

379
N81
No. 1567

A STUDY OF HOUSING CONDITIONS OF SELECTED
RURAL FAMILIES IN HOWARD
COUNTY, TEXAS

THESIS

Presented to the Graduate Council of the North Texas
State College in Partial Fulfillment
of the Requirements

For the Degree of

MASTER OF SCIENCE

BY

Margaret L. Christie, B. S.
173351
Mineola, Texas

January, 1950

TABLE OF CONTENTS

	Page
INTRODUCTION.	1
PROCEDURE.	11
DISCUSSION.	20
SUMMARY.	75
APPENDIX.	78
BIBLIOGRAPHY.	83

LIST OF TABLES

Table	Page
1. Farm Houses in Texas--General Information...	7
2. Replacements or Installations Needed in Texas Rural Homes.	8
3. Number and Percentage of Owned and Rented Houses Grouped According to Occupation of Head of Houses.	21
4. Number and Percentage of Landlords, of Those Interviewed in this Survey, Living in Howard County and Elsewhere.	22
5. Number and Percentage of Owners and Renters Occupying Specified Sizes of Farms and Ranches.	23
6. Number of Owned and Rented Houses Grouped According to Income of the Family .	25
7. Percentage of Owned and Rented Houses Grouped According to Income of the Family .	25
8. Number and Percentage of Owned and Rented Houses According to Each Type of Construction.	26
9. Number and Percentage of Owned and Rented Houses Grouped According to Number of Stories in Houses, and Age of House.	27
10. Distribution of the Owned and Rented Houses on the Basis of the Number of Rooms in Dwellings.	29
11. Number and Percentage of Owned and Rented Houses According to Square Feet of Floor Space.	30
12. Distribution of the Owned and Rented Houses on the Basis of the Number of People Occupying the Dwelling.	31

LIST OF TABLES--Continued

Table	Page
13. Number and Percentage of Families Having Men, Women and Children in Owned and Rented Houses..	32
14. Number and Percentage of Women Who Are Members of Home Demonstration Club in Owned and Rented Houses.	33
15. General Information Concerning the Homemaker in Owned and Rented Houses.	34
16. Number and Percentage of Owned and Rented Houses in Specified Condition.	36
17. Number and Percentage of Houses Having Speci- fied Facilities in Owned and Rented Houses. .	39
18. Size of Different Types of Rooms in Square Feet in Owned and Rented Houses.	40
19. Distribution of Square Feet in Storage in Owned and Rented Houses.	43
20. Number and Percentage of Owned and Rented Houses Having Need for Additional Space. . . .	45
21. Number and Percentage of Owned and Rented Houses Having Water Supply and Sewage Dis- posal Facilities.	47
22. Number and Percentage of Owned and Rented Houses Needing New Installation of Water Supply and Sewage Disposal Facilities.	49
23. Number and Percentage of Owned and Rented Houses Needing Repairs of Water Supply and Sewage Disposal Facilities.	50
24. Number and Percentage of Owned and Rented Houses Having Specified Labor Saving and Comfort Including Improved Lighting, Heating and Cooking Facilities..	52
25. Number and Percentage of Owned and Rented Houses Needing New Equipment for Labor Saving and Comfort Including Improved Light- ing, Heating, and Cooking Facilities.	53

LIST OF TABLES--Continued

Table	Page
26. Number and Percentage of Owned and Rented Houses Having Specified Refrigeration and Laundry Facilities.	55
27. Number and Percentage of Owned and Rented Houses Needing New Installation in Specified Refrigeration and Laundry Facilities.	56
28. Number and Percentage of Owned and Rented Houses Needing Repairs of Specified Refrigeration and Laundry Facilities.	57
29. Number and Percentage of Owned and Rented Houses Having Specified Landscaping Features	59
30. Number and Percentage of Owned and Rented Houses Needing Installation of Specified Landscaping.	60
31. Number and Percentage of Owned and Rented Houses Needing Repairs of Specified Landscaping Features.	66
32. Number and Percentage of Homemakers in Owned Houses Wanting Repairs and Improvements if Specific Amounts were Available for Improving the Home.	63
33. Number and Percentage of Families in Owned and Rented Houses Contemplating Repairs in Next Three Years.	67
34. Number and Percentage of Families in Owned and Rented Houses Desiring to Borrow Funds if Available.	69
35. Rates of interest Considered Satisfactory by Families in Owned and Rented Houses.	69
36. Number and Percentage of Owned and Rented Houses Having Men Appreciating Specified Features of Houses.	71
37. Number and Percentage of Owned and Rented Houses Having Women Appreciating Specified Features of Houses.	72

LIST OF TABLES--Continued

Table	Page
38. Number and Percentage in Owned and Rented Houses Having Children Appreciating Specified Features of Houses.	73

INTRODUCTION

The subject of adequate housing for rural families is one that concerns all phases of the national economy. The large metropolitan city depends on the rural areas for replacements of its needed man power, for new life blood, and for the food that is needed for life. The investments of the state and nation in rearing children, in giving them community protection, educational advantages, and public health services call for the expenditure of large sums of money for which an adequate return should be expected. If the housing in rural communities is a constant threat to health and wholesome living, the future health and well-being of the entire nation is affected, and if these ill-effects nullify the benefits from the expenditures for protection and investigation there is no justification for taxation for advancement of services. Adequate housing for the farm family should be the concern of the nation, and good housing is a social investment.

The problem of improving rural housing has been receiving increasing attention within the past century. The increased industrialization of the country has drawn many hitherto farm families to urban areas. The young people have always been the largest group to migrate from the farm to the cities, but the percentage of these has increased within recent years. Reports from all divisions of the

government have shown a growing concern for this exodus of the young people from the farms as well as other movements away from the farms. The part that inadequate, unsanitary, and unsightly housing may have played in the dissatisfaction of rural people has been studied as one phase of the overall research into social problems and their aftermaths.

The Agricultural and Mechanical College of Texas, with its stress on the improvement of all phases of the life of farm families, has not been unmindful of this trend of farmers in moving to the large cities. It has sponsored a program devoted to an effort to promote better living conditions for farm families. Its main sources of promulgating and developing this program have been through the county agriculture and the home demonstration agents in the counties of the state. The basis of any program is, and should be, the needs of the participating groups in that particular county. In order that the College may know the housing needs of the farm families of certain areas, the Extension Service Workers have been encouraged to make housing surveys in their own counties in order that a more effective home improvement program may be planned for that county.

Poor housing conditions in the slum areas of the great cities have attracted attention since the beginning of the twentieth century, but the acute need for better housing in

rural areas did not receive official attention until days of the great depression in the 1930's. The many efforts made by the government to aid the farmers, and the varied activities carried on by the government focused attention on a subject which had been somewhat taken for granted in previous times: poor housing in rural areas. As a result, farm housing studies were made in 1934 with Civil Works Administration funds by the Bureau of Home Economics and the Extension Service of the United States Department of Agriculture in cooperation with individual states. The purpose of these studies was to determine the adequacy of farm housing at that time and to measure the potential demand for improved farm facilities.¹

Carter in the bulletin Arkansas Farm Housing Conditions describes in detail the work that was done, the source of the data, and the outcomes of the study. He states the purpose of the investigation in these words:

This bulletin presents the results of a study of housing conditions and needs, conducted in Arkansas in the winter of 1933-34. Data were secured on sample areas, in seven counties, and included about 8.4 per cent of the farms of the state and 9.3 per cent of the farm population. The study was made by field workers who called at each home and secured the data by questioning the occupants and observing conditions. While the

¹U. S. Department of Agriculture, The Farm Housing Survey, Miscellaneous Publication No. 323, March, 1939.

information lacks uniformity because of differences in experience and point of view of the field workers, the large number of field workers and cases tend to eliminate variation or bias in totals and averages.²

The housing survey was conducted in seven counties, selected as typical of the various sections of the state, and, as a group, typical of the entire state. The survey was conducted under the direction of a committee from the University of Arkansas College of Agriculture. A county supervisor was responsible for the work done in each of the seven counties. A total of 116 workers were employed in Arkansas. The conclusions reached from the study included the following:

1. The typical 'average' farm home in Arkansas is a 4-room house of frame construction, one story high, without basement, with one or two porches.

2. The average number of regular occupants per house was 4.37 for white owners, 4.795 for white non-owners. The average number of rooms per house was 4.6 for white owners, 3.9 for white non-owners, 3.8 for Negro owners, and 3.66 for Negro non-owners. The 'rooms per person' for the same groups was, respectively, 1.05, .81, .84, and .76.

3. Analyses in Washington County showed that the houses on farms above 100 acres in size averaged definitely larger than on farms of smaller acreage. There was a fairly close relationship between size of house and size of farm.

²Deane G. Carter, Arkansas Farm Housing Conditions and Needs, University of Arkansas, June, 1934, p. 3.

in the winter of 1933-34. Data were secured on sample areas, in seven counties, and included about 8.4 per cent of the farms of the state and 9.3 per cent of the farm population. The study was made by field workers who called at each home and secured the data by questioning the occupants and observing conditions. While the information lacks uniformity because of differences in experience and point of view of the field workers, the large number of field workers and cases tend to eliminate variation or bias in totals and averages.³

The housing survey was conducted in seven counties, selected as typical of the various sections of the state, and, as a group, typical of the entire state. The survey was conducted under the direction of a committee from the University of Arkansas College of Agriculture. A county supervisor was responsible for the work done in each of the seven counties. A total of 116 workers were employed in Arkansas. The conclusions reached from the study included the following:

1. The typical 'average' farm home in Arkansas is a 4-room house of frame construction, one-story high, without basement, with one or two porches.
2. The average number of regular occupants per house was 4.37 for white owners, 4.795 for white non-owners. The average number of rooms per house was 4.6 for white owners, 3.9 for white non-owners, 3.8 for Negro owners, and 3.66 for Negro non-owners. The 'rooms per person' for the same groups was, respectively, 1.05, .81, .84, and .76.
3. Analyses in Washington County showed that the houses on farms above 100 acres in size averaged definitely larger than on farms of smaller acreage. There was a fairly close relationship between size of house and size of farm.

³Deane G. Carter, Arkansas Farm Housing Conditions and Needs, University of Arkansas, June, 1934, p. 3.

4. The vast majority of desired improvements were repairs to the house structure as indicated by the families surveyed. In general, the order of need was (a) interior walls, ceilings, and floors, (b) roof, (c) doors, windows and screens, (d) exterior walls, (e) foundations, and (f) porches. Next to house repair, additional space was most desired. Water supply was the most desired equipment item.⁴

In addition to the federal survey, many independent studies have been made. Such studies, made in the state of Tennessee by Swanson,⁵ Joyce,⁶ Rhea,⁷ and Bentley⁸ gave a better understanding of the living conditions of a selected group of rural people. Information on production of the farms, the physical and sanitary conditions of the houses, furniture and conveniences of the homes, cause and cost of illness, and the recreational activities within the home and community was secured from the people living in the homes. It was found that tenants had smaller farms, moved more often, produced less, and had lower incomes than others. The houses of the Farm Security Administration group were in better

⁴Ibid., pp. 29-30.

⁵Lois Swanson, A Way of Living Study of 100 Homes in the Morris Chapel in Hardin County, Tennessee, 1933.

⁶Anna Louise Joyce, A Way of Living Study of 200 Farm Families in Tennessee, 1938.

⁷Reliean Ashland Rhea, A Comparison of the Living Conditions of Selected Farms, Farm-Industrial, and Industrial Families near Kingsport and Bristol, Tennessee, 1937.

⁸Alma Bentley, A Comparison of the Living Conditions of 100 Farm Families, Owners, and Farm Security Clients of Coffee County, Alabama, 1938.

physical and sanitary condition than were the houses of other rural families.

In Texas the Agricultural and Mechanical College made a "farm housing survey in 1939."⁹ Table 1 shows other pertinent facts concerning these homes.

TABLE 1

FARM HOUSES IN TEXAS - GENERAL INFORMATION¹⁰

Kinds

Log	333
Earth	45
Frame	
Unpainted	25,652
Painted	30,094
Stucco	783
Brick	291
Stone	409
Concrete	130

Age of Houses:

Under 10 years	14,716
10 to 24 years	21,757
25 to 49 years	17,967
50 and over years	3,259

Sizes:

One story	52,034
More than one story	5,642
Total number of rooms	249,381
Total number of rooms not in use at any time of year	5,704
Total number of regular occupants	262,126

⁹Agricultural and Mechanical College of Texas and United States Department of Agriculture, The Farm Housing Survey, Bulletin 241, Extension Service, College Station, Texas, 1939.

¹⁰Ibid., p. 3.

The total number of farm houses surveyed was 57,891.¹¹ Of these homes, 24,625 were owned and 33,060 were occupied by tenants. Over one-half of the houses, it is indicated in Table 1, were unpainted, and only 830 were made of brick, stone or concrete. Only 5,642 were more than one story in construction. Over 40,000 of the homes were more than ten years old, while 3,259 were more than fifty years old.¹²

Further statistics listed the need found for repairs. Table 2 gives the figures.

TABLE 2.

REPLACEMENT OR INSTALLATIONS NEEDED IN TEXAS
RURAL HOMES¹³

Items	Number Needing Replacement or Installation
Foundations	12,404
Walls (exterior).	8,600
Roofs	13,470
Chimneys	14,811
Doors and Windows	11,826
Screens	24,531
Paint (exterior).	33,357
Interior walls and ceilings	15,389
Floors	9,807
Stairs	2,025
Insulation	2,379

¹¹ Ibid., p. 3.

¹² Ibid.

¹³ Ibid.

In the study of space requirements it was found that more than 15,000 additional bedrooms were needed if standards were met. There was need for 15,482 bathrooms, and over 43,000 closets.¹⁴ More than 6,000 of the houses lacked storage space for fresh fruits and vegetables. The source of water supply was surface wells in the majority of instances. Windmills were not needed to obtain water at this shallow depth, and there were few power pumps. Only slightly over 14,000 of these houses had piped cold water, and less than 1,500 had both hot and cold water piped into them.

Sanitary facilities were also found to be poor. More than 45,000 of the families occupying these houses used unimproved outdoor toilets. There were less than 4,000 indoor toilets, both chemical and flush, and the number of cess pools and septic tanks was also less than 4,000.¹⁵

Other plumbing facilities were meager. Lack of windmills and power pumps made it impossible to use modern plumbing facilities to any extent. There were approximately 10,000 kitchen sinks with drains, and the bathtubs in the houses numbered only 7,176.¹⁶

In over 50,000 of the houses, it was reported that kerosene or gasoline lamps were used.¹⁷ There were only

¹⁴Ibid., p. 6.

¹⁶Ibid.

¹⁵Ibid., p. 8.

¹⁷Ibid.

6,476 of the houses wired for electricity. Less than one-half of the families interviewed had ice boxes of any kind, ice or mechanical.

The purpose of this study was to make a housing survey in the rural areas of Howard County to determine the needs of the farm families in order that a more adequate program for the improvement of housing conditions could be planned by the county home demonstration council with the help of the county home demonstration agent.

PROCEDURE

The Extension Service of the Agricultural and Mechanical College of Texas in its report on farm housing revealed very low standards of adequacy in many respects. The County Home Demonstration Agents working in the field were asked, on the basis of this report, to give special attention to improving the housing conditions of the rural people with whom they worked.

Varying environmental conditions were found in the county. Howard County is on the north edge of the Edwards Plateau, and is in the high plains area. The average rainfall is 19.24 inches. Of the 565,000 acres of farm land in the county, 173,000 are devoted largely to grain sorghums, cotton, and sudan for pasture. The remaining 392,000 acres are pasture land used for grazing. Sheep, cattle, horses, and mules are raised. About one-half of the grassland would be classified as fair, and this pasture is devoted largely to grass production. One section of the county is a proven oil field, and a number of workers are employed in this business of producing oil. These people have no farming interests but are classified as rural people and are eligible to take part in the County Home Demonstration work.

Rural homes, because of this diversity in soil fertility and occupational interests, vary in size and in acreage under

cultivation or grazing. There is one common bond, though, between the occupants of the homes participating in this survey: the homemakers all belong to the County Home Demonstration clubs. This fact indicates an interest in home-keeping and in the improvement of homes. The data on these homes should be significant in comparing them with rural homes on a non-selected basis.

Before any program of improvements can be planned, there must be a knowledge of the needs of the people, their environment, facilities, and their abilities to finance improvements. One of the first steps in the study, therefore, was the formulation of a plan for making a housing survey of the area under study.

The County Home Demonstration Agent in Howard County had seven home demonstration clubs under her direct supervision. There were 135 members in all these clubs, but fourteen were excluded from the survey. Four of the women lived in houses with someone else, seven lived in the town of Big Spring, and three did not wish to participate in the study. These fourteen women thus did not come under the head of homemakers in rural housing.

Some method of measurement of the adequacy of the farm housing was necessary if the survey was to have any value. A study was made of previous investigations and devices used for ascertaining data. The United States Department of Agriculture had used a check sheet in its housing evaluation.

In the end, a check-sheet was formulated for use in this study which was based on two studies made by government research workers.⁷

The data check sheet⁸ was taken personally to the 121 houses represented in the survey. With the help of the homemaker, the check list was filled out. Personal observation, too, aided in filling out the blanks.

Tabulation was made of the data in the check sheets. The procedure followed was indicated in paragraphs above. An analysis was then made of the data and conclusions were stated. Recommendations were offered in the light of these data.

The purpose of this chapter is to present a review of literature designed to outline some standards for evaluating the adequacy of a housing program.

Wilson, in her study of housing requirements for farm families, points out the fact that housing needs vary in the rural areas from those in the city. She describes the differences as follows:

5 Farm houses generally require more space for household activities than city houses. More of the food is prepared in the farm home, and large

⁷U. S. Department of Agriculture, op. cit., and Deane G. Carter, op. cit.

⁸Check sheet included in the Appendix of the Study.

supplies of staples or preserved food must often be stored. Vegetables and fruits are canned; meat is prepared for curing; some handling of dairy and poultry products and sewing are usually done at home. Most of the family eat three full meals a day at home; and in many sections of the country the farm help is lodged and fed in the farm dwelling. The house also serves as a business center of the farm enterprise. The farmer carries on his correspondence there, keeps his records, stores his papers, and conducts business interviews. The farm telephone is a business telephone, and the passenger car is also a business vehicle.

Not only are more kinds of work done in the farmhouse than in the city house, but more social and leisure time activities are carried on there. Rural life does not usually afford many outside facilities for amusement. For a greater part of their leisure time, especially during the winter months, farm families must provide their own amusement in the living areas of the house. The farm family, to a greater extent than the city family, lives together as a group. These characteristics of family living should serve as a basis for the physical requirements of a farm house.

Dewhurst states that it is impossible to set a standard which would apply equally to different climatic areas and to cities and rural areas. He says:

The criteria used to discover the amount of urban substandard housing cannot be used in the same manner for rural housing. Lack of sewage disposal facilities does not create the same hazards to health in rural areas. Running water,

⁹Maude Wilson, Housing Requirements for Farm Families in the United States, Miscellaneous Publication, No. 325, February, 1939, pp. 1-3.

flush toilets, and baths are highly desirable in houses outside urban areas, but it is doubtful if we have yet reached a sufficiently high standard of living to classify rural houses without them as substandard.¹⁰

Nevertheless, it is necessary to think in terms of some qualitative national standard of housing when the subject of housing is studied. Four walls, a roof, and protection against the elements are essential, but they do not constitute a satisfactory physical environment for modern family life. In setting up standards, then, certain fundamental needs may be considered and additions made according to locality and individual means and taste.

The Committee on the Hygiene of Housing of the American Public Health Association has set up what it considers to be fundamental principles to guide the consumer public in selection of a home. It lists thirty different requirements under four heads as follows:

I. Fundamental physiological needs

1. Maintenance of a thermal environment which will avoid undue heat loss from the human body

¹⁰J. Frederick Dewhurst and Associates, America's Needs and Resources, p. 142.

2. Maintenance of a thermal environment which will permit adequate heat loss from the human body.
3. Reasonably pure air for breathing purposes.
4. Adequate daylight illumination.
5. Direct sunlight.
6. Adequate artificial illumination.
7. Protection against excessive noise.
8. Provision of adequate space for exercise and for the play of children.

II. Fundamental psychological needs

1. Provision of adequate privacy for the individual.
2. Provision of opportunities for normal family life.
3. Facilities for the performance of household tasks without undue mental or physical fatigue.
4. Facilities for maintenance of cleanliness of the dwelling and the person.
5. Possibility of reasonably esthetic satisfaction in the home and its surroundings.
6. Concordance with prevailing social standards of the local community.

III. Protection against contagion

1. Provision of a water supply of safe, sanitary quality, available to the dwelling.
2. Protection of the water supply system against pollution within the dwelling.
3. Toilet facilities of such a character as to minimize the danger of transmitting disease.
4. Protection against sewage contamination of the interior surfaces of the dwelling.
5. No insanitary conditions in the vicinity of the dwelling.
6. Exclusion of vermin which may play a part in the transmission of disease.
7. Provision for keeping milk and other food undecomposed.
8. Sufficient space in sleeping rooms to minimize contact infection.

IV. Protection against accidents

1. Use of such building materials and construction materials as will minimize the danger of structural collapse.

2. Control of conditions likely to cause fires or promote their spread.
3. Adequate facilities for escape in case of fire.
4. Protection from electrical shocks or burns.
5. Protection from gas poisoning.
6. Protection against falls and other mechanical injuries in the home.
7. Protection of the neighborhood against the hazards of automobile traffic.³

Another list of necessary characteristics that every house should possess was made by Dewhurst:

1. Adequate protection against the elements and such threats to health and safety as are encountered in the particular locality.
2. Heating of rooms sufficient for the lowest temperature encountered.
3. Pure water supply, and toilet and bathing facilities consistent with local problems of waste and sewage disposal. (In rural areas, where sewage disposal is not difficult and general lack of cleanliness does not present the same kind of public health menace as in cities, installed plumbing equipment is not so necessary).
4. Adequate light and ventilation.
5. Adequate fire resistance.
6. Floor area to ensure sufficient storage space and placement of minimum furniture without interference with free movement.
7. Enough rooms, adequate in size, to prevent overcrowding, to ensure decent sleeping arrangements, and for cooking and eating.
8. Environmental conditions conducive to quiet, safety and health.⁴

These principles, it is evident, would apply to all areas. However, they are of little practical value, for they leave much to the exercise of individual judgment. Herein, again,

³Edither Elmer Wood, Introduction to Housing, pp. 24-29.

⁴Dewhurst, op. cit., p. 158.

raises the question of the continuance of the democratic principles under which the country functions: individual judgment and planning need to be retained. The task of society is to guide this individual taste until people themselves demand decent housing that fits their respective needs.

The differences that should exist between a city home and a rural home, in the opinion of Tessie Agar, Assistant Professor in Household Economics, Kansas State College, are a matter that is determined by the occupations and environment. Objectives, she said, differ but little; in both cases the aim is "to create pleasant and convenient living conditions for the family."⁵ The main difference is that the farm home must be co-ordinated with the business of farming. She says:

The farmhouse should be planned with regard to the life to be lived in it. Certain requirements of the farm family in its social, rest, and work activities should be reflected in the plans for it. The work center in a farm home is usually more important than the other areas because a large amount of the household production is common. If a new farmhouse is planned, consideration should be given to the fact that it will likely house the family through its whole cycle, and therefore it should be adequate to meet the needs at these various times.⁶

Criteria for measuring the adequacy of a farm home, if based on the foregoing opinions, could be stated as follows:

⁵Tessie Agar, The House, p. 240.

⁶Ibid., p. 241.

1. Size.--The home should be large enough to prevent overcrowding, to insure decent sleeping arrangements, to provide sufficient space for storage, and to permit free movement of the family.

2. Construction.--The house should be built so that it will give adequate protection against the elements, and insure the health of the family.

3. Sanitary facilities.--The water supply should be safe and protected against pollution; toilet facilities should be such as to minimize the danger of pollution; and no unsanitary condition in the vicinity of the dwelling should be permitted.

4. Lighting and Heating.--The lighting and heating systems should be safe, and wherever possible, modern in order to be labor-saving.

5. Environment.--The environmental conditions should provide for privacy, quiet, safety, and health.

DISCUSSION

The information collected from the check sheets has been tabulated for the reader in table form in order to give a constructive and easily seen idea of the houses studied in the investigation. The data have been classified into nine areas: (1) general information, (2) condition of houses, (3) amount of space, (4) water supply and sewage disposal, (5) light, heat, cooking, refrigeration and laundry facilities, (6) landscaping features, (7) repairs and improvements, (8) new construction and financing, and (9) satisfaction and dissatisfaction with the houses and facilities provided.

The factors considered in general information are the status of house ownership, occupations of the heads of the families occupying the houses, the kind of houses, and the size of the farms on which the houses are located. Data in Table 3 present this information. The data show that 40.54 per cent of the heads of families occupying the owned houses and 44.68 per cent of those occupying the rented houses were farmers with no other interest. Ranchers occupied 5.41 per cent of the owned houses and 4.26 per cent of the rented houses. Combinations of farmers and ranchers occupied over 50 per cent of the owned houses and approximately 30 per cent of the rented houses. Over 13 per cent of the owned

TABLE 3

NUMBER AND PERCENTAGE OF OWNED AND RENTED HOUSES GROUPED
ACCORDING TO OCCUPATION OF HEAD OF HOUSES

Item	Owned Houses		Rented Houses		Total	
	Number	Per Cent	Number	Per Cent	Number	Per Cent
Total No. of Houses:	74	100.0	47	100.0	121	100.0
Occupation of Head of Houses						
Farmer	30	40.54	21	44.68	51	42.15
Rancher	4	5.41	2	4.26	6	4.96
Combination Farmer Rancher	26	35.15	13	27.67	39	32.23
Combination Farmer or Rancher	4	5.40	1	2.13	5	4.13
Other than Farmer or Rancher	10	13.50	10	21.26	20	16.53

houses and 21.26 per cent of the rented houses were occupied by families where the head of the house had no farming interests. Some type of farming or ranching, it is indicated, was the chief occupation of the heads of the families occupying houses in both the owned and the rented groups. There

were no significant differences between the numbers in the owned houses and those in the rented houses.

Information concerning the landlords as to their residence is presented in Table 4. Of the landlords owning a farm, ranch, or a combination of a farm and ranch, 63.84 per cent lived in Howard County. The total per cent of the landlords living out of Howard County was 36.16 per cent. Of this 36.16 per cent, 14.89 per cent owned either a farm, ranch, or a combination of the two, and 21.27 per cent owned only the house and the land it occupied.

TABLE 4

NUMBER AND PERCENTAGE OF LANDLORDS, OF THOSE INTERVIEWED
IN THIS SURVEY, LIVING IN HOWARD COUNTY AND ELSEWHERE

Location	Owning a farm, ranch, or a combination of the two		Owning house and land it occupies		Total	
	Num- ber	Per Cent	Num- ber	Per Cent	Num- ber	Per Cent
Howard County	30	63.84	...	...	30	63.84
Else- where	7	14.89	10	21.27	17	36.16

Information regarding the size of the farms on which the owned and rented houses were located is given in Table 5. According to the data the highest percentage, 32.82, of the families in owned houses occupied farms ranging in size from 250 to 500 acres, whereas the highest percentage of the families occupying rented houses, 40.54, had acreage ranging from 100 to 250 acres. Very small percentage of families in both owned and rented houses occupied acreage under 100 acres. Twenty-five per cent of the families occupying owned houses and 13.52 per cent of families occupying rented houses occupied farms with 500 to 1000 acres. Over eleven per cent of the families in both owned and rented houses occupied farms with 1000 acres or more.

In Table 5 there are 64 instead of 74 and 37 instead of 47 reporting because ten in each group lived in houses on no acreage.

TABLE 5
NUMBER AND PERCENTAGE OF OWNERS AND RENTERS
OCCUPYING SPECIFIED SIZES OF FARMS
AND RANCHES

Size of Farm in Acres	Owned	Per Cent	Rented	Per Cent	Total	Per Cent
Total Reporting:	64	100.0	37	100.0	101	100.0
Less than 100	4	6.25	2	5.40	6	5.95
100-250	16	25.00	15	40.54	31	30.69
250-500	21	32.82	10	27.02	31	30.69
500-1000	16	25.00	5	13.52	21	20.79
1000 and over	7	10.93	5	13.52	12	11.88

Data concerning the income of the families occupying the owned and rented houses are shown in Tables 6 and 7. In Table 6 the houses are grouped according to the incomes of the heads of the families. Only six of the families in the owned houses and seventeen in the rented houses had an income of less than \$2000 per year. In twenty of the owned and ten of the rented houses the families had incomes ranging from \$2,000 to \$3,000, whereas twenty-eight families occupying the owned houses and seventeen occupying the rented houses had incomes ranging from \$3,000 to \$5,000. In twenty of the owned houses, the income of the families was above \$5,000 per year, and three families occupying rented houses had this income.

The percentage of the families occupying the owned and rented houses in the different income brackets is shown in Table 7. The highest percentage of the families occupying the owned houses, 37.83, were in the income bracket of \$3,000 to \$5,000, whereas the highest percentage of families occupying the rented houses was in two brackets--36.18 per cent with incomes less than \$2,000 per year and 36.18 per cent with incomes ranging from \$3,000 to \$5,000 per year. The families occupying the owned houses, on the average, had higher incomes than those in the rented houses, but in no instance was the income very low.

TABLE 6

NUMBER OF OWNED AND RENTED HOUSES GROUPED
ACCORDING TO INCOME OF THE FAMILY

Type of Home	Income Under \$2,000	Income \$2,000 to \$3,000	Income \$3,000 to \$5,000	Income Over \$5,000	Total
Owned	6	20	28	20	74
Rented	17	10	17	3	47

TABLE 7

PERCENTAGE OF OWNED AND RENTED HOUSES GROUPED
ACCORDING TO INCOME OF FAMILY

Type of Home	Income Under \$2,000	Income \$2,000 to \$3,000	Income \$3,000 to \$5,000	Income Over \$5,000	Total
Owned	8.11	27.03	37.83	27.03	100.00
Rented	36.18	21.26	36.18	6.38	100.00

The data on the types of owned and rented houses represented in the survey and the number of the houses which were

painted or unpainted are presented in Table 8. About 75 per cent of the owned houses and 74.5 per cent of the rented houses were of frame construction, while 21.6 per cent of the owned houses and 12.8 per cent of the rented houses were of masonry materials, brick, concrete or stone.

TABLE 8

NUMBER AND PERCENTAGE OF OWNED AND RENTED HOUSES ACCORDING TO EACH TYPE OF CONSTRUCTION

Item	Owned Houses		Rented Houses		Total	
	Number	Per Cent	Number	Per Cent	Number	Per Cent
Total No. of Houses	74	100.0	47	100.0	121	100.0
Frame:						
Painted	42	56.80	26	55.32	68	54.62
Unpainted	13	17.55	9	19.15	22	18.19
Imitation						
Brick	1	1.35	...	...	1	0.83
Brick	1	1.35	...	...	1	0.83
Stucco	12	16.20	6	12.76	18	14.86
Stone	3	4.05	...	...	3	4.05
Asbestos Shingles	2	2.70	6	12.77	8	6.62

Approximately 56 per cent of the owned houses and 55.32 per cent of the rented houses were painted, while 17.56 per

cent of the owned houses and 19.15 per cent of the rented houses were unpainted . The remaining per cent of the houses were built of masonry materials which require no paint. Differences in construction and in painting of the owned and rented houses, it is indicated, were not marked or significant in character.

The number and percentage of owned and rented houses grouped according to number of stories in the houses and the age of the houses comprise the data in Table 9.

TABLE 9

NUMBER AND PERCENTAGE OF OWNED AND RENTED HOUSES
GROUPED ACCORDING TO NUMBER OF STORIES
IN HOUSE, AND AGE OF HOUSE

Item	Owned Houses		Rented Houses		Total	
	Num- ber	Per Cent	Num- ber	Per Cent	Num- ber	Per Cent
Total No. of Houses:	74	100.0	47	100.0	121	100.0
Number of Stories in Houses:						
One Story	73	98.65	42	89.37	115	95.04
Two Story	1	1.35	5	10.63	7	4.96
Age of Houses:						
Under 10 Years	26	35.15	8	17.02	34	28.08
10 to 24 Years	30	40.52	31	65.96	61	50.45
25 to 49 Years	14	18.92	8	17.02	22	18.17
50 and Over	4	5.41	...	...	4	3.30

Less than 2 per cent of the owned houses were two stories in height, while 10.63 per cent of the rented houses had two stories. Over 35.0 per cent of the owned houses and 17.02 per cent of the rented houses had been constructed within the past ten years. Approximately 40 per cent of the owned houses and 65.96 per cent of the rented houses had been constructed for a period ranging ten and twenty-four years. Less than 20 per cent of both types of houses were in the twenty-five to forty-nine year construction classification. Very small percentages of the houses had been built more than fifty years. The majority of the houses surveyed in the study, it is indicated, have been built less than twenty-five years.

The number of the rooms in the owned and rented houses is shown in Table 10. The largest percentage of the owned houses, it is indicated, had six rooms, while the largest percentage of the rented houses had four rooms. The percentage of rented houses with three rooms was more than twice that for the owned houses. The owned houses, it is indicated, had a greater number of rooms than the rented houses.

TABLE 10

DISTRIBUTION OF THE OWNED AND RENTED HOUSES ON THE
BASIS OF THE NUMBER OF ROOMS IN DWELLINGS

Item	Owned Houses		Rented Houses		Total	
	Num- ber	Per Cent	Num- ber	Per Cent	Num- ber	Per Cent
Total No. of Houses:	74	100.0	47	100.0	121	100.0
Number of Rooms in Houses:						
Two	2	2.70	2	4.25	4	3.34
Three	3	4.55	8	17.02	11	9.08
Four	22	29.50	16	34.04	38	31.38
Five	22	29.50	6	12.77	28	23.12
Six and Over	25	33.75	15	31.92	40	33.08

A further study of data on the size in square feet of floor space of the owned and rented houses is made in Table 11. According to the data, the highest percentage of the owned houses had areas ranging between 1,000 and 1,250 square feet, while the highest percentage of the rented houses had areas ranging between 800 and 1,000 feet. The owned houses, it is indicated, had more square feet in floor space than the rented houses.

TABLE 11

NUMBER AND PERCENTAGE OF OWNED AND RENTED HOUSES
ACCORDING TO SQUARE FEET OF FLOOR SPACE

Items	Owned Houses		Rented Houses		Total	
	Num- ber	Per Cent	Num- ber	Per Cent	Num- ber	Per cent
Total No. of Houses:	74	100.0	47	100.0	121	100.0
Square feet:						
800 or less	16	21.62	13	27.66	29	23.97
800-1000	17	22.97	21	44.68	38	31.40
1000-1250	23	31.08	4	8.51	27	22.31
1250-1500	10	13.51	5	10.63	15	12.40
1500 and Over	8	10.82	4	8.52	12	9.92

The number of people occupying the owned and rented houses is shown in Table 12. According to the data, the highest percentage of both the owned and rented houses was occupied by only two people. Approximately 25 per cent of both the owned and rented houses were occupied by three people, and 25.67 per cent of the owned houses and 21.27 per cent of the rented houses by four people. Slightly over 6 per cent of both types of houses were occupied with families of

five in number. Approximately 12 per cent of the families in the owned houses comprised six people, while only 8.51 per cent of the rented houses were occupied with families numbering six people. The data as a whole indicate that almost one-third of the families occupying the homes numbered only two people and that more than 82 per cent of them did not have over four people in the family. No significant differences are indicated in the size of families occupying the owned and rented houses.

TABLE 12

DISTRIBUTION OF THE OWNED AND RENTED HOUSES ON THE BASIS OF THE NUMBER OF PEOPLE OCCUPYING THE DWELLING

Item	Owned Houses		Rented Houses		Total	
	Num-ber	Per Cent	Num-ber	Per Cent	Num-ber	Per Cent
Total No. of Houses:	74	100.0	47	100.0	121	100.0
Number of People:						
One	1	1.35	...	...	1	0.83
Two	20	27.03	19	40.42	39	32.23
Three	19	25.67	12	25.54	31	25.62
Four	19	25.67	10	21.27	29	23.97
Five	6	8.12	2	4.26	8	6.61
Six	9	12.16	4	8.51	13	10.74

The number of men, women, and children occupying the owned and rented houses is shown in Table 13. According to the data, there were men in over 94.0 per cent of both the owned and rented houses and there were women in all of them, owned or rented. There were children in 32.43 per cent of the owned houses and in 38.30 per cent of the rented houses. As a whole, there were children in only slightly over one-third of the families occupying the owned and rented houses. No significant differences were noticeable in the population of the houses, owned or rented.

TABLE 13

NUMBER AND PERCENTAGE OF FAMILIES HAVING MEN, WOMEN
AND CHILDREN IN OWNED AND RENTED HOUSES

Item	Owned Houses		Rented Houses		Total	
	Num- ber	Per Cent	Num- ber	Per Cent	Num- ber	Per Cent
Total No. of Houses:	74	100.0	47	100.0	121	100.0
Men	70	94.59	46	97.87	116	95.87
Women	74	100.0	47	100.0	121	100.0
Children	24	32.43	18	38.30	42	34.71

The number of years that the homemakers had been members of the Home Demonstration Clubs is shown in Table 14. Over 52. per cent of the homemakers in both types of houses, it

is indicated, had been members for less than five years. Approximately 25 per cent of the homemakers occupying the owned houses, and 27.67 per cent of those occupying the rented houses had been members between five and ten years. Over 25 per cent of the homemakers in the owned houses had been members of the Club for over ten years, whereas only 12.75 per cent of those occupying the rented houses had been members for that length of time. Under ten years, no significant differences in length of membership are noticeable between the homemakers in the owned and rented houses, but over ten years a significant difference is noted in the longer membership of the homemakers occupying the owned houses.

TABLE 14

NUMBER AND PERCENTAGE OF WOMEN WHO ARE MEMBERS OF HOME DEMONSTRATION CLUB IN OWNED AND RENTED HOUSES

Item I	Owned Houses		Rented Houses		Total	
	Num-ber	Per Cent	Num-ber	Per Cent	Num-ber	Per Cent
Total No. of Houses:	74	100.0	47	100.0	121	100.0
Member Under Five Years	36	48.65	28	59.58	64	52.88
Member Five-Ten Years	19	25.67	13	27.67	32	26.45
Member Ten-Fifteen Years	7	9.46	2	4.25	9	7.45
Member Fifteen-Twenty Years	6	8.11	2	4.25	8	6.61
Member Twenty or More Years	6	8.11	2	4.25	8	6.61

General information concerning the homemaker in the owned and rented houses is presented in Table 15.

TABLE 15
GENERAL INFORMATION CONCERNING THE HOMEMAKER IN
OWNED AND RENTED HOUSES

Item	Owned Houses		Rented Houses		Total	
	Num-ber	Per Cent	Num-ber	Per cent	Num-ber	Per cent
Total No. of Houses:	74	100.0	47	100.0	121	100.0
On All Weather Roads	60	82.08	30	63.83	90	74.38
Telephone	22	29.73	10	21.26	32	26.45
Radio	74	100.0	41	87.23	115	95.04
Car	73	98.64	41	87.23	114	94.21
Children in College if Old Enough	13	17.57	6	12.77	19	15.70
No	13	17.57	4	8.51	17	14.05

A larger percentage of the rented houses, it is indicated, were located on all weather roads than the owned houses. Less than 27 per cent of families occupying both types of houses had a telephone, but more than 95 per cent had radios. Approximately 98 per cent of families occupying owned houses,

and 87.23 per cent of those occupying rented houses owned an automobile. More than 17 per cent of the families occupying the owned houses and 12.77 per cent of those occupying rented houses had children attending college. No significant differences were shown in these comparisons between items of general information concerning the homemakers occupying the owned and the rented houses.

A classification of the various structural parts of the house into good, fair, and poor condition affords a measure of the general condition of the housing. In this study, good indicated that the houses needed no repair, fair that the house needed repairs, and poor that it needed replacement.

The structural parts of the houses taken as a measure of condition were foundation, exterior walls, roof, chimneys, floors, stairs, closets and insulation. The conditions of the structural parts of the owned and rented houses are shown in Table 15. Need for repairs and replacements were indicated for both owned and rented houses, with the percentage of need being greater in the rented houses. Chimneys, stairs, and insulation received less poor ratings in both owned and rented houses than other structural parts. Foundation, exterior walls, interior walls, roof, doors and windows were the structural parts receiving the highest percentage of good ratings in both the owned and rented houses.

TABLE 16

NUMBER AND PERCENTAGE OF OWNED AND RENTED HOUSES IN SPECIFIED CONDITION

Structural Parts of Houses Owned	Good*		Fair*		Poor*	
	Number	Per Cent	Number	Per Cent	Number	Per Cent
Total No of Houses:	74	100.0	74	100.0	74	100.0
Foundation	40	54.05	16	21.62	18	24.32
Walls, exterior	40	54.05	25	33.78	9	12.16
Roof	45	60.81	18	24.32	11	14.86
Chimneys	13	17.57	6	8.11	2	5.41
Doors	36	48.65	29	39.19	9	12.16
Windows	38	51.35	29	39.19	7	9.46
Screens	22	29.73	44	59.46	8	10.81
Paint, exterior	25	33.78	37	50.00	12	16.22
Paint, interior	32	43.24	32	43.24	10	13.51
Interior wall	40	54.05	27	36.49	7	9.46
Ceilings	36	48.65	28	37.84	10	13.51
Floors	37	50.00	28	37.84	9	12.16
Stairs	3	4.05	3	4.05	1	1.35
Closets	31	41.89	32	43.24	11	14.86
Insulation	5	6.76	1	1.35	3	4.05

*Good-needs no repair, fair-needs repairs, poor-needs replacement.

TABLE 16--Continued

Rented Houses	Good*		Fair*		Poor*		Total	
	Number	Per Cent	Number	Per Cent	Number	Per Cent	Number	Per Cent
Total No. of Houses	47	100.0	47	100.0	47	100.0	121	100.0
Foundation	16	34.4	13	27.66	18	38.30	121	100.0
Walls, exterior	18	38.30	17	36.17	12	25.54	121	100.0
Roof	18	38.30	19	40.42	10	21.28	121	100.0
Chimneys	8	17.02	8	17.02	1	2.13	38	31.49
Doors	21	44.68	17	36.17	9	19.15	121	100.0
Windows	15	30.04	20	42.55	12	25.53	121	100.0
Screens	13	27.66	19	40.42	15	30.04	121	100.0
Paint, exterior	16	31.91	15	30.04	12	25.54	121	100.0
Paint, interior	12	25.54	19	40.42	16	31.91	121	100.0
Interior wall	17	36.17	20	42.55	10	21.26	121	100.0
Ceilings	14	29.99	18	38.30	15	30.04	121	100.0
Floors	14	29.79	19	40.42	14	29.79	121	100.0
Stairs	1	2.13	1	2.13	4	8.51	13	10.74
Closets	15	31.91	15	31.91	17	36.17	121	100.0
Insulation	9	19.15	3	6.58	5	10.64	26	21.57

*Good-needs no repair, fair-needs repairs, poor-needs replacement.

A need was indicated for new foundations in 24.32 per cent of the owned and 38.30 per cent of the rented houses. Over 14 per cent of the owned and 21.28 per cent of the rented houses needed new roofs. Over 10 per cent of the owned and 30.04 per cent of the rented houses needed new screens. Over 13 per cent of the owned and 30.04 per cent of the rented houses needed the finish of the ceilings redone. Over 14 per cent of the owned and 36.17 per cent of the rented houses needed closets. More significant differences were indicated in the condition of the owned and rented houses than in some other areas, with the need for repair and replacements being greater in the rented houses.

Space distribution in the owned and rented houses is shown in Table 17. A larger percentage of the owned houses, it is indicated, had individual living rooms, dining rooms, and kitchens than the rented houses, while a larger percentage of the rented houses had combination type rooms.

Approximately 76 per cent of all the houses had bathrooms, with the larger per cent, 86.49 in the owned houses. Over 85 per cent of all the houses had kitchen sinks with drains, and almost 75 per cent had kitchens with improved cabinets. Over 86 per cent of both types of houses had two bedrooms, and 48.65 per cent of the owned houses and 38.30 per cent of the rented houses had three bedrooms. Over 50 per cent of all the houses had cellars but only 26.45 per cent had pantries. In each of these instances the larger percentage of these facilities were in the owned houses.

TABLE 17
 NUMBER AND PERCENTAGE OF HOUSES HAVING SPECIFIED FACILITIES
 IN OWNED AND RENTED HOUSES

Item	Owned Houses		Rented Houses		Total	
	Number	Per Cent	Number	Per Cent	Number	Per Cent
Total No of houses:	74	100.0	47	100.0	121	100.0
Bathrooms	64	86.49	28	59.57	92	76.03
Hall	36	48.65	7	14.89	43	35.71
Front porch	30	40.54	20	42.55	50	41.32
Back porch	50	67.00	27	57.44	77	63.36
Side porch	10	13.51	7	14.89	17	14.05
Cellar	42	56.75	20	42.55	62	51.24
Pantry	24	34.28	8	17.02	32	26.45
Kitchens improved cabinets	60	81.08	30	63.83	90	74.38
Kitchen sinks with drain	69	93.24	34	72.34	103	85.12
Living room	48	64.86	22	46.81	70	57.85
Living room-dining room	16	22.86	11	23.40	27	22.31
Living room-bedroom	10	13.51	14	29.79	24	19.83
Dining room	29	39.19	4	8.51	33	27.27
Dining room-kitchen	29	39.19	30	63.83	59	48.76
Kitchen	45	60.81	17	36.17	62	51.24
One bedroom	74	100.0	47	100.0	121	100.0
Two bedroom	66	89.19	39	82.98	105	86.78
Three bedroom	36	48.65	18	38.30	54	44.83
Four bedroom or more	7	9.46	3	6.38	10	8.26
Dining room-bedroom	...	...	2	4.26	2	1.65

Table 18 shows a compilation of actual average size of rooms in square feet for the rooms found in the owned and rented houses.

TABLE 18
 SIZE OF DIFFERENT TYPES OF ROOMS IN SQUARE FEET IN
 OWNED AND RENTED HOUSES

Owned Houses								
Unit	Number With Less Than 100 sq. ft.		Number With 101 to 145 sq. ft.		Number With 145 to 224 sq. ft.		Number Over 224 sq. ft.	
	Num- ber	Per Cent	Num- ber	Per Cent	Num- ber	Per Cent	Num- ber	Per Cent
Total No. of Houses:	74	100.0	74	100.0	74	100.0	74	100.0
Living room	...	...	3	4.05	34	45.91	11	14.86
Living room Dining room	...	...	2	2.70	8	10.81	6	8.11
Living room Bedroom	...	...	4	5.40	3	4.05	3	4.05
Dining room	...	...	5	6.76	22	29.72	2	2.70
Dining room Bedroom	...	...	...	...	...	...	...	...
Dining room Kitchen	4	5.40	11	14.86	14	18.91	...	...
Kitchen	20	28.37	13	17.56	12	16.21	...	...
Bedroom	10	13.51	27	36.48	30	40.54	7	9.45
Bedroom	9	12.16	27	36.48	26	35.13	4	5.40
Bedroom	3	4.05	16	21.62	14	18.91	3	4.05
Bedroom	4	5.40	3	4.05	...	...	...	...

TABLE 18--Continued

Rented Houses									
Number With Less Than 100 sq. ft.		Number With 101 to 145 sq. ft.		Number With 145 to 224 sq. ft.		Number Over 224 sq. ft.		Total	
Num- ber	Per Cent	Num- ber	Per Cent	Num- ber-	Per Cent	Num- ber	Per Cent	Num- ber	Per Cent
47	100.0	47	100.0	47	100.0	47	100.0	121	100.0
...	...	4	8.51	18	38.30	...	...	70	57.83
...	...	...	...	5	10.64	6	12.77	27	22.31
...	...	10	21.28	4	8.51	...	...	24	19.83
2	4.26	2	4.26	...	...	...	...	33	27.27
...	...	2	4.26	...	...	...	...	2	1.65
1	2.13	12	25.53	7	14.89	...	...	49	40.47
10	21.28	6	12.77	1	2.13	...	...	62	51.76
14	29.79	12	25.53	21	44.68	...	...	121	100.0
4	8.51	11	23.40	24	51.06	...	...	105	86.78
...	...	6	12.77	13	25.53	...	...	55	45.45
2	4.26	1	2.13	...	...	...	...	10	8.26

The owned houses, it is indicated in Table 18, had larger percentages of space in the living room, dining room, kitchen, and bedroom than the rented houses. Conversely, a larger percentage of the rented houses had space in combination type rooms than in the owned houses. The differences, however, were not significant.

The distribution of storage space in square feet in the owned and rented houses is shown in Table 19. Space in square feet is indicated for three different sizes of storage space, four, six, and eight square feet, respectively. Approximately 5 per cent of the houses had storage space in the living room, with the larger percentage being in the rented houses. In the owned houses, only four of these, 5.40 per cent, had storage space in the living room and this was under six square feet in area. Over 20 per cent of the houses had storage space in the living room-dining room combination, and 4.95 had storage space in the dining room. None of the owned houses had any storage space in the kitchen, other than cabinet space, and only 2.70 per cent of the rented houses had kitchen storage space, except that in the cabinet.

Over 90 per cent of all the houses had storage space in one bedroom, and 29.75 per cent had storage space in two bedrooms. The owned houses had a larger percentage of square feet in storage than the rented houses, and the majority of this storage space was in the bedrooms of the houses.

TABLE 19
 DISTRIBUTION OF SQUARE FEET IN STORAGE IN OWNED
 AND RENTED HOUSES

Owned Houses						
Storage	Under Four		Under Six	More Than Eight		
	Number	Per Cent	Number	Per Cent	Number	Per Cent
Total No. of Houses	74	100.0	74	100.0	74	100.0
Living room	...	...	4	5.40	...	...
Living room dining room	...	...	3	4.05	...	...
Living room bedroom	...	...	4	5.40	...	...
Dining room	...	...	2	2.70	...	...
Dining room bedroom	...	...	2	2.70	...	...
Kitchen	...	...	...	...	...	...
Bedroom	28	37.82	20	27.01	25	33.78
Bedroom	...	...	8	10.81	10	13.51
Bedroom	2	2.70	3	4.05	1	1.35
Bath	10	13.51	22	29.73	8	10.81
Hall	8	10.81	...	...	3	4.05

TABLE 19--Continued

Rented Houses							
Under Four		Under Six		More Than Eight		Total	
Number	Per Cent	Number	Per Cent	Number	Per Cent	Number	Per Cent
47	100.0	47	100.00	147	100.0	121	100.0
2	4.25	1	2.13	...	...	7	5.79
...	...	3	4.05	...	...	6	4.95
6	12.77	3	6.38	...	...	13	10.74
2	4.25	2	2.70	...	...	6	4.95
2	4.25	...	...	...	...	4	3.30
...	...	...	...	2	2.70	2	1.65
30	63.83	...	...	6	12.75	109	90.10
9	17.15	3	6.38	5	10.65	35	29.75
...	...	1	2.13	...	...	7	5.79
...	...	...	...	...	...	40	33.08
4	8.51	...	...	...	...	15	12.41

Needs for additional room space are shown in Table 20. In all instances, except the pantry, windows and closets, there is a greater need shown for additional space in the rented houses. In the over all picture, the highest percentage of need, 90.91 per cent was for additional closet space. Over 65 per cent of the houses needed additional pantry space, but outside of this the percentage of need was less than 30 per cent.

TABLE 20
NUMBER AND PERCENTAGE OF OWNED AND RENTED HOUSES
HAVING NEED FOR ADDITIONAL SPACE

Unit	Owned Houses		Rented Houses		Total	
	Num-ber	Per Cent	Num-ber	Per cent	Num-ber	Per Cent
Total No. of Houses:	74	100.0	47	100.0	121	100.0
Rooms: one or More						
Bedrooms	19	25.67	14	29.75	33	27.27
Living	6	8.10	7	14.89	13	10.74
Dining	2	2.70	3	6.38	5	4.14
Kitchen Sink With Drain Improved	5	6.76	13	27.66	18	14.86
Cabinets	14	18.92	17	36.17	31	25.62
Halls	6	8.10	10	21.26	16	13.22
Backporch	10	13.51	8	17.02	18	14.86
Frontporch	9	12.16	8	17.02	17	14.08
Cellar	10	13.51	8	17.02	18	14.86
Pantry	50	67.56	30	63.83	80	66.12
Windows	12	16.22	8	17.02	20	16.53
Closets	67	90.54	43	91.49	110	90.91

Extent of Facilities in the Houses

A detailed study was made of the sanitary facilities and water supply of the owned and rented houses. The source of water, the distance carried, hot and cold water, toilets, bathroom facilities, and disposal of sewage were considered. Data on these types of facilities are shown in Table 21.

Over 80 per cent of the families occupying owned houses and over 75 per cent of those occupying rented houses secured their water from wells on the farms. In the owned houses, a power pump was used by a larger percentage of the families for lifting water from the wells while windmills were used by a larger percentage of the families occupying rented houses. Unimproved outdoor toilets were used by over 34 per cent of the families occupying rented houses and by over 22 per cent of those occupying owned houses. Approximately 75 per cent of the houses were equipped with bath tubs or showers.

There were septic tanks for sewage disposal in 19.83 per cent of the houses. Over 80 per cent of the houses had installations for piped cold water, and 39.67 per cent of them had installations for hot water. The percentage of houses with hot water installations was much greater than that for the rented houses. Families occupying the owned houses, it is indicated, had better water supply and sewage disposal facilities than the rented houses.

TABLE 21

NUMBER AND PERCENTAGE OF OWNED AND RENTED HOUSES HAVING
WATER SUPPLY AND SEWAGE DISPOSAL FACILITIES

Unit	Owned Houses		Rented Houses		Total	
	Num- ber	Per Cent	Num- ber	Per Cent	Num- ber	Per Cent
Total No. of houses:	74	100.0	47	100.0	121	100.0
Source of water						
well	60	81.08	36	76.60	96	79.34
Cistern	5	6.79	6	12.77	11	9.08
Commercial	9	12.16	5	10.63	14	11.54
Water Supply for house carried 50 feet	2	2.70	2	4.25	4	3.30
Hand pump	7	9.46	5	10.63	12	9.92
Power pump	40	54.05	14	29.79	54	44.62
Windmill	16	21.62	21	44.68	37	30.57
Commercial	9	12.16	5	10.64	14	11.57
Sanitary Facilities, Out Door Toilets						
Unimproved	17	22.97	16	34.04	33	27.27
Improved	8	10.81	12	25.53	20	16.53
Indoor toilets	49	66.22	19	40.42	68	56.16
Bathroom Facilities						
Tub	47	63.51	20	42.52	67	55.37
Shower	17	22.97	8	17.02	25	20.66
Lavatory	64	86.49	30	63.82	94	77.69
Kitchen sink with drain	69	93.24	34	72.34	103	85.12
Disposal of Sewage						
Septic tank	15	20.27	9	19.15	24	19.83
Cesspool	45	60.81	21	44.67	66	54.55
Surface	5	6.72	8	17.02	13	10.74
Piped cold	63	85.14	35	74.46	98	80.99
Piped hot	40	54.05	8	17.02	48	39.67

Need for new installations and repair to the water and sewage disposal facilities in the owned and rented houses, is shown in Tables 22 and 23. Almost 3 per cent of the families occupying the owned houses and over 4 per cent of those in the rented houses reported a need for power pumps. New windmills were needed by almost 10 per cent of families occupying the owned houses and by slightly over 10 per cent of those occupying the rented houses.

No needs were reported in either type of house for an improved or unimproved outdoor toilet, but 33.78 per cent of the families occupying the owned houses and 59.57 per cent of those in the rented houses indicated a need for indoor toilets. Needs were reported for bathtubs in over 13 per cent of the owned houses and in over 40 per cent of the rented houses. New sinks were needed in a much larger percentage of the rented houses than the owned houses, and the same was true for septic tanks. Fewer rented houses had piped hot and cold water. The differences between the needs for new installations, for water supply and sewage in the owned and rented houses were significant and much greater than in some other areas.

The percentage of the owned and rented houses where repairs were needed for new installations was very small. A need for repairs to windmills and wells was reported by small percentages of the families occupying both the owned and rented houses.

TABLE 22

NUMBER AND PERCENTAGE OF OWNED AND RENTED HOUSES NEEDING
NEW INSTALLATION OF WATER SUPPLY AND SEWAGE
DISPOSAL FACILITIES

Unit	Owned Houses		Rented Houses		Total	
	Num- ber	Per Cent	Num- ber	Per Cent	Num- ber	Per Cent
Total No. of houses:	74	100.0	47	100.0	121	100.0
Source of Water						
Well	...	...	...	...	...	...
Cistern	...	...	...	...	...	...
Commercial	...	...	...	...	...	...
Water Supply for House						
Carried 50 Feet	...	...	...	...	...	...
Hand pump	...	...	...	...	...	...
Power pump	2	2.70	2	4.25	4	3.30
Windmill	7	9.46	5	10.63	12	9.92
Commercial	...	...	...	...	...	...
Sanitary Facilities, Out Door						
Toilets						
Iniproved	...	...	...	...	...	...
Improved	...	...	...	...	...	...
Indoor						
Toilets	25	33.78	28	59.57	53	43.80
Bathroom						
Facilities	...	...	...	...	...	...
Tub	10	13.51	19	40.42	29	23.97
Shower	...	...	...	...	...	...
Lavatory	10	13.51	17	36.17	27	22.31
Kitchen Sink with Drain	5	6.76	13	27.66	18	14.86
Disposal of Sewage						
Septic Tank	10	13.51	17	36.18	27	22.31
Cesspool	...	...	...	...	...	...
Surface	...	...	...	...	...	...
Piped cold	11	14.86	12	25.54	23	19.00
Piped hot	34	45.95	39	82.98	73	60.33

TABLE 23

NUMBER AND PERCENTAGE OF OWNED AND RENTED HOUSES NEEDING
REPAIRS OF WATER SUPPLY AND SEWAGE DISPOSAL FACILITIES

Item	Owned Houses		Rented Houses		Total	
	Num- ber	Per Cent	Num- ber	Per Cent	Num- ber	Per Cent
Total No. of houses:	74	100.0	47	100.0	121	100.0
Source of Water						
Well	8	10.81	4	8.51	12	9.92
Cistern	2	2.80	3	6.38	5	4.14
Commercial Water Supply	...	...	...	...	...	...
Carried 50 Feet	...	...	...	...	...	...
Hand pump	...	...	...	...	...	...
Power pump	...	...	...	...	...	...
Windmill	5	6.76	3	6.38	8	6.60
Commercial Sanitary Facilities, Out Door Toilets	...	...	...	...	...	...
Unimproved	...	...	...	...	...	...
Improved	...	...	...	...	...	...
Indoor toilets	...	...	...	...	...	...
Bathroom Facilities	...	...	...	...	...	...
Tub	...	...	...	...	...	...
Shower	...	...	...	...	...	...
Lavatory	...	...	...	...	...	...
Kitchen Sink with Drain	...	...	...	...	...	...
Disposal of sewage	...	...	...	...	...	...
Septic tank	...	...	...	...	...	...
Cesspool	...	...	...	...	...	...
Surface	...	...	...	...	...	...
Piped cold	...	...	...	...	...	...
Piped hot	...	...	...	...	...	...

The facilities available for lighting, heating, and cooking and the needs for new installations for these facilities are shown in Tables 24 and 25.

In less than 1 per cent of the houses, it is indicated in Table 24, kerosene was used for lighting. Electricity for lighting was used by a larger percentage of the families in the owned houses than those occupying the rented houses. Gas, either butane or natural gas, was available for heating in more than 84 per cent of the houses. A small percentage, 11.54 per cent, of the families used kerosene for heating, and less than 3 per cent used either coal or wood.

In more than 85 per cent of the houses, electricity or gas was available for cooking. Approximately 12 per cent of the families occupying the houses used kerosene for cooking, and only 2.48 per cent used wood. More of the families in the owned houses used electricity and gas for cooking than those in the rented houses, but the percentages using kerosene were approximately the same.

Few new installations were needed by the families occupying both types of houses. The only lighting need reported was a power line to one of the rented houses. Twelve families, 16.22 per cent, occupying owned houses, and nineteen, 14.89 per cent, living in the rented houses reported a need for butane gas for heating, and similar needs were reported for butane gas for cooking in both types of houses.

TABLE 24

NUMBER AND PERCENTAGE OF OWNED AND RENTED HOUSES HAVING
SPECIFIED LABOR SAVING AND COMFORT INCLUDING IMPROVED
LIGHTING, HEATING AND COOKING FACILITIES

Item	Owned Houses		Rented Houses		Total	
	Num- ber	Per Cent	Num- ber	Per Cent	Num- ber	Per Cent
Total No. of Houses:	74	100.0	47	100.0	121	100.0
Lighting:						
Gas	2	2.70	2	4.25	2	1.65
R E A	60	81.08	37	76.59	97	80.16
Commercial Power Line	14	18.92	7	14.89	21	17.36
Kerosene	...	...	1	2.13	1	0.82
Heating:						
Gas, Butane	51	68.92	20	42.55	71	58.68
Gas, Natural	18	24.32	13	27.66	31	25.62
Kerosene	10	13.51	4	8.51	14	11.54
Coal	1	1.35	1	1.35	2	1.65
Wood	1	1.35	2	4.25	3	2.48
Cooking:						
Wood	1	1.35	2	4.25	3	2.48
Kerosene	9	12.16	6	12.77	15	12.41
Electricity	5	4.05	8	17.02	11	9.08
Gas, Butane	51	68.92	20	42.55	71	58.68
Gas, Natural	16	21.62	5	10.63	21	17.36

TABLE 25

NUMBER AND PERCENTAGE OF OWNED AND RENTED HOUSES NEEDING NEW EQUIPMENT FOR LABOR SAVING AND COMFORT INCLUDING IMPROVED LIGHTING, HEATING, AND COOKING FACILITIES

Item	Owned Houses		Rented Houses		Total	
	Num-ber	Per Cent	Num-ber	Per Cent	Num-ber	Per Cent
Total No. of Houses:	74	100.0	47	100.0	121	100.0
Lighting:						
Gas	...	...	...	...	...	...
R E A	...	...	...	...	...	...
Commerical Power Line	...	...	...	...	...	...
Kerosene	...	...	...	...	...	...
Heating:						
Gas, Butane	12	16.22	7	14.89	19	15.70
Gas, Natural	...	...	...	...	...	...
Kerosene	...	...	...	...	...	...
Coal	...	...	...	...	...	...
Wood	...	...	...	...	...	...
Cooking:						
Wood	...	...	...	...	...	...
Kerosene	...	...	...	...	...	...
Electricity	...	...	...	...	...	...
Gas, Butane	10	13.51	8	17.02	18	14.86
Gas, Natural	...	...	...	...	...	...

Refrigeration and Laundry Facilities

Information regarding the refrigeration and laundry facilities available in the owned and rented houses is shown in Tables 26, 27, and 28.

Electrical refrigeration facilities were available in more than 60 per cent of the houses with the percentage being almost the same for both types of houses. In over 25 per cent of the houses, gas refrigeration was used, and only slightly over 12 per cent of the families occupying the houses used ice refrigeration. One of the owned houses, 1.65 per cent, had a cold storage unit but none of the rented houses had this facility. Over 52 per cent of the families occupying both types of houses had a drawer in a cold storage plant. In over 72 per cent of the owned and rented houses the family laundry was done at the washeria. Electric irons were available in over 96 per cent of the houses of both types.

The greatest needs in refrigeration, as indicated in Table 27, were for cold storage units. A small percentage of families occupying rented houses reported a need for electric irons.

Needs for repair of refrigeration and laundry equipment, as indicated in Table 28, were few. In over 5 per cent of the owned houses and over 12 per cent of the rented houses repairs were needed for washing machines. Differences in refrigeration and laundry facilities in the owned and rented houses were not significant.

TABLE 26

NUMBER AND PERCENTAGE OF OWNED AND RENTED HOUSES HAVING
SPECIFIED REFRIGERATION AND LAUNDRY FACILITIES

Item	Owned Houses		Rented Houses		Total	
	Num- ber	Per Cent	Num- ber	Per Cent	Num- ber	Per Cent
Total No. of Houses	74	100.0	47	100.0	121	100.0
Refrigeration:						
Ice	8	10.81	7	14.90	15	12.41
Electricity	45	60.80	29	61.70	74	61.16
Gas, Natural	6	8.11	5	10.63	11	9.08
Gas, Butane	15	20.27	6	12.77	21	17.36
Cold Storage:						
Cold Storage Unit at						
Home	2	1.65	...	...	2	1.65
Drawer at Plant	47	60.81	17	36.17	64	52.89
Laundry:						
Where done						
Out of doors	7	9.46	3	6.38	10	9.08
In Kitchen	5	6.76	2	4.25	7	5.79
Washateria	54	72.97	34	72.34	88	72.73
Other						
Wash House	6	8.11	7	14.89	13	10.74
Porch	2	2.70	...	...	2	1.65
Equipment:						
Fixed Tub	...	...	...	...	...	...
Electric						
Washer	16	21.62	11	23.40	27	22.31
Gasoline	3	4.05	1	2.13	4	3.30
Automobile	1	1.35	1	2.13	2	1.65
Electric						
Iron	74	100.0	43	91.49	117	96.69
Gas Iron	...	...	2	4.25	2	1.65
Flat Iron	...	...	2	4.25	2	1.65

TABLE 27

NUMBER AND PERCENTAGE OF OWNED AND RENTED HOUSES NEEDING
NEW INSTALLATION IN SPECIFIED REFRIGERATION
AND LAUNDRY FACILITIES

Item	Owned Houses		Rented Houses		Total	
	Num-ber	Per Cent	Num-ber	Per Cent	Num-ber	Per Cent
Total No. of Houses:	74	100.0	47	100.0	121	100.0
Refrigeration:						
Ice	...	...	...	...	...	...
Electricity	5	6.72	6	12.77	11	9.08
Gas, Natural	...	...	...	...	...	...
Gas, Butane	2	2.70	2	4.25	4	3.30
Cold Storage:						
Cold Storage Unit at Home	20	27.27	15	31.91	35	28.92
Drawer at Locker Plant	15	20.27	11	23.40	26	21.16
Laundry:						
Where Done						
Out of Doors	...	...	...	...	...	...
In Kitchen	...	...	...	...	...	...
Washateria	...	...	...	...	...	...
Other						
Wash House	12	16.22	5	10.63	17	14.09
Porch	...	...	...	...	...	...
Equipment:						
Fixed Tub	...	...	...	...	...	...
Electric Washer	...	...	...	...	...	...
Gasoline	...	...	...	...	...	...
Electric Iron	...	...	4	8.51	4	3.30
Gas Iron	...	...	...	...	...	...
Flat Iron	...	...	...	...	...	...

TABLE 28

NUMBER AND PERCENTAGE OF OWNED AND RENTED HOUSES NEEDING
REPAIRS OF SPECIFIED REFRIGERATION AND LAUNDRY
FACILITIES

Item	Owned Houses		Rented Houses		Total	
	Num- ber	Per Cent	Num- ber	Per Cent	Num- ber	Per Cent
Total No. of Houses:	74	100.0	47	100.0	121	100.0
Refrigeration:						
Ice	...	...	...	...	...	...
Electricity	...	...	...	...	...	...
Gas, Natural	...	...	...	...	...	...
Gas, Butane	...	...	...	...	...	...
Cold Storage:						
Cold Storage Unit at Home	...	...	...	...	...	...
Drawer at Locker Plant	...	...	...	...	...	...
Laundry:						
Were Done						
In Kitchen	...	...	...	...	...	...
Washateria	...	...	...	...	...	...
Other						
Wash House	...	...	...	...	...	...
Porch	...	...	...	...	...	...
Equipment:						
Fixed Tub	...	...	...	...	...	...
Electric Washer	4	5.41	6	12.60	10	8.26
Gasoline	...	...	...	...	...	...
Electric Iron	3	4.05	2	4.25	5	4.15
Gas Iron	...	...	...	...	...	...
Flat Iron	...	...	...	...	...	...

Landscaping of Homes

Specified landscape features of the owned and rented houses are shown in Tables 29, 30, 31.

At the owned houses, as indicated in Table 31, there was a much higher percentage of improvement in lawns, plantings, and walks than at the rented houses. Driveways were about the same in percentages. Water was more available for watering the lawns in the owned houses than in the rented houses.

At both types of houses, the drainage sites were only a little more than 57 per cent satisfactory. At the rented houses there were more driveways than at the owned houses, but in all other respects the percentages were in favor of the rented houses. The degrees of difference, however, were not significant.

As indicated in Table 31 a high percentage of reports from both the owned and the rented houses indicated a need for repairs in the drainage site. Needs for repairs to lawns, plantings and walks were also indicated.

Needs for new landscaping are shown in Table 31. Plantings, driveways, water piped to the yards, and new fences were the indicated needs, with water in the yards having the highest percentage of need. The differences between the needed landscaping facilities for the owned and rented houses are greater for the rented houses but the differences are not highly significant.

TABLE 29

NUMBER AND PERCENTAGE OF OWNED AND RENTED HOUSES HAVING
SPECIFIED LANDSCAPING FEATURES

Item	Owned Houses		Rented Houses		Total	
	Num- ber	Per Cent	Num- ber	Per Cent	Num- ber	Per Cent
Total No. of Houses:	74	100.0	47	100.0	121	100.0
Drainage Site Satisfactory	42	56.76	27	57.45	69	57.02
Lawn Established	45	60.81	15	31.91	60	49.59
Planting Established	60	85.71	20	42.55	80	66.11
Having Some Walks	64	86.49	19	40.42	83	68.59
Having Drive Ways	23	31.08	15	31.91	38	31.40
Water Piped for Yard	45	60.81	15	31.91	60	49.59
Water Carried for Yard	15	20.27	5	10.63	20	16.53
Hose	43	58.11	4	8.51	47	38.84
Yard Fences:						
Front	40	51.05	19	40.42	59	48.76
Back	45	60.81	28	59.75	73	60.33

TABLE 60

NUMBER AND PERCENTAGE OF OWNED AND RENTED HOUSES NEEDING
INSTALLATION OF SPECIFIED LANDSCAPING

Item	Owned Houses		Rented Houses		Total	
	Num- ber	Per Cent	Num- ber	Per Cent	Num- ber	Per Cent
Total No. of Houses:	74	100.0	47	100.0	121	100.0
Drainage Site Satisfactory	...	...	...	...	...	...
Lawn Established	...	...	...	...	...	...
Planting Established	14	18.91	27	57.44	41	33.88
Having Some Walks	...	...	...	...	...	...
Having Drive Ways	51	68.92	36	76.60	87	51.90
Water Piped For Yard	29	39.19	32	68.08	61	50.38
Water Carried For Yard	...	...	...	...	...	...
Yard Fences:						
Front	24	32.43	23	48.93	47	38.84
Back	29	39.19	19	40.42	48	39.67

TABLE 31

NUMBER AND PERCENTAGE OF OWNED AND RENTED HOUSES NEEDING
REPAIRS OF SPECIFIED LANDSCAPING FEATURES

Item	Owned Houses		Rented Houses		Total	
	Num- ber	Per Cent	Num- ber	Per Cent	Num- ber	Per Cent
Total No. of Houses:	74	100.0	47	100.0	121	100.0
Drainage Site Satisfactory	32	43.24	20	42.55	52	42.97
Lawn Established	10	13.51	8	17.02	18	14.86
Planting Established	12	16.22	10	21.26	22	18.17
Having Some Walks	9	12.16	6	12.77	15	12.41
Having Drive Eays	4	5.41	4	8.51	8	6.60
Water Piped For Yard	...	...	...	...	...	...
Water Carried For Yard	...	...	...	...	...	...
Hose	8	10.81	4	8.51	12	9.92
Yard Fences:						
Front	6	8.11	5	10.63	11	9.08
Back	5	6.72	6	12.77	11	9.08

Repairs and Improvements

A need for repairs and improvements of the owned and rented houses was shown in Table 16. The desire of the families occupying these houses for repairs and improvements is shown in Tables 32 and 33.

If funds were available, the occupants of the owned houses would make improvements ranging from \$100 to \$500. The majority of the improvements, as indicated in Table 32, would not be for structural parts of the houses, but for heating, laundry, electrical facilities, bathrooms, furnishings, and for built-in equipment. In the rented houses, as indicated in Table 32, almost all of the improvements would be for labor-saving and comfort facilities.

Contemplated repairs and improvements planned by the families occupying the owned and rented houses and those recently made are shown in Table 33. Approximately 71 per cent of the families had made repairs within the last three years, with the greater number costing less than \$100. Few differences were apparent in the number and cost of repairs in the owned and rented houses.

TABLE 32

NUMBER AND PERCENTAGE OF HOMEMAKERS IN OWNED HOUSES WANTING REPAIRS AND IMPROVEMENTS IF SPECIFIC AMOUNTS WERE AVAILABLE FOR IMPROVING THE HOME

Improvement Desired	Owned Houses					
	\$500.00		\$250.00		\$100.00	
	Number	Per Cent	Number	Per Cent	Number	Per Cent
Total No. of Houses:	74	100.0	74	100.0	74	100.0
Foundations	1	1.35	...	...	2	2.70
Exterior Walls (Paint)	5	6.72	6	8.11	1	1.35
Roof	1	1.35	4	5.41	4	5.41
Chimneys	...	...	...	...	...	...
Doors	...	...	3	4.05	3	4.05
Windows	...	...	1	1.35	2	2.70
Screens	...	...	...	...	...	...
Porches	...	...	6	8.11	...	...
Interior Walls	3	4.05	4	5.41	18	38.30
Ceilings	...	...	...	...	...	...

Floors	...	...	...	...	...	10	13.51
Additional Room	7	9.46	...	...	...	...	...
Water System	4	5.41	...	...	...	...	...
Sanitary Facilities							
1. Septic Tank	1	1.35	3	4.05	...	...	...
2. Cesspool	4	5.41	...	...	...	...	...
Lighting System	2	2.70	2	2.70	...	...	...
Butane System	8	10.81	4	5.41	...	...	...
Bathroom Equipment	5	6.72	5	6.72	5	6.72	6.72
Laundry Facilities	8	10.81	...	...	4	5.41	5.41
Cooking Facilities	...	...	...	...	3	4.05	4.05
Landscaping	...	...	...	...	...	...	...
Built-in-equipment	8	10.81	4	5.41	6	8.11	8.11
Electric Equipment	10	13.51	13	17.66	...	...	...
Furnishings	3	4.05	13	17.66	8	10.81	10.81
Garage	4	5.41	...	...	...	...	...

TABLE 32--Continued

NUMBER AND PERCENTAGE OF HOMEMAKERS IN RENTED HOMES WANTING REPAIRS AND IMPROVEMENTS IF SPECIFIC AMOUNTS WERE AVAILABLE FOR IMPROVING THE HOME

Improvement Desired	Rented Houses						Total	
	\$500.00		\$250.00		\$100.00		Number	Per cent
	Num-ber	Per-cent	Num-ber	Per-cent	Num-ber	Per-cent		
Total No. of Houses	47	100.0	47	100.0	47	100.0	121	100.0
Foundations	3	6.38	6	4.95
Exterior Walls (Paint)	12	9.92
Roof	9	7.44
Chimneys
Doors	6	4.95
Windows	3	2.48
Screens
Porches
Interior Walls	25	21.57
Ceilings

Floors	...	...	...	...	...	...	...	...	...	10	8.26
Additional Room	5	10.63	...	...	...	...	...	...	...	12	9.92
Water System	...	...	...	...	...	...	...	...	...	4	3.50
Sanitary Facilities	...	...	...	...	...	...	...	...	...	4	3.50
1. Septic Tank	...	...	...	...	...	...	...	...	...	12	9.92
2. Cesspool	...	...	17.02	...	...	...	...	...	...	6	4.95
Lighting System	2	4.25	...	...	...	...	...	...	...	14.	11.54
Butane System	2	4.25	...	...	...	...	...	...	...	32	26.45
Bathroom Equipment	10	21.26	14.89	...	...	...	...	...	...	20	16.53
Laundry Facilities	8	17.02	...	...	...	...	...	...	...	6	4.95
Cooking Facilities	...	...	...	...	...	...	3	6.85	...	3	2.48
Landscaping	...	...	...	...	...	...	3	6.85	...	22	18.17
Built-in-equipment	...	...	...	...	...	...	4	8.51	...	75	62.07
Electric Equipment	12	25.54	42.55	20	20	12.55	20	12.55	...	54	43.80
Furnishings	8	17.02	25.54	12	10	21.26	10	21.26	...	6	4.95
Garage	2	4.25	...	...	...	...	...	...	...	6	4.95

TABLE 33

NUMBER AND PERCENTAGE OF FAMILIES IN OWNED AND RENTED HOUSES
CONTEMPLATING REPAIRS IN NEXT THREE YEARS

Improvements Contemplated	Owners		Renters		Total	
	Number	Per Cent	Number	Per Cent	Number	Per Cent
Total No. of Houses:	74	100.0	47	100.0	121	100.0
New Houses Contemplated In Next Three Years	3	4.05	1	2.12	4	3.30
If So: Number of Rooms						
Five	2	2.70	1	2.12	3	2.48
Six	1	1.35	...	...	1	0.82
Estimated Cost						
\$10,000.00	2	2.70	1	2.12	3	2.48
8,000.00	1	1.35	...	...	1	0.82
Repairs Made On Present House During the Last Three Years:						
Less Than \$100.00	40	54.05	10	21.26	50	41.32
\$100.00 to \$499.00	12	16.21	5	10.63	17	14.09
\$500.00 and Over	10	13.51	10	21.26	20	16.53
Repairs Contemplated Next Twelve Months:						
Less Than \$100.00	50	68.56	...	...	50	41.32
\$100.00 to \$499.00	10	13.51	...	...	10	8.26
\$500.00 and Over	10	13.51	...	...	10	8.26

The number and percentage of families occupying the owned and rented houses who were interested in borrowing money to finance construction, repairs or improvements provided interest rate was satisfactory are shown in Tables 34 and 35.

The families in either type of houses, as indicated in Table 34, were not interested in borrowing as small a sum as \$100. Approximately 1 per cent would borrow \$1,000. Families occupying the rented houses did not express a desire to borrow any funds.

Two of the families occupying the owned houses reported that they would consider four per cent a satisfactory rate of interest to pay on borrowed funds, while one family reported that a six per cent rate of interest would be considered satisfactory. The families occupying the rented houses did not make any reports on the rates of interest considered satisfactory because they expressed no desire to borrow funds.

The families occupying the owned houses, it is indicated, showed little need or desire for borrowed funds to finance construction, repairs, or improvements. The families in the rented houses did not desire to borrow funds for these purposes.

TABLE 34

NUMBER AND PERCENTAGE OF FAMILIES IN OWNED AND RENTED
HOUSES DESIRING TO BORROW FUNDS IF AVAILABLE

Amount	Owner		No Owner		Total	
	Num-ber	Per Cent	Num-ber	Per Cent	Num-ber	Per Cant
Total No. of Houses	74	100.0	47	100.0	121	100.0
One-hundred	...	...	...	...	...	...
Five-hundred	1	1.35	...	...	1	0.82
One-thousand	2	2.70	...	...	2	1.65

TABLE 35

RATES OF INTEREST CONSIDERED SATISFACTORY BY FAMILIES
IN OWNED AND RENTED HOUSES

Rate of Interest	Owner		No. Owner		Total	
	Num-ber	Per Cent	Num-ber	Per Cent	Num-ber	Per Cent
Total No. of Houses:	74	100.0	47	100.0	121	100.0
Four Per Cent	2	2.70	...	...	2	1.65
Six Per Cent	1	1.35	...	...	1	0.82
Ten Per Cent	...	...	...	...	...	...

The degree of satisfaction of the members of the families in the owned and rented houses with the specified features of the houses is shown in Tables 36, 37, and 38.

Over 51 per cent of the men in the families occupying the owned and rented houses, as indicated in Table 36, reported that they appreciated the water, lights, and gas facilities in the houses. Over 21 per cent of them expressed appreciation of the kitchens.

According to the data in Table 37, the women in the owned and rented houses were not as appreciative as the men of the facilities available. Approximately 45 per cent of the women expressed appreciation of the availability of gas, and 30.57 per cent appreciated the bathrooms. More of the women in the rented houses appreciated the living room than those living in the owned houses. The extent of the appreciation of the water and lights was only slightly over 26 per cent from the women in all types of houses, with these in the owned houses having a slightly higher percentage of appreciation.

Children living in the owned and rented houses, as indicated in Table 38, expressed no appreciation of the arrangement of the rooms, location of the houses, and storage facilities. Approximately 65 per cent reported that they appreciated the lights and 43.47 per cent of the children appreciated the bathroom.

TABLE 36

NUMBER AND PERCENTAGE OF OWNED AND RENTED HOUSES HAVING
MEN APPRECIATING SPECIFIED FEATURES OF HOUSES

Features	Owned Houses		Rented Houses		Total	
	Num-ber	Per Cent	Num-ber	Per Cent	Num-ber	Per Cent
Features Most Desired by Men in the Family	70	100.0	46	100.0	116	100.0
Size	8	11.42	8	17.39	16	13.80
Arrangement	...	...	4	8.69	4	3.44
Location	12	17.14	14	30.43	26	22.41
Storage	3	7.14	2	4.34	5	4.31
Furnishings	...	...	6	13.05	6	5.15
Water	40	37.14	20	43.47	60	51.72
Lights	40	57.14	20	43.47	60	51.72
Gas	40	57.14	20	43.47	60	51.72
Kitchen	15	21.42	10	21.73	25	21.55
Own Room	...	...	2	4.34	2	1.72
Living Room	...	...	...	...	...	...
Bathroom	25	35.71	10	21.73	35	30.18
Radio	10	14.28	8	17.39	18	15.51
Electrical Equipment	...	...	10	21.73	10	8.62
Insulation	10	14.28	...	...	10	8.62
Telephone	...	...	2	4.35	2	1.72
Porch	5	7.14	2	4.35	7	6.03

TABLE 37

NUMBER AND PERCENTAGE OF OWNED AND RENTED HOUSES HAVING
WOMEN APPRECIATING SPECIFIED FEATURES OF HOUSES

Features	Owned Houses		Rented Houses		Total	
	Num- ber	Per Cent	Num- ber	Per Cent	Num- ber	Per Cent
Features Most Desired by Women in Family	74	100.0	47	100.0	121	100.0
Size	8	10.82	10	21.26	18	14.86
Arrangement	10	13.64	10	21.26	20	16.53
Location	10	13.45	8	17.02	18	14.86
Storage	10	13.65	10	21.26	20	16.53
Furnishings	30	40.54	2	4.25	32	26.45
Water	20	27.27	12	23.22	32	26.45
Lights	20	27.27	12	23.32	32	26.45
Gas	40	46.49	16	33.63	56	45.65
Kitchen	20	27.27	10	21.26	30	24.64
Own Room	8	10.82	1	2.14	9	7.44
Living Room	10	13.65	10	21.26	20	16.53
Bathroom	32	50.00	5	10.63	37	30.57
Radio	2	2.70	5	10.63	7	5.79
Electrical Equipment	10	13.65	15	31.99	25	20.66
Insulation	2	2.70	5	10.63	7	5.79
Telephone	...	...	3	6.42	3	2.48
Porch	...	...	5	10.63	5	4.14

TABLE 38

NUMBER AND PERCENTAGE IN OWNED AND RENTED HOUSES HAVING
CHILDREN APPRECIATING SPECIFIED FEATURES OF HOUSES

Features	Owned Houses		Rented Houses		Total	
	Num- ber	Per Cent	Num- ber	Per Cent	Num- ber	Per Cent
Features Most Desired by the Children in the Family	26	100.0	20	100.0	46	100.0
Size	...	...	...	...	...	...
Arrangement	...	...	...	...	...	...
Location	...	...	...	...	...	...
Storage	...	...	...	...	...	...
Furnishings	4	5.40	4	20.00	8	17.39
Water	18	69.23	6	30.00	24	51.06
Lights	14	53.84	16	80.00	30	65.21
Gas	12	46.11	20	100.0	32	29.54
Kitchen	...	...	...	...	...	...
Own Room	10	38.40	4	20.00	14	20.43
Living Room	...	...	6	30.00	6	13.05
Bathroom	10	38.40	10	50.00	20	43.47
Radio	8	30.67	4	20.00	12	26.08
Electrical Equipment	...	...	...	...	...	...
Insulation	...	...	...	...	...	...
Telephone	2	7.69	...	...	2	4.34
Porch	...	...	...	...	...	...

The findings of the investigation are presented in summary form in the ensuing division of the study.

SUMMARY

The purpose of the study was to make a housing survey of a selected group of owned and rented houses in Howard County to determine their present facilities and their needs for the future. One hundred and twenty-one families whose homemakers were members of the Howard County Home Demonstration Clubs were selected for the study. The personal interviews by the county home demonstration agent. The data were tabulated and analyzed and conclusions were drawn. Recommendations for future work were based upon these conclusions.

The following conclusions have been reached from the study of the findings of the investigation:

1. In general, the differences existing between the facilities of the owned and rented houses were not significant, in the majority of instances.

2. All of the houses were above the average for rural houses as shown by other surveys.

3. The conditions of the houses were fairly satisfactory.

4. The greatest need for more space was for storage or closet area.

5. None of the families had as low as a subsistence income; the majority had comfortable incomes.

6. The majority of the houses were on all-weather roads.

7. Only a small per cent of the houses had telephones.

8. The majority of the houses had modern conveniences in the way of electricity, gas, radios, and cars.

9. There is a need for more bathrooms, in over 25 per cent of the houses.

10. There was a need to give more attention to landscaping in the home demonstration programs.

11. Improvements would be made if money were available; a small per cent planned to build new homes in the near future.

12. Small percentages were interested in borrowing money to either repair or build.

In the light of the data developed in the study, as stated in the above summary, the following recommendations are offered.

1. That more attention be given to ways and means of securing more storage space in the houses. The available room space, it was indicated in the study of the number of rooms and of the number of square feet area, was adequate for the building of closets or storage space without other enlargements to the houses. This is a matter of planning and working with the head of the family as well as with the homemaker.

2. That ways and means be studied whereby better sanitary disposal units could be brought to the farms. One of the foremost needs of these is seeking to give the family knowledge of where they can buy or secure such units; the study of the family incomes indicated that the majority of them would be able to buy the facilities, especially in the owned houses. Renters, not knowing their tenure, cannot afford to install permanent fixtures.

3. That more study should be given to landscaping problems and a more intensive landscaping program be carried out in the home demonstration work.

4. That more home demonstration agents in counties in different geographic areas make similar investigations to substantiate this study, and to form a comparison of certain phases of living. The facts obtained in this way should make an excellent foundation for program planning among the people who participated in such a study and who obtain benefits from the work of the Extension Service.

APPENDIX

DATA CHECK CARD

Name of occupant _____ Post Office address _____
 House owned _____ House not owned _____ Post Office
 address of owner _____ Occupation of head of house _____
 . If farmer total acres in farm _____ Acres
 owned _____ Acres leased _____ Acres rented _____; If
 ranchers total acres owned _____ Total acres leased _____
 Income: Under \$2,000 _____ \$3,000 _____ \$4,000 _____ \$5,000 _____
 Over \$5,000 _____.

General Information

Kind: Brick _____ Stone _____ Frame _____ Unpainted _____
 Painted _____ Stucco _____ Asbestos Shingles _____ Concrete
 blocks _____ Tile _____ Other _____ . Age of House: Under
 ten years _____ 10 to 24 years _____ 25 to 49 years _____
 50 and over years _____
 One story _____ More than one story _____ Size: Total Number
 of rooms _____ Square feet of house _____ Total number of
 adults _____ Male _____ Female _____ Boys _____ Girls
 _____ . Children under two _____.

House located: On all weather road, Yes _____ No _____ Telephone,
 Yes _____ No _____ Radio, Yes _____ No _____ Car, Yes _____ No _____
 Do you have any children, if old enough in college, Yes _____
 No _____ . How long have you been a Home Demonstration Club
 Woman? _____.

Condition of House

	Good	Fair	Poor
Foundation			
Walls, Exterior			
Roof			
Chimneys			
Doors			
Windows			
Screens			
Paint, Exterior			
Paint, Interior			
Interior Wall			
Ceilings			
Floors			
Stairs			
Closets			
Insulation			

Space Requirement

No.	Occu- pants	Width	Length	Size Square Feet	Additional Needed
	Bedroom				
	Window				
	Storage				
	Bedroom				
	Window				
	Storage				
	Bedroom				
	Window				
	Storage				
	Dinning Room				
	Window				
	Storage				
	Kitchen				
	Windows				
	Improved Cabinets				
	Unimproved Cabinets				
	Kitchen-Dinning Room				
	Windows				
	Improved Cabinets				
	Unimproved Cabinets				
	Living Room				
	Windows				
	Storage				
	Living-Dinning Room				
	Windows				
	Storage				
	Living Room-Bedroom				
	Windows				
	Storage				
	Bathroom				
	Window				
	Storage				
	Hall				
	Window				
	Storage				
	Porch, front				
	Screened				
	Not Screened				
	Glassed				
	Porch, Back				
	Screened				
	Not Screened				
	Cellar				
	Pantry				

- Refrigeration & Laundry Facilities

Refrigeration:	Have Now	Repairs or Alterations Needed	Installation Needed
Ice			
Electric			
Gas, Natural			
Gas, Butane			
Cold Storage:			
Cold Storage unit at home			
Drawer at locker plant			
Laundry:			
When done			
Out of doors			
In kitchen			
Washateria			
Other (Name)			
Equipment:			
Fixed Tub			
Electric Washer			
Other Washer (Name)			
Electric Iron			
Gas Iron			
Flat Iron			

Landscaping of House

Yard:	Have Now	Repairs or Alterations Needed	Installation Needed
Surface draingge away from yard			
Lawn established			
Plantings:			
Walks			
Front			
Back			
Drives			
Back			
Side			
Front			
Fences			
Keep out stock			
Keep out chickens			
Water supply for yard			
Carried			
Hydrants			
Hose			

Water Supply and Sewage Disposal

	Have Now	Repairs or Alterations Needed	Installation Needed
<u>Source of Water:</u>			
Well			
Cistern			
Other			
<u>Water Supply for House:</u>			
Carried (distance)			
Hand Pump			
Power Pump			
Windmill			
Piped Hot			
Piped Cold			
<u>Sanitary Facilities:</u>			
Outdoor toilet			
Improved			
Unimproved			
Indoor toilet			
<u>Bathroom fixtures:</u>			
Tub			
Shower			
Lavatory			
Kitchen sink with drain			
<u>Disposal of sewage:</u>			
Septic tank			
Cesspool			
Surface			

Light, Heat and Cooking

<u>Lighting:</u>			
Kerosene or gasoline lamp			
Electric			
Home plant			
R. E. A.			
Commercial			
How far is nearest powerline		distance	
Line Contemplated			
<u>Heating:</u>			
Fireplace			
Stove			
Wood			
Gas, Butane			
Gas, natural			
Kerosene			
<u>Cooking:</u>			
Wood			
Kerosene			
Electric			
Gas			

Relative Importance of Repairs and Improvements Wanted--Were the following specific amounts available for the improving your home, what would you spend them for?

House Repairs and Improvements:	500	250	100
Foundations			
Exterior Walls			
Roof			
Chimneys			
Doors			
Windows			
Screens			
Porches			
Interior Walls			
Ceilings			
Floors			
Additional room			
Water System			
Sanitary Facilities			
Lighting System			
Butane System			
Bathroom Equipment			
Laundry Facilities			
Cooking Facilities			
Landscaping			
Built-in Equipment			
Electric Equipment			
Furnishings			
Other			

New Construction and Financing

Is construction of new house contemplated within 3 years?
 (1) _____ If so, number of rooms (2) _____ Estimated expenditure
 (3) _____ Give value of repairs or improvements made on present house during the last 3 years: Less than \$100 (4) _____; \$100 to \$499 (5) _____; \$500 and over (6) _____ Expenditures for repairs or improvements contemplated within the 12 months (7) _____
 Is money available from local credit sources to finance house construction, repairs, or improvements? (8) _____ Would you be interested in borrowing money to finance construction, repairs, or improvements provided interest rate is satisfactory and repayments can be distributed over a period of 10 years? (9) Yes _____; (10) No _____ How much would you desire to borrow? (11) _____
 What would you consider a satisfactory rate of interest? (12) _____.

Are you satisfied with the house you are now living in, and its accommodations? Well satisfied _____? Moderately satisfied _____? Not satisfied _____? What are your major objections?

What are some of the features of your house most appreciated?

BIBLIOGRAPHY

- Agan, Tessie, The House, New York, J. B. Lippincott Company, 1939.
- Carter, Deane G., Arkansas Farm Housing Conditions and Needs, Fayetteville, Arkansas, University of Arkansas, June, 1934.
- Dewhurst, J. Frederick and Associates, American Needs and Resources, New York, The Twentieth Century Fund, 1947.
- The Farm Housing Survey, Miscellaneous Publication, No. 323, March, 1939, United States Department of Agriculture.
- Wilson, Maude, Housing Requirements for Farm Families, United States Department of Agriculture, Washington, Government Printing Office, 1939.
- Wood, Edith Elmer, Recent Trends in American Housing, New York, The Macmillan Company, 1931.