

AN ABSTRACT OF THE THESIS OF

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Title--"A STUDY OF HOUSING NEEDS OF RENTING FAMILIES AND
AVAILABLE RENTAL FACILITIES IN ONTARIO, OREGON."

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This study was undertaken for the purpose of determining the housing needs of renting families in Ontario, Oregon, and in what ways existing rental facilities need to be supplemented and improved in order to satisfy these needs.

The problem of rental facilities in Ontario is an important one. The total number of families in the town at the time of this study was 897. Out of this number, 322, or 35.8%, were living in rented homes. All of the houses in town including tourist cabins were occupied, and 43 families were living in trailer houses. Some were living in tents. Several families employed or having business in the city have to live in neighboring towns because of the scarcity of houses available for rent. At the time of this study there were no vacant houses.

Judging from the results obtained in this study, the number of smaller houses or those having less than four rooms is adequate, but the need is for more five and six room houses. With the possible exception of safe play areas for smaller children, the community services are adequate for family needs. Ontario has an adequate supply of pure water, a sewer system and garbage removal service, police and fire protection.

Information concerning housing needs and available rental facilities was obtained through interviews. A preliminary survey was made of 70 homes in which information regarding the present dwelling and the general requirements of the renting families was obtained. These 70 families ranged in size from that consisting of only man and wife to the family of nine children. Thirty-nine, or 55.7%, of the 70 families had children of school age or younger.

The occupations represented by these families varied. The greatest number come in the classification of trades as classified by the U.S. Census report. The next highest groupings are those of transportation and communication, and professional service.

These 70 families are paying rent of from \$5 to \$40 per month, the average being \$21. More than half of them expect to own their homes, usually within the next five years. Many are renting now because they do not have necessary money for the initial investment in the purchase or building of a home. Some are renting because they are not settled as far as employment is concerned.

Thirty-six families out of the 70 interviewed said that if they could rent a house that suited their needs they would rent indefinitely. Renting gives them more freedom to move to meet the changes taking place in conditions of employment and in sizes, composition, and needs of the family.

Fifty-eight, or 82.8%, out of the 70 are permanent renters. That is, they have been renters in Ontario over a period of years, and their occupations are of a permanent nature. Sixty-seven per cent of this group of permanent renters were families with young children.

Judging from the information obtained from these co-operators, the type of house Ontario has to offer to renting families is mainly that of the one-story, single-family frame house. Many of the older houses have been remodeled into apartments. Eighty per cent of the 70 families live in single-family houses.

The majority of these houses for rent contain kitchen, living room, dining room, bath, and one or two bedrooms. Less than half have basements.

The houses rented by these 70 families lack closet and storage space, bedroom space, provision for privacy, and places for play and recreation. Kitchens are often poorly arranged and poorly lighted. Less than half of the homes had basements, yet all of the homemakers interviewed felt their need to serve a number of purposes. Porches are usually supplied, but these have to serve as storage areas; hence they are not often used for summer living rooms.

From this group of 70 homes, 16 were selected for detailed study, by means of interviews. The 16 families are permanent residents of Ontario. They prefer to rent rather than own their homes provided they can find houses for rent that suit their needs. They are now paying \$20-\$29 per month rental. They are families with children of school age or younger.

The detailed information included a description of the present dwelling as to type of light, heat, water, and sanitary facilities; number of rooms; household equipment owned by the renting family; and the amount of storage space available for this equipment. Information was also obtained

regarding the type and extent of activities carried on in the home and the parts of the house used for these various activities.

Judging from the information obtained in interviews with the selected families, the following characteristics of a house for rent are considered desirable by renting families in Ontario:

1. The minimum size yard space preferred is two city lots.
2. The only building other than the dwelling usually desired is a garage.
3. The preferences were decidedly for the one-story, single-family house.
4. Two thirds of the preferences were for two bedroom houses, and the rest, with two exceptions, for three bedrooms. In indicating the number of bedrooms needed for her family, the homemaker often spoke of using in emergencies the living room, the basement, or the porch. The majority consider separate dining rooms desirable. When all the major rooms are listed, it is found that 20% of the families want four-room houses; 50% five rooms; 27%, six rooms; and 3%, seven rooms.
5. Protected entrances and screened porches are essential because of climatic conditions.
6. Basements were desired by the majority. The basement should provide space for the heating plant and the storage of fuel, a laundry and storage space for canned fruits and vegetables, and for foods purchased in quantities. The average amount canned was 250 quarts.
7. A screened work porch is desirable unless there is a basement which would serve the purpose more adequately.
8. Hot and cold water piped to the kitchen, bathroom, and laundry is the desire and need of all families.
9. The kitchen should provide space for a four-burner electric stove, an electric refrigerator, a movable work table, a sink with work counters on either side, storage cabinets, as well as space for serving family meals. The storage cabinets should provide space for food supplies, including a flour bin adequate for 50 pounds and a sugar bin holding 25 pounds (those being the only supplies usually purchased in large quantities), a pan cupboard, space for staple articles, and space for dishes used in family meal service.

10. A dining room large enough to serve eight people and provide storage space for china, silver, and linen is desirable. Since it is customary to use this room for several other purposes, such as sewing, ironing, studying or playing, it should be adequate in size for these different activities. Floor coverings for a room serving so many purposes should be of a type easily cleaned.
11. Good lighting centers for reading and studying should be provided in the living room and the dining room since these are important activities.
12. Closets needed include those providing storage for household linens, cleaning supplies, musical instruments, children's toys, games, card tables, sewing equipment, outer wraps, personal belongings, food supplies, kitchen utensils, and laundry equipment.

A STUDY OF HOUSING NEEDS OF RENTING FAMILIES
AND AVAILABLE RENTAL FACILITIES
IN OREGON, OREGON

By

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PART I

INTRODUCTION

A STUDY OF HOUSING NEEDS OF RENTING FAMILIES
AND AVAILABLE RENTAL FACILITIES
IN ONTARIO, OREGON

PART I

INTRODUCTION

STATEMENT OF PROBLEM

A great deal of study has been directed toward the housing requirements of the home owner but very little to the situation of the tenant. Renting families are obliged to make the best of whatever the community affords in the way of renting facilities, and these are often cast-offs or built without much consideration of family needs.

Since housing is more than the mere construction of buildings, and because the intelligent planning of housing is impossible without the understanding of all of the influencing factors, this study was undertaken to show, for a small city where rental facilities are in great demand, specifically what factors are involved in supplying adequate housing for families who rent.

The purpose of this study has been to determine adequate answers to the following questions.

1. What are the housing needs of renting families in Ontario, Oregon?
2. Are the rented houses now available in Ontario fulfilling the needs of the renting families in

this community? If not, what are the present inadequacies of the rented houses in Ontario?

3. How can the construction of new or the remodeling of old dwellings best be done to meet these needs with respect to economy, quality, and quantity?

This study is intended to aid the persons now living in rented houses. Through the individual interviews the homemaker was able to express her wants and needs. This summary of facts and suggestions gathered from the homemakers in regard to what they want and need for a satisfactory home should be of help to the builders and the architects, and to the men who are investing capital in the building of houses to rent.

Material is organized to include information obtained regarding (1) the type of houses in which renting families now live, that is, the structural features of the houses, and the equipment found in these houses. (2) the activities carried on within the household with respect to the activity areas and a consideration of storage facilities available, and information on the needs and wants of renting families with regard to housing.

The information included in this study was obtained by means of the questionnaire-interview method. The cooperators included 70 families selected as representative of the renting families of Ontario and chosen proportionally from all

the different localities within the city limits of Ontario, Oregon.

IMPORTANCE OF GOOD HOUSING

A home is one of the most important physical factors in human environment and the major objective of human activity.

"Social welfare demands for every family a safe and sanitary home; healthful surroundings; ample and pure running water inside the house; modern and sanitary toilet conveniences for its exclusive use, located inside the building; adequate sunlight and ventilation; reasonable fire protection; privacy; rooms of sufficient size and number to adequately house the members of the family; freedom from dampness; prompt, adequate collection of all waste materials. These fundamental requirements for normal living should be obtainable by every family, reasonably accessible from place of employment, at a rental not exceeding twenty per cent of the family income". (5)

The importance of the renting problem in the United States is indicated by the fact that over half of the families in the country live in rented houses. (3)

The question of whether or not one rents is an individual one. There are several factors that may influence one to rent. Rented dwellings require no initial investment by the tenant, and give him freedom to move to meet

the changes always taking place in locations and conditions of employment, economic circumstances, and size and need of his family. The tenant may feel that it is cheaper to rent; that he is unable to make necessary plans for purchasing. For many people renting solves the problem of adjusting cost of housing needs and income better than does ownership. A renter may feel that he is more able to judge a fair rental price than he would be to judge a fair purchase price. (9).

The renter frequently has many types of dwellings from which to choose, and he must weigh the advantages and the disadvantages of these different types. His choice should be the one which presents the best combination of desirable features for his needs at the least cost.

For the family with growing children the single-family house generally proves the most satisfactory because of light, ventilation, yard and garden space, out-of-door play space, and work space.

Because of janitor and heating service and in some instances because of better equipment and superior interior finish, the apartment house makes an appeal to the unmarried, the newly married, the elderly people whose children have grown and left home, and to the family where both man and wife are employed outside the home.

As far as desirability is concerned, row houses and two-family houses are ordinarily considered in between the

detached single-family house and the apartment house.

Not only does the type of dwelling which should be chosen present a problem for the renter, but also he must consider the questions of how much rent to pay, the location, the time of leasing, and the services furnished. (2).

Because the home and its influences have been studied so little, families have drifted into home ownership or tenancy with only meager knowledge. The result is that most families are dwelling under conditions ill adapted to their needs and far from ideal. If rental facilities were better, people might rent before they build and perhaps thereby build in much less haste and so secure in their new home a more desirable place to live.

The medical profession is of the opinion that health of the family may be injured by defects in house design, equipment, or maintenance. (15).

At housework much time is needlessly spent which could be saved by intelligent routing of activities, better arrangement of equipment, and adequate storage space.

Rest, comfort, and privacy, so necessary to our well being, are often missed because people see no possibility of incorporating them in a dwelling within their economic reach.

One of the most significant factors in bad housing is the economic one. Protective shelter is necessary. This

includes protection for health, safety, morals, welfare, and comfort. The costs for this protection must be met through the rent. Such rent is beyond the economic reach of the large proportion of the population that receive low incomes.

The social factor also provides a reason for bad housing conditions. Sometimes because of economic reasons people are forced to live in slums; others because of ignorance would make slums out of good houses. Another influential social factor in creating housing problems is the fact that some families like to make frequent moves. In such cases the owner cannot afford to make repairs or to modernize the building.

Governmental factors are also responsible for the bad housing problem. It is up to the urban government to provide an ample pure water supply, a sewerage system and a service of waste removal, adequate streets and street services, and police and fire protection. Failure on the part of cities to provide these essential services is another cause of the presence of substandard housing. (9).

REVIEW OF STUDIES IN HOUSING

Home Ownership Versus Renting

A study was made in the Chicago region by Coleman Woodbury of the committee of the President's Conference on Home Building and Home Ownership, Washington D.C. (2).

Questionnaires were distributed to 1,882 families to determine their attitudes toward home ownership and tenancy.

The results obtained showed that 53.9% of the families were owners and 46.1% renters. Of the renters 60.3% lived in apartments or apartment hotels, 23.8% in two-family houses, and 15.4% in one-family houses. However, of the families selected there were not a sufficient number in the lower-income groups to furnish a fair cross-section of the population.

Among the reasons given for home ownership, welfare of the children ranked first and safety of an investment in a home ranked second.

Among the reasons for tenancy, first rank seems to be given to economy of renting as compared with home ownership. Of almost equal importance is greater freedom to move.

Of the renters, 53% stated that they would like to become owners; whereas only 14% of the owners admitted a desire to sell and become tenants.

Trends in Choice of Type of Dwellings

A study was made by Robert S. and Helen M. Lynd of a typical industrial town in the North Central States to determine the choice of dwelling made by families living in a city of 38,000 population. (14).

Eighty-six per cent of the families live in one-family homes, 10% in two-family homes, 1% in apartments, and 3% in dwellings over stores.

Another study, conducted by a committee on Child Development and Parent Education of the American Home Economics Association, (14) found that out of 355 families studied 90% have individual homes, 7% live in duplexes or apartments. This shows the tendency for families to leave duplexes or apartments when children arrive.

Choice of locality was, of course, determined by the needs and money available. Factors used in making decisions were: business of husband; play space for children; space for garden, chickens, and cows; neighbors; school facilities; and size of income. Choice of dwelling itself was dependent upon income, which determined what they pay for rent. Because of the scarcity of houses, the house in which these 355 families live are frequently not their choices, but rather the only ones available. Adequate provision for privacy of the members seems to be lacking, largely because of the proportion of space reserved for

the living area and because of the crowded condition of sleeping quarters, bedroom space being inadequate or poorly arranged. Privacy is a specific lack. Inadequacy of storage and closet space is outstanding. The scarcity of desirable dwellings, the difficulty of heating those available, and the high cost of rent are also hindrances.

Housing Needs of Low Income Groups

In 1936 the committee on Housing, Women's Club of New York, made a study of housing needs of the lowest income groups of the city. (16). 1395 housewives living in tenement dwellings were interviewed. From the point of view of these housewives the essentials of good housing include: All rooms to have outside windows, one toilet for every family, central heat, hot water, a bath for every family, and adequate closets. Other factors which need to be given consideration include proper laundry facilities and space for leisure time activities for all family members.

Current Attitudes Concerning Desirable Housing Arrangements

This study was made by the Niagara Hudson System, an operating public utilities company. The aim of the study was to define the new standards for today's house. Data were collected through the questionnaire method, 11,207

answers being received. The two things that stand out most clearly in this study are: (1) that the housewife of today will insist on even greater conveniences and comforts than in the past; (2) that the advocates of new ideas in the planning of houses still have a long way to go to convince the public of the superiority of basic changes from long accustomed room arrangements. (11)

Housing Arrangements for Farm Families
in the United States

A study was made by Wilson in 1934 (21) as to Housing Arrangements for Farm Families in the United States. Factual information gathered by the Bureau of Home Economics U.S.D.A. cooperating with the Extension Division of the U.S.D.A. and those of 44 state colleges was used in this study to determine housing needs of farm families in the various sections of the United States. Also, during 1935-36, information in regard to opinions of homemakers and home economists as to the relative importance of various features of a small house, as the basis for cost reductions, was received from the Minimum Standards Committee of the Extension Division of American Home Economics Association.

This combination of studies showed a decided trend in design toward compactness in sections with climatic conditions similar to those of eastern Oregon. Most cooperators

feel the great advantage of central heat and other modern conveniences, but to offset their cost it is necessary to get along with less house space.

Another important study in housing was made in 1937 by Mikkelson, in which she studied the housing requirements of fifty selected families in Spokane, Washington. (18) She set up recommendations concerning the characteristics of a house suited to the needs of the family of moderate income, which apply in most respects to conditions in Ontario.

RECENT TRENDS IN HOUSE DESIGN

The modern house is a place in which to live. We accept awkward floor arrangements and odd room sizes and shapes because we have been bound by tradition that places the emphasis upon what the outside of the house looks like. "Above all, a house is a home. A home is a place where we live. Liveableness then should be the desideratum of all home planning and home building". (8)

The forces that change architecture from one style to another are new materials, new modes of construction, and the rise of new social habits. Form and function, beauty and use, are coupled together in every good piece of architecture.

The correct use of materials and forms which are also essential for beauty vary with both climate and locality.

The chief elements in all construction are stone, metals, woods, mud, and limestone; and their possibilities are many.

In America recent trends in the use of material are toward steel and glass. The use of steel was forced upon the architect by the business man. In the larger cities, because of the rise in ground rents, the concentration of a large part of the population is in skyscrapers. The cheap manufacture of iron and steel has worked hand in hand with the social situation.

Prefabrication has come to mean factory fabrication of the whole house. Its principle is to reduce both costs and time in construction. (6).

Health being one of the most important factors toward a fuller life, builders today must give greater consideration to proper ventilation, lighting, sewage, garbage disposal, and heating. Hence the trend toward air-conditioned houses. Dry air extracts moisture from any available source, from the mucous membrane of the nose and throat and from the body surface, as well as from fabrics in furniture and woodwork. In human beings this action of dry air tends toward causing diseases and also decreases efficiency. (10).

Because the different rooms in a house serve different purposes, the lighting in each is necessarily different. The trends in lighting for the various rooms are: kitchen,

panels built into the ceilings over the work spaces; bathroom, special shaving lamp consisting of illuminated band encircling the shaving mirror; living room, localized lighting, possibly with ceiling fixtures omitted, and generous use of floor and table lamps; dining room, elimination of ceiling fixtures or wall brackets with general preference for cove lighting or for a ceiling drop panel; bedroom, local illumination, possibly built-in units or other type of wall brackets at head of bed for night reading.

The needs and demands for the homemaker today are for workshops conveniently arranged and for adequate storage space. These items must be given consideration in modern housing, in order that the homemaker may do her many varied tasks more easily, quickly, and pleasantly.

The present economic situation is a factor in plotting the trend in design. The house will be designed for living rather than for its impressive appearance. Increasing leisure brings its problems and will influence the plan and design of the house by increasing the number of functions that a house must serve. Leisure brings with it desires for more and different activities than previously were housed at home. The growing vogue for outdoor living makes porches and terraces used constantly as centers of home and social life. (13).

Recent trends in the types of family dwellings have

been influenced by a nation-wide organization of business and industry which requires the shifting of executives and managers from city to city. This doubtless aids the trend toward multiple-dwellings. It increases the demand in each city for apartments to serve the needs of managers and executives who do not look upon the city as a permanent place in which to reside. The trend in choice of dwelling for the family of growing children is, however, decidedly toward the single-family house. (2).

"Simplicity and repose are qualities that measure the true value of any work of art." "Buildings like people should be quiet, sincere, true, and then with all as gracious and lovable as may be." (4).

Trends in housing show clearly this newer concept of beauty and art. If the architects and builders of today are going to provide houses for living, they must give careful study to the living habits and the resulting needs of the individual family for convenience, comfort, health, enjoyment, and beauty.

PART II

STANDARDS FOR HOUSES ACCORDING TO FAMILY NEEDS

PART II

STANDARDS FOR HOUSES ACCORDING TO FAMILY NEEDS

To fit the family needs good housing consists of a dwelling large enough to provide privacy and space for play and for storage. A separate bedroom for parents is recommended with rooms for the children easily reached. Cross-ventilation in the bedrooms is necessary. A sleeping porch is one means of insuring health conditions for sleep. A basement well-lighted, comfortable, warm, and dry is exceedingly useful for many families as a general work and recreation center.

When there are clothes, bedding, equipment furnishings, toys, food, or utensils to be stored, the number and location of closets, shelves, drawers, cupboards, and bins often make the difference between efficiency and its lack, and between friction and its lack.

A well-equipped and conveniently arranged laundry is another help which good housing brings to the homemaker. Stationary tubs, a floor drain, running hot and cold water, convenient space, convenient electric outlets, easily accessible drying space both indoors and outdoors, and a wall ironing board are all items which make for an efficiently planned laundry room.

Screened porches are useful in many ways. They may

furnish extra play space or provide room for sleeping, eating, and living.

Compactness in the arrangement of rooms should be emphasized as a means to decrease the time and strength necessary for the housewife to use in doing the household duties.

Features that insure convenience are good floors, hot and cold water, electricity for cooking, furnace for heating, kitchen sink, plenty of electric outlets, weather stripping to keep out the cold, and plenty of light entering all rooms for maximum of sunlight.

The kitchen has been the subject of more efficiency studies than has any other unit in the house. The standards as found by the committee on kitchens and work centers of the President's Conference on Home Building and Home Ownership are as follows: (12).

Location: Preferably facing east and convenient to laundry and furnace room, to entrance doors, to second floor stairs, to telephone, and to the toilet.

Arrangement: The disposition of units should follow as nearly as possible the sequence of activities common to most food preparation; that is from right to left or from left to right, ending with the completed food ready for serving at the dining area. The most common activities in the kitchen call for the following sequence in units:

refrigerator, storage, work space, counter, sink, range, serving table.

Walls: Good reflectivity of light and imperviousness to moisture are the principal requisites of kitchen wall coverings, which admit the following possibilities: hard finish plaster, painted, papered with water-proof paper, tile, or an accepted composition.

Floors: Requisites are imperviousness to moisture, durability, resiliency, ease with which material can be cleaned with soap and water. Linoleum, mastic floors, rubber, and accepted composition may be used.

Ventilation: Cross-ventilation is desirable; exhaust fan is recommended for kitchen odors and to improve circulation. Complete air conditioning is preferable to all other methods.

PART III

THE COMMUNITY CHOSEN FOR STUDY

PART III

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WHY ONTARIO, OREGON, WAS SELECTED FOR THIS STUDY

Ontario, Oregon, was used in making this study because of the importance of the renting problem there, not from the standpoint of the number of families who rent that percentage being 35.8% which is somewhat lower than that of the country as a whole, but because of the great and sudden influx of population from the drought areas that has occurred within the last few years. This population has moved in without the necessary capital to own, and the rental facilities in the town are too meager for the demand. That there is an increased demand for houses in the city is shown by the fact that there are no vacancies in either houses or apartments, in tourist cabins or in any form of shelter. Because of this shortage of houses, many families who have business and work in the city are having to live in neighboring towns.

The housing of migratory labor for farm and construction jobs is a problem in Ontario. There are several crops, such as, peas, fruits, sugar beets, and grain, with a short harvesting period which requires large quantities of labor for a short time. This work is of such nature that it can be done by women and children, as well as by

men; hence we find whole families following the harvests of the different crops from one locality to another.

The housing of families who live out in the interior on large cattle and sheep ranches during the school months presents another problem. These families have no access to schools, particularly to high schools, unless they move into the city during the school year.

During the time this study was made, 1937-38, the writer was engaged as an instructor in the high school at Ontario; therefore an opportunity was presented for her to make the necessary surveys.

DESCRIPTION OF THE CITY OF ONTARIO

Data obtained concerning the city of Ontario, Oregon, that might influence housing are as follows:

Location: Ontario, with a population of 3200, is located in Eastern Oregon, 424 miles southeast of Portland and 60 miles northwest of Boise, Idaho. (19).

Climate: The annual mean temperature of Ontario is 51.8 degrees. The growing seasons are long. Frosts occur as early as the middle of September and as late as April, and cold weather is common in the winter. (17). The extreme temperature in summer rarely exceeds 100 degrees, with the nights generally cool. The average precipitation is 8.73, with 25 inches as the average for snowfall. The average number of clear days during the year is two hundred.

Prevailing winds are from the northwest. Dust storms are common in the spring and fall and frequently occur through the summer months. (17).

Topography: All of the city of Ontario is practically level. Its elevation is 2142 ft. above sea level.

Soil: The southeast portion and part of the central portion of the city have a silt clay soil, heavily alkali; whereas the north section and parts of the central section are a sandy loam.

Plant Growth: Because of the amount of water needed, trees, plants, and shrubs are not too easily grown. However, the following are recommended: boxelder, locust, maple, sycamore, and linden. Cork elm were successfully grown until the elm beetle appeared. Now if they are to grow, these trees must be sprayed carefully. (23).

Community Services: Community services available include that of electricity for heating, cooking, and refrigeration.

During the past year the city of Ontario has had constructed a new, modern water filtration plant. This plant, connected with a distribution system containing more than fourteen miles of mains, insures an adequate supply of pure domestic water and provides ample fire protection.

There is an adequate system for sewage disposal and for the disposal of garbage, rubbish, and ashes. (25).

In the gathering of this data it was interesting to discover the number of people within the city limits of Ontario who rent their homes. This information was gained only through an indirect method. First, the mayor of the city gave the writer city block plats, and, then, by going to the county assessor's office and finding out the owners of the houses, she found it possible, by doing a block to block survey, to learn who were living in rented houses. (27) (26).

Table 1 shows that out of the 897 homes in the city, 322, or 35.8%, were rented homes. This proportion is slightly less than that of all urban families in Oregon, which is 44.6%. (3). Of this number, 37 families live in tourist cabins, 43 in trailer houses, and 33 in apartments or duplexes. The remaining 209 families live in single-family dwellings. (19) (24).

There were a number of families concerning which it was impossible to get data, as they were neither owners nor renters. One might call them transients or squatters, people who move into a town and park their car and perhaps pitch a tent on property owned by someone not residing in the city and therefore failing to pay rent. These people may stay a few days or weeks or even months, depending on the help they are able to obtain from the city or from kind neighbors.

TABLE 1
TYPES OF HOUSES IN WHICH THE 897 FAMILIES
OF ONTARIO LIVE

Type of House	Number of Families	Per Cent of Families
Total number of families	897	
Total number of families who rent	322	35.8
One family house	784	87.4
Apartments and duplexes	33	3.8
Tourist park cabins	37	4.1
Trailer houses	<u>43</u>	<u>4.7</u>
Total Number	897	100.0

PART IV

GENERAL REQUIREMENTS OF RENTING FAMILIES

PART IV

GENERAL REQUIREMENTS OF RENTING FAMILIES

INFORMATION SECURED

In order to obtain information concerning the housing needs of renting families and concerning the dwellings now for rent in Ontario, 70 renting families were visited and the homemakers interviewed. The information obtained during these visits was recorded on the forms included in Appendix A.

In the selection of cooperators for this part of the study, the aim was to secure a representative sample with respect to type of house. This was judged from exterior details and from information concerning the use of electricity and sanitary facilities. The number chosen for investigation in each section of the town was in proportion to the total number of houses for rent in that section.

During the interviews, which often seemed to give them an outlet for their pet peeves, the homemakers brought up many questions. The cooperators were more than generous with their time and information, sometimes as much as one hour being given for a single interview.

The information about the families interviewed included occupation of chief income earner, and the size and composition of the household; reasons for renting the house now

occupied, the length of time it has been rented, and the monthly rental; plans of the family with reference to home ownership; and the major features of a dwelling considered desirable by the family. The information about the present dwelling included type (whether single or multi-family house), number of stories, and the number and kinds of rooms and other areas. The information concerning the manner in which family requirements were met by present housing facilities included uses made by attics, porches, and basements.

Occupation of Income Earner

The chief income earners of the 70 families were rather evenly divided as to type, as Table 2 shows. Thirty-nine can be grouped under the laboring class and thirty-one under the white collar type.

Among the 70 families interviewed, there were in addition to the father a few other members of the family who worked outside of the home. Only two of the women of the house worked all of the time, and in neither case were there children in the family. There were three families in which the mother worked part time, four in which the son worked part time, and five in which the daughter worked part time. In each of these cases there were other children in the family.

TABLE 2

CLASSIFICATION OF OCCUPATIONS OF
CHIEF INCOME EARNERS
In 70 FAMILIES

Classification of Occupation *	No. in Each Occupation	Total in Each Group	
		No.	%
1. AGRICULTURE, FISHING, FORESTRY			
Dairy Laborer -----	1		
Farmer -----	1		
Sheepman -----	1		
Ditch rider -----	1	4	5.7
2. MANUFACTURING AND MECHANICAL INDUSTRIES			
Carpenter -----	4		
Machinist -----	1		
Printer -----	1		
Plumber -----	2		
Construction engineer -----	2	10	14.3
3. TRANSPORTATION AND COMMUNICATION			
Truck driver -----	3		
Garage laborers -----	2		
Construction laborer -----	1		
Highway Foreman -----	1		
Bus Driver -----	1		
Manager of truck line -----	1		
Express agent -----	1		
Telephone linesman -----	1		
Garageman -----	1	12	17.2
4. TRADE			
Laborer in warehouse -----	1		
Welder -----	1		
Baker -----	1		
Butcher -----	3		
Clerk -----	4		
Manager of service station -----	3		
Deliveryman -----	1		
Implement dealer -----	1		
Salesman -----	2		
Auto salesman -----	1		
Hardware merchant -----	1		

Manager of store -----	1		
Druggist -----	1		
Manager of Auto supply -----	1	22	31.4
5. DOMESTIC AND PERSONAL SERVICE			
Cobbler -----	1		
Seamstress (P.W.A.) -----	1		
Laundress -----	1		
Boarding house -----	2	5	7.1
6. PUBLIC SERVICE			
Laborers -----	3		
City Police -----	1		
Post Office Clerk -----	1	5	7.1
7. PROFESSIONAL SERVICE			
Mechanical Engineer -----	1		
Civil Engineer -----	3		
Teacher -----	2		
Assistant County Agent -----	1		
County Club Agent -----	1		
County Agent -----	1		
Mortician -----	1		
Lawyer -----	1		
Writer -----	1	12	17.2
Total Number of Cases		70	100.0

* 1. Form of classification and definition are those of the U.S. Occupation Census of 1930. (3).

Family Composition

The size and composition of the household is recorded in Table 3. Renting families were found to be smaller than those who own their homes; the average number of children per family is 1.42. The largest number of the children in the families studied are of school age. Fourteen, or twenty per cent, of the families had other people living in their homes.

TABLE 3

SIZE AND COMPOSITION OF 70 RENTING FAMILIES

A. Family Members Living in Houses

Family Members	Number of Families	Per Cent of Families
Father	66	94.2
Mother	70	100.0
1 child	18	25.8
2 children	24	34.2
3 children	7	10.0
4 children	1	1.4
9 children	1	1.4

B. Other Persons Living in the Home

Persons	Number of Families	Per Cent of Families
Grandparents	3	4.2
Other Relatives	4	5.9
Hired Help	3	4.2
Boarders	1	1.4
Roomers	3	4.2

C. Age of Children

Age of Children	Number of Families	Per Cent of Families	Total Children In Families
Infants	15	21.4	16
Pre-school	20	28.6	26
School Age	32	45.8	50
Beyond high school	<u>3</u>	<u>4.2</u>	8
Total Number	70	100.0	

In Table 4 the classification as to size of family of the 70 selected families is compared with that of all urban Oregon families of two or more persons. Differences in the percentage distributions are slight.

TABLE 4

CLASSIFICATION OF THE 70 SELECTED FAMILIES WITH
RESPECT TO NUMBER OF PERSONS IN FAMILY,
AND COMPARISON WITH ALL URBAN OREGON
FAMILIES OF TWO OR MORE MEMBERS

Number of Persons in Family	Ontario - 70 Selected Families		Oregon (3)
	Number	Per Cent	Per Cent of all Families
2	18	25.8	37.4
3	21	30.0	26.5
4	21	30.0	18.3
5	8	11.4	9.1
6	1	1.4	4.5
7	0	- - -	2.2
8	0	- - -	1.1
9	0	- - -	0.5
10	0	- - -	0.2
11	1	1.4	0.1
12	0	- - -	0.1

The reasons given by the 70 cooperators for renting the house in which they were living are given in Table 5.

The reason given most frequently for renting a particular house was "Only one available". This reason might mean any one of several things; such as: the only one available in the location wanted, the only one of the right size, the only one of the right price; or then it might mean that the particular house was truly the only vacant one in town.

TABLE 5
REASONS FOR RENTING PRESENT DWELLING

Reasons	Number of Families	Per Cent of Total
Cheap	9	12.9
Only one available	37	52.9
Suitable location	10	14.3
House satisfactory	9	12.9
Cheaper than to build	1	1.4
House furnished	2	2.8
Sub-let part of house	<u>2</u>	<u>2.8</u>
Total	70	100.0

Length of Time Present Dwelling Has Been Occupied

Table 6 gives the length of time the 70 families have occupied the dwellings in which they now live.

The average family had lived in its present dwelling less than a year's time, a fact showing that the renting population is a shifting one. But no check was made to learn whether the moves were made merely to another house within the city or were made from another city.

TABLE 6

LENGTH OF TIME THE PRESENT
DWELLING HAS BEEN OCCUPIED

Length of Time	Number of Families	Per Cent of Families
Less than one year	50	71.4
One to five years	16	22.8
Five to eight years	<u>4</u>	<u>5.8</u>
Total Number	70	100.0

Monthly Rents Paid by 70 Families

The rentals paid by the 70 families are listed in Table 7. The average rent paid was between twenty and thirty dollars per month. In only two of the cases was the house rented furnished. As far as the amount of rent paid was concerned these two fell in the average group.

TABLE 7
MONTHLY RENTS PAID BY 70 FAMILIES

Rent Paid	Number of Families	Per Cent of Families
Under \$10	7	10.0
\$10-\$19	17	24.2
\$20-\$29	35	50.0
\$30-\$40*	<u>11</u>	<u>15.8</u>
Total Number	70	100.0

* Includes one \$40 rental

Comparison of Monthly Rents

To permit the comparison given in Table 8, the data on rentals were classified on the basis used in the United States Census, 1930. The rentals paid by the 70 selected families are somewhat lower than those of Oregon urban renting families outside of Portland. However, in comparing them with 12 selected Oregon and Washington villages, as computed by the United States Department of Agriculture - Bureau of Home Economics Study of Consumer Purchases in 1935-36, (20) it was found that in these 12 selected villages the rentals paid were considerably lower. The average rent paid in the 12 selected villages of Oregon and Washington was between \$10 - \$14 per month; while the average in the 70 selected families in Ontario was between \$20 - \$30 per month.

TABLE 8

COMPARISON OF MONTHLY RENTS PAID BY 70 SELECTED
ONTARIO FAMILIES WITH THOSE PAID IN 1930 BY
OREGON URBAN RENTING FAMILIES OUTSIDE OF
PORTLAND, AND THOSE PAID IN 1935-36 BY
12 SELECTED OREGON AND WASHINGTON
VILLAGES

Rent Paid	<u>Proportion of Families</u>		
	Ontario	Oregon (3)	12 Oregon and Washington Villages (20)
	Per Cent	Per Cent	Per Cent
Under \$10	7.1	6.3	22.0
\$10 - \$14	11.5	13.7	41.0
\$15 - \$19	15.7	17.1	21.8
\$20 - \$29	50.0	31.7	14.0
\$30 - \$49	15.7	25.0	1.2
\$50 and over	0.0	4.9	0.0
Not Reported	0.0	1.3	0.0

Expectancy of Families With Respect to Ownership

64 families out of the 70 lived in rented houses in Ontario twelve months out of the year. The 6 remaining ones lived less than twelve months in a rented house in Ontario.

Table 9 shows that out of the 70 renting families, 38, or 54 per cent, expect to own their homes, and the majority of these expect to own within the next five years. 36 out of the 70 families interviewed said that if they could rent a house that suited their needs, they would rent indefinitely.

TABLE 9

EXPECTANCY OF FAMILIES WITH RESPECT TO OWNERSHIP

<u>Opinion Expressed</u>	<u>Number of Families</u>	<u>Per Cent of Families</u>
Do not expect to own	32	45.8
Expect to own:		
Within five years	21	30.0
Within ten years	1	1.4
Length of time not expressed	<u>16</u>	<u>22.8</u>
Total	70	100.0

HOUSING ARRANGEMENTS CONSIDERED DESIRABLE BY HOMEMAKER.

During the interviews each homemaker was asked to tell what she thought were the major features of a house that would meet the needs of her family. As Table 10 shows, the majority of the cooperators desired the outlying residence section. The reasons usually given were better soil for gardens, lawns, and flowers, more play space for children, and a space for chickens and cow.

Reasons given for desiring a house close in were school facilities, and the fact that the business or work of the wage earner was within walking distance.

TABLE 10
LOCATION IN CITY DESIRED BY THE 70 FAMILIES

Desired Location in the City	Number Wanting	Per Cent Wanting
Outlying residence sections	32	45.7
Riverside 10		
Villa Park 6		
South 6		
Close-in residence section	25	35.8
Business and residence section	<u>13</u>	<u>18.5</u>
Total Number	70	100.0

The percentage of those favoring the one-story house runs high. Only one out of the 70 interviewed preferred the two-story house. The reason for that preference is that the summer heat and the winter cold make it difficult to provide comfortable room temperatures throughout the year.

Some of the specific features of a home that the 70 families would consider desirable are listed in Table 11. These features include the amount of yard space considered satisfactory, buildings wanted other than the dwelling itself, and type of heating. It also includes arrangements mentioned by cooperators which were not listed on the

interview blank.

The majority of the families were satisfied with two or three city lots which give them ample room for a house, garage, and some lawn and garden space. They felt that more than that amount of space would be too expensive to keep up because of the amount of water necessary to grow a good lawn and garden. In only a few cases, as indicated by the record of out-buildings considered desirable by renting families, was there a desire to keep a cow or to have chickens. This number of course chose the outskirts of the city as their preference for location.

The majority wanted furnaces for heating, with a decided preference for the hot air furnace. Quite a number would be satisfied with circulating heaters if the added rent they would have to pay for the furnace-heated house was more than they could afford.

Six out of seven wanted houses with basements. They would use them for heating plants, laundries, fuel storage, food storage, and for the storage of fuel, food reserves, and unused furniture. The basement is desirable for sleeping space in warm weather, and for play space in bad weather.

TABLE 11

OPINIONS EXPRESSED BY HOMEMAKERS IN 70 RENTING
FAMILIES WITH RESPECT TO FEATURES DESIRED
IN A DWELLING

Opinion Expressed	Number of Families	Per Cent of Families
Size of building site:		
One city lot	4	5.7
Two city lots	30	42.8
Three city lots	22	31.4
Four city lots	1	1.4
Six city lots	1	1.4
One acre tract	7	10.0
Buildings other than dwelling:		
Garage	64	90.1
Coal shed	9	12.8
Chicken house	7	10.0
Barn	3	4.2
Type of heating:		
Furnace	41	58.6
Heaters	23	32.8
Oil Burners	6	8.6
Features (volunteered by cooperators)		
Laundry on first floor	4	5.9
Recreation room	5	7.1
Sleeping Porches	6	8.5
Fireplace	4	5.9
Sun Porch	1	1.4
Hardwood Floors	1	1.4

SIZE OF HOUSE NEEDED IN RELATION TO RENT PAID FOR PRESENT DWELLING.

The number and kinds of rooms desired determine to a large extent the size of house these 70 renting families would need to suit their requirements. All wanted separate living room and kitchen, and all wanted bathrooms. The majority considered separate dining rooms desirable.

Table 12 gives the distribution of the 70 families with respect to the number of bedrooms considered desirable by the homemaker, as well as her opinion concerning the need of a separate dining room. Sixty-four and two tenths per cent wanted two-bedroom houses, and 32.8 per cent desired three bedrooms. When all major rooms are listed, it is found that 20.0 per cent of the families wanted four-room houses; 50.0 per cent, five rooms; 27.2 per cent, six rooms; and 2.8 per cent, 7 rooms.

TABLE 12

OPINIONS EXPRESSED BY HOMEMAKERS IN 70 RENTING FAMILIES WITH RESPECT TO NUMBER OF BEDROOMS DESIRED IN A DWELLING, AS TO WHETHER A SEPARATE DINING ROOM IS DESIRABLE, AND AS TO TOTAL NUMBER OF ROOMS

Number of Bedrooms	Separate Dining Room Desirable?		Total Number of Rooms (Including Living Room and Kitchen)			
	Yes	No	4	5	6	7
Two	31	14	14	31	-	-
Three	19	4	--	4	19	-
Four	<u>2</u>	<u>0</u>	<u>--</u>	<u>--</u>	<u>0</u>	<u>2</u>
Total	52	18	14	35	19	2

The comparison in Table 13 shows that the most common demand in Ontario is for a five-room house renting for \$20 to \$29 per month. Of the 70 families 28.5 per cent fall in this class.

Obviously the question arises as to whether houses of the size designated as desirable by the homemakers interviewed can be rented at the figures now paid. It may be taken for granted that those paying the lower amounts must be content either with houses without modern conveniences, or with smaller houses than they need.

The total number of rooms listed as needed included separate living room and kitchen in all cases and a separate dining room in the 52 cases where the homemaker indicated its desirability. It is, of course, possible to make two rooms or even one room serve these three needs; hence a better indicator of the space needs of Oregon renting families may be the data on number of bedrooms.

TABLE 13

TOTAL NUMBER OF ROOMS NEEDED BY 70 FAMILIES, AND
NUMBER OF BEDROOMS, IN RELATION TO PRESENT
RENT PAID

Space Needed	Number of Families and Rent Paid				
	Less than \$10	\$10 - \$19	\$20 - \$29	\$30 - \$40*	Totals
Total Number of Rooms:					
4	1	5	7	1	14
5	3	9	20	3	35
6	1	5	7	6	19
7	0	0	1	1	<u>2</u>
Total					70
Number of Bedrooms					
2	3	14	24	4	45
3	2	5	10	6	23
4			1	1	<u>2</u>
Total					70

* Includes one \$40 rental

PART V

AVAILABLE RENTAL FACILITIES

PART V

AVAILABLE RENTAL FACILITIES

What facilities are available in Ontario for the family that rents? The answer to this question was obtained during visits to the 70 renting families described in the previous section.

The information about the present dwellings regarding the type of house (whether single or multi-family house), the number of stories, and the material of which the house is constructed appears in Table 14.

Of the 70 families, 78 per cent live in single-family detached houses, and 20 per cent in apartments and duplexes. The latter number is a relatively great proportion of Ontario families living in multi-family houses. (See Table 1). As some of the apartments are built in the form of courts, really 86 per cent live in one-story houses. Six out of seven structures are of frame construction.

TABLE 14

TYPE OF DWELLING, NUMBER OF STORIES, AND CONSTRUCTION
OF PRESENT HOMES OF THE 70 FAMILIES INTERVIEWED

	Number of Families*	Per Cent of Families
Type of house:		
Single-family detached house	55	78.6
Two-family house	7	10.0
Apartment (more than two families)	7	10.0
Auto camp	1	1.4
Number of stories:		
One story	60	85.8
Two story	10	14.2
Construction:		
Frame Painted	56	80.0
Frame not Painted	4	5.9
Brick	3	4.2
Stucco	5	7.1
Stone	2	2.8

* Only one family in each multi-family house was interviewed.

Table 15 gives the types and number of rooms in the houses occupied by the 70 families.

The majority of houses consist of a kitchen, a living room, a dining room, a bath, and one or two bedrooms. This

does not necessarily mean that this number of rooms adequately meets the needs of these renting families. In a number of cases one room might serve several purposes. For instance, in a few of the houses, the room called the living room was serving also as a dining room, a bedroom, and as a storage space. Many who had no basements expressed the desire for a basement because it could be used as a multi-purpose space.

TABLE 15
TYPES AND NUMBER OF ROOMS
IN THE 70 HOUSES

Types of Rooms	Number of Houses	Per Cent of Houses
Kitchens	70	100.0
Living Rooms	67	95.7
Dining Rooms	34	48.5
Bath Rooms	58	82.8
Bedrooms		
One	26	37.1
Two	28	40.0
Three	11	15.7
Four	2	2.8
Cellars	16	22.8
Basements	32	45.7

As indicated from results obtained in Table 16, the greatest need in Ontario is for more five and six room houses, the number needed of each being the same. It is obvious that there a great number of the renting families are living in the smaller homes or in those having less than four rooms.

TABLE 16

ESTIMATE OF NUMBER OF HOUSES OF EACH SIZE NOW AVAILABLE FOR THE 322 RENTING FAMILIES IN ONTARIO AND ESTIMATE OF NUMBER NEEDED. ESTIMATES BASED UPON STUDIES OF REQUIREMENTS OF 70 SELECTED FAMILIES, AND OF THE PRESENT HOUSING FACILITIES OF THESE FAMILIES.

Total Number of Rooms	Number Now Available	Number Needed
Less than 4	106	0
4	73	64
5	106	161
6	28	87
7	9	9

Tables 17 and 18 give information concerning the use made of porches and basements in order to meet the family requirements. Only six dwellings had no porches; over half of them had two porches each; of the total 115 porches, 103 were covered. In that climate protected entrances are essential in both summer and winter.

Table 17 shows that many of the functions of the porches could be served more efficiently by rooms. Only a small number are now used as living porches. A screened living porch is highly desirable in this climate, but storage demands must be met.

Table 18 shows that the basements in these 70 homes do not serve the families efficiently in the functions ordinarily assigned to basements; such as, place for laundry, central heating plant, and storage space for fuel and food reserves. Basements should be sufficiently large, conveniently arranged, and easily accessible so that these common functions could be carried on there.

It is evident by Table 17 that porches are used. The two most common uses are those for washing clothes and for storage. If more of the houses had basements, these two uses could be shifted from the porch to the basement. Sleeping space is another use made of a great number of the porches, showing that the bedroom space in most of the houses is not adequate to meet the needs.

Out of the 70 homes visited, only three had attics that were reached by a stairway. Two of the three were used for storage, and one was used as a place to dry clothes in on stormy days.

TABLE 17

USE THESE 70 FAMILIES MAKE OF THEIR PORCHES

Use of Porches	Number Used	Per Cent of Total
Passage Way Only	19	16.5
Storage of fuel, laundry, outside wraps, etc.	24	20.8
Washing Clothes	18	15.6
Sleeping	17	14.8
Eating	3	2.6
Living	2	1.7

TABLE 18

USE OF CELLARS OR BASEMENTS BY 70 FAMILIES

Use of Cellars or Basement	Number Used	Per Cent of Total
Storage of Food	39	81.2
Fuel	18	37.2
Miscellaneous	8	16.6
Heating Plant	16	33.3
Laundry	13	27.0
Living Quarters	1	2.0
Sleeping Quarters	1	2.0
Shower	1	2.0

Pet Peeves:

The houses for rent in Ontario do not adequately meet the needs of the families desiring to rent. Because of the scarcity of houses, the houses in which they were living were by no means their choice, but rather the only ones available. Pet peeves were, therefore, expressed by a great number of cooperators during the interview. The outstanding peeve was the lack of closet space and storage space. Other peeves discussed by the homemakers were the inadequacy of bedroom space, the poor arrangement of kitchens, the inadequacy of the basement room, the lack of enough conveniently arranged electrical outlets, and the lack of privacy.

Fifty-three out of the 70 complained about the lack of closet space and storage space. Twenty-seven out of the 38 who did not have basements asked for them.

PART VI

DETAILED STUDY OF SIXTEEN SELECTED FAMILIES

PART VI

DETAILED STUDY OF 16 SELECTED FAMILIES

OBJECT OF STUDY; INFORMATION OBTAINED; METHOD OF SELECTION.

The object of this section is to supply detailed information about the dwellings in which these selected families now live together with information regarding their living standard, and in some way try to make planners, builders, and architects see the importance of these facts and apply them to the building of more adequate houses for the renting families.

In this detailed study a second visit was made and information obtained concerning the present dwelling, that is, the type of heat, light, water, and sanitary facilities used, the household equipment owned, and the amount of storage space provided for this equipment. Information was also obtained regarding the families' living standards; that is, the present use the family makes of the home, the type and extent of activities carried on in the home, the places in which the family engages in various activities, and the members who engage in each activity.

The classification shown in Table 19 was used as the basis of selection of the 16 families. In this classification the 70 families were grouped as to whether they were permanent or temporary residents. This information was

secured by checking not only on length of residence in Ontario but also on the nature of the occupation in which they were engaged. Then a grouping was made as to what each family was paying for rent. And, finally, the families were classified as to size and as to the ages of the children.

The greatest number, or 19 families, fell in the group who are permanent residents, young people with children, and who are paying \$20-\$30 per month for rent. From this group, 13 families were selected and their living standards studied. One family each from the groups paying less than \$10, \$10-\$19, and \$30-\$39 were also visited to see how they varied from the selected group. In all, 16 cases were studied. These 16 were those who live in a rented houses in Ontario twelve months out of the year and who said that if they could rent houses that suited their needs they would rent indefinitely.

TABLE 19

CLASSIFICATION OF 70 FAMILIES AS TO WHETHER
PERMANENT OR TEMPORARY RESIDENTS, AS TO AMOUNT OF
RENT PAID, AND AS TO COMPOSITION OF FAMILY

Status as Residents	Monthly Rental	Composition of Family		
		Young People Without Children	Young People With Children	Older Peo- ple. Only Adults in Household
Permanent	Less than \$10	0	3	4
	\$10-\$19	3	9	1
	\$20-\$29	5	19	4
	\$30-\$39	1	8	1
Temporary	Less than \$10	0	0	0
	\$10-\$19	1	3	0
	\$20-\$29	2	5	0
	\$30-\$39	0	1	0

COMPOSITION OF FAMILY AND OCCUPATION OF FATHER.

The average number of children in the selected families was 1.93. In no case do relatives or other people make their home with the family. The work of the household is in each case performed by the homemaker. In only one case is outside help employed and that is to aid with the washing; so no change in family organization is necessary.

TABLE 20

COMPOSITION OF THE FAMILY AND
OCCUPATION OF FATHER

Family	Number of Children		Total in Family	Occupation of Father
	Boys	Girls		
1	0	1	3	Druggist
2	1	1	4	Post Office Clerk
3	2	0	4	Assistant Co. Agent
4	1	1	4	Garageman (laborer)
5	2	1	5	Milk Distributor
6	1	2	5	Driver of School Bus
7	0	2	4	Carpenter
8	1	2	5	Auto Salesman
9	2	2	6	City Employee
10	6	3	11	Manager of Service Station
11	1	1	4	County Agent
12	1	0	3	Manager of Hardware Store
13	1	0	3	Teacher
14	0	1	3	Teacher
15	1	0	3	Mortician
16	1	1	4	Lawyer

HOUSEHOLD EQUIPMENT

Table 21 shows that more circulating heaters were in use than furnaces. Several users of circulating heaters preferred them to furnaces because of the added expense a furnace heated house would be to them. Those who preferred the furnace gave preference to the hot air furnace. A fireplace was desired by many, but it would serve mainly as a luxury not as a regular method of heating.

TABLE 21
TYPE OF HEAT USED IN THE 16 SELECTED HOMES

Apparatus	Number of Homes	Per Cent of Homes
Heater	1	6.2
Circulating Heater	9	56.2
Furnace	6	37.6

Table 22 shows that the sanitary facilities in the 16 selected homes are not ideal. In 14 cases, with the exception of 2 which only had the cold water piped in, all had sinks with both hot and cold water. In the case of bathrooms, there were 3 which had no water at all piped in. Only 5 out of the 16 had a regular laundry where both hot and cold water were available.

TABLE 22
SANITARY FACILITIES IN THE 16 SELECTED HOMES

Sanitary Facilities	Number of Homes	Per Cent of Homes
City Water	14	87.5
Well	2	12.5
Inside Toilet	14	87.5
Outside Toilet	2	12.5
Bathroom	13	81.2
Kitchen Sink	14	87.5
Public Garbage Removal Service	14	87.5
Screened Windows and Doors	16	100.0

All of the 16 selected homes used electricity for lighting purposes; all had electric irons and radios. The most desired electrical equipment was the refrigerator, 12 having the refrigerator and 3 of the remaining expressing their need for one. Space for a refrigerator should be taken into consideration in planning the kitchen.

In the case of the 10 who used electric stoves on which to cook, 7 had the four-burner stoves and 3 the three-burner, and all but 2 owned their stoves, a factor to be considered in planning the kitchens of houses to rent.

TABLE 23

TYPES OF ELECTRICAL EQUIPMENT IN THE 16 SELECTED HOMES

Types of Equipment	Number of Families	Per Cent of Families
Electric Stove	10	62.5
Refrigerator	12	75.0
Washing Machine	11	68.7
Electric Iron	16	100.0
Electric Mixer	6	37.5
Electric Mangle	1	6.2
Sewing Machine	11	68.7
Radio	16	100.0

HOUSEHOLD OPERATIONS AND STORAGE OF EQUIPMENT
AND SUPPLIES IN THE 16 SELECTED HOMES

Service of Meals

In all of the 16 selected families, regular meals are cooked and served to the family. And in 14 families, all members of the family ate all of their meals together. In the other 2 families, the breakfast was the irregular meal. In all of the cases, the homemaker prepares the meals by herself.

Most of the cooperators prefer to serve all of their family meals in the kitchen. Those who had no dining room, however, were handicapped when they wished to serve guest

meals, as in most of the cases the kitchen was not large enough and was not a desirable place. Most of them desired a separate dining room rather than a combination living and dining room. They felt that such a room could be used as a place to store the dishes, silver, and linen for company meals, and would also be a usable room for other activities, such as sewing and ironing, and would provide a room for children.

TABLE 24
ROOMS USED FOR SERVING FAMILY MEALS

Place Meal is Served	Breakfast	Noon Meal	Evening Meal
Kitchen	12	8	8
Breakfast Nook	2	2	2
Dining Room	2	6	6

Table 25 shows that the average number of people these 16 families are equipped to serve at any one time is eight. The entertaining of guests at meals is one of the forms of social life in the homes of the poorest families as well as in those of the more wealthy. Eleven out of the 16 entertain guests for meals weekly. This shows that in planning a house one should have a dining area large enough to serve eight.

TABLE 25

MAXIMUM NUMBER OF PEOPLE FAMILIES ARE EQUIPPED TO SERVE

Number Equipped to Serve	Number of Families	Per Cent of Families
4	2	12.5
6	2	12.5
8	8	50.0
10	2	12.5
12	2	12.5

FREQUENCY OF SERVING GUEST MEALS IN THE HOME

Frequency of Serving		
Weekly	11	68.7
Monthly	1	6.3
Seldom	4	25.0

It is a common practice for the homemakers to do some of the baking of bread, and the majority bake their own cakes, cookies, and pastries, but occasionally it becomes necessary for them to purchase some baked foods.

TABLE 26
FOODS USUALLY BAKED AT HOME

Foods	None	Some	Much	All
Bread	10	6		
Cakes		3	1	12
Cookies	2	5	1	8
Rolls	2	6	1	7
Pies		3		13

Canning of Food

The majority of food canned is put up in quart containers. Most of the food preserved is fruit. Out of the 16 cooperators, only 6 put up vegetables; they put up a total of only 460 quarts. No meat or poultry was canned, but the majority had meat stored in the cold storage plant. Much jelly and jam is put up in small containers.

TABLE 27
AMOUNT OF FOOD CANNED IN THE HOME

Amount Canned	Number of Families	Per Cent of Families
0-50 Pints	1	6.2
50-100 Quarts	1	6.2
100-200 Quarts	6	37.6
200-300 Quarts	5	31.2
300-400 Quarts	2	12.6
400-500 Quarts	1	6.2

Most of the cooperators do not purchase fresh fruits and vegetables in any larger amounts than can be easily kept in the refrigerator. A few buy potatoes by the hundred-pound sack and store them in the basement or on the back porch.

Many cooperators report a lack of proper provision for the storage of canned goods. Storage space in the basement for home canned foods, commercially canned foods which are kept on hand in quantity, as well as other foods occasionally purchased in quantity would be desirable. Thirteen out of the 16 cooperators had in the kitchen adequate storage space for staples. The other 3 had had to improvise a place for such.

TABLE 28

SPACE PROVIDED FOR STORAGE OF FOOD SUPPLIES

Foods Stored	Number of Homes	Per Cent of Homes
Fresh Fruits and Vegetables	7	43.7
Canned Fruits and Vegetables	10	62.5
Staples	13	81.2

Washing of Dishes

Most of the dish washing is done by the homemaker with perhaps some member of the family aiding in the drying process. Fourteen out of the 16 cooperators washed their dishes

in a dishpan in the sink, and the other two in a dishpan on the table because they had no sink in which to place the dishpan. In only one case out of the 16 were the dishes left to drain; in all others, the dishes were dried and put away immediately.

In only four out of the 16 homes selected did the co-operators feel that the storage of the equipment listed in Table 29 provided adequately for their needs. The storage which was most inadequate was that for the cooking utensils. Much inconvenience was caused because of the unhandy places that had to be used for the storage of these necessary utensils. Two had pantries in which to store; some had to use their ovens; others the back porch. This shows the unmistakable need for more built-in storage space in the kitchen which should be so conveniently arranged that the work of the homemaker is made as easy as possible.

TABLE 29

STORAGE SPACE FOR EQUIPMENT USED IN FOOD PREPARATION

Equipment	Number of Homes	Per Cent of Homes
Kettles, pots, and pans	12	75.0
Dishpans	13	81.2
Soaps and Powders	12	75.0
Tea towels	13	81.2
Dishes used for family meals	12	75.0
Electric Cooking Equipment	1	6.2

In most homes there is a lack of adequate storage space for china. Most of the families did not have enough china for their use because they had no place in which to store it. Space for the storage of dishes, silver, and linens used only in connection with guest meals needs to be provided in the dining room, with storage space in the kitchen for dishes, silver, and linens used for family meals.

TABLE 30
PLACE OF STORAGE OF DISHES

Place Stored	Dishes Used Daily	Dishes for Guests
Kitchen	12	11
Pantry	2	2
Dining Room	2	3

In the majority of homes, no convenient place is found for the storage of table leaves when not in use. This shows the need for a closet adjacent to the area used for serving of meals where these as well as other things needed can be stored.

TABLE 31
STORAGE PLACE FOR TABLE LEAVES WHEN NOT IN USE

Place for Storage	Number of Families	Per Cent of Families
Stored in Table	3	18.8
Bedroom Closet	5	31.2
Back Porch	3	18.8
Pantry	2	12.5
Had no extra leaves for table	3	18.7

Laundering

The family laundering is usually done in the home and by the homemaker herself. In only 1 case was all of the laundry sent out, and in 2 other cases the flat work was sent out. Because of the inadequate space provided for such activities in the rented house, the location for the laundering varies as shown in Table 32.

The problem of drying the clothes during the months of the year when it is too stormy to dry them outside is a great one. In only 4 of the homes could the washing be dried in the basement. The most common places, aside from the basement, for drying laundry are the kitchen, the porch, and in one case an attic.

In all of the homes special laundering is sometimes done during the week between the regular washings, such

clothing as silk hose and underwear being washed at that time. This hand washing is, in most cases, done either in the bathroom or the kitchen, and the clothes are usually hung up to dry in the same room.

TABLE 32
PLACE LAUNDERING IS DONE

Place Where Laundering is Done	Number of Families	Per Cent of Families
Kitchen	6	37.5
Bathroom	3	18.6
Outside	1	6.3
Back Porch	1	6.3
Basement	4	25.0
Laundry sent out	1	6.3

The majority of the cooperators did their ironing in the kitchen or in the dining room. Either of these rooms seems to be convenient because of the light and also because more convenient electric outlets were located in them. One cooperator said she would rather do her ironing in one of her bedrooms, as then she could hang up all the clothes in the closet and put on the bed the things that were folded; then when she was through ironing she could store them in their various places.

All 16 of the cooperators did the sprinkling of their clothes in the kitchen.

TABLE 33
PLACE IRONING IS DONE

Place Done	Number of Families	Per Cent of Families
Kitchen	7	43.8
Living Room	2	12.6
Dining Room	5	31.2
Bedroom	1	6.2
Ironing sent out	1	6.2

Adequate provision for the family laundry work can best be provided either by a laundry room in the basement, or by a separate room on the ground floor. This room should provide space for equipment such as laundry trays, washing machine, ironing board, built-in cupboard for soaps, powders, bluing, starch and other laundry supplies, and a water drain. A space for drying of clothes when the weather is such that the clothes cannot be hung outside should also be provided.

TABLE 34
PLACE USED FOR STORAGE OF WASHING EQUIPMENT

Equipment	Place of Storage	Number of Families	Per Cent of Families
Washing Machine:	Back Porch	5	31.3
	Bathroom	2	12.6
	Outside	1	6.2
	Basement	5	31.2
	Kitchen	1	6.2
Families without washing machine		2	12.5
Ironing Board:	Storeroom	1	6.2
	Bathroom	4	25.0
	Backporch	1	6.2
	Kitchen	1	6.2
	Bedroom Closet	4	25.0
	Cooler	1	6.2
	Pantry	1	6.2
	Stairway	1	6.2
Families with stationary board		2	12.5

The location of the laundry room or the space where laundering is carried on varies because of the limited place provided for such activities. Therefore the storage of items shown in Table 35 is also varied. In so few of the homes is a place provided that the homemaker must choose the best

possible place in which to store such things as the above. As most of the laundering is done in the home, a central place for laundering should be provided.

TABLE 35
PLACE OF STORAGE NOW USED
BY 16 FAMILIES FOR LAUNDRY

Item	Place of Storage	Number of Families	Per Cent of Families
Soiled Clothing	Back Porch	5	31.2
	Bathroom	8	50.0
	Basement	3	18.8
Unironed Clothes	Washing Machine	1	6.2
	Basket in Kitchen	3	18.7
	Basket in Basement	3	18.8
	Basket on Back Porch	2	12.5
	Basket in Cooler	1	6.2
	Basket in Closet	3	18.8
	Basket in Bathroom	3	18.8
Ironed Clothes	Hung on Chairs	6	37.5
	Hung on Rack	2	12.5
	Put away as ironed	8	50.0

Sewing

Sewing is an activity in which there is great variation as to the amount done within the home. In 11 cases out of the 16, there were sewing machines. In 6 out of the 11 cases, much sewing was done in the line of new garments, make-overs, and mending. In the other 5, the sewing done in the home was mostly mending, with only occasionally some new garments being made.

Most of the sewing in the home is done in the dining room. The reason is that none of the cooperators had a special cutting table; so the dining room table was used for that purpose. The light was good in the dining room and the rug on the floor was linoleum, which is more easily cleaned than a fabric rug.

There is definite need in the home for a sewing center where all the processes involved in the construction of a garment can be carried on in the one room. Also space for storage of sewing supplies and equipment is necessary. The best means of meeting the needs of these renting cooperators for a sewing space would be to provide an extra bedroom which could be used as a sewing room and as a bedroom when needed.

TABLE 36

ROOMS WHERE PROCESSES INVOLVED
IN SEWING ARE CARRIED ON

Place of Activity	Number of Families				
	Cutting	Basting	Fitting	Stitching	Pressing
Living Room		2		2	
Dining Room	6	9	7	9	5
Bedroom	1	1	2	1	1
Kitchen	1				2

The preferred place for the storage of the sewing machine was the dining room. The reasons given for this preference were that there was usually better light, that the linoleum rug on the dining room floor was easy to clean, and that as there was more room in the dining room than in any other room in the house, it was a convenient place in which to cut out garments and to press garments under construction. In these homes not enough sewing was done to warrant a separate room for it. But enough space in the dining room should be allotted for the storage of a machine.

TABLE 37

PLACE USED FOR THE STORAGE OF SEWING MACHINE

Place of Storage	Number of Families	Per Cent of Families
Bedroom	4	25.0
Living Room	1	6.2
Dining Room	6	37.6
Families without machines	5	31.2

Sleep and Rest

In the homes where there are children, three bedrooms is most common, and this number best meets the needs of the majority of the cooperators. In one half of the homes visited, there were two bedrooms for the children and one

for the parents. In only 2 of the cases were there more than 2 people to a bedroom. Out of the 16 cases there were only 2 homes with guest rooms. In the majority of the homes, guests are not entertained over night. But in cases where that happens, they are cared for by members of the family doubling up in rooms, or space is provided on a davenport or couch. In 2 families the basement was used for sleeping quarters, and in 4 cases the porch was used for sleeping purposes.

For members of the family to lie down and rest in the daytime, the davenport in the living room was the most commonly used. Young children who nap in the daytime are put to bed in their own rooms, and members of the family who are ill are also put to bed in their own rooms.

Members of the family usually dress in their bedrooms, and therefore it is necessary that these rooms be heated for comfort. During the cold winter months, young children have to be dressed in rooms that are warmer than the bedrooms. In 3 families the living room is used for that purpose, and in 3 families the bathroom is used. In the cases where there is no bathroom, the kitchen is used.

TABLE 38

PLACE WHERE PEOPLE USUALLY DRESS

Place to Dress	Number of Families	Per Cent of Families
Bedroom	11	68.7
Bathroom	5	31.3

In only one fourth of the homes was there a linen closet in which to store bed linens. It is essential to have a linen closet large enough to store sheets, pillow slips, bath mats, towels, dresser covers, bedspreads, blankets, and quilts.

TABLE 39
PLACE FOR THE STORAGE OF BED LINEN

Place of Storage	Number of Families	Per Cent of Families
Closet	2	12.6
Linen Closet	4	25.0
Bedroom (drawers)	8	50.0
Trunk	1	6.2
Bathroom Shelves	1	6.2

Care of Members of the Household

In 5 homes out of the 16 selected, there was a baby. In regard to his care, in 2 cases the baby was bathed and dressed in the kitchen, in 2 he was bathed and dressed in the bathroom, and in 1 he was bathed and dressed in the dining room. In each case his clothes were stored in the room in which he slept. In all cases where the baby was young enough to be still nursing, he was fed in the bedroom if it was warm enough; otherwise the kitchen was used.

Storage space in the bathroom, far above the reach of children, seems most desirable for all supplies needed in the care of the ill.

TABLE 40

PLACE WHERE ARTICLES IN THE USE FOR THE CARE
OF THE SICK ARE STORED

Place of Storage	Number of Families	Per Cent of Families
Bathroom	4	25.0
Kitchen	1	6.2
Basement	1	6.2
No Data	10	62.6

Business of the Household

In most of the homes there is no satisfactory place in which to carry on the business of the household. Most of the cooperators felt the need for some place in which they could safely store their bills, receipts, and any other papers necessary for the carrying on of the business connected with the job of homemaking.

Provision for such a place could be made by a small built-in desk in the kitchen or dining room.

TABLE 41

PLACE WHERE RECORDS AND ACCOUNTS OF THE
HOUSEHOLD ARE CARRIED ON

Place Carried On	Number of Families	Per Cent of Families
Living Room	12	75.0
Dining Room	4	25.0

TABLE 42

PLACE USED FOR STORAGE OF
WRITING MATERIALS, RECEIPTS, AND BILLS

Place of Storage	Number of Families	Per Cent of Families
Living Room	10	62.5
Bedroom	3	18.8
Dining Room	2	12.5
Kitchen	1	6.2

TABLE 43

LOCATION OF THE TELEPHONE

Place for Telephone	Number of Families	Per Cent of Families
Hall	3	18.8
Dining Room	5	31.2
Kitchen	3	18.8
No. not having telephone	5	31.2

Leisure Activities

Leisure activities are rather varied, but provision should be made for some of the most common ones enjoyed by most of the cooperators. The most common were those of listening to the radio and of reading. Other forms were music by family members, cards, games, and dancing for the younger children.

Listening to the radio is a past-time enjoyed by every family and by all members of the family. Unless a place is planned for that activity where it can be enjoyed by part of the family and yet not interfere with other members who might want to read or study, it may disturb family harmony.

In only 3 of the 16 families were there any members taking music lessons. In only 3 of the homes were there pianos. But 6 other families had other musical instruments. It would be desirable to have a convenient storage space for small musical instruments when they are not in use. Perhaps a closet off the living room would solve that problem. In most of the cases the instruments were tucked away as nearly as possible out of sight, somewhere in the living room.

TABLE 44
TYPES OF LEISURE ACTIVITY IN WHICH
MEMBERS OF 16 FAMILIES ENGAGE

Type of Activity	Number of Families	Per Cent of Families
Listening to the radio	16	100.0
Reading	16	100.0
Cards	11	68.7
Games	3	18.7
Dancing	2	12.5
Music by members of the family	5	31.2

Reading is also a very important leisure activity in the family. Table 45 shows that in 3 of the families no magazines were subscribed to, but each bought from one to five magazines at the news stand. Many families also exchange magazines each month with their friends and neighbors.

Fourteen families out of the 16 were subscribers to some daily paper, and 14 out of the 16 also subscribed to some weekly paper.

All of the families read in the living room, and all preferred to read there. Therefore suitable lighting facilities should be provided and also a suitable place for the storage of current magazines and newspapers and for books.

In each of the families where there were young children attending school whose studying had to be done at home at night, such studying was done in the living room or in the dining room where adequate table space could be provided. However, the radio and other members of the family were disturbing elements. A place where children could study and yet not be distracted from their work by radio or other people talking would be desirable.

TABLE 45

NUMBER OF MAGAZINES SUBSCRIBED TO BY 16 FAMILIES

Number of Magazines	Number of Families	Per Cent of Families
0	3	18.8
3	1	6.2
4	1	6.2
5	5	31.3
6	2	12.7
7	1	6.2
8	1	6.2
12	1	6.2
18	1	6.2

TABLE 46
STORAGE OF READING MATERIAL

Items to be Stored	Place of Storage	Number of Families	Per Cent of Families
Current Magazines	Living Room	15	93.8
	Bedroom	1	6.2
Books in Use	Living Room	14	87.5
	Bedroom	2	12.5

Hobbies

Hobbies of some type are usually engaged in by some members of the family. Some hobbies require very little room for storage, but when there are in the family young boys interested in the building of model aeroplanes, the problem of storage becomes acute. Unless his own room is large enough and warm enough, the boy usually occupies the greater share of the living room or dining room for several weeks or months while the plane is being constructed. Therefore a special place for the storage of hobbies would seem desirable.

TABLE 47
PLACE FOR THE STORAGE OF SUPPLIES FOR HOBBIES

Place of Storage	Number of Families	Per Cent of Families
Basement	6	37.5
Own Room	4	25.0
Window Seat	1	6.2
Living Room	3	18.8
Families with no hobbies	2	12.5

Storage space is needed for sports equipment such as guns, fishing equipment, skates, skis, sleds, etc. All the cooperators took part in various sports and had the equipment, but many had no suitable place in which to store it.

TABLE 48
STORAGE OF SPORTS EQUIPMENT

Place of Storage	Number of Families	Per Cent of Families
Own Room	5	31.2
Basement	8	50.0
Living Room	3	18.8

Children's Play

Outdoor Play: All families had a yard sufficiently large for play when small equipment was used. Very little outdoor play equipment was in evidence. Where the children were large enough, one found them in the street playing ball, marbles, or some other organized game. Most of the cooperators reported that perhaps a bicycle, a wagon, and a kiddie kar were the only large pieces of play equipment that needed a place for storage. And they were usually stored either in the basement or on the front or back porch.

Indoor Play: A place for young children to play indoors is regarded most necessary by all of the cooperators. This place varies greatly as very few homes, in fact only 2 out of the 16, had special play rooms for children.

Children like to have privacy when they play and do not like to be disturbed. Therefore a recreation room, perhaps in the basement, would be the best place for a desirable play area. Provision could very easily be made there for the storage of toys. Older children, especially boys, enjoy such a hobby as building, which takes up considerable room and time. A work bench in the basement where such a project would not be disturbed would be ideal.

TABLE 49
ROOM ORDINARILY USED FOR INDOOR PLAY

Room	Number of Families	Per Cent of Families
Living Room and Dining Room	11	68.8
Own Room	1	6.2
Basement	4	25.0

TABLE 50
STORAGE OF CHILDREN'S TOYS WHEN NOT IN USE

Place of Storage	Number of Families	Per Cent of Families
Own Rooms	3	18.8
Closets	4	25.0
Drawer in Kitchen	1	6.2
Hall	3	18.8
Back Porch	5	31.2

Playing of Games and Cards: In 11 of the homes, organizations of one sort or another met in the home. These organizations were usually card clubs to which mothers belonged and which met regularly. Space needs to be provided adjoining the living room where card tables and games may be

stored. And the living room and dining room together must be large enough to accommodate from 3 to 4 card tables, as that seems to be the average number needed for entertainment at any one time.

Storage of Miscellaneous Supplies and Equipment

A closet adjoining the front or rear entrance would seem desirable as a storage space for outside wearing apparel. The bedroom closet does not prove a very good place in which to store outside wraps, especially in the winter when children come in with wet clothing.

In this country dust and moths are a big item to consider in regard to the storing of woolens and furs. A special storage closet for such things was desired by most of the cooperators.

A service closet near the kitchen was the desire of nearly all of the cooperators. In this storage space, cleaning supplies, such as mops, brooms, vacuum cleaners, brushes; and miscellaneous articles, such as vases and baskets, could be stored.

The basement was the place desired by all the cooperators for the storage of fuel. But in that case a convenient entrance to the basement from the kitchen would also be necessary.

TABLE 51

STORAGE OF MISCELLANEOUS SUPPLIES
AND ARTICLES OF HOUSEHOLD

Items to be Stored	Place of Storage	Number of Families	Per Cent of Families
Outside Wraps	Bedroom Closet	6	37.6
	Central Closet	2	12.5
	Closet (On porch or off kitchen)	4	25.0
	Kitchen	1	6.2
	Hall	2	12.5
	Bathroom	1	6.2
Garments Needing Special Care	Trunks	3	18.8
	Closets	8	50.0
	Linen Closet	1	6.2
	Cedar Chest	4	25.0
Cleaning Supplies	Back Porch	11	68.8
	Kitchen	3	18.8
	Basement	2	12.4
Basket and Vases	Kitchen Cupboard	15	93.8
	Back Porch	1	6.2
Fuel	Coal Shed	8	50.0
	Basement	7	43.8
	Garage	1	6.2

PART VII

SUMMARY AND CONCLUSIONS

PART VII

SUMMARY AND CONCLUSIONS

This study was undertaken for the purpose of determining the housing needs of renting families in Ontario, Oregon, and in what ways existing rental facilities need to be supplemented and improved in order to satisfy these needs.

The problem of rental facilities in Ontario is an important one. The total number of families in the town at the time of this study was 897. Out of this number, 322, or 35.8%, were living in rented homes. All of the houses in town including tourist cabins were occupied, and 43 families were living in trailer houses. Some were living in tents. Several families employed or having business in the city have to live in neighboring towns because of the scarcity of houses available for rent. At the time of this study there were no vacant houses.

Judging from the results obtained in this study, the number of smaller houses or those having less than four rooms is adequate, but the need is for more five and six room houses. With the possible exception of safe play areas for smaller children, the community services are adequate for family needs. Ontario has an adequate supply of pure water, a sewer system and garbage removal service, police and fire protection.

Information concerning housing needs and available rental facilities was obtained through interviews. A preliminary survey was made of 70 homes in which information regarding the present dwelling and the general requirements of the renting families was obtained. These 70 families ranged in size from that consisting of only man and wife to the family of nine children. Thirty-nine, or 55.7%, of the 70 families had children of school age or younger.

The occupations represented by these families varied. The greatest number come in the classification of trades as classified by the U.S. Census report. The next highest groupings are those of transportation and communication, and professional service.

These 70 families are paying rent of from \$5 to \$40 per month, the average being \$21. More than half of them expect to own their homes, usually within the next five years. Many are renting now because they do not have necessary money for the initial investment in the purchase or building of a home. Some are renting because they are not settled as far as employment is concerned.

Thirty-six families out of the 70 interviewed said that if they could rent a house that suited their needs they would rent indefinitely. Renting gives them more freedom to move to meet the changes taking place in conditions of employment and in sizes, composition, and needs of the family.

Fifty-eight, or 82.8%, out of the 70 are permanent renters. That is, they have been renters in Ontario over a period of years, and their occupations are of a permanent nature. Sixty-seven per cent of this group of permanent renters were families with young children.

Judging from the information obtained from these co-operators, the type of house Ontario has to offer to renting families is mainly that of the one-story, single-family frame house. Many of the older houses have been remodeled into apartments. Eighty per cent of the 70 families live in single-family houses.

The majority of these houses for rent contain kitchen, living room, dining room, bath, and one or two bedrooms. Less than half have basements.

The houses rented by these 70 families lack closet and storage space, bedroom space, provision for privacy, and places for play and recreation. Kitchens are often poorly arranged and poorly lighted. Less than half of the homes had basements, yet all of the homemakers interviewed felt their need to serve a number of purposes. Porches are usually supplied, but these have to serve as storage areas; hence they are not often used for summer living rooms.

From this group of 70 homes, 16 were selected for detailed study, by means of interviews. The 16 families are permanent residents of Ontario. They prefer to rent

rather than own their homes provided they can find houses for rent that suit their needs. They are now paying \$20-\$29 per month rental. They are families with children of school age or younger.

The detailed information included a description of the present dwelling as to type of light, heat, water, and sanitary facilities; number of rooms; household equipment owned by the renting family; and the amount of storage space available for this equipment. Information was also obtained regarding the type and extent of activities carried on in the home and the parts of the house used for these various activities.

Judging from the information obtained in interviews with the selected families, the following characteristics of a house for rent are considered desirable by renting families in Ontario:

1. The minimum size yard space preferred is two city lots.
2. The only building other than the dwelling usually desired is a garage.
3. The preferences were decidedly for the one-story, single-family house.
4. Two thirds of the preferences were for two bedroom houses, and the rest, with two exceptions, for three bedrooms. In indicating the number of bedrooms needed for her family, the homemaker often

spoke of using in emergencies the living room, the basement, or the porch. The majority consider separate dining rooms desirable. When all the major rooms are listed, it is found that 20% of the families want four-room houses; 50% five rooms; 27%, six rooms; and 3%, seven rooms.

5. Protected entrances and screened porches are essential because of climatic conditions.
6. Basements were desired by the majority. The basement should provide space for the heating plant and the storage of fuel, a laundry and storage space for canned fruits and vegetables, and for foods purchased in quantities. The average amount canned was 250 quarts.
7. A screened work porch is desirable unless there is a basement which would serve the purpose more adequately.
8. Hot and cold water piped to the kitchen, bathroom, and laundry is the desire and need of all families.
9. The kitchen should provide space for a four-burner electric stove, an electric refrigerator, a movable work table, a sink with work counters on either side, storage cabinets, as well as space for serving family meals. The storage cabinets should provide space for food supplies, including a flour

bin adequate for 50 pounds and a sugar bin holding 25 pounds (these being the only supplies usually purchased in large quantities), a pan cupboard, space for staple articles, and space for dishes used in family meal service.

10. A dining room large enough to serve eight people and provide storage space for china, silver, and linen is desirable. Since it is customary to use this room for several other purposes, such as sewing, ironing, studying or playing, it should be adequate in size for these different activities. Floor coverings for a room serving so many purposes should be of a type easily cleaned.
11. Good lighting centers for reading and studying should be provided in the living room and the dining room since these are important activities.
12. Closets needed include those providing storage for household linens, cleaning supplies, musical instruments, children's toys, games, card tables, sewing equipment, outer wraps, personal belongings, food supplies, kitchen utensils, and laundry equipment.

UNITED STATES OF AMERICA



APPENDIX

PART I

Interview Form Used in Interviewing
Families Who Rent Their Homes in Ontario

This interview form has been prepared to collect material which will be used in providing an appraisal of existing rental facilities in Ontario, Oregon.

Name _____
 Date of visit _____ Telephone No. _____
 Occupation of father _____ Mother _____
 Occupation of any other members of the family living at home _____

General Requirements of Family

1. Reasons for renting house _____
2. Owner of the house? _____
3. Expect to own home? Yes _____ No _____
4. If so, in how many years? _____
5. If you could rent a house that meets your needs, would you rent indefinitely? Yes _____ No _____
6. How many months out of the year do you live in a rented house in Ontario? _____
7. What are the main features of a house that you would consider satisfactory?
 - a. Land: Size of lot? _____
 or number of acres? _____
 - b. Buildings (other than dwelling): Type? _____
 - c. Garage? _____
 - d. Number of bedrooms? _____ Dining room _____
 Other rooms _____
 - e. Type of heating? _____ Lighting _____
 - f. Type of sewage disposal _____
 - g. Water supply _____
 - h. Other features of house _____
 - i. Location in town _____

General Information Concerning Present Dwelling

1. Is your house a single-family house? _____
 a duplex _____
 an apartment _____
2. What is the monthly rent? _____
3. How long have you occupied the dwelling in which you now live? _____
4. How many stories has this house not counting attic or basement? _____

5. The number of members of your family living in this house?
 Father _____ Boys _____ Age of _____
 Mother _____ Girls _____
 Children _____
6. Any other people living in this house?
 Grandparents _____ Other relatives _____
 Hired help _____ Men _____ Women _____
 Boarders _____
 Roomers _____ Men _____ Women _____
7. Check the rooms in this house.

Room	Approximate size	No. and approximate size of windows	No. of closets and cupboards
Living room	_____	_____	_____
Dining room	_____	_____	_____
Kitchen	_____	_____	_____
Bedrooms	_____	_____	_____
8. What if any are the rooms not in use at any time of the year? _____
9. What is the basement used for? Storage only: _____
 Place suitable for recreation _____ Food _____
 living quarters _____ Fuel _____
 sleeping quarters _____ Trunks _____
 other uses _____ Furniture _____
 _____ Miscellaneous _____
 _____ Heating plant _____
 _____ Laundry _____
10. Do you have an attic reached by stairway? Yes ___ No ___
11. What is the attic used for? Storage _____
 Sleeping room _____
 Playroom _____
 Other uses _____
12. Number and approximate sizes of porches:
 Covered _____ Not covered _____

13. What are the porches used for? Passage way only _____
 Living _____ Storage _____
 Other uses _____ Washing clothes _____
 _____ Drying clothes _____
 _____ Sleeping _____
 _____ Eating _____
14. What kind of a house is this?
 Painted _____ Not _____
 Brick _____ Stucco _____
 Log _____ Stone _____
 Trailer _____ Others _____

PART II

A.

Description of Present DwellingLight:

1. Check the type of light used in your home.

Kerosene	_____	Electric	_____
Others	_____	Gas	_____
		Gasoline	_____

Heat:

1. Check the type of heat used in your home.

Heater	_____	Fireplace	_____
Circulating Heater	_____	Furnace	_____
		Kitchen Range	_____

2. Check the type of fuel used for heating.

Others	_____	Electricity	_____
	_____	Coal	_____
	_____	Oil	_____
	_____	Wood	_____

3. Check the type of fuel used for cooking.

Coal	_____
Electricity	_____
Oil	_____
Wood	_____

4. Do you have a central heating system?

Yes	_____	No	_____
-----	-------	----	-------

5. If you have a central heating system, do you have an automatic feed?

Yes	_____	No	_____
-----	-------	----	-------

Water:

1. Where does your water supply come from?

City	_____	Well	_____
------	-------	------	-------

2. Is water piped?

Hot

Cold

Into Kitchen	_____	_____
Into bathroom	_____	_____
Into laundry	_____	_____
Near the house	_____	_____

Sanitation Facilities:

1. Do you have an inside toilet? Yes _____ No _____

2. Do you have an outside toilet? Yes _____ No _____

3. How is sewage taken care of?

Cesspool	_____	Septic Tank	_____
Sewer	_____	No particular way	_____

4. How is garbage taken care of?

Removed by garbage man	_____	Other methods	_____
Burned	_____		

5. Which of the following are screened? Doors: Windows:

All	_____	All	_____
Part	_____	Part	_____
Porches	_____		

Household Equipment:

1. Has your kitchen built-ins? Yes___ No___
(Enough to make portable cabinets unnecessary?) Yes___ No___
2. Has your kitchen a cooler? Yes___ No___
3. Has your kitchen a sink? Yes___ No___
4. Has your sink a drain only? Yes___ No___
5. Has your sink hot and cold water? Yes___ No___
6. Has your sink cold water only? Yes___ No___
7. Has your sink a drain board or work surface? Right of sink Yes___ No___
Left of sink? Yes___ No___
8. Do you have a work table? Yes___ No___
9. Is this table also used as a dining table? Yes___ No___
10. What type of stove do you have in your kitchen?
Coal or wood range_____
Electric Range_____
Kerosene Stove_____
Combination_____
Other Type_____
- Who owns the range? You_____
Owner of the house_____
11. How many holes in your range?_____
12. How many burners in your other range, if you have more than one?_____
13. How is your food kept cool?
Electrical refrigeration_____
Iced-cooled refrigeration_____
Basement storage_____
Kitchen cooler_____

Storage for Kitchen Equipment:

1. Are fruits and vegetables stored other than fruits and vegetables that are canned? Yes___ No___
2. Is storage space provided for canned goods? Yes___ No___
3. Is storage space provided for packages of staples? Yes___ No___
4. Is storage space provided for equipment used in food preparation? Where_____
Yes___ No___ How much_____
5. Is storage space provided for dishes used for daily family meals? Where_____
Yes___ No___ How much_____
6. Do you consider your storage space in kitchen adequate? Yes___ No___
7. If not, what suggestions have you?_____

8. Do you have storage space in dining area for
 China _____
 Silver _____
 Glass _____
 Linens _____
 Extra table leaves _____
 Electric cooking utensils _____
9. Is there storage space for dishpans _____
 Soap and powders _____ Drainer _____ Teatowels _____
10. Is there adequate drawers and shelf space for storage of wearing apparel? Yes _____ No _____
11. Is there a place to unload fuel direct from truck or wagon into the storage space? Yes _____ No _____
12. Is there an entrance for groceries and milk to be delivered to food storage area? Yes _____ No _____

Sleep and Rest:

1. How many bedrooms have you for children's use? _____
2. How many beds have you for children's use? _____
3. How many individual bedrooms have you? _____
4. How many bedrooms for two persons have you? _____
5. How many bedrooms have you with more than two people in them? _____
6. Do you have a guest room? _____
7. If not, how are guests cared for? _____
8. Is your basement used for sleeping quarters? _____
9. Is your dining room used as a bedroom? _____
10. Is your porch used as a bedroom? _____
11. Where do people lie down to rest in the daytime? _____
12. Where do young children nap in the daytime? _____
13. Where are the ill put to bed? _____
14. Where do you usually dress? Kitchen _____ Bedroom _____
 Living Room _____ Bathroom _____
 Dining Room _____ Elsewhere _____

Storage for Household Equipment and Supplies:

1. Where is washing equipment stored? _____
2. If ironing board is portable, where is it stored? _____
3. Where are soiled clothes stored? _____
4. Does your house have a clothes chute? _____
5. Where are unironed, clean clothes stored? _____
6. Where are ironed clothes kept until they are put away? _____
7. Where is the sewing machine stored?
 Sewing Room _____ Sewing Closet _____
 Bedroom _____ Elsewhere _____
 Living room _____
 Dining room _____

8. Where are articles in the process of construction stored? Sewing room _____ Dining room _____
Bedroom _____ Elsewhere _____
9. Where are yard goods, supplies, and minor equipment stored? Sewing room _____ Sewing Closet _____
Bedroom _____ Elsewhere _____
Living room _____
Dining room _____
10. Where is bed linen stored? Linen Closet _____ Bathroom _____
Bedroom _____ Elsewhere _____
11. Where is extra bedding kept? Linen Closet? _____ Bedroom _____
Attic _____ Elsewhere _____
Basement _____
12. Where are garments stored? Central Closet? _____ Elsewhere _____
Bedroom Closet? _____
13. Where are outside wraps stored? Central Closet _____ Bedroom _____
Living room _____ Elsewhere _____
14. Where are garments requiring special attention stored? (As furs and woolens) _____
15. Is there adequate drawer and shelf space for storage of wearing apparel? _____
16. Where are supplies for hobbies stored? _____
17. Where are books in use stored? _____
Dining room _____ Living room _____
Bedroom _____ Elsewhere _____
18. Where are current magazines stored? Living room _____ Bedroom _____
Dining room _____ Elsewhere _____
Special Closet _____
19. Where are sports equipment stored? _____
20. Where are children's toys stored when not in use? _____
21. Where are school books and other articles used in study stored? _____
22. Where are wet mops, cloths, scrub brushes, cleansers, etc., stored? Cleaning Closet _____ Basement _____
Outside _____ Elsewhere _____
Back porch _____
23. Where are cleaning supplies kept on first floor? _____
24. If you have two sets where are they kept for the second floor? _____
25. Where is fuel kept? Basement _____ Outside _____
Coal Shed _____ Elsewhere _____
26. Where is fuel for kitchen stove kept for immediate use? _____

27. If you have unused furniture and rugs, where are they stored? _____
28. Where are vases and baskets used for flowers kept? _____

Entrances and Approaches:

1. Is there a place to unload fuel direct from truck or wagon into the storage space? Yes _____ No _____
2. Is there an entrance for groceries and milk to be delivered to food storage area? Yes _____ No _____
3. Is entrance to basement easy to get to from kitchen? Yes _____ No _____
4. Is front entrance convenient for guests? Yes _____ No _____
5. Are entrances protected from storms? Yes _____ No _____
6. Is garage convenient to entrance? Yes _____ No _____

	<u>What you own</u>	<u>No.</u>	<u>What you would like to own</u>	<u>No.</u>
Kerosene Stove	_____	_____	_____	_____
Wood or Coal Range	_____	_____	_____	_____
Electric or Gas Range	_____	_____	_____	_____
Kitchen Cabinet	_____	_____	_____	_____
Refrigerator	_____	_____	_____	_____
Kitchen Table	_____	_____	_____	_____
Dining Table	_____	_____	_____	_____
Buffet	_____	_____	_____	_____
Room size fabric rug	_____	_____	_____	_____
Piano, Organ	_____	_____	_____	_____
Davenport, Couches	_____	_____	_____	_____
Book Cases	_____	_____	_____	_____
Beds	_____	_____	_____	_____
Arm Chairs	_____	_____	_____	_____
Floor Lamps	_____	_____	_____	_____
Table Lamps	_____	_____	_____	_____
Living room Table	_____	_____	_____	_____
Electric Washer	_____	_____	_____	_____
Electric Iron	_____	_____	_____	_____
Electric Mangles	_____	_____	_____	_____
Ironing Board	_____	_____	_____	_____
Heating Stoves	_____	_____	_____	_____
Radio	_____	_____	_____	_____
Dressing Table	_____	_____	_____	_____
Electric Range	_____	_____	_____	_____
Dressers	_____	_____	_____	_____
Clocks	_____	_____	_____	_____
Electric Mixer	_____	_____	_____	_____
Step-ladder	_____	_____	_____	_____
Brooms, Mops, etc.,	_____	_____	_____	_____
Small Musical Instr.	_____	_____	_____	_____
Automobile	_____	_____	_____	_____

Cooking Utensils:

viii

Can Opener				
(Hand, or wall)				
Biscuit Cutter				
Colander				
Dish Drainer				
Double Boiler				
Egg Beater				
Food Grinder				
Frying Pan				
Grater				
Knives				
Bread				
Butcher				
Paring				
Carving				
Lemon Squeezer				
Measuring Cup				
Pie Pans				
Potato Masher				
Rolling Pin				
Spatula				
Spoons				
Teakettle				
Vegetable Brush				

PART II

B.

Family Living Standards

Household Operations:

1. Are regular meals cooked and served to your family?
Yes_____ No_____
 2. Do all members of the family eat meals at the same time?
Yes_____ No_____
 - Breakfast_____
 - Luncheon_____
 - Dinner_____
 3. Who prepares breakfast_____ Lunch_____ Dinner_____
 4. Do you do your own baking of
- | | None | Some | Much | All |
|--------------|-------|-------|-------|-------|
| Bread_____ | _____ | _____ | _____ | _____ |
| Cakes_____ | _____ | _____ | _____ | _____ |
| Cookies_____ | _____ | _____ | _____ | _____ |
| Rolls_____ | _____ | _____ | _____ | _____ |
| Pies_____ | _____ | _____ | _____ | _____ |

5. Check the following food preservation activities done and fill in the approximate amounts.

Activity	Pints	Qts	Half Gallons
Canning of fruit	_____	_____	_____
Canning of vegetables	_____	_____	_____
Canning of meats	_____	_____	_____
Canning of poultry	_____	_____	_____
Making of preserves	_____	_____	_____
Making of jellies	_____	_____	_____

6. Do you raise any vegetables? Yes _____ No _____
Do you raise any fruits? Yes _____ No _____
7. Are fruits and vegetables stored other than fruits and
vegetables that are canned? Yes _____ No _____

Service of Meals:

1. Do you eat breakfast in the kitchen?

<u>Family Meals</u>			<u>Guest Meals</u>		
All	Part	None	All	Part	None

Breakfast Nook

Dining Room

2. Do you eat luncheon
in the kitchen?

Dining Room?

3. Do you eat dinner
in the kitchen?

Dining Room?

4. What other places
do you eat
occasionally?

Porch

Lawn

Basement

Others

5. How often do you entertain guests for meals?

Weekly

Monthly

Seldom

6. What number can you serve at one time? _____

Washing Dishes:

1. How are dishes washed? In the sink? _____
In dishpan in sink? _____
In dishpan on working surface? _____
In dishpan on stove? _____
2. Are dishes dried by hand? _____
3. Are dishes left to drain? _____

Washing and Drying of Clothes:

1. Is all laundry done in the home? _____
2. Are any of the following sent away to be laundered?

Bed linen	_____	_____
Table linen	_____	_____
Towels	_____	_____
Men's shirts	_____	_____
Dresses	_____	_____
3. Where is washing done?

Basement	_____	Other places _____
Porch	_____	_____
Outdoors	_____	_____
4. Where is washing dried?

Basement	_____	Other places _____
Porch	_____	Other places _____
Outdoors	_____	_____
5. Who does the regular laundry work? _____
6. Is ironing done in the basement? _____ Elsewhere _____

Dining Room	_____	_____
Bedroom	_____	_____
7. Is your ironing board stationary? _____ Portable _____
8. Where are clothes dampened? Kitchen _____ Elsewhere _____

Basement	_____	_____
----------	-------	-------

Sewing:

1. Do you have a sewing machine? Yes _____ No _____
2. For how many persons do you sew?

Children's clothing	_____	Dresses _____
Make Overs	_____	Coats _____
Underwear	_____	New Garments _____
Only mending	_____	_____
3. Where is sewing done?

Sewing Room	_____	Sewing _____
		Closet _____
Bedroom	_____	Elsewhere _____
Dining Room	_____	
Living Room	_____	
4. Where are garments cut out?

Sewing Room	_____	Kitchen _____
Bedroom	_____	Elsewhere _____
Dining Room	_____	
Living Room	_____	
5. Where is basting and pinning done?

Sewing Room	_____	Kitchen _____
Dining Room	_____	Elsewhere _____
Living Room	_____	
6. Where do you do your hand sewing and mending?

Sewing Room	_____	Livingroom _____
Kitchen	_____	Basement _____
Bedroom	_____	Elsewhere _____
Dining Room	_____	

7. Where is pressing done on garments under construction?

Sewing Room	_____	Living Room	_____
Kitchen	_____	Basement	_____
Bedroom	_____	Elsewhere	_____
Dining Room	_____		

8. Where are garments fitted?

Sewing Room	_____	Kitchen	_____
Bedroom	_____	Elsewhere	_____
Living Room	_____		
Dining Room	_____		

Care of the Members of the Household:

1. If there is a baby in the home, where is he bathed?

Kitchen	_____	Dining Room	_____
Bathroom	_____	Elsewhere	_____
Living Room	_____		

2. Where is baby dressed and changed?

Kitchen	_____	Bedroom	_____
Bathroom	_____	Elsewhere	_____
Living Room	_____		

3. Where is the baby fed?

Kitchen	_____	Living Room	_____
Dining Room	_____	Elsewhere	_____
Bedroom	_____		

4. Where do young children dress?

Kitchen	_____	Elsewhere	_____
Bathroom	_____		

5. Where are their clothes stored during the night?

Kitchen	_____	Bedroom	_____
Bathroom	_____	Elsewhere	_____
Living Room	_____		

6. Where are baby's clean clothes stored?

Bedroom	_____	Bathroom	_____
Living Room	_____	Dining Room	_____
Elsewhere	_____		

7. In what are they stored?

8. Where are clothes stored for children who must be helped to dress?

Bathroom	_____	Dining Room	_____
Living Room	_____	Elsewhere	_____
Bedroom	_____		

9. In what are they stored?

10. Where is baby carriage stored when not in use?

11. Where are articles used in the care of the sick stored?

Business of the Household:

1. Where is the business of the household, such as records and accounts, carried on?

Living Room	_____	Kitchen	_____
Dining Room	_____	Elsewhere	_____
Bedroom	_____		

2. Where is telephone located?

Living Room	_____	Hall	_____
Dining Room	_____	Elsewhere	_____
Kitchen	_____		_____

3. Where are household bills and receipts kept?

Living Room	_____	Dining Room	_____
Bedroom	_____	Elsewhere	_____
Kitchen	_____		_____

Operation and Maintenance of the House:

1. Where do you empty vacuum cleaners?

Basement	_____	Kitchen	_____
Fireplace	_____	Elsewhere	_____
Outside	_____		_____

2. Where do you shake dust mops?

Outside	_____	Elsewhere	_____
Basement	_____		_____

3. Where do you shake dust mops on the second floor?

Hall	_____	Elsewhere	_____
Out window	_____		_____
Outside	_____		_____

4. What means do you have for the disposal of sweepings?

Burn in fireplace	_____	Burn in kitchen stove	_____
Burn in furnace	_____	Elsewhere	_____

Dressing:

1. Where do you usually dress?

Kitchen	_____	Living Room	_____
Bathroom	_____	Elsewhere	_____
Dining Room	_____		_____
Bedroom	_____		_____

Toilet and Health:

1. Where do you wash your hair?

Bathroom	_____	Elsewhere	_____
Kitchen	_____		_____

2. Where do men shave?

Bathroom	_____	Elsewhere	_____
Kitchen	_____		_____

3. Where do you wash your teeth?

Bathroom	_____	Elsewhere	_____
Kitchen	_____		_____

4. Where do you treat minor accidents, such as cuts?

Bathroom	_____	Elsewhere	_____
Kitchen	_____		_____

Leisure Activities and Hospitality:

1. What kinds of recreation do you enjoy in the home?
List hobbies

Reading _____
 Music _____
 Cards _____
 Games _____
 Dancing _____
 Others _____

2. Where do members of the family read?

Living Room _____ Bedroom _____
 Dining Room _____ Elsewhere _____
 Kitchen _____

3. Where do members prefer to read?

Living Room _____ Bedroom _____
 Dining Room _____ Elsewhere _____
 Kitchen _____

4. How many magazines do you subscribe for? _____
 Do you buy others? _____

5. Do you take a daily paper? _____ A weekly? _____

6. Where do the children study?

Living Room _____ Elsewhere _____
 Dining Room _____
 Bedroom _____

7. Do children have a special play room? _____
 If not, where do they play? _____

8. Do children have a space in yard to play and for play equipment? _____

9. How many members of your family take music lessons? _____

10. What musical instruments do you have?

Radio _____ Piano _____
 Wind Instruments _____ Phonograph _____
 String Instruments _____ Others _____

11. Do organizations meet in your home? Yes _____ No _____

12. Where do people dance in your home?

Living Room _____ Elsewhere _____
 Dining Room _____

13. What pets are kept in the house, basement, or woodshed?

Cats _____ Dogs _____
 Birds _____ Others _____
 Fish _____

14. Where do people work on hobbies?

Bedroom _____ Living Room _____
 Basement _____ Dining Room _____
 Attic _____ Elsewhere _____

OLD FATHER BOND

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