolina's current development policies to be lacking because of an emphasis on economic growth without economic development.