

WAR DEPT. STUDIES
CHARITON BASIN
FLOOD CONTROL

The possibility of controlling flood waters on the Chariton River by a system of upstream detention reservoirs is now being studied by the Corps of Engineers, U. S. War Department, whose present survey is preliminary and intended as a guide for further studies.

A plan already under consideration by the Chariton Basin Planning Board contemplates the construction of a system of detention multiple-use reservoirs to be placed in the upper tributaries of the Chariton River, with some channel straightening and levee construction on the main channels.

As stated by J. M. Beck, Centerville editor, the objectives of the local plan are: (1) To open up bottom land not now farmed because of frequent flood losses; (2) To make present cultivated bottom lands more productive by protecting them from overflow and deposits of clay silt; (3) To provide a municipal water supply for those communities which otherwise could not have water; (4) To provide some additional recreation areas; (5) To provide water storage for future irrigation projects; and (6) To lessen main channel bank erosion.

NEW MEMBERS ADDED TO PLANNING BOARD COMMITTEES

Judge George Wood of Waterloo and Mr. M. F. Zack of Mason City have accepted appointment as technical advisers to the State Planning Board and members of its Committee on Recreation.

R. G. Moore, Dunlap, and C. J. Rasdal, Cedar Rapids, have accepted appointment to the State Planning Board's Committee on Transportation. They will serve on the sub-committee studying truck taxation.

PALO ALTO COUNTY PLAN- NING COUNCIL BEGINS 3RD YEAR OF ACTIVITY

The Palo Alto County Planning Council met on September 16 in Emmetsburg to outline work for the coming year.

Organized in 1936, the group thus enters its third year as a voluntary coordinating and fact-finding body working for the best use and conservation of the physical, social and economic resources of the county.

With membership drawn from all parts of the county, the Planning Council ^{will} ^{be} ^{concerned} ^{with} ^{the} ^{interests} ^{of} ^{the} ^{public} ^{health} ^{and} ^{the} ^{community} ⁱⁿ ^{general} ^{and} ^{the} ^{development} ^{of} ^{public} ^{programs.}

Farm Tenancy Committee Completes Assigned Task

NOW THAT THE REPORT
HAS BEEN MADE—

Have you read the recommendations of the Iowa Farm Tenancy Committee?

(See summary on page 4)

Do you believe these recommendations are too "conservative"? Too "extreme"?

(See comments on page 2)

Would you like a copy of the final report, including individual commentaries, as soon as it is printed?

TENANCY PROBLEMS DISCUSSED

Addressing the Des Moines Economics Club on September 20, Mr. F. K. Hawley of Laurens, Chairman of the Farm Tenancy Committee of the State Planning Board, described the background of the various tenancy problems and changes that have taken place since his family homesteaded in Pocahontas County in 1879.

On September 23, Mr. W. C. Children of Council Bluffs, Vice-Chairman of the Farm Tenancy Committee, spoke before the Des Moines Chamber of Commerce.

**MUNICIPAL LEAGUE
NAMES CITY PLAN-
NING SECRETARY**

Mayor Gus Sehnann of Bettendorf is the new secretary of the city planning committee of the League of Iowa Municipalities.

The city of Bettendorf has been active in recent years in both zoning and planning movements, and the appointment of Mayor Sehmman comes as no great surprise.

NEW TYPE FARM LEASE DRAWN UP

A new sample farm lease drawn up by the Iowa State College economics section will be ready for distribution soon, according to college officials.

Copies of the suggested lease, based in part on recommendations made at the recent county tenancy hearings sponsored by the IC

**WEST DES MOINES
NAMES PLANNING
COMMISSION**

The city council, meeting in regular session Monday, named seven local men to fill vacancies on the planning commission.

Those named, and the year their terms expire, are:

C. C. Clardy, 1939
J. S. Compton, 1940
Dr. Fred Sternagel, 1941
Ray Kirk, 1942
Bert Morgan, 1943
B. J. Sweatt, 1944
Norris Crosby, 1945

The planning commission was created a few years ago by a city ordinance, but has not functioned actively. Purpose of the commission is to plan ahead the zoning of a city for business and residence purposes. Cities which have had active planning commissions are enabled to "grow" normally with adequate provision in way of streets, parks, etc., for future expansion.

(From the *West Des Moines Express*, Sept. 22, 1938.)

CONSERVATION COMMISSION SHOWS "PHOTO-TORIAL"

A three-reel sound motion picture, "Iowa Comes of Age," is announced by Conservation Director M. L. Hutton as being ready for theatrical showings throughout Iowa.

As revealed in previews, the "photo-torial" carries the thematic idea of Iowa's Centennial year, with significant bits of history, the con-

FINAL REPORT PRESENTED TO PLANNING BOARD

On September 17 the final report of the Farm Tenancy Committee was formally presented to the Iowa State Planning Board assembled in regular meeting. Acting in the absence of Chairman F. K. Hawley, the Right Reverend Monsignor L. G. Ligutti read the following statement prepared by Mr. Hawley:

"The Farm Tenancy Committee, whose members you nominated and Governor Kraschel appointed, has been dealing with one of the greatest problems facing the State of Iowa. The percentage of Iowa land farmed under lease has risen until today almost three acres out of every five are rented.

"This has resulted from many contributive causes, one of the most important being the very fact that we have in Iowa so much Grade A land. . . .

"Good crops and keen competition among tenants mean higher rents and more incentive for the owner to move off and rent his place. AAA benefit payments are often absorbed by higher rent.

"Another source of increased competition is the extensive use of power machinery. High taxes on farm improvements plus upkeep and insurance costs are a further incentive to amalgamation of farms and removal or destruction of farm homes. . . .

"Naturally there will be differences of opinion among the people of Iowa, as there were within the Farm Tenancy Committee itself, regarding certain issues. To the committee the wisest and fairest thing seemed to be to allow free expression by everyone, for or against any proposal.

"Some of the recommendations which we have made are clear-cut and should receive almost unanimous support. Others are subject to controversy. I believe, however, that no harm and great good can come from a careful consideration of these controversial issues. We gain nothing by refusing to face any proposal sincerely advanced as a partial solution to the problem of farm tenancy."

Following theatrical runs in Iowa, the picture will be used in the New York and San Francisco World's

IOWA STATE PLANNING BOARD

614 Valley Bank Bldg., Des Moines

H. H. KILDEE, *Chairman*, Dean, Division of Agriculture, Iowa State College.

A. C. TROWBRIDGE, *Vice-Chairman*, State Geologist.

DR. WALTER L. BIERRING, *State Commissioner of Public Health*.

EDWIN P. CHASE, *Editor*, Atlantic News-Telegraph.

DR. F. J. COLBY, *State Conservation Commission*.

GEORGE J. KELLER, *Administrator*, Iowa Works Progress Administration.

IRVING H. KNUDSON, *Chairman*, State Highway Commission.

CHESTER A. PHILLIPS, *Dean*, College of Commerce, State University of Iowa.

AGNES SAMUELSON, *State Superintendent of Public Instruction*.

O. R. SWEENEY, *Chairman*, Greater Iowa Commission.

A. H. WIETERS, *Secretary*

P. F. HOPKINS, *Director*

P. H. ELWOOD, *Counselor*, National Resources Committee.

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GRIST FOR THE MILLAGE

Because this is somewhat of an open season for individual interpretation of activities relating to public programs, it is probably not unusual to read such comments as this:

"The State Planning Board may seek an increase in gasoline taxes from 3 to 4 cents per gallon, and cut out all rebates to farmers, in order to have more money to expend on secondary roads."

Because such comments have appeared, however, we repeat what we stated in these columns last month:

"Neither the State Planning Board nor its Committee on Transportation nor the sub-committee on Secondary Roads has any ambition to assume the responsible task of . . . deciding how to pay for whatever program is advanced."

"But it would be unrealistic if not impossible for the committee members to discuss secondary roads without considering the various ways of financing them. These ways include an increased gasoline tax, other charges against the motoring public, general or district property taxes, diversion of other funds and curtailment of the programs now supported by these funds, and other alternatives."

As a matter of fact, insofar as secondary roads are concerned, the problem of financing them is probably the most important problem yet unsolved. Research by the Highway Commission and Iowa State College has provided the necessary data on construction methods and surface types, while the objective locating of roads and determination of construction priorities will be facilitated by information on road use obtained and tabulated by the Highway Planning Survey.

It is the matter of financing these roads that now commands attention. Nor can we dismiss this phase lightly by saying:

"Secondary roads can be improved without it (an increase in the gasoline tax). We need good farm-to-market roads, of course, and we can have them without any further gasoline tax burden."

Right! We can have them by raising license fees or property taxes. We can have them by cutting out rebates on gasoline taxes, or by re-

Is the Farm Tenancy Report—

TOO "CONSERVATIVE"?

"I approve of the recommendations of the tenancy committee and think that many of their suggestions should be accepted. When it came to recommending a real remedy to prevent the monopoly of land by a few and decreasing tenancy by providing a limitation of land monopoly, the committee 'passed the buck' and recommended that phase (graduated land tax) of the subject be studied by some other committee."

—Lew Mighell, Washta.

" . . . the evils of the tenancy system have been almost neglected. . . . in my own classification the most important factor is the AMALGAMATION of farms being grouped by the big machinery farmers, thus depriving many of the one-farm tenants from remaining on their farms as tenants. . . . I am wondering if the tenancy committee should not reconvene and remain so until it finds a way to legislate against such an almost criminal act. . . . While the next session of the Iowa Legislature is revising the farm tenancy law, why overlook the most important division of the subject being treated?"

—M. W. Fitz, Manson.

"I am certainly opposed to the final wording of paragraph 22 of the report. . . . one-half the farm's production in any given year is ample for the landlord's share. There should be no carry over. The renter cannot carry over his living expenses and feed his family double the next year."

—W. C. Children, Council Bluffs.

TOO "EXTREME"?

"Instead of leading its recommendations with the proposals on which there was general agreement, the committee began with advocating a profit tax on the sale of land acquired through foreclosure. . . . The next proposal was to reduce rent and interest in bad years. . . . The third proposal was to stay foreclosure unless somebody would bid in the farm at a price to be set by the court. . . . The ultimate effect of these three proposals would be in fact to drive all private capital out of the farm loan field and leave the farmers dependent on politicians for credit."

—Don L. Berry, Indianola.

"The appointment of a committee is recommended, to undertake a study for revising certain State laws governing taxation, foreclosures, land transactions and inheritances, with a view toward checking the accumulation of large land holdings. . . . It would be unfair to the policyholders of a life insurance company owner to set up new laws—changing the rules in the middle of the game—which would cause losses and inflict unjust penalties. Moreover, it would be unwise to set up laws which would precipitate a wholesale dumping of institutionally owned farms. . . . If there is any likelihood of a capital gains tax law being enacted, the resale of farms acquired through foreclosure should be excluded. Bringing in foreclosures is too extreme."

—G. S. Nollen, Des Moines.

AFTER THE FARM TENANCY REPORT—WHAT?

The work of the State Planning Board's Committee on Farm Tenancy is now completed. The committee has passed no laws, introduced no bills. It has only made its report and stated its recommendations for consideration by the people of Iowa and their General Assembly.

Naturally, the committee members hope that some legislative action will be taken. Substantial agreement has been reached on many points, while wide differences of opinion have become evident on others.

While our first thought was that a farm tenancy report which could receive unanimous approval would probably be weak, our latest thought is that it would be wholly imaginary.

Differences of opinion are not bad, and the fact that they are permitted freely is definitely good.

Those who would have the General Assembly modify the recommendations of the committee will have ample opportunity to express their views. For that matter, of course, they had ample opportunity all along to contribute to the various hearings and meetings sponsored by the committee.

In the process of drafting any legislation which may be based on the committee's report, those in charge will likely want to review again certain alternatives to some of the proposals.

For example, they may want to consider the idea of a capital gains tax as applied to all farm land acquired in any manner, not merely that obtained through foreclosure.

They may want to do something about amalgamation of farms, concerning which W. C. Children, vice-chairman of the committee, recently said:

"Personally, I am a firm believer in the efficiency of the 'family sized farm.' I believe that, if we can get the major portion of our program through, natural economic conditions will ultimately break up the big farms into family sized farms. In the meantime, can you pass a law that

THE IOWA GUIDE BOOK

IOWA: *A Guide to the Hawkeye State* is more than just a guide for non-Iowans. It is a stimulus to native Iowans and long residents who have come to accept without appreciating the industrial, cultural and scenic resources that reveal their power and enchantment to those of us who take advantage of our opportunities.

Many of the tours listed in the latter part of the *Guide* are well worth taking the time necessary to discover Iowa's interesting by-ways, historic and scenic spots, and the various institutions which symbolize our civilization.

Prepared by the Iowa unit of the WPA Federal Writers' Project with the cooperation of literally hundreds of Iowa citizens and published by the Viking Press, the *Iowa Guide* is being placed on sale by red book dealers through-

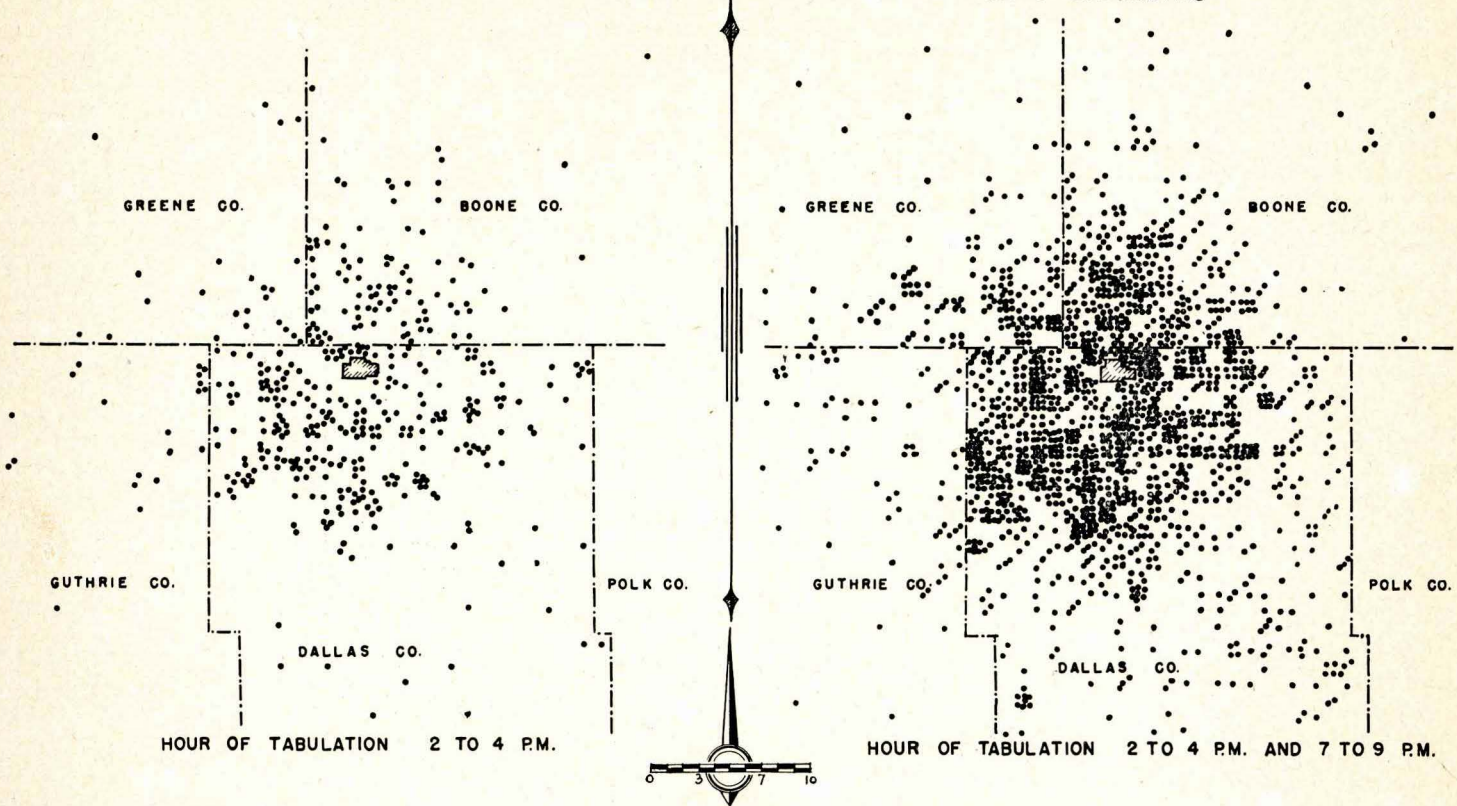
GEOGRAPHICAL ORIGIN OF CARS AND TRUCKS

TABULATED IN
PERRY, IOWA

ON 9 NORMAL WEEKDAYS

SUMMER 1937

ON 5 SATURDAYS



LIMITS OF CHART INCLUDE 95% OF ALL RURAL ORIGINS

WHAT IS YOUR CITY'S
RURAL TRADE AREA?

From what distance does your city regularly draw patrons? How frequently do the rural families in your trade area come to your city? What percentage of the rural families in your area depend upon the services offered in your city? How effective are merchants' drawings, band concerts and special sale days in drawing patrons who live beyond the limits of your natural trade area?

An approach to the answers to these and similar questions is made possible by a "white-collar" WPA project sponsored by the Planning Board. This survey, operated in almost seventy counties of the State, is now entering the tabulation stage. The study was undertaken as part of a broad program of research to help determine the economic and social function of the small town.

The first step in this program of investigation consisted of interviewing families in rural areas and small towns with regard to the towns in which they purchased designated goods and sold certain farm produce. The results of this survey have been published in detail in the form of four-county unit reports. Statewide maps have been prepared from the data.

The above maps show the origin of rural cars found in Perry on week days and on Saturdays. The number of dots represents the total number of automobile observations, so that in those cases in which an automobile made more than one trip a corresponding number of dots is shown. A map showing the number of different cars would cover the same area, but would contain fewer dots.

General conclusions reached after analyzing the data were reported in the August, 1936, *Planning News*, and in the *Second Report* of the Planning Board. Suffice it to say here that the economic position of the small town as a center for purchases of groceries, drugs and medicines was definitely established, but it was equally apparent that whatever importance it once held as a shopping goods center had largely passed to the city. As evidence of this it was revealed that fifteen cities dominate the shopping goods purchases of forty per cent of the state's area.

The role of the small town in the social life of rural communities was examined by the same method. The questions asked were those dealing with membership in farm and fraternal organizations, school attendance, use of library facilities, medical and dental services obtained, and so on. The replies to the questionnaires were tabulated and summarized on a community basis, and the effects of distance and road type and the combination of services available in the

It was revealed that the area for recreational activity had expanded at a rapid rate while areas of church and school attendance had remained relatively constant. While distance was found to be a major factor in determining choice of trading center, it was apparently of minor importance in participation in certain social activities, particularly of the organized commercial type.

The background and the technique of the current surveys were set forth at some length in the May, 1937, issue of *Planning News*. Essentially the procedure is that of determining the residences of the owners of automobiles parked in county seat towns during shopping hours for almost one month and in selected smaller towns for about two weeks. By means of the automobile registration file and rural directories compiled with the assistance of township assessors the geographical origin of each car was determined.

representativeness of the hour and length of time of observing license plates, this study reveals the total number of out-of-town cars, the residences of the owners of these cars, and the number of trips made by each car. Assuming that each rural car represents one rural family, it is possible to approximate the percentage of rural families in any area going to each center.

License plates were observed on Saturday afternoons and nights and for special occasions such as band concerts and sale days, as well as during normal week-day afternoons, in order to determine the drawing power of such business stimulants.

In the map (see above) on the left the dots show the residences of owners of cars appearing in Perry on nine week days between the hours of two and four o'clock in the afternoon during June and July, 1937. The map on the right shows similar information for five consecutive Saturday afternoons and nights during the same periods. The greater area from which rural patrons came to Perry on Saturdays and the greater number of cars are apparent even on the basis of only five Saturday tabulations as compared with nine week day tabulations.

Obviously the origin of all cars observed in Perry is not within the

Have You Read These Recommendations?

SUMMARY OF RECOMMENDATIONS OF THE IOWA FARM TENANCY COM.

Specific Recommendations

1. It is recommended that a special sub-committee on Farm Tenure be appointed from the Agricultural Committee of each House of the 48th Iowa General Assembly for a careful study of this most important problem.

2. A provision should be inserted into the State Income Tax Law imposing a specific tax on capital gains from the sale of farm lands, making due allowance for: (a) improvements or other enhancement of value brought about by the owner, and (b) losses sustained from the sale of farm land.

3. To protect the farm operator's tenure in years of crop failure or depression, legislation should be enacted embodying the principles that: (a) no mortgage holder or landlord should be entitled to collect from the farm operator during any one year payments for interest and amortization, or for rent, in excess of one half the value of the farm's production during that year, provided the farm has been operated in a good workmanlike manner; and (b) the deferring of delinquent payments on mortgage or rent over a period of years should be arranged without penalty charges of any kind, if it can be shown that natural conditions or extremely low prices have rendered the mortgagor or renter unable to meet his obligations within a given year.

4. Present legislation covering foreclosure procedure for farms should be revised so as to: (a) prevent consummation of a farm foreclosure sale at a price lower than a fair normal value to be determined by the court, and (b) abolish the deficiency judgment in foreclosures of mortgages related to the acquisition or improvement of agricultural lands.

5. A special committee should be appointed to make a thorough study of the equity and effectiveness of differential taxation as a means of discouraging the concentration of large land holdings.

6. Legislation should be enacted to provide for: (a) the automatic continuation from year to year of all agricultural leases until notice for termination is served by either party not later than six months before the expiration date of the lease, and (b) compensation for disturbance to the other party in case either landlord or tenant seeks to terminate the lease less than six months before the expiration date.

7. Legislation should be enacted establishing the right of an outgoing tenant to a reasonable compensation, within certain limits, for the unexhausted value of improvements he has made on the farm.

8. A simple statute should provide for a reasonable compensation to the landlord for damage to his property as a result of the tenant's mismanagement or neglect. (At present the law provides for "treble

9. Legislation should be enacted to provide that: (a) all differences regarding matters of fact arising between landlord and tenant be submitted to arbitration, upon the request of either party, before the case can be carried to court; and (b) the decision of the arbitrators be final and binding upon both parties if the sum involved does not exceed a certain amount, except in cases of questions of law.

10. The Iowa statute pertaining to the agricultural landlord's lien should be amended to: (a) limit such lien to one half the value of the crops grown plus one half the value of the livestock increase produced on the farm during the current crop year, and (b) declare invalid any waiver of exemption on the part of the tenant.

11. Model lease forms, embodying as many of the above principles as may be feasible, should be made generally available and their general use should be encouraged by every practicable means.

12. It is recommended that the 48th Iowa General Assembly adopt a joint resolution requesting Congress to: (a) expand the Tenant-Purchase program of the Bankhead-Jones Farm Tenant Act, and amend the act so as to prevent land transferred under it from entering the speculative land market; and (b) revise the AAA program so as to protect the interests of the tenant more adequately, distribute the payments between landlord and tenant more equitably, and furnish an incentive to better leasing practices.

General Recommendations

1. The feasibility of setting up a State Land Commission with clearly defined powers and functions, perhaps including the establishment and enforcement of certain standards of land use and soil conservation measures necessary to safeguard public interest and general welfare, should be explored.

2. The taxation system of Iowa should be thoroughly examined with a view toward: (a) arriving at a more equitable distribution of the tax burden, particularly as it affects farm real estate; (b) using the long-time productive capacity of the farm as a whole under soil conserving management in determining the assessed value of farm real estate; (c) limiting special assessments on farm land to a maximum percentage of average assessed value per acre; and (d) speedy refinancing of overtaxed drainage and consolidated school districts.

3. By education and pressure of public opinion, if not by legislation, improvement in farm labor conditions should be brought about so that: (a) farm labor would not be regarded as a commodity; (b) a yearly family living wage would be the goal; (c) a limited form of partnership between farm operator and farm laborer might be encouraged; and (d) minimum standards of decent housing would be

4. Both urban and rural dwellers should be educated in the appreciation of rural life and the realization of their dependency upon the land and farm prosperity.

5. Cooperation between Iowa farmers and city workers in important matters of public and fiscal policies should be fostered, particularly through a mutual understanding of their respective problems.

6. Serious study of the principles and possibilities of cooperative enterprise and credit as they may apply to the agriculturalist of Iowa should be encouraged.

7. All Iowa laws relating to agricultural land use, farm real estate and farm tenure should be re-examined in the light of agricultural conditions, revised as necessary and assembled into one chapter of the Code in easily understandable language.

Trade Area—Cont'd from p. 3

a small number of cars from Polk County for which no locations are shown; no attempt has been made to indicate the cars from other towns which were found in Perry; and a small number of tourists' and salesmen's cars which were observed cannot be shown. However, none of these classes is pertinent to the problem of determining Perry's service area, and the dots shown represent about ninety-five per cent of all rural license observations.

Although licenses were observed also in Adel, Dexter and Redfield, Perry was chosen to illustrate this article because of its location near the county line and its (otherwise) "county seat" characteristics. In previous studies a remarkable degree of coincidence was observed between county lines and boundaries of the shopping goods areas of the county seat towns. This coincidence might be attributed to central location within the county and similarity of available services. However, the influence of political boundaries in determining the choice of shopping center was not known, although it was tentatively concluded that the major factor was distance from the center. The two maps above lend support to this general conclusion.

IOWA PLANNING NEWS

Iowa State Planning Board
Des Moines, Iowa

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SUCCESSFUL HOUSING EXHIBIT AT 1938 STATE FAIR

"Livable Homes for All Iowa," the slogan of the Iowa Housing League, attracted hundreds of visitors daily to the State Fair booth of the organization, located in the Varied Industries Building. Here were seen models of low-cost homes and slum-clearance projects, the former a Des Moines plan and the latter from the United States Housing Authority headquarters in Washington, D. C. These were shown during the ten days of the observation of Iowa's Territorial Centennial.

Mrs. Charles E. Palmer of Sioux City, state president of the Iowa Housing League, was the official hostess of the exhibit. Others invited to serve as hostesses on various days were: Mesdames Gladys Bunker, Knoxville; Ralph Tallman, Creston; Arthur Brennecke, Marshalltown; K. H. Rhinehart, Winterset; John Davis, Colfax; J. C. Pryor, Burlington; Ellsworth Richardson, Eddyville; and Miss Elizabeth Wadsworth, Indianola, together with Mesdames Phil Cady, Roy Peterson, Toni Wendelberg, C. H. Peckham, Lea Blotcky, Robert Lappen and daughter, Norma Elaine, and "Priscilla Wayne" Des Moines. Dr. Alfred Pearson of Drake University, and Mayor Ralph Slippy of Waterloo and the Right Reverend Monsignor Ligutti of Granger were honorary hosts. Mrs. Bert McKee of Des Moines served as chairman of the committee.

MISSISSIPPI SCENIC HIGHWAY COMMITTEE NAMED FOR IOWA

The following committee has been named by Governor Kraschel to study the proposed construction of a scenic highway along the Mississippi River:

Joe A. Young, Bellevue, Chairman; L. J. Schuster and F. R. Kleeberger, Clinton; W. M. Clemmons, Dubuque; Victor Martin, Davenport; Clyde Rabedaux, Muscatine; Thomas Joyce, Keokuk; S. W. Mitchell, Fort Madison; Ross Burman, Burlington; Robert Zimmerman, Lovilla; I. H. Knudson, Jewell; C. L. McKinnon, New London; A. A. Hurst, Maquoketa. The last three are highway commissioners.

Similar committees have been appointed for Louisiana, Arkansas, Missouri and Minnesota.

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