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IOWA

STATE PLANNING BOARD

HOUSING AMONG
THE LOW INCOME GROUPS
MASON CITY, IOWA

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IOWA
STATE PLANNING BOARD

A REPORT BY THE COMMITTEE
ON HOUSING AND HEALTH



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MASON CITY, IOWA

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F O R E W O R D

The solution of the problem of providing adequate homes and living conditions for a city's low income earners entails an unprecedented program. The Government has undertaken a campaign of actual construction with the idea of supplying, not the entire need for such housing, but a scattering of projects to serve as examples of the benefits to be derived from better housing, with the expectation that such examples will encourage building in the form of municipal, philanthropic or limited dividend housing projects.

First efforts in a program for housing betterment might well be directed toward enlisting the aid of the following Government agencies in the field of housing:

(1) The Resettlement Administration -- This agency has absorbed the Subsistence Homesteads Division of the Department of Interior and will continue housing projects similar to those undertaken by the Subsistence Homesteads Corporation.

(2) PWA -- Housing Division of the Public Works Administration. This division has loaned money to limited dividend corporations and municipal housing authorities for slum clearance and low-cost housing projects after it has examined and approved them. The Housing Division also controls the Public Works Emergency Housing Corporation, which has itself built low-cost housing projects.

(3) FHA -- Created under the National Housing Act, the Federal Housing Administration is not directly concerned with housing in the slum clearance sense. Its divisions are:

1. Repair and Remodeling Division, which will exist only until January 1, 1936. It is promoting a nationwide campaign for improvements on all types of buildings, and guarantees against loss the lending institutions making loans during the campaign.

2. Mutual Mortgage Insurance Division. This is a permanent agency which will insure mortgages on new and existing homes and low-cost housing projects.

3. National Mortgage Associations. These are private agencies -- not financed by the Federal Government, but under the control of the Housing Administration -- designed to take the place of title companies, to re-establish the guaranteed mortgage business.

(4) HOLC -- The Home Owners' Loan Corporation, has refinanced home mortgages and loaned money through its Reconditioning Division directly to owners of refinanced homes for repair and remodeling.

I N T R O D U C T I O N

During the late months of 1934 the Committee on Health and Housing of the Iowa State Planning Board conducted a housing survey in Mason City. The study was confined for the most part to those sections of the city which were considered housing "problem areas". The survey was designed to provide pertinent and basic information with respect to the housing situation in these areas.

It was conducted by a house to house canvass and collected data relating to the structural condition, equipment and spacial adequacy of each dwelling unit. Data were also secured on such items as extra families, tenure of dwelling units, rentals and incomes. This house to house survey was supplemented by an analysis of official records which provided data pertaining to the general factors which influence present and future residential development.

The report represents the combined efforts of a technical personnel engaged in the study of Iowa's urban housing. The information contained in the report has been presented in a graphic form whenever possible. This method of presentation has two important advantages: it furnishes a convenient method of supplying the maximum amount of information in a minimum of space, and it will leave a record in the form of maps and charts which should become increasingly valuable in future city planning. The present report is in no sense final. Continual analyses and interpretations are necessary.

The Committee on Health and Housing of the Iowa State Planning Board expresses the hope that the City of Mason City, its officials and its civic minded citizens will find this report a useful and valuable instrument in their efforts to improve housing conditions in Mason City.

S U M M A R Y A N D C O N C L U S I O N S

This analysis of the data obtained through the Iowa State Planning Board's Health and Housing Survey has provided certain basic information that should be of great value in the establishment of a general program of civic betterment, with special emphasis on the housing aspect.

Part I of this report considers the housing situation as it exists in the areas of poorer housing in the city. The primary facts with regard to the physical characteristics of housing in these areas provide a picture of the supply and quality of housing among the lower income groups. Data with respect to unfit houses, extra families and overcrowding throw light on the need for housing among these groups.

In the surveyed areas the housing consists mainly of single family units, with wood construction predominating; the average age of dwellings is comparatively low (23.65 years). With over 3 per cent unfit for use and over 61 per cent needing some kind of repair, the deterioration that has taken place is immediately apparent and the need for a program of remodeling and repair inescapable.

There is a surprising lack of adequate equipment found in the dwelling units; 33 per cent of the families have no indoor toilets and 58 per cent have no bathtubs or showers; 55 per cent are dependent on stoves, rather than central heating facilities. This condition suggests a large market for modernization.

The greatest single housing evil found in the areas surveyed is overcrowding. There are 223 cases of units in which the people are living under conditions of two or more persons per room; over 30 per cent of these are three or more persons per room. The elimination of overcrowding is a serious problem, not altogether a matter of providing new dwellings, but

also a matter of providing more usable space and more rooms in the under-sized houses and -- possibly at some future time -- a reassignment of rental units based on family size rather than income.

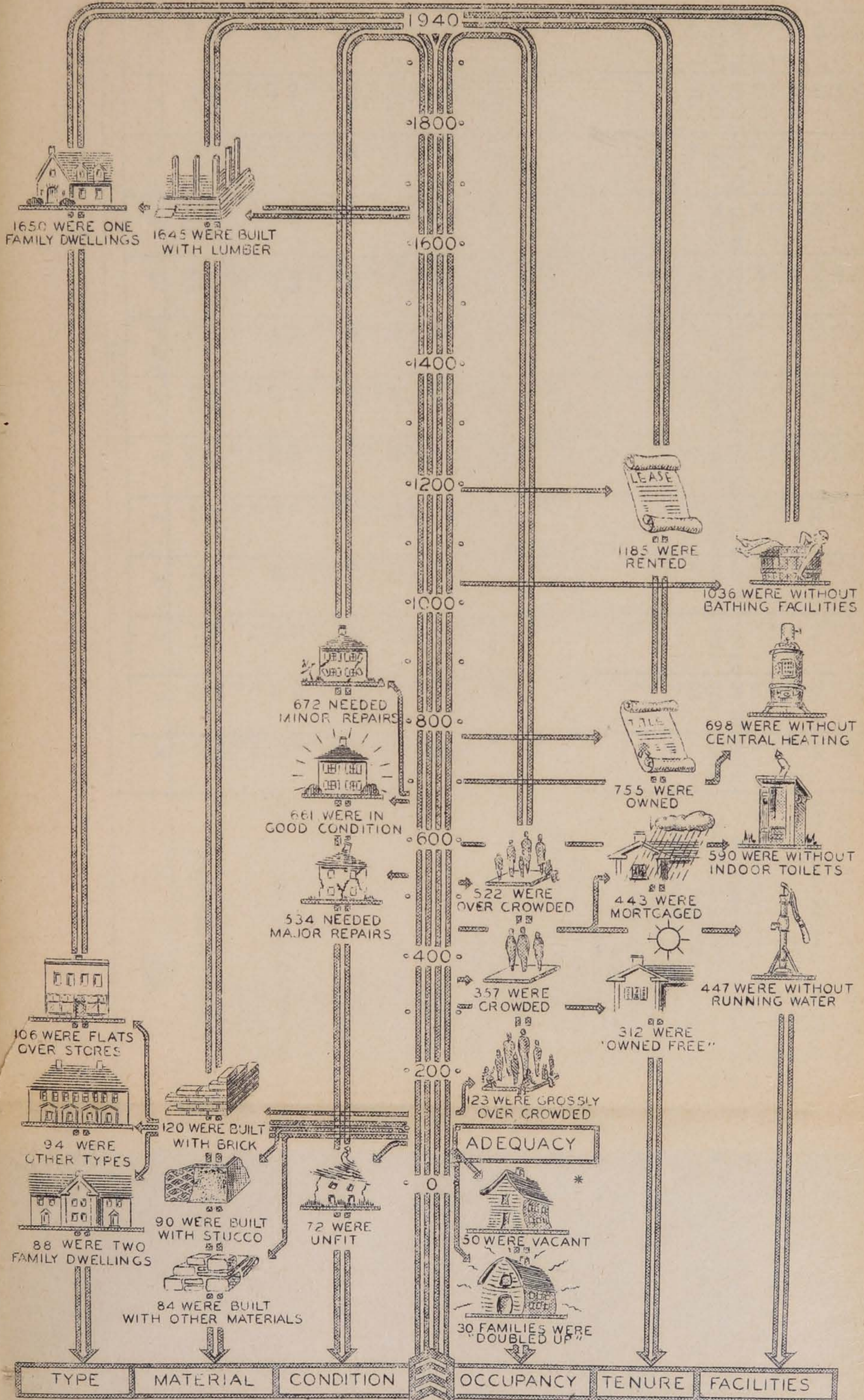
Industrial laborers comprise the majority of low wage earners in Mason City. It was from this group that the majority of schedules were taken. An analysis of incomes and rents revealed that the average income was \$60.05, the average rent \$12.50. There is no doubt that economic factors are the greatest stumbling blocks in the provision of decent housing for low income families. A well planned program, predicated upon the return of normal economic conditions and incorporating government aid, with municipal protection and guidance provides perhaps the most logical means of solution.

A study of various official records revealed that the areas selected as problem areas and surveyed by the Iowa State Planning Board were also areas in which there were marked concentrations of various social and economic ills (disease, crime, relief, etc.). Sub-standard housing is one of the major factors contributing to this concentration, and the provision of better living conditions would go far toward eradicating many of the ills that beset these areas.

Part II of the report deals with general planning factors from the standpoint of their relation to housing development and to the correction of existing unsatisfactory housing conditions. Housing must not be perpetuated or developed in undesirable areas; the city must be prepared through actual study and planning to control all development within its boundaries so as to protect housing against premature and unnecessary decline and to furnish services that will be needed for that protection.

MASON CITY, IOWA

IN THE SURVEYED AREAS
THE IOWA STATE PLANNING BOARD
EXAMINED 1940 DWELLING UNITS OF WHICH:



SUMMARY FINDINGS

DATA	DISTRICTS													TOTAL
	A	C	D	E	F	G	H	J,K,L	M	N	O	P	Q	
1. No. Families Scheduled	57	83	116	184	66	279	132	132	388	132	62	221	88	1940
A. White	39	84	103	182	66	275	132	129	347	130	61	221	84	1852
B. Negro	0	0	2	1	0	3	0	1	27	1	1	0	4	40
C. Other	18	0	11	1	0	1	0	2	14	1	0	0	0	48
2. No. Relief Families (total)	11	12	20	23	8	60	19	37	162	21	9	40	25	437
A. While	2	12	14	23	8	57	19	37	140	20	9	40	24	395
B. Negro	0	0	0	0	0	2	0	0	12	0	0	0	1	15
C. Other	9	0	6	0	0	1	0	0	10	1	0	0	0	27
3. No. Owners	1	60	45	57	41	93	38	23	124	49	35	150	39	755
A. Relief	1	8	4	5	3	3	1	3	30	1	4	18	6	87
B. Non-Relief	0	52	41	52	38	90	37	20	94	48	31	132	33	668
4. No. Tenants	56	23	71	127	25	186	94	109	264	83	27	71	49	1185
A. Relief	10	4	16	18	5	57	18	24	152	20	5	22	19	350
B. Non-Relief	46	19	55	109	20	129	76	85	132	63	22	49	30	835
5. Dwelling Types														
A. 1 family dwelling (Light House-keeping)	4	71	115	164	63	255	125	46	353	128	57	208	83	1650
B. 2 family (side by side)	52			4	2	4		1	6	3			1	73
C. 2 family (up and down)				3		1	3		7	1				15
D. 3 family (3 decker)														
E. 4 room apartment				5		1			4				1	11
F. Row house														
G. Flats over stores		1	3	3		6	1	75	14			3		106
H. Larger apartments				3		4		2	10					19
I. Hotel or rooming house		1				4	1		1					7
J. Other dwellings		10		2	1	4	2	7	13		5	10	3	57
6. Average value of dwelling	\$485	872	1350	1589	2080	2585	1383	677	1040	1978	778	1156	1910	1552
7. Average age of dwelling	24.39	10.52	16.00	23.29	15.43	31.20	27.50	25.21	26.31	28.71	11.00	14.15	21.00	23.45
8. Dwellings unfit for use	0	19	1	5	2	3	1	3	14	3	8	8	5	72
A. Relief	0	6	0	1	2	3	1	1	9	3	4	3	5	38
B. Non-Relief	0	13	1	4	0	0	0	2	5	0	4	5	0	34
9. Dwellings needing minor rpr.	44	12	44	51	21	97	37	41	113	52	20	98	42	672
A. Relief	5	1	9	6	3	25	7	15	39	7	1	18	12	148
B. Non-Relief	39	11	35	45	18	72	30	26	74	45	19	80	30	524

DATA	DISTRICTS													TOTAL
	A	C	D	E	F	G	H	J,K,L	M	N	O	P	Q	
10. Dwellings needing major rpr.	9	16	26	49	6	42	29	21	217	24	15	70	12	534
A. Relief	5	5	10	14	3	20	10	8	111	11	4	22	7	230
B. Non-Relief	4	11	16	35	3	22	19	15	106	13	9	48	5	304
11. Lighting														
A. Electric	29	60	103	159	65	266	124	128	290	126	51	179	82	1660
B. Gas	0	1	0	1	2	2	0	0	1	0	0	2	0	9
C. Kerosene, Gasoline	28	22	13	24	1	14	8	6	111	6	11	40	6	290
12. Heating Facilities														
A. Furnace	0	24	74	102	52	124	71	99	136	94	18	94	55	943
B. Circulating Heater	19	9	10	27	2	7	18	3	37	12	12	35	6	197
C. Stoves	38	50	32	53	12	48	43	30	215	26	32	92	27	698
13. Refrigeration														
A. Ice	13	25	36	70	22	132	50	55	121	60	15	66	35	700
B. Mechanical	0	1	10	19	13	49	12	14	12	22	0	11	8	176
C. Other	35	30	35	15	21	42	53	24	183	20	47	89	5	597
14. Water Supply														
A. City	0	23	84	163	58	276	118	119	363	130	10	76	76	1496
B. Deep Well	6	26	22	12	6	2	13	7	15	0	32	81	5	225
C. Shallow Well	1	11	1	2	1	0	0	0	1	0	4	11	0	32
D. City of Neighbors	50	23	9	7	1	1	1	6	12	2	16	55	7	190
15. Sanitation														
A. Outdoor Privy	57	56	48	71	13	5	28	18	123	1	56	158	20	654
1. Improved	14	56	47	65	13	5	28	17	122	1	45	157	20	590
2. Unimproved	43	0	1	6	0	0	0	1	1	0	11	1	0	64
B. Indoor Toilet	0	28	68	113	55	274	105	71	265	131	6	63	68	1245
1. Chemical	0	2	0	0	0	4	0	0	1	0	0	0	0	7
2. Flush	0	26	68	113	53	270	105	71	264	131	6	63	68	1238
16. Bath and Kitchen Fixtures														
A. Tub	1	14	46	94	41	202	58	50	92	91	5	32	48	772
B. Shower	1	1	4	1	0	7	0	2	7	1	1	5	2	32
C. Lavatory	2	15	45	86	41	196	62	55	88	8	0	27	44	669
D. Kitchen Sink with Drain	20	25	62	117	52	203	90	69	257	108	5	62	62	1132
17. Sewage Disposal														
A. City	0	25	66	122	54	170	102	114	265	29	6	60	70	1081
B. Septic Tank	5	2	1	1	0	0	4	0	0	0	5	14	0	32
C. Stream	1	0	0	0	0	0	1	1	0	0	0	1	0	4

P A R T I - T H E H O U S I N G S I T U A T I O N

POPULATION TRENDS

The population growth of Mason City, Iowa, Plate I, has been substantial from decade to decade since 1870, the most pronounced rate of growth taking place after 1900. The large increases in population indicated between 1900 and 1920 were due to the advent and expansion of industrial activity. The population trends chart reveals that between 1920 and 1930 the rate of population growth was slowing. A decrease in the rate of growth may be expected for the next several decades. For the present it will be sufficient to say that Mason City is approaching a stable population and increases will depend upon an excess of births over deaths and migration. The amount of migration is dependent for the most part on the advantages of livelihood offered in Mason City and its attractiveness as a place to live.

A study of the age composition offers an interesting forecast in regard to population growth. Plate II shows that between 1920 and 1930 several significant changes in age groupings occurred. Due to the relatively large percentage of people in the productive age groups in and since 1920, the percentage of people younger than 19 has increased. Correspondingly the percentage of people in the productive age groups has decreased. Inasmuch as most mothers and fathers are between the ages of 20 and 44, a smaller percentage in that group means that the birth rate will tend to fall. A heavier percentage of people of 45 years of age and over indicates that, even with more favorable life expectancies, the death rate will rise.

The density or distribution of population as shown on Plate III indicates that Mason City is not confronted with the problem of extreme population density. A ratio of 2.9 persons per acre is a low figure, even for Iowa cities. Large industries affect the character and distribution in

nearby districts, but there are few blocks that suffer from severe overcrowding and few distinct areas where the land is too densely occupied. Mason City is in a position to regulate the pattern of population distribution.

TREND OF RESIDENTIAL CONSTRUCTION

Plate IV shows the growth of the city by corporate boundaries. The combined J. B. Long and Paul Felt plats (noted in the center of the map), considered the original plats of the city, comprise an area of about one-fourth a square mile from which the city has grown to its present size of 12.4 square miles. The normal trend of residential development has played a limited part in territorial growth of Mason City; probably the greatest single factor influencing the geographical expansion of the city has been the establishment of the major industries in outlying areas. This led to a premature development in the peripheral areas and to the city government's extension of the corporate boundaries to include the outlying industrial properties. This territorial expansion has increased the burden of municipal maintenance, so that a consideration of revamping the city limits may be desirable; however, as the situation stands, Mason City -- with large undeveloped and semi-developed areas within the confines of her corporate limits -- is in a position which allows flexibility of city planning and development.

The geographical trend of residential construction is illustrated by Plate V. Mason City during the past 11 years has built an average of seventy-four new dwelling units annually. The heaviest concentration of new houses is noted in two areas that constitute the city's best residential districts; namely, Forest Park Addition and a section east of the Milwaukee railroad right-of-way between State Street and 4th Street S.E. Both areas are predominantly composed of single family dwellings. Generally speaking, Mason

City's residential growth has been unspoiled by excessive speculative developments; however, several recent developments resulting from the attempts of the lower income families to build, undoubtedly will result in serious problem areas unless corrected.

A chart of the number and cost of dwellings erected during the past decade (Plate VI) gives a graphic presentation of the quantity and price range of residential construction. While the rate of growth of population has decreased recently (refer to Plate I), the construction of new dwellings has decreased to a much greater extent.

The chart illustrates the decline of new construction from 1924 to November 1, 1934. It is noted that the year of maximum construction in Mason City was 1925. During that year more money was spent for the construction of new dwellings than was spent during the years 1932, 1933 and 1934 combined. The total number of building permits issued for 1925 was 133, while the total number issued for the period from 1932 to 1934 inclusive was 138. A most significant feature is that over 40 per cent of the dwellings erected were in a price range of \$4,000 and up while 33 per cent were in a range of \$2,000 to \$3,000, and 25 per cent were under \$2,000 in cost. A trend toward the cheaper house is noticeable during the last three years. Most of the construction by the low income group has been on land attractively priced in outlying and undeveloped sections of the city. This movement to some extent has tended to complicate the problem of bad housing, for many of these homes are of inferior construction and located in areas not serviced by sewer and water.

HOUSING CONDITIONS

The map titled "Families Included in Survey" (Plate VII) serves as a key to the scope of the survey. Comparison with the map of Population

Density (Plate III) and familiarity with the city's areas indicate that the families surveyed comprise most of the low-income groups. All data, therefore, apply to families in the lower economic strata and are not typical of the average. This was considered justified by the fact that the real problem exists among the low-income families.

The map indicates that a heavy sampling was taken throughout most of the city. Complete coverage was impossible due to the limited time allotted for actual survey field work. Complete coverage, however, was taken within housing problem areas (areas in which physical and social aspects of housing were known by the general public or by social workers to be unsatisfactory and directly contributory to socially undesirable conditions) in order that a reliable description could be obtained upon which a comprehensive and accurate study could be based. Complete coverage areas are designated on the map by the cross-hatching and all maps based on the housing survey data, e.g., average rentals, incomes, etc.,) are confined to these areas.

A study of dwelling conditions in the surveyed areas is afforded by Plate VIII. The index for each block was obtained by giving to each dwelling unit a simple numerical weight based upon its structural condition. Dwelling units in good condition were given the weight of 4, those needing minor repairs, 3, major repairs 2 and unfit 1. The sum of the various weights, divided by the total number of dwellings involved per block, results in an index of dwelling condition for that block.

An analysis of the surveyed dwelling units as to condition reveals that approximately 3.7 per cent were unfit for use, 27.5 per cent in need of major repair and 34.2 per cent in the minor repair classification. If the housing problem were merely a matter of structural condition, the aforementioned percentages would not be indicative of an extremely serious situation. It is

this fact that makes the problem more challenging; for remedial efforts can and must be applied before the problem assumes larger proportions. Mason City's solution need not be primarily one of demolition and the wholesale erection of new dwellings, but a comprehensive program of remodeling and repairing, a study of replanning those blocks which warrant and are adaptable to such procedure, and a program of the demolition of dwellings actually unfit, the location and distribution of which are shown on Plate IX. The two illustrations (Index of Dwelling Conditions, and Dwellings Unfit for Use) point out the logical starting places for a program of housing betterment.

That Mason City's situation in regard to structurally substandard housing is not more acute is due in a large measure to the fact that it is a comparatively young city. The average age of the dwellings surveyed was 23.65 years. Plate X shows that there are not many blocks where the average age of dwellings is over forty years. The areas of poorer housing contain for the most part dwellings older than the average but not the oldest in the city. Initially poor construction and lack of repair rather than the factor of age has been the major contributing factor to much of the decrepitude that exists.

Plate XI gives an interesting study of the age and condition of dwelling units. The data for the chart were taken from a study of the dwellings falling within certain age groups; the points plotted are actual percentages which form the basis for the curves. Of the houses under ten years of age, 47 per cent needed minor repairs, 25 per cent needed major repairs and over 8 per cent were unfit for use. The large percentage of dwellings unfit for use at this early age is attributable to the fact that many of the buildings were shacks inherently far below a minimum standard of construction. Thus they reach a point of decrepitude at this relatively low age.

Of the dwellings which had reached the age of forty, 47 per cent needed

minor repairs, 45 per cent needed major structural repairs and 2 per cent were unfit for use. Between the ages of sixty and seventy all curves show a pronounced upward trend indicating that somewhere between the ages of ninety and one hundred practically all dwellings will become unfit for use.

HOUSING FACILITIES

A lack of indoor toilet facilities connected either with the sewerage system or with a septic tank points to unsanitary conditions of a serious nature in an urban community. A city wide check up reveals that there are over five hundred outdoor privies in Mason City; in other words, approximately 9.5 per cent of the total number of dwelling units are equipped with outdoor privies. Plate XII shows the location of these contrivances. The areas of poorer housing are the greatest offenders. Comparison with Plate XL shows that a great number of privies exist in areas that are serviced by sewers. The elimination of this unsanitary condition is a responsibility which should be fulfilled as quickly as possible.

The data with respect to bathing facilities, Plate XIII were collected in the surveyed areas. It was found that in these areas alone that there were 1136 dwelling units without bathing facilities. The lack of bathing facilities, like the absence of indoor toilets, points to unfavorable sanitary conditions. A close association between these two items is shown in the maps.

Plate XIV shows the distribution of families without city water. An ample supply of pure running water in the dwelling is essential to comfortable and healthful living. It is of vast importance to the welfare of the entire community that some 447 of the surveyed families are without city water. The majority of families (257) living in these units obtain water from wells, while 190 obtain water from adjoining units or bathrooms. An interesting comparison can be made from this spot map and the map (Plate XXXIX) showing

the areas serviced by the city water distributing system.

OCCUPANCY

Plates XV and XVI were compiled from an analysis of survey tabulations. The chart of distribution of dwelling units (renter occupied) as to condition and monthly rent, Plate XV, has been designed to facilitate a study of both comparative rentals and comparative numbers of the rental houses surveyed. Percentages in each condition group (good, minor repairs needed, etc.) are compared in the vertical dimensions. The horizontal dimensions are in proportion to the number of surveyed dwellings in each rental class.

It must be remembered that the proportion of houses surveyed in each rental group is not typical of the entire city but indicative of the low income families.

Plate XVI, designed on the same principle as the preceding plate, shows the relation between income and condition. It is noted that the percentage occupying unfit houses is relatively small, but the number living in houses needing major and minor repairs is extremely large.

Without doubt much of the need for major and minor repairs is attributable to the economic depression, for the decline in incomes as well as rents has been severe; but houses in good condition are not likely to fall to pieces in four or five years. Much of the substandard and inadequate housing existed during prosperous periods. One of the first steps toward better housing in Mason City should be a program of repair and remodeling. Such a program modified and designed to cover a period of years, supervised and aided by governmental and municipal agencies would alleviate a great deal of the bad housing that exists today in Mason City.

Perhaps the most severe aspect of Mason City's housing problem is the situation in regard to overcrowding. Economic necessity has forced many

people into quarters that do not fit the family size. Plate XVII shows that in Mason City 226 families are living under conditions of two persons or more per room.

The chart is a summary of Mason City's survey findings relative to the problem of overcrowding. It not only shows the number of families living under a condition of severe overcrowding, but also indicates the size of such families and thereby affords a method of determining the number of rooms needed to alter the situation. The families listed below the circled line are greatly overcrowded, while the families listed between the line composed of asterisks and the circled line are less seriously overcrowded but still living below a minimum standard of desirable spaciousness. The distribution as to the size of the families surveyed is indicated by the chart.

The most flagrant violation of a minimum standard is the case of a family of eight living in a one room dwelling. Other severe cases can be readily noted. Varying between the extreme plight of 226 grossly overcrowded households, and households with adequate space, are 421 households living in semi-overcrowded conditions. Of the 647 households subject to overcrowding, 33 of the cases are due to the doubling-up of families. New standards prescribed by law in England prohibit more than: two persons in one room, three in two rooms, or five in three rooms.

AVERAGE INCOMES -- RENTALS

The basis of the housing problem is economic. The map showing (for the areas surveyed) the average monthly income per block, Plate XVIII gives an index to the financial status of families who live in the problem areas of Mason City. The extremely low averages reported are due to the economic depression. The bridging of the gap between low incomes and decent housing is the crux of the housing problem. The provision of decent housing will perhaps

be in the future a public function.

Ultimately, of course, the problem of housing the low income family should be attacked from both the income and out-go aspect. Wages should be increased and costs lowered. If both these attacks are successful it will be unnecessary to subsidize in various ways good housing for hundreds of families.

The most conspicuous failure of the policy of laissez-faire has been in the field of shelter for the low income groups. The housing for the families paying under \$15 per month is now as in other years below decent minimum standards. An inspection of Plate XIX, showing the average rental per block, points out areas where the housing problem is most severe. Blocks where the designation indicates low rentals are those in which may be found inadequate housing.

Drastic reductions in both incomes and rents have taken place since 1929. The renter's ability to pay, however, has decreased more than have rentals. A study of the chart titled Comparison of Monthly Incomes (Plate XX) illustrates that over 56 per cent of the families reported 1929 incomes of over \$100 per month, while in 1933 the majority group shifted, there being at this time over 50 per cent of the families in the \$0 to \$50 income classification. A great many within this income classification, as is obviously necessary, are receiving various forms of aid and attention from social welfare and relief agencies. The mean average income declined from \$111.61 in 1929 to \$60.05 in 1933 -- a drop of approximately 46 per cent -- and the number in the group that had less than \$50 per month in 1929 more than trebled by 1933.

A comparison of monthly rents is portrayed on Plate XXI. The mean average rent dropped from \$26.82 per month in 1929 to \$16.50 per month in 1933 -- a decline of 38 per cent. In 1929 over 33 per cent of the families were in the rental ranges of over \$20 per month but in 1933 69 per cent were in the

rental ranges from \$1 to \$20 per month. Obviously, although the landlord suffered a severe decline in income from rent, his grief was not comparable to that felt by the number of low income groups whose income declined 37 per cent from a figure already too low in many cases to allow the purchase of entirely satisfactory housing.

An analysis of survey data in regard to the relation of monthly rental to the number of rooms (Plate XXII) reveals that approximately 72 per cent of the renter families among the low income groups of Mason City were (1934) paying monthly rentals not in excess of \$5.00 per room, that the majority of the rented dwellings varied in size from two to five rooms and were in a rental range from \$10 to \$20.

A consideration of family size and monthly income (Plate XXIII) affords an interesting study of the financial status of the survey families. The staggered line of asterisks in the chart is the border line between families whose income is at least \$25 per person and those whose income is less. The families below the line represent slightly more than two-thirds of the families surveyed (exclusive of those classified under the income "not available" column). Naturally the answer to the problem of sub-standard housing will be solved when the low wage earner is able to earn an income that will relieve the necessity of a low standard of living. But such a condition for at least 1326 Mason City families is in the future. Meantime, their housing and social welfare must be taken care of by public agencies.

The distribution of rental units as to condition, rent and family income (Plate XXIV) indicates that about 34 per cent of the renter families surveyed are living in dwellings either unfit or in need of major structural repairs. Aside from 102 families reporting no income, over 64 per cent of these surveyed renter families are paying more than 20 per cent of their income for

rent. The staggered circles that appear through the chart form the line of demarcation between families paying not more than 20 per cent and those paying in excess of 20 per cent of their total income for rent.

The median rental for Mason City's low income groups is between \$10 and \$15 a month, whereas the median income is under \$75 a month. The table, of course, represents a period in which incomes and rents are both abnormal. The economic condition of the surveyed families will probably be less severe in more nearly normal times, but the fact still remains that 43 of the homes that the renter families live in are unfit for use and 365 are in need of major structural repairs.

HOUSING AND COMMUNITY WELFARE

There exists in Mason City a relationship between crime, delinquency, relief, disease, other social ills and bad housing. Therefore a composite map of the various social ills should locate the areas of pronounced slum and blight as accurately as possible.

Plate XXV is a map of slum and blighted areas in Mason City. This map was prepared by superimposing maps showing crime, disease, delinquency, relief, infant mortality, dwellings needing major structural repairs, dwellings unfit for use, and dwellings with no indoor toilet facilities. No attempt has been made to distinguish between slum and blighted areas by definite demarcations, but the intensity of the social, economic and physical ills of the city as portrayed by the above maps will indicate the varying degrees of blight and the tendency toward slum conditions.

Although this graphic presentation of the city's poor housing areas does not distinguish between slum and blighted areas, the tendency toward solid black in some blocks might seem to indicate definite slum areas. In a general way this is true. However, there are other areas or districts in which

conditions are equally serious. For example, there is the area like West Haven, which -- due to the comparatively small population -- does not appear as black. It can be noted how much more concentrated in areas of bad housing are the symbols on this map than on the map of population density.

An analysis of the individual social and economic factors as they are correlated to housing is provided by a comparative study of selected areas. Areas A and B (noted on the maps) represent sections of the city where most of the sub-standard housing exists. Area C was chosen as an average residential area.

Plates XXVI and XXVII show an evident concentration of crime and delinquency in districts A and B. For instance, in district B, an area of poor housing, there were reported during the ten year period 62 major or minor crimes. District C, which is an average residential area, had only 2 such cases, yet its population is even greater than that of district B. Also, in district A there were 37 cases of delinquent juveniles from 1929 to 1934 as compared to 11 for the better district C, yet in the better district there are 56 more families. Plate XXVIII showing socially mal-adjusted children reveals similar concentrations.

Plate XXIX, a map showing the distribution of child mortality, provides some pertinent facts. The condition of housing in district A displays its relation to the health of the inhabitants. As is shown by records, this district is responsible for 9.8 cases of infant mortality per hundred families. District B has an even worse ratio, its figure being 10.6 cases per hundred families.

When contrasted to district C, the area of better housing, it is found that the ratios 9.8 and 10.6 must be compared to that of 2.8. Therefore, there must be some relationship between health and housing since the two areas

(A and B) of bad housing are responsible for four times as many cases of child mortality in proportion to population as is the average residential neighborhood.

The distribution of tuberculosis cases (Plate XXX), though more scattered throughout the city, in terms of population density is more severe in the problem areas.

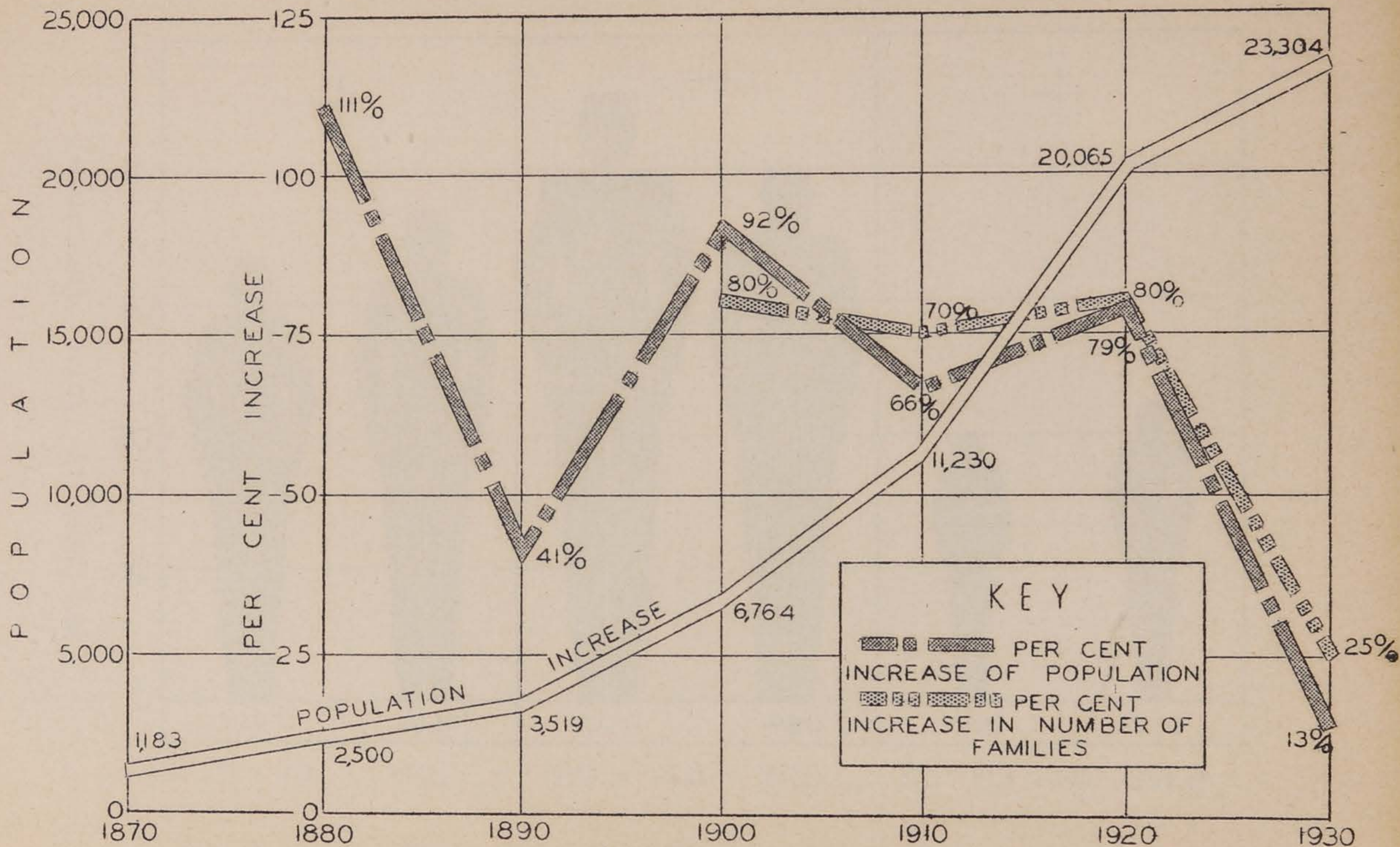
Plate XXXI, Relief Cases, is self explanatory. Areas A and B definitely have the heaviest concentration of relief families.

The comparative frequency of social and economic problems as shown by Plate XXXII sums up and points out in a convincing manner just where the city is spending its money in the control of crime, disease, delinquency, etc. It is safe to assume that if district B is responsible for 18 times as many cases of major or minor crimes as is district C, there is a very disproportionate amount of the taxpayers' money spent for maintaining law and order in the blighted area. If there are 4 times as many juvenile delinquents per hundred families in district A as in the better district C, district A is costing the city much more than it should.

Numerical comparisons are likely to be dull and hackneyed proofs. Many factors enter into the picture of one district's squalor and another's comparative desirability. But the sharp contrast between district A and district C suggests that a remedial program should be applied immediately.

POPULATION TRENDS

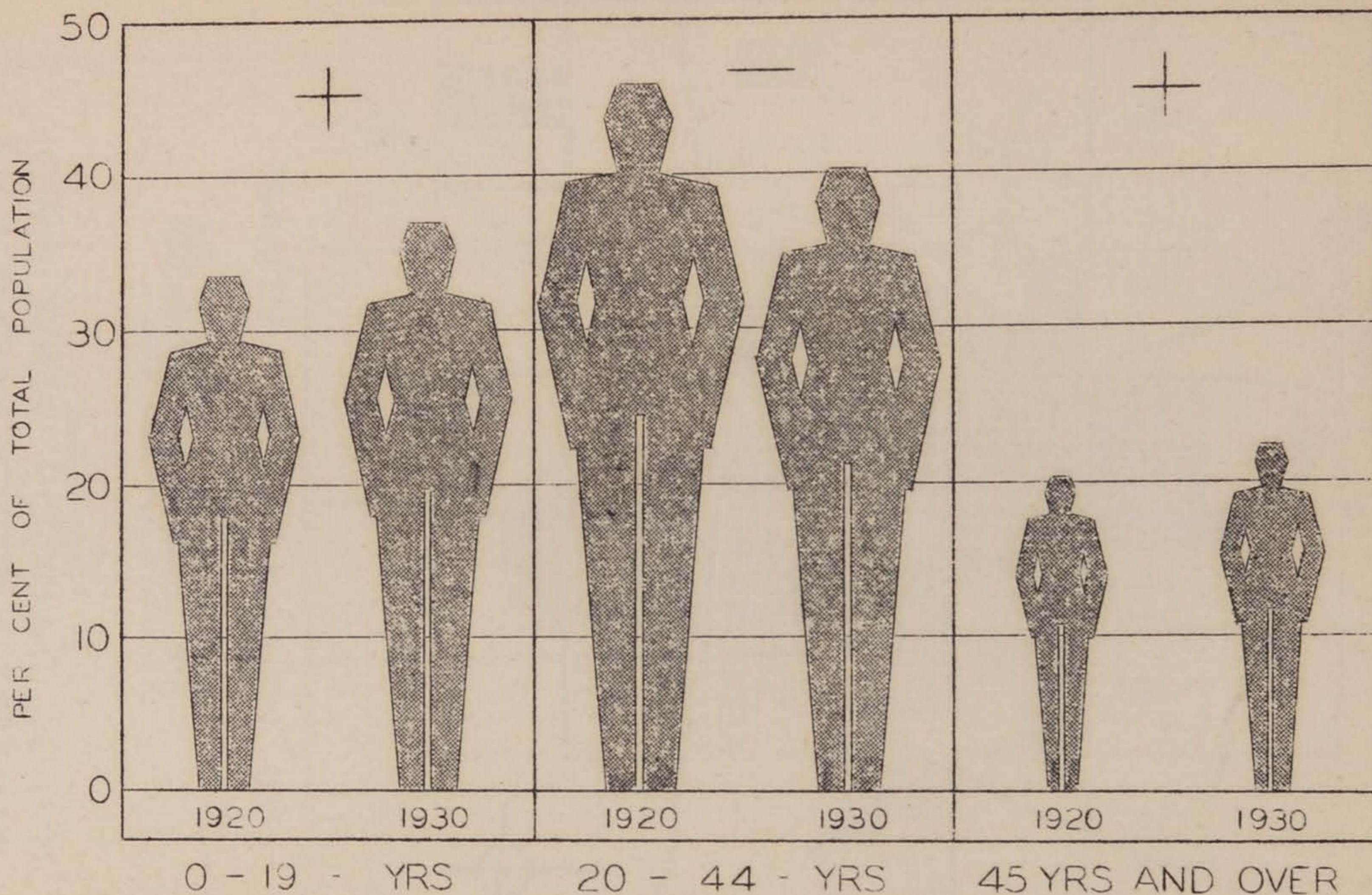
I



MASON CITY, IOWA

U.S. CENSUS DATA

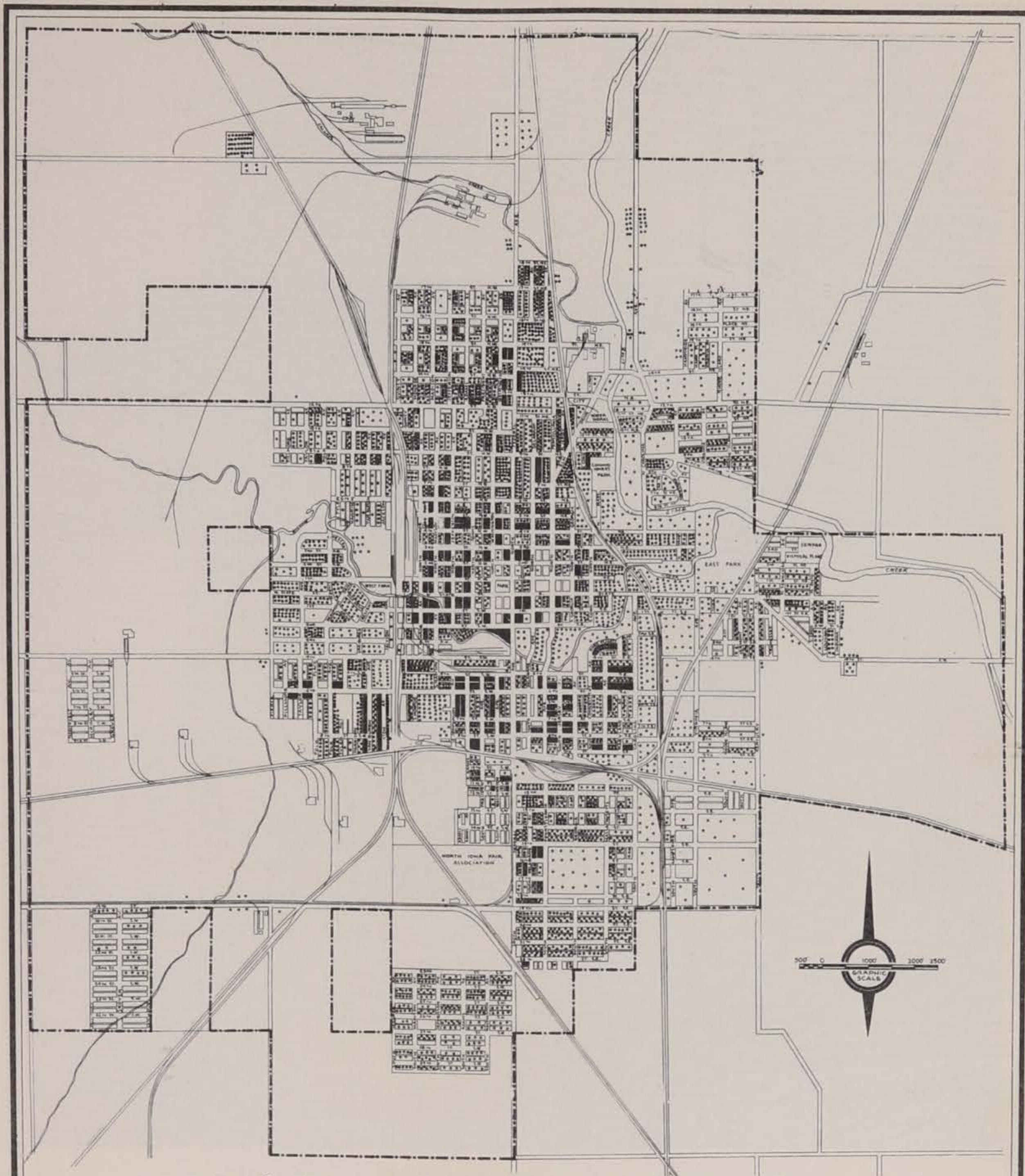
AGE COMPOSITION



II

MASON CITY, IOWA

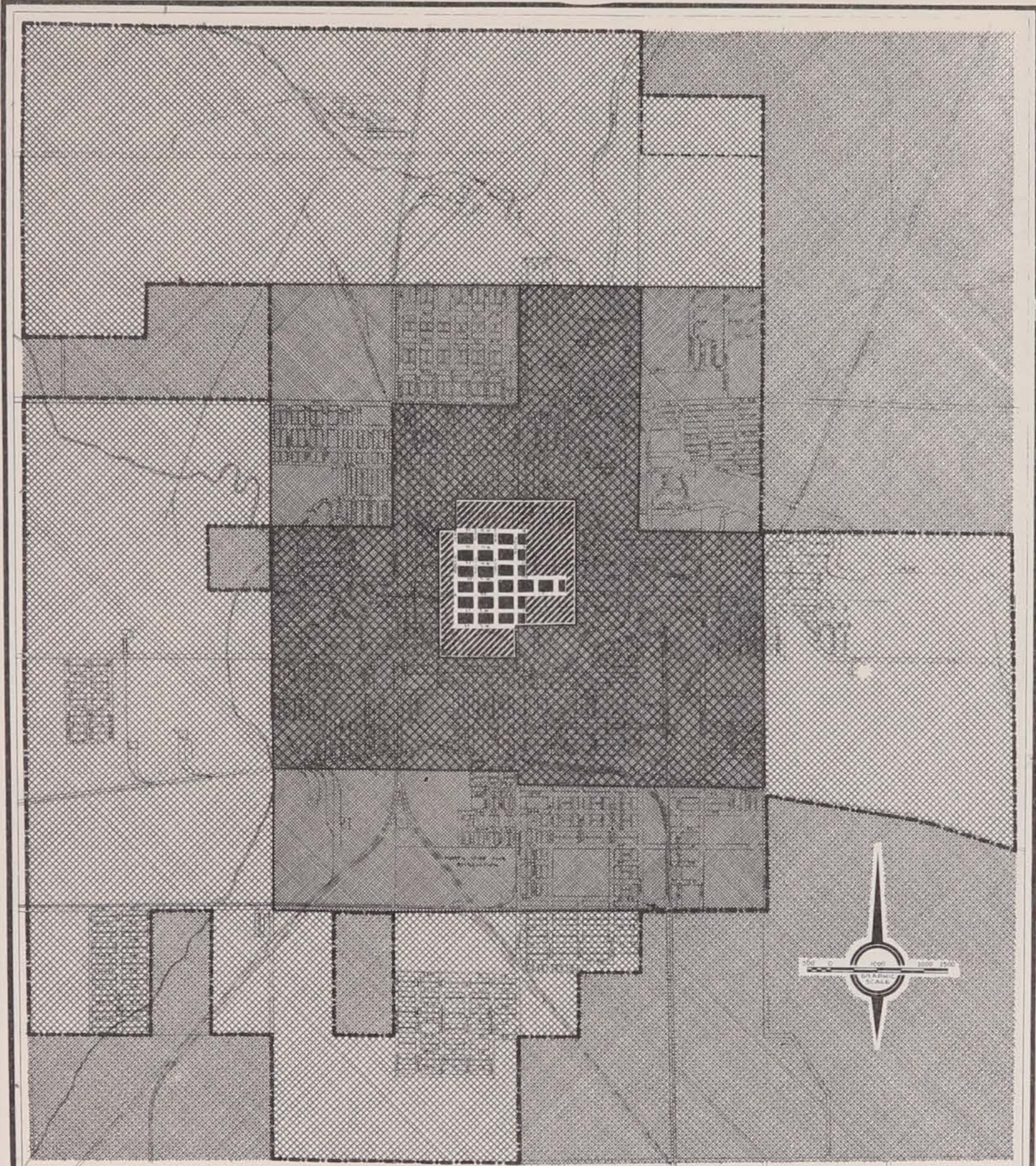
U.S. CENSUS
DATA








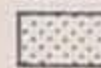
DENSITY OF POPULATION BY FAMILIES

EACH SPOT REPRESENTS ONE FAMILY. BLOCKS SHOWN IN SOLID BLACK ARE TOO DENSELY POPULATED TO SHOW BY INDIVIDUAL SPOTS
DATA FROM POLK'S DIRECTORY

PROJECT 1039-7
IOWA STATE PLANNING BOARD
MASON CITY IOWA

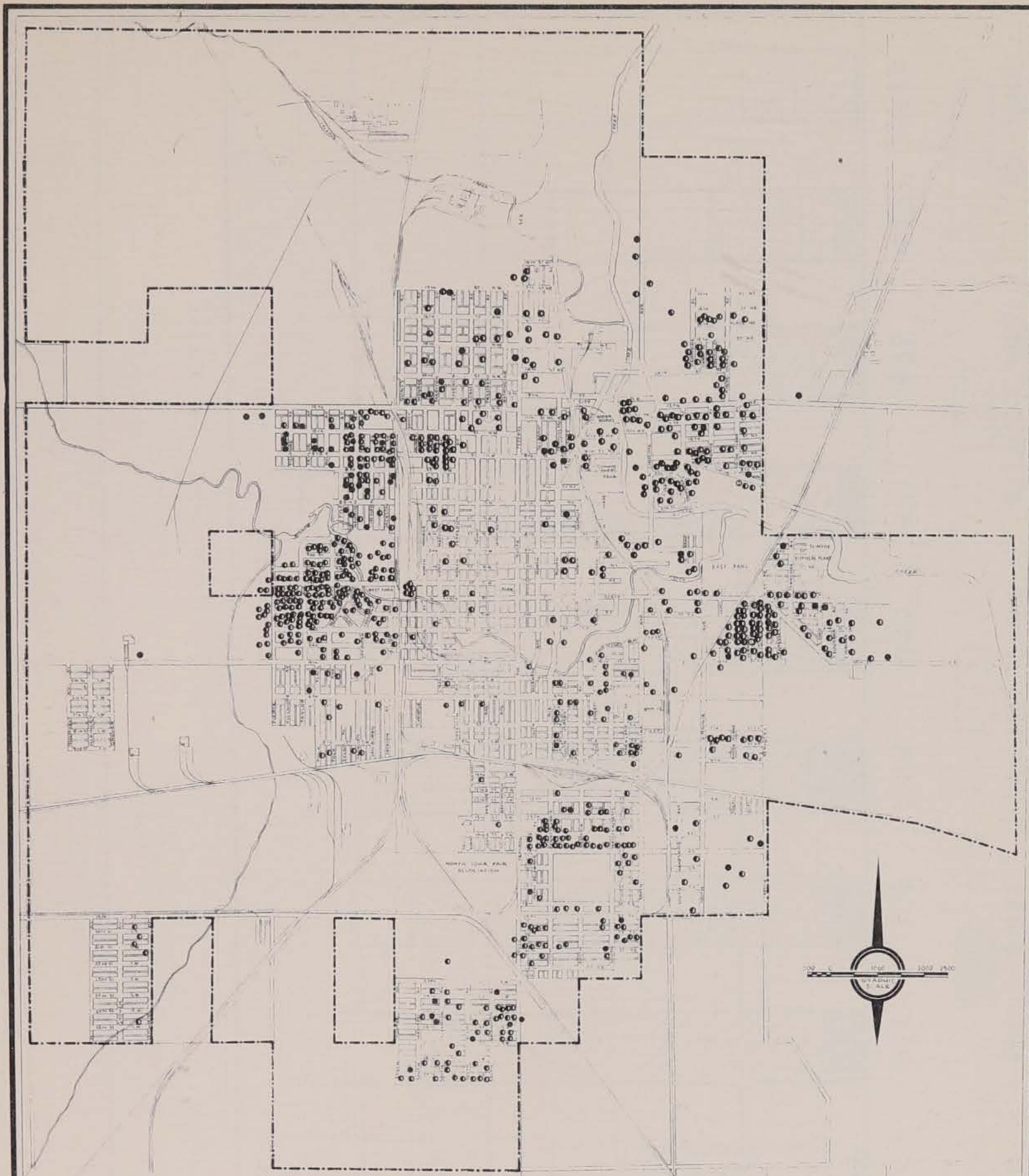


CITY DEVELOPMENT
 DATA FROM CITY & PRIVATE RECORDS-1934

	1855		1897
	1857		1912
	1885		AREAS RETRACTED FROM CITY LIMITS BY COURT DECREE 1913-1915

--- PRESENT CITY LIMITS

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 IOWA STATE PLANNING BOARD
MASON CITY IOWA



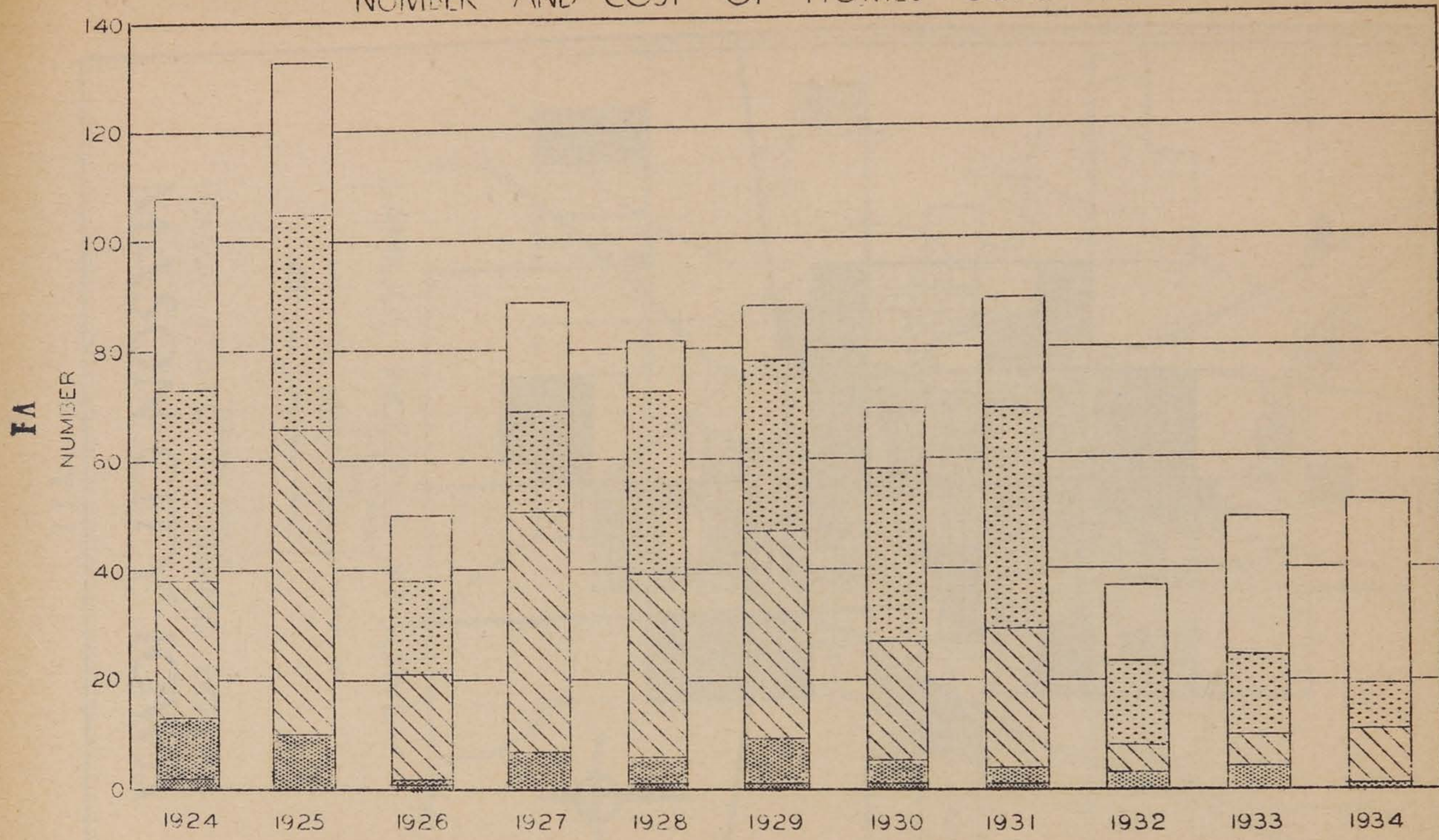
RESIDENCE
BUILDING PERMITS
1924-1934

DATA FROM CITY RECORDS

- PERMIT FOR HOUSE COSTING LESS THAN \$1000
- " " " " MORE " "

PROJECT 1039-7
IOWA STATE PLANNING BOARD
MASON CITY IOWA

NUMBER AND COST OF HOMES CONSTRUCTED

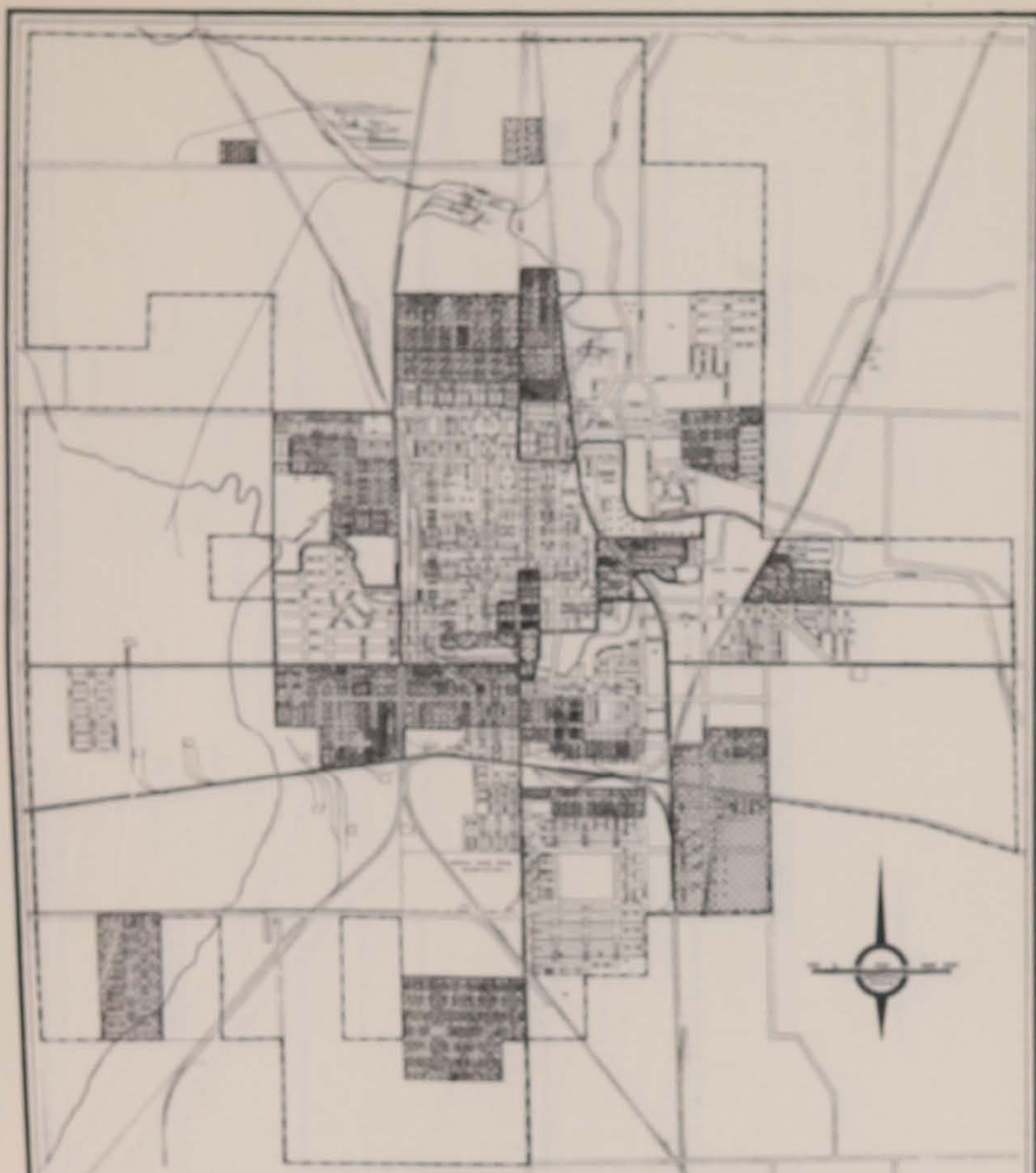


KEY

- \$10,000 & OVER
- \$6,000 - \$9,999
- \$4,000 - \$5,999
- \$2,000 - \$3,999
- \$0 - \$1,999

MASON CITY, IOWA

DATA FROM
CITY RECORDS



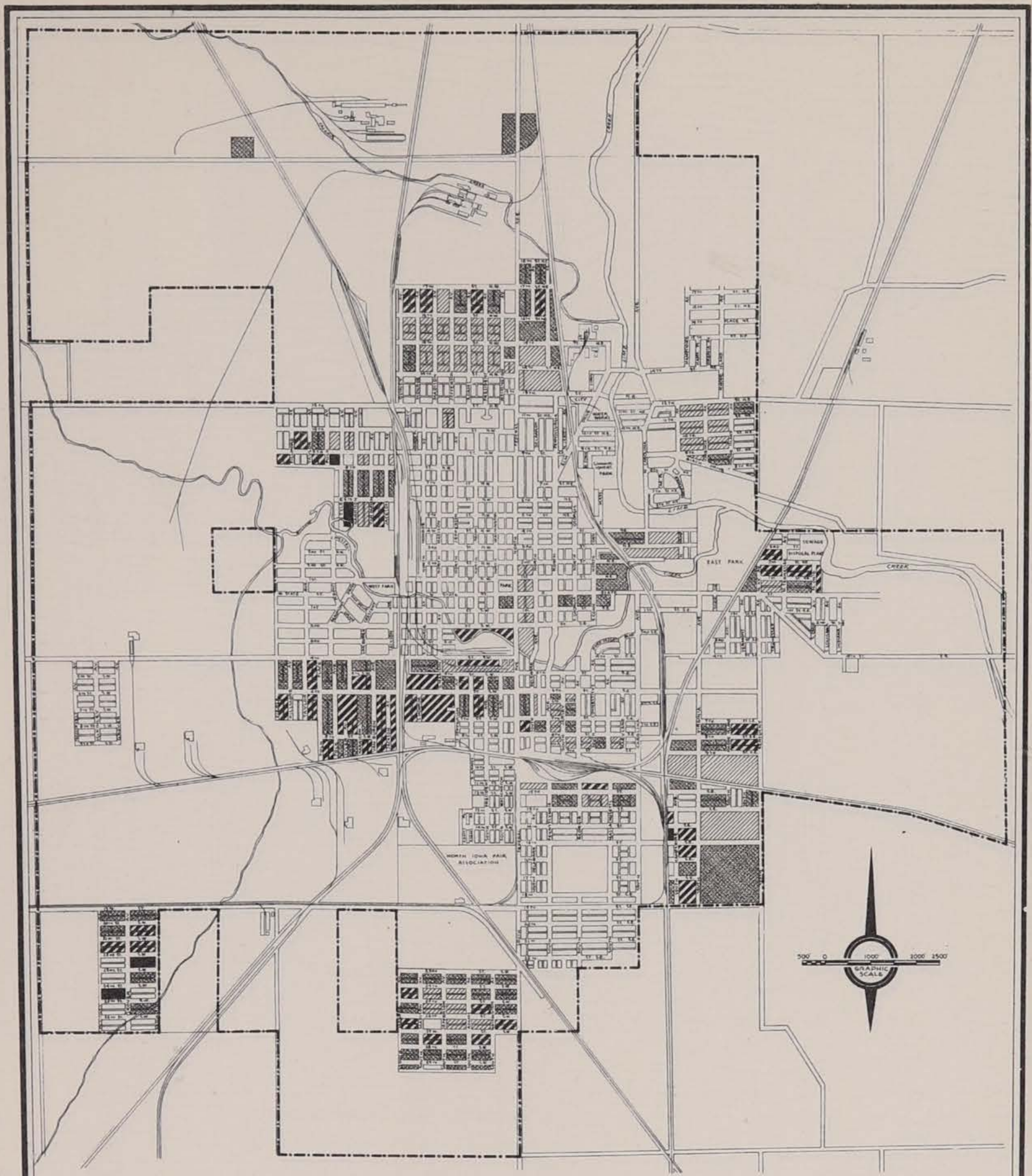
FAMILIES INCLUDED IN SURVEY

1500 SURVEY
1934

EACH SPOT REPRESENTS THE LOCATION OF
ONE FAMILY SURVEYED

■ HILL COVERAGE AREA

PROJECT 1039-7
IOWA STATE PLANNING BOARD
MASON CITY IOWA



INDEX OF DWELLING CONDITIONS
1934

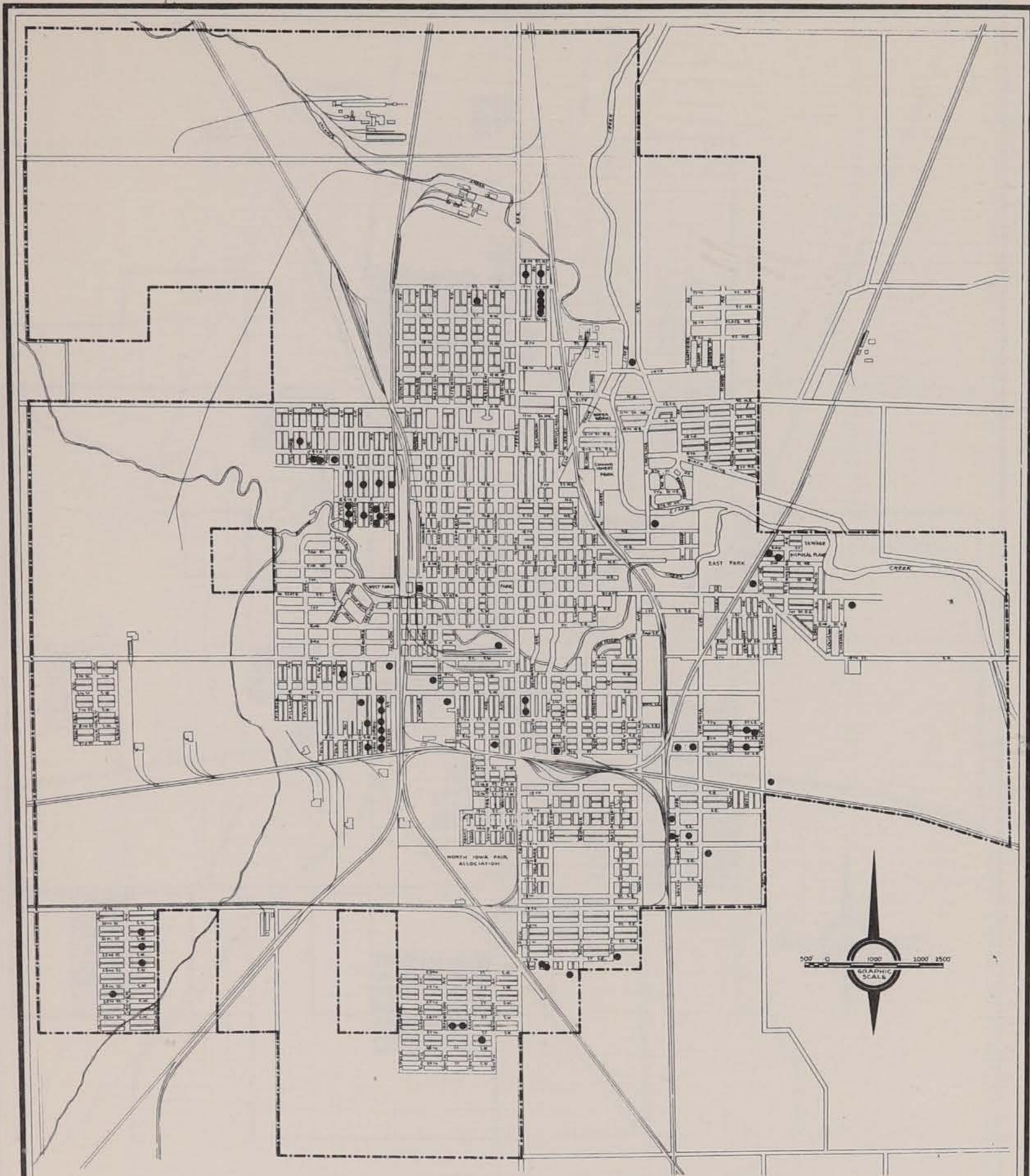
DATA FROM I. S. P. B. SURVEY

■ 1.00-1.75	■ 2.51-3.25
▨ 1.76-2.50	▨ 3.26-4.00

PROJECT 1039-7

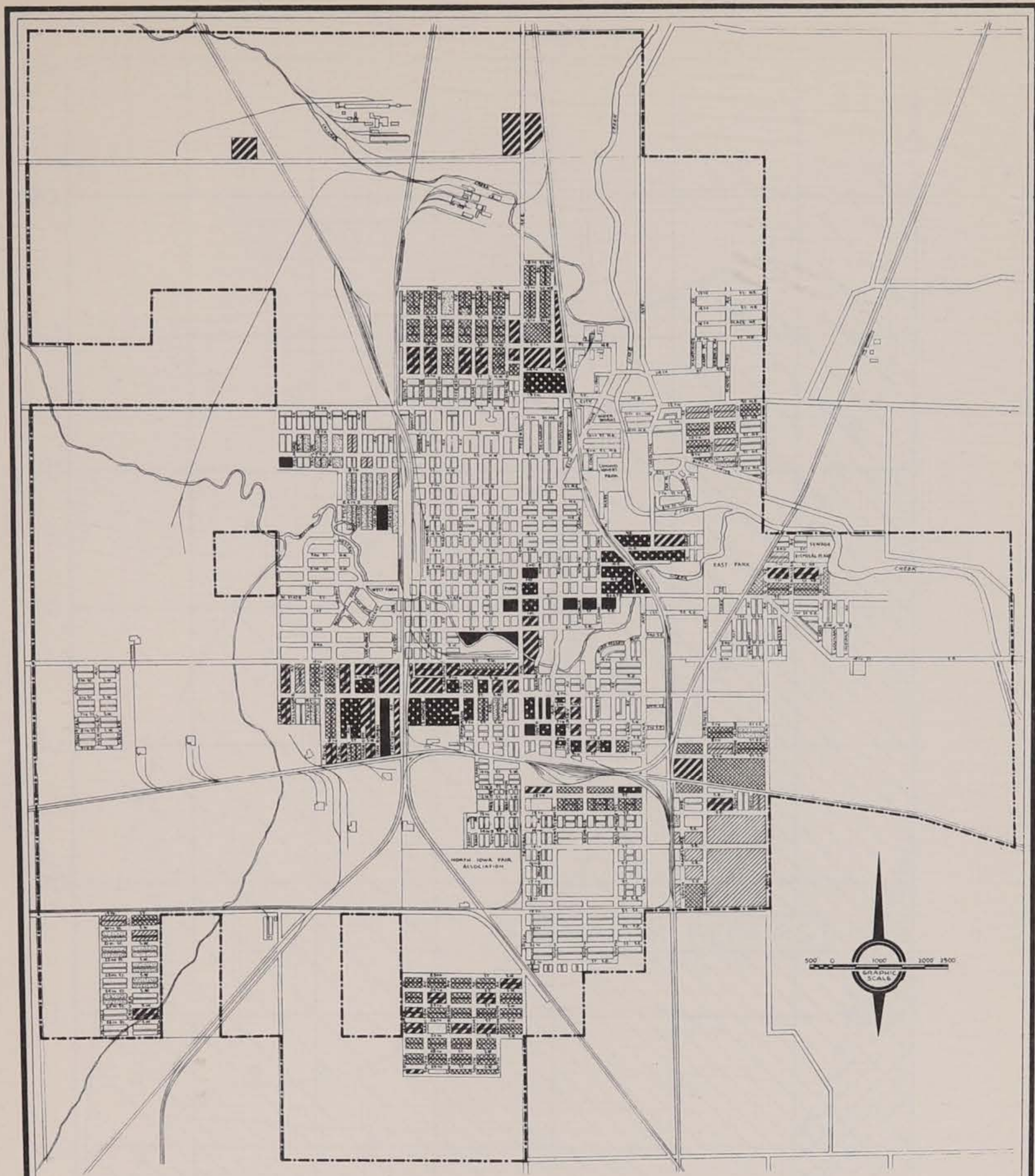
IOWA STATE PLANNING BOARD

MASON CITY IOWA



DWELLINGS
 UNFIT FOR USE
 I. S. P. B. SURVEY
 1934

PROJECT 1039-7
 IOWA STATE PLANNING BOARD
MASON CITY IOWA



AVERAGE AGE OF DWELLINGS
1934

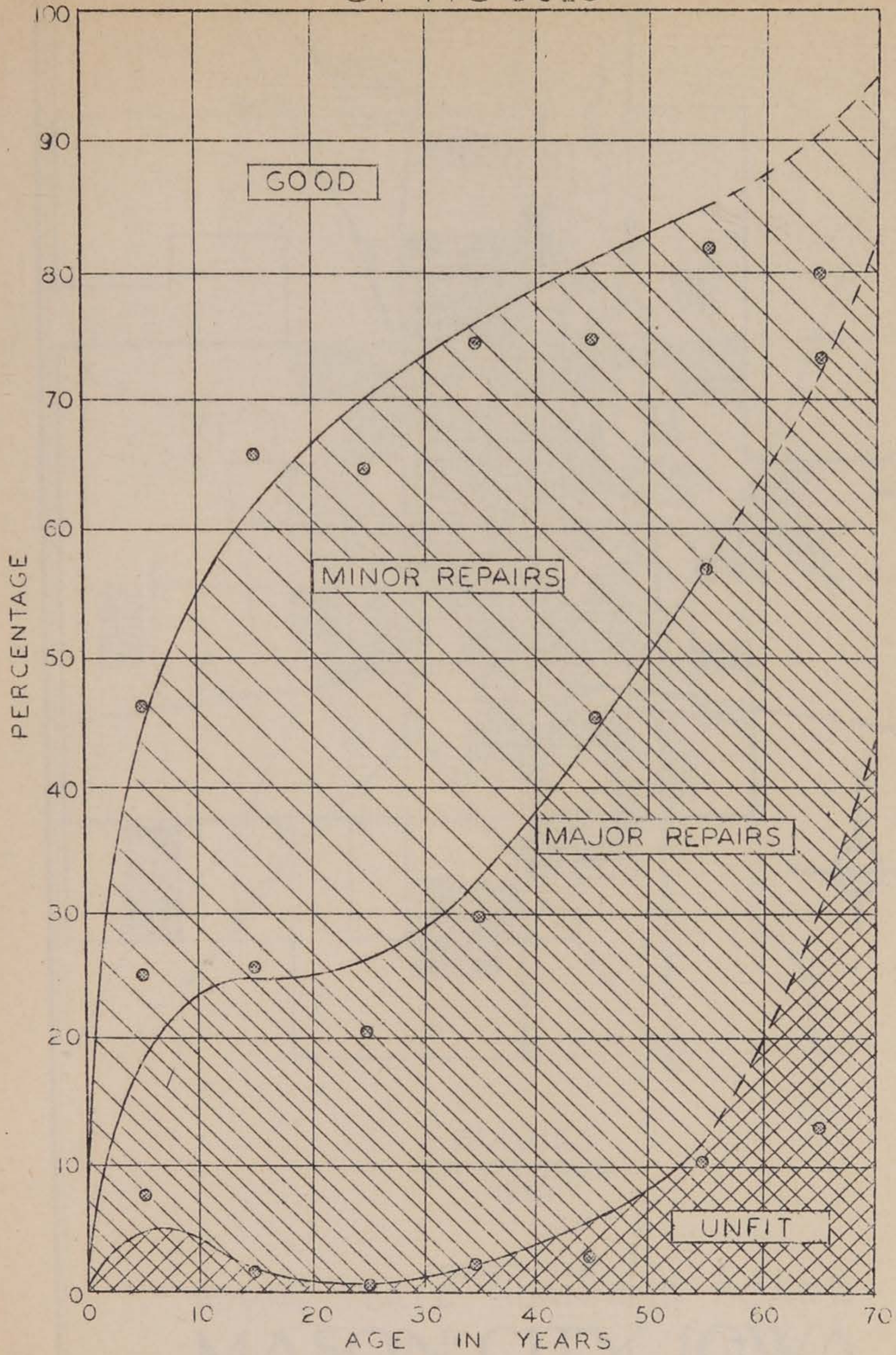
DATA FROM I. S. P. B. SURVEY

- | | |
|---|---|
|  0-5 YEARS |  21-30 YEARS |
|  6-10 " |  31-40 " |
|  11-20 " |  41 & OVER |

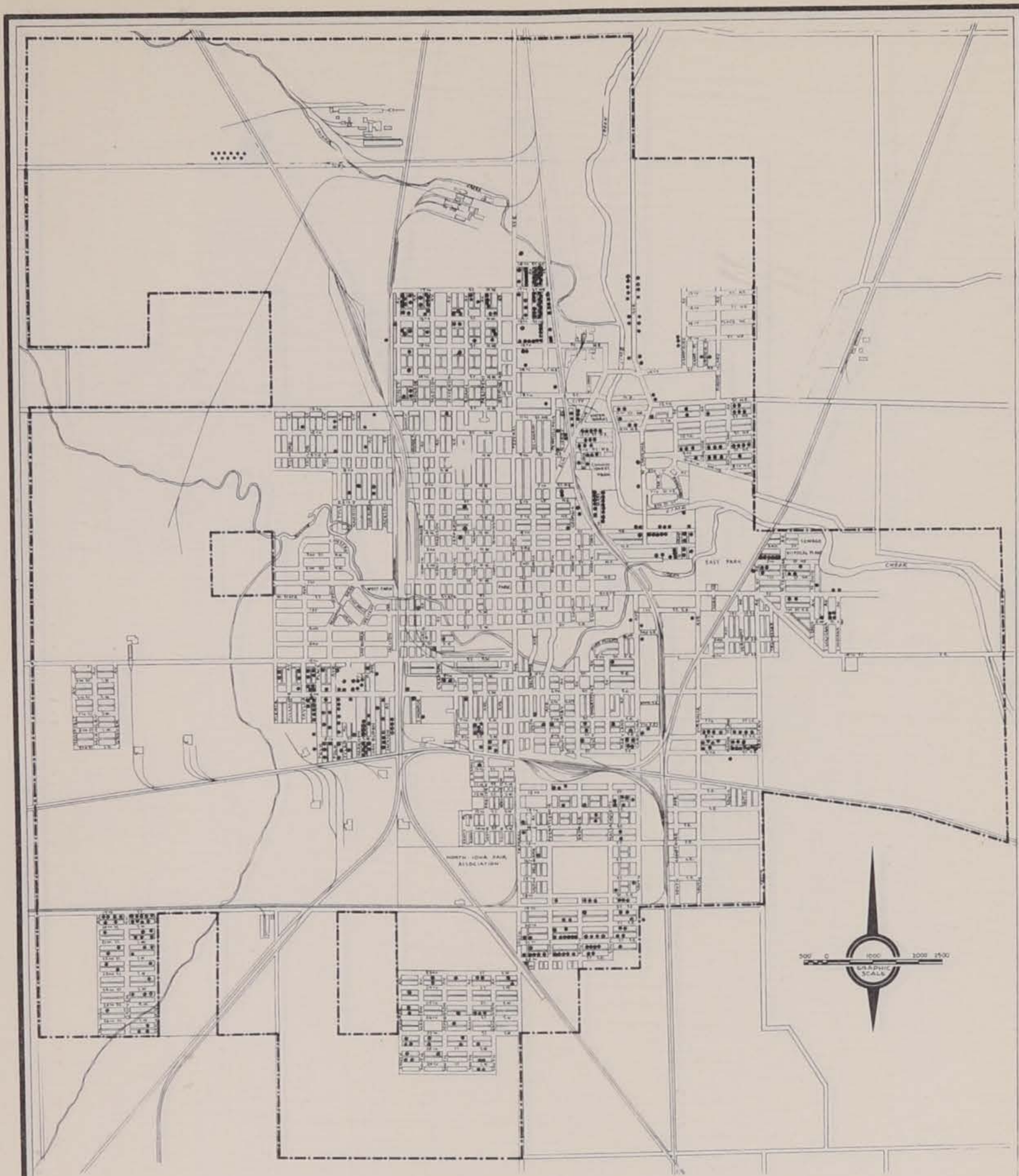
PROJECT 1039-7

IOWA STATE PLANNING BOARD
MASON CITY IOWA

AGE AND CONDITION OF HOUSES

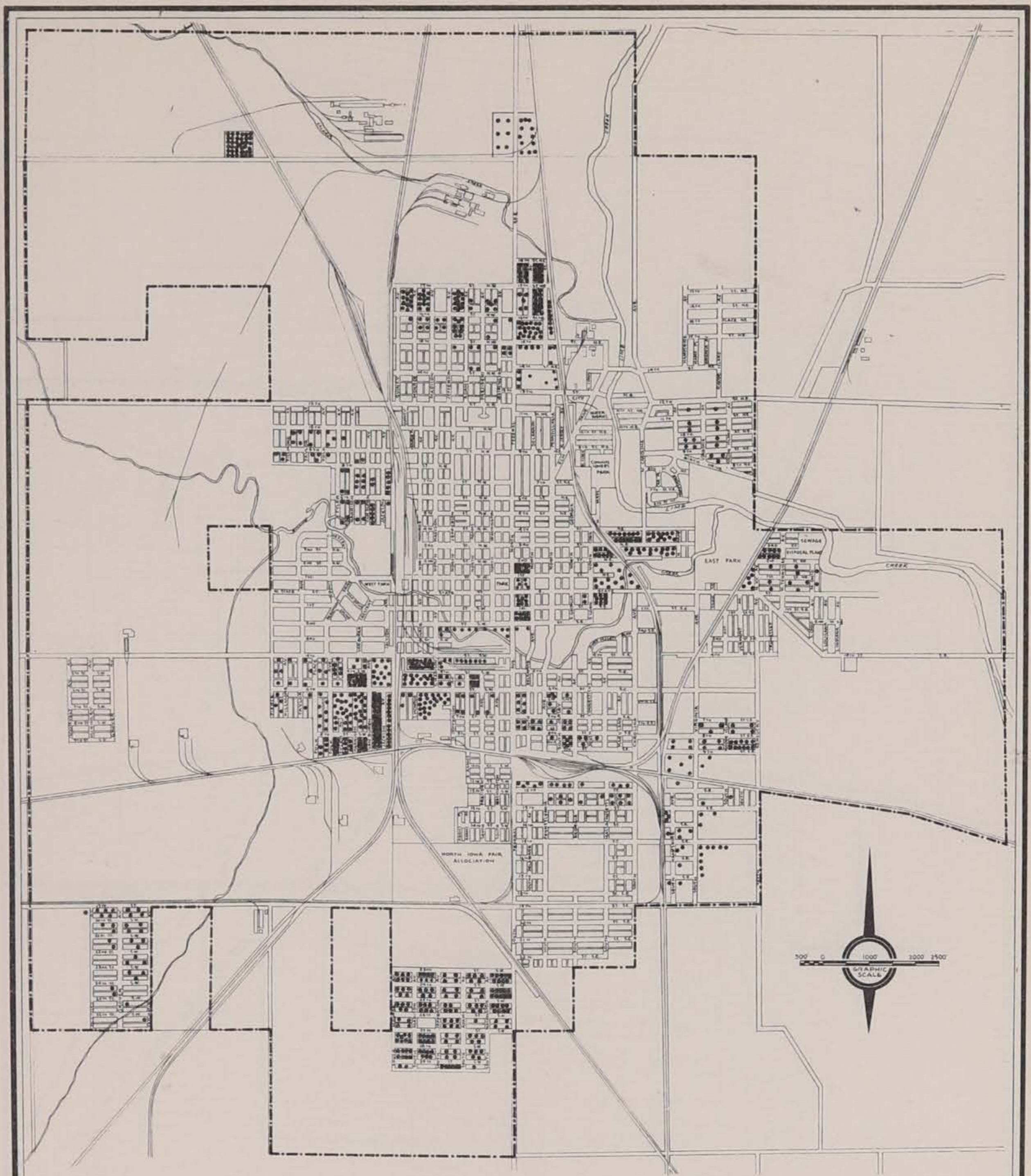


MASON CITY, IOWA



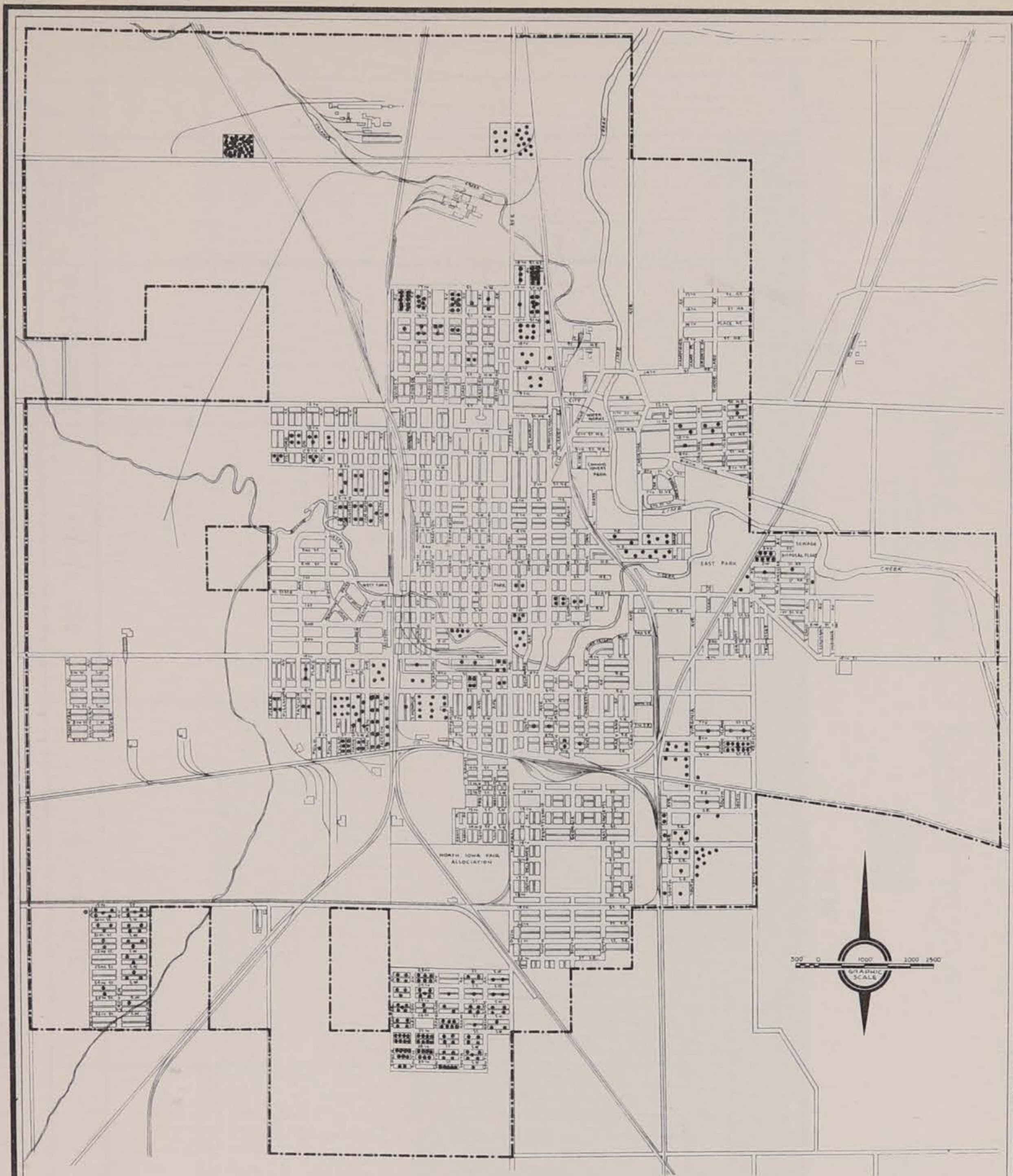
PRIVIES
CITY SURVEY
1934

PROJECT 1039-7
IOWA STATE PLANNING BOARD
MASON CITY IOWA



FAMILIES WITHOUT
BATHING FACILITIES
I. S. P. B. SURVEY

PROJECT 1039-7
IOWA STATE PLANNING BOARD
MASON CITY IOWA

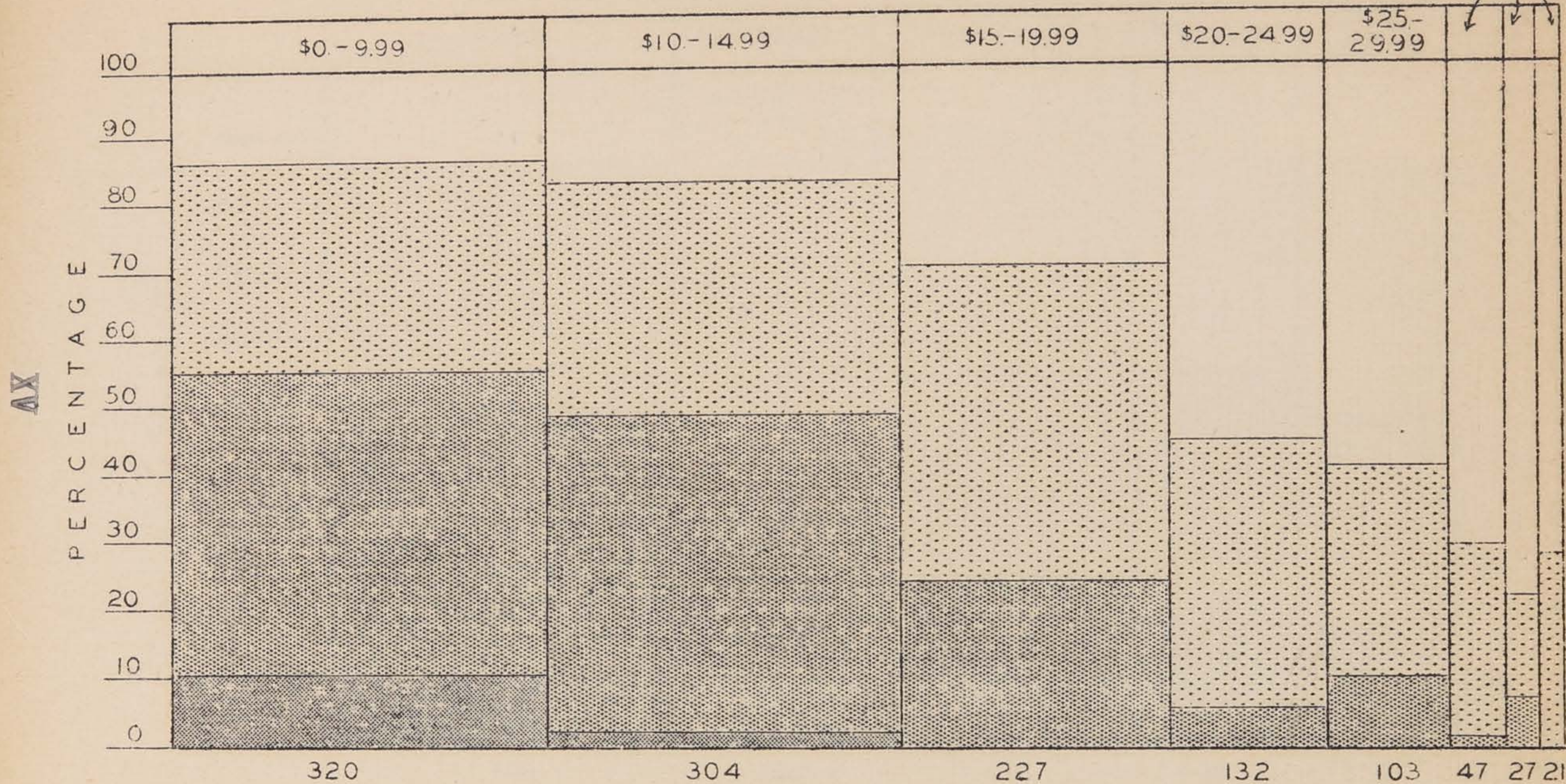


FAMILIES WITHOUT
CITY WATER
I. S. P. B. SURVEY
1934

PROJECT 1039-7
IOWA STATE PLANNING BOARD
MASON CITY IOWA

DISTRIBUTION OF DWELLINGS (RENTER OCCUPIED) AS TO CONDITION AND MONTHLY RENT

\$40.-OVER
\$35.-39.99
\$30.-34.99



KEY



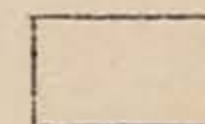
UNFIT



MAJOR REPAIRS



MINOR REPAIRS



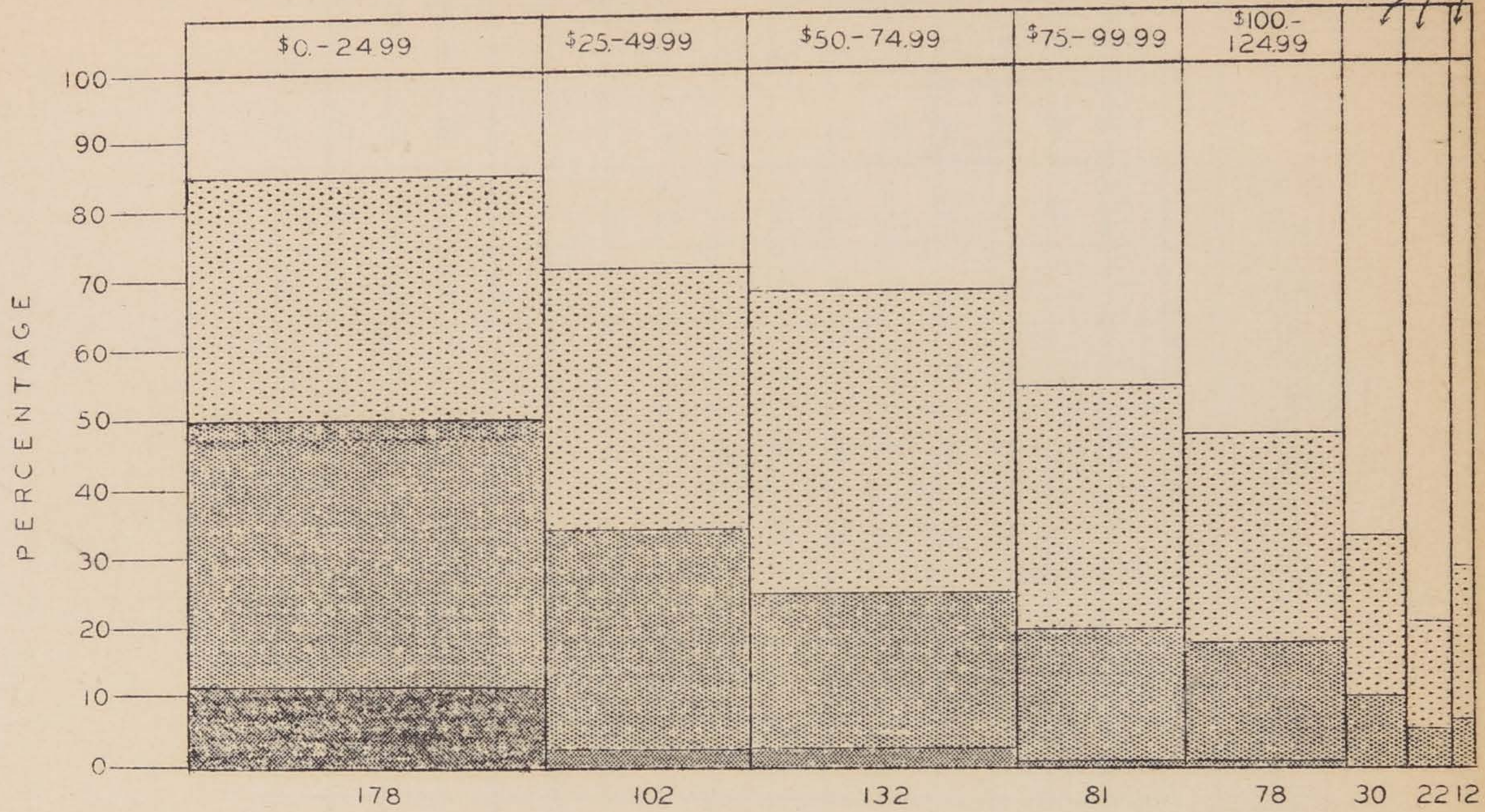
GOOD

DATA FROM
I. S. P. B.
SURVEY

MASON CITY, IOWA

DISTRIBUTION OF DWELLINGS (OWNER OCCUPIED) AS TO CONDITION AND MONTHLY INCOME

\$200-OVER
 \$150-199.99
 \$125-149.99



TAX

PERCENTAGE

KEY



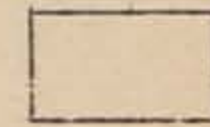
UNFIT



MAJOR REPAIRS



MINOR REPAIRS



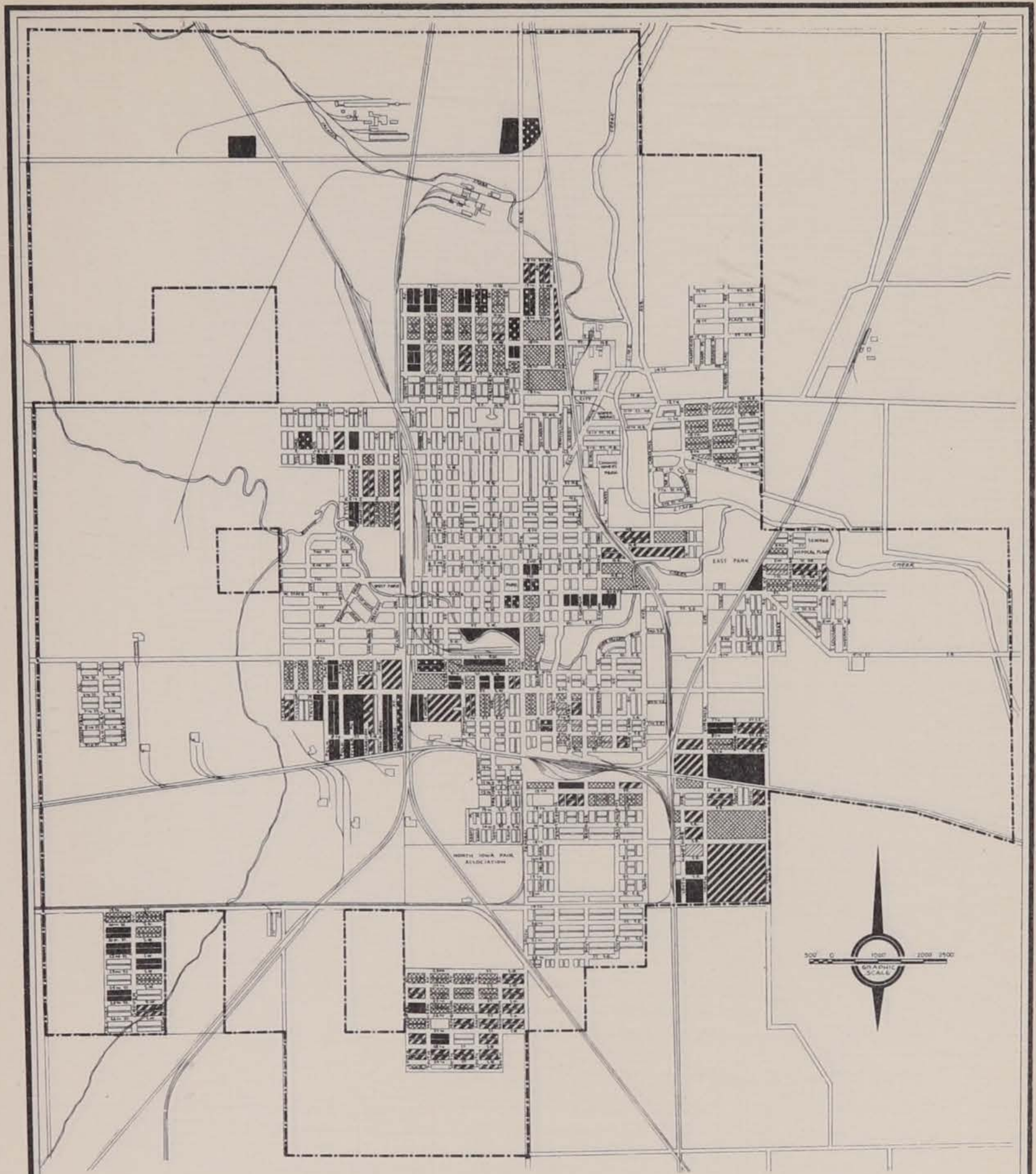
GOOD

DATA FROM
I.S.P.B.
SURVEY

MASON CITY, IOWA

EXTENT
of
OVERCROWDING

NUMBER IN HOUSE- HOLD	NUMBER OF ROOMS											TOTAL
	1	2	3	4	5	6	7	8	9	10	over 10	
1	34	18	14	7	5	3	1					82
2	36	69	48	65	75	39	21	8	1	2		364
3	21	60	67	72	97	63	26	8	3			417
4	13	34	51	66	102	49	26	17	6		2	366
5	7	24	30	56	72	58	26	14	2	1		290
6	3	8	18	38	25	32	26	13	2	2		167
7	2	2	7	18	21	34	10	4	1	3		102
8	1	1	9	10	12	13	12	6	2			66
9			6	4	7	11	2	3	1		1	35
10		1	4	6	5	9	3	4	3		1	36
over 10			2	2		2	2	3	1	1	2	15
Adequate	34	87	129	210	351	244	136	70	18	8	6	1293
Semi Overcrowded		60	81	112	65	69	19	10	4	1		421
Grossly Overcrowded	83	70	46	22	5							226
TOTAL	117	217	256	344	421	313	155	80	22	8	6	1940



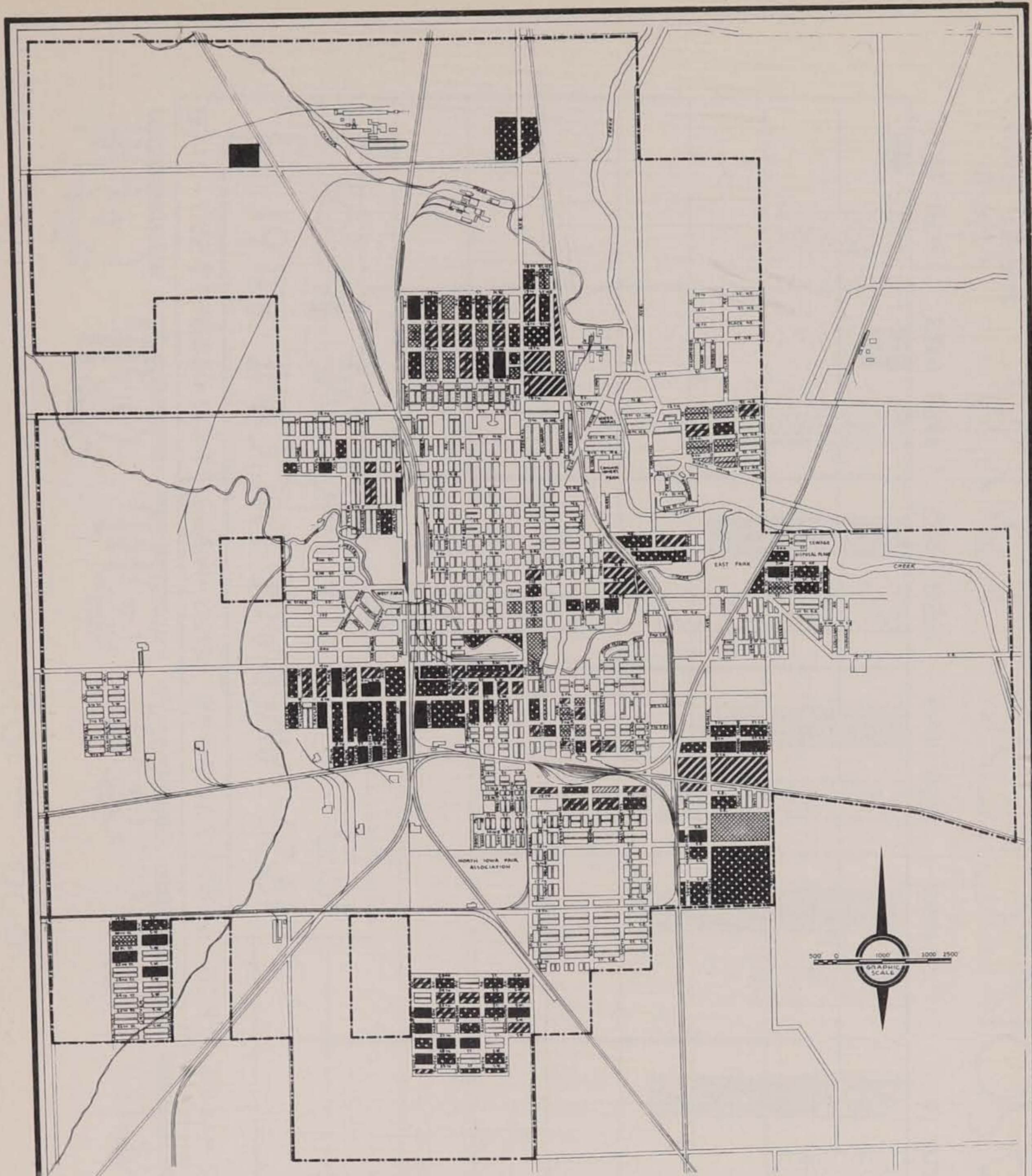
AVERAGE MONTHLY INCOMES
1934

DATA FROM I.S.P.B. SURVEY

■	\$35. & UNDER	▨	\$41.-\$60.
▣	\$36.-\$40.	▧	\$61.-\$100
▩	\$100 & OVER		

PROJECT 1039-7

IOWA STATE PLANNING BOARD
MASON CITY IOWA



AVERAGE MONTHLY RENTALS
1934

DATA FROM I.S.P.B. SURVEY

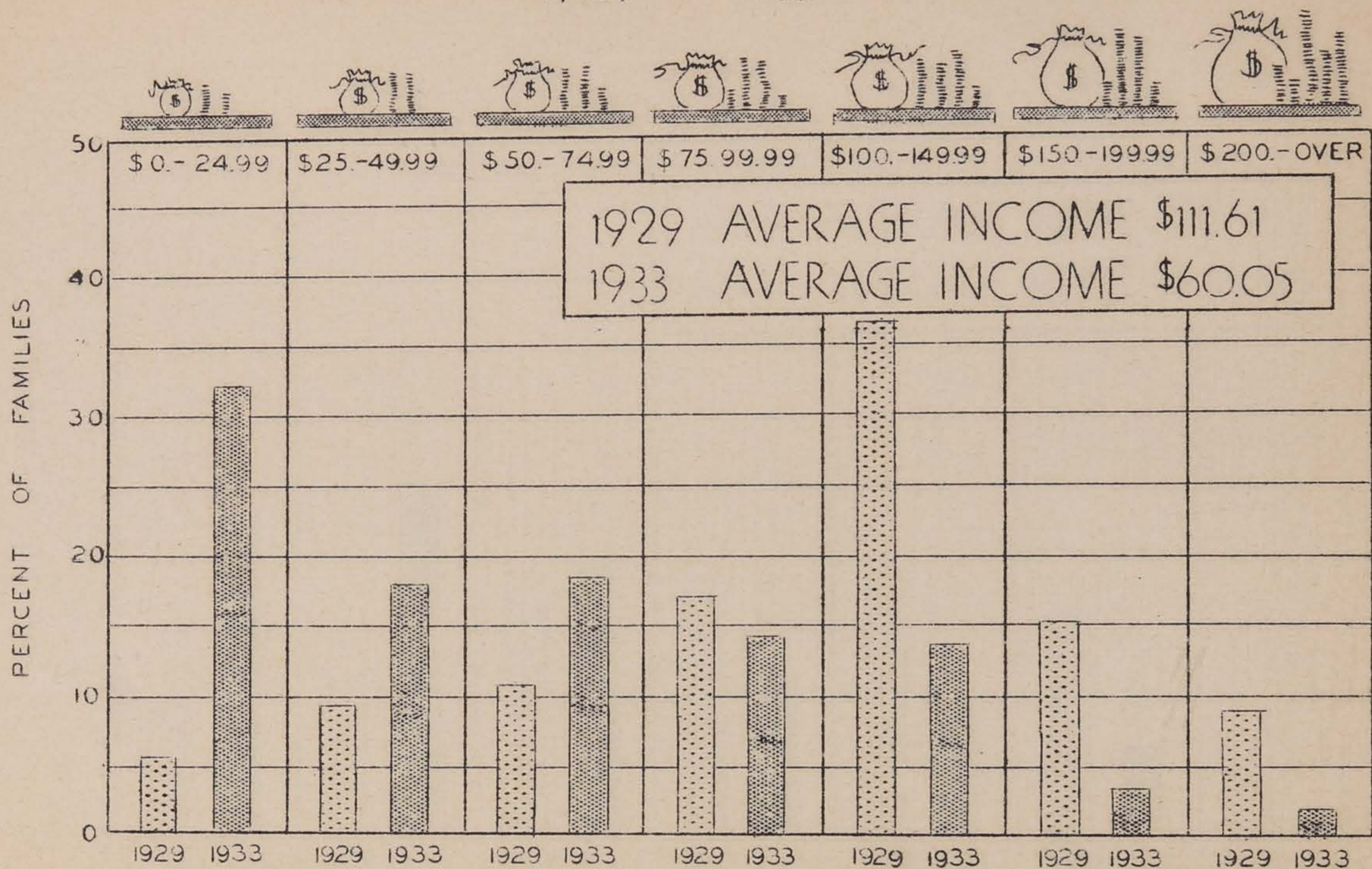
- | | |
|-------------------|-------------------|
| ■ \$5. - \$9.99 | ▨ \$15. - \$19.99 |
| ▤ \$10. - \$14.99 | ▧ \$20. - \$29.99 |
| ▩ \$30. & OVER | |

PROJECT 1039-7

IOWA STATE PLANNING BOARD
MASON CITY IOWA

COMPARISON OF MONTHLY INCOMES 1929 — 1933

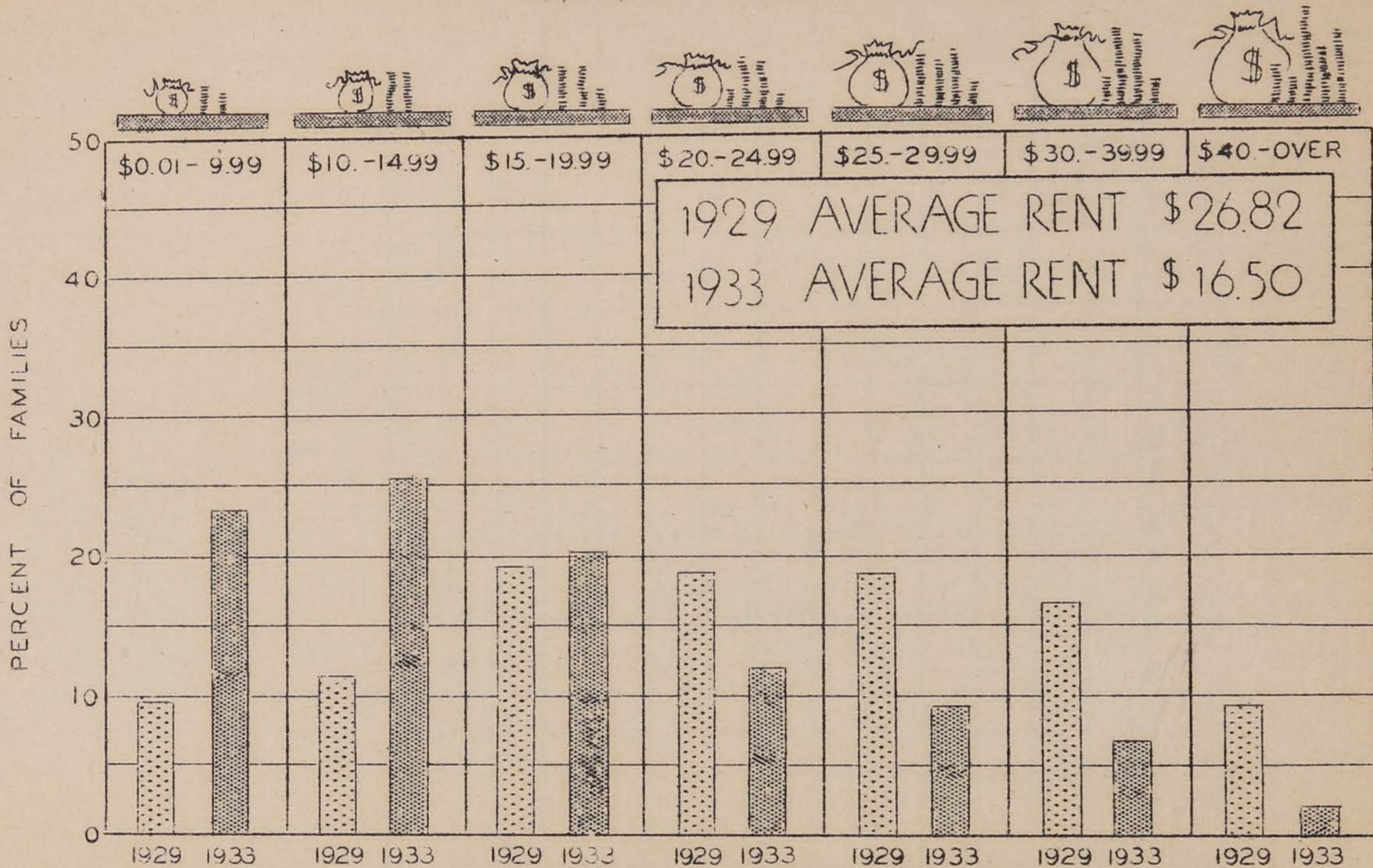
XX



MASON CITY, IOWA

I. S. P. B.
SURVEY DATA

COMPARISON OF MONTHLY RENTALS 1929 - 1933



MASON CITY, IOWA

I. S. P. B.
SURVEY DATA

RELATION OF MONTHLY RENTAL
TO NUMBER OF ROOMS

NUMBER OF ROOMS	MONTHLY RENTAL											TOTAL
	0.00	1.00 to 4.99	5.00 to 9.99	10.00 to 14.99	15.00 to 19.99	20.00 to 24.99	25.00 to 29.99	30.00 to 34.99	35.00 to 39.99	40.00 to Over	Not Available	
1	4	13	* 28	19	5	1						70
2	3	5	* 91	41	25	10	2			1	1	179
3	5		79	* 46	28	11	11	4	1	1	1	187
4	6		35	* 90	42	19	20	5	2	1		220
5	6		7	59	* 58	37	26	18	11	3	4	229
6	4		9	35	* 49	34	27	5	5	3	1	172
7	10		5	7	* 16	13	11	8	4	2		76
8	4		1	4	* 6	7	6	3	1	5		37
9	2			2	* 1			2	3		1	11
10				1						*		4
Over 10								1		1		2
5 and Over			28	60	58	41	59	32	23	20	8	329
Under 5	44	18	227	244	172	91	44	14	4			858
TOTAL	44	18	255	* 304	230	132	103	46	27	20	8	1187

* Median Range

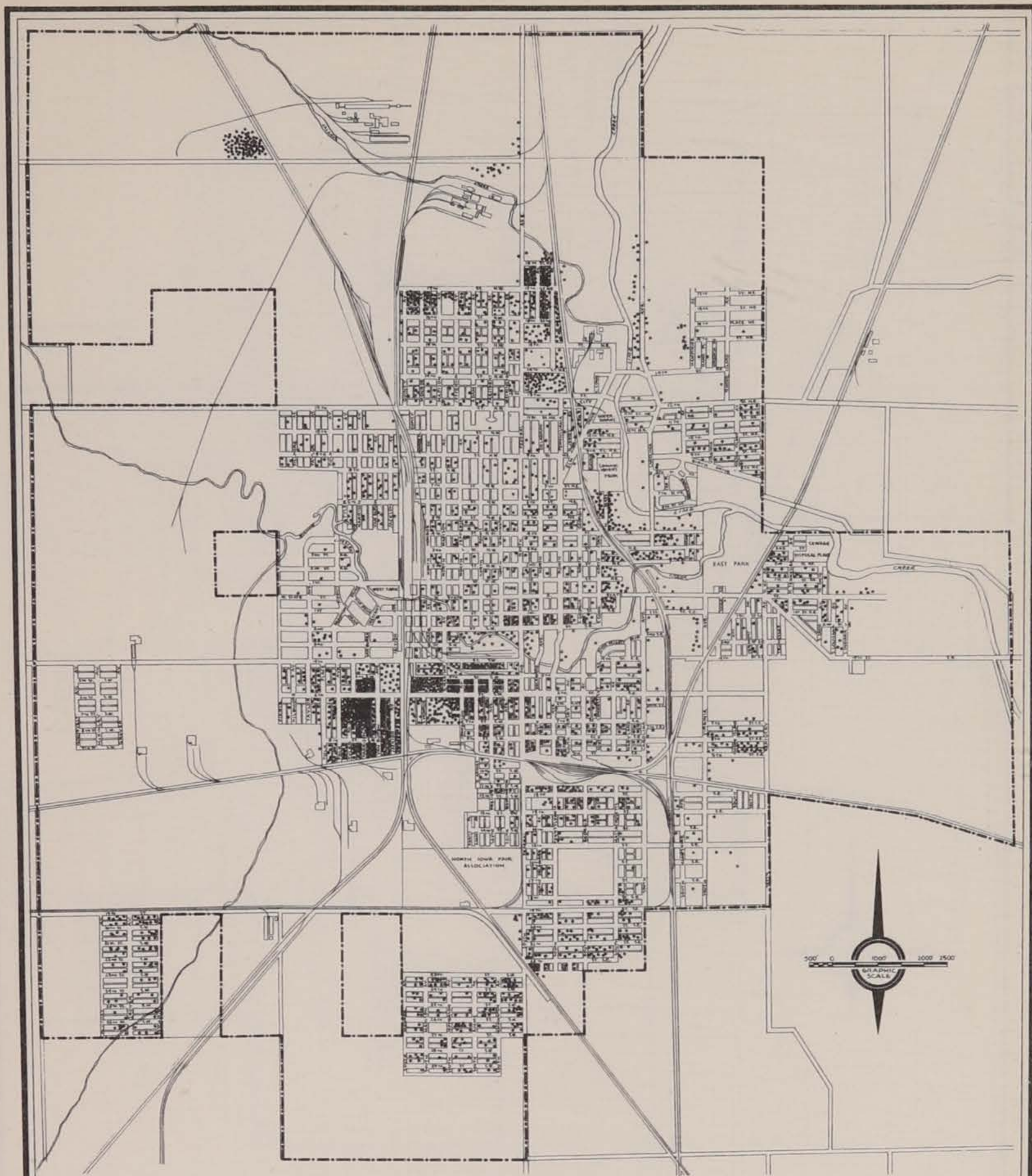
FAMILY SIZE AND MONTHLY INCOME

NUMBER IN FAMILY	MONTHLY INCOMES											TOTAL
	0	1- 24.9	25- 49.9	50- 74.9	75- 99.9	100- 124.9	125- 149.9	150- 174.9	175- 199.9	200 Over	NA	
1	20	30	7	11	1	1		2			12	84
2	34	92	51	45	33	25	17	9	2	1	56	365
3	26	93	66	68	52	28	19	6	3	4	53	418
4	16	61	67	69	45	54	15	8	7	8	44	374
5	13	64	52	53	28	26	10	8	1	4	28	287
6	7	38	24	17	14	19	8	1	2	5	22	157
7	2	24	20	16	8	10	5	6	1	1	10	103
8	7	18	13	10	6	4	3	1		1	4	67
9	2	8	6	5	3	3	1				5	33
10	2	13		11	1			3	1	1	5	37
Over 10	1	3	1	7				1		1		14
Inade- quate	130	444	300	256	105	62	17	11	1			1326
Ade- quate			7	56	86	88	61	34	16	26		374
TOTAL	130	444	307	312	191	150	78	45	17	26	240	1940

DISTRIBUTION OF RENTAL UNITS
AS TO CONDITION, RENT AND FAMILY INCOME

CONDITION OF UNITS				TOTAL INCOME IN DOLLARS PER MONTH											TOTAL
Good	Minor Repairs	Structural Repairs	Unfit	TOTAL MONTHLY RENTALS	0	1.00 to 12.49	12.50 to 24.99	25.00 to 49.99	50.00 to 74.99	75.00 to 99.99	100.00 to 124.99	125.00 to 149.99	150.00 and Over	Not available	
15	10	11	2	0	3	6	6	4	7	7	1			4	38
	1	2	2	\$ 1.00 to 2.49	1		1	2						1	5
2	6	4	5	\$ 2.50 to 4.99	6	5	3	1		2					17
26	80	125	24	\$ 5.00 to 9.99	52	74	45	49	15	5	1		1	13	255
51	101	141	8	\$10.00 to 14.99	16	57	36	77	61	24	7	1	1	21	301
67	105	57	1	\$15.00 to 19.99	17	28	15	45	52	31	15	6	2	19	230
69	57	8		\$20.00 to 24.99	3	4	4	16	32	27	21	5	5	17	134
59	33	11		\$25.00 to 29.99	3	3	3	10	11	17	17	20	7	12	103
67	24	3		\$30.00 and over	1	3		8	8	7	8	13	24	22	94
3	3	3	1	Not Available +		1	1	2	1		1	1		3	10
				Equitable Rent *	3	6	10	56	83	69	45	32	40		344
				Inequitable Rent *	99	174	103	156	103	51	25	13			724
359	420	565	43	TOTAL	102	181	114	214	187	120	71	46	40	112	1068

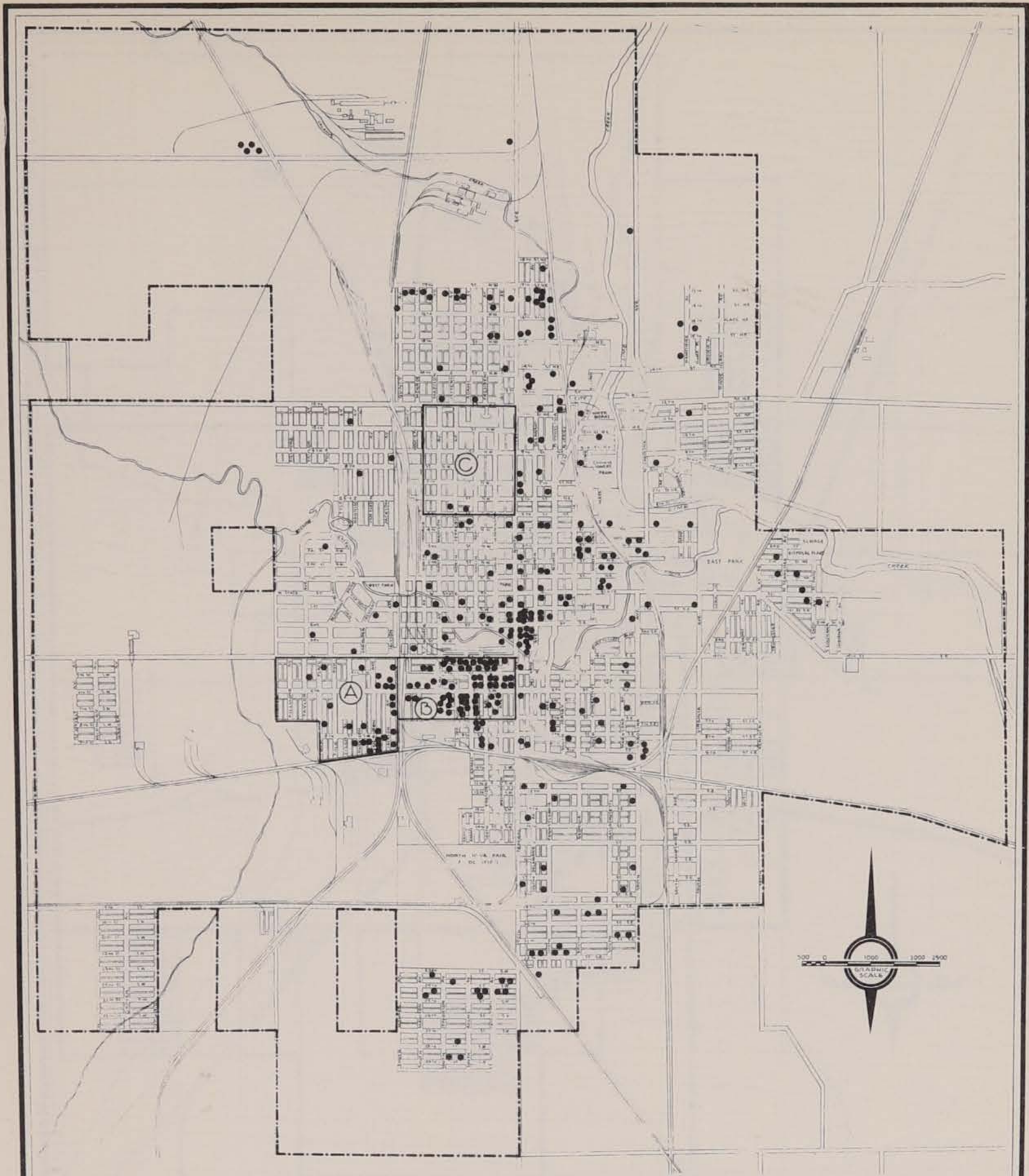
+ Not included in (*) totals.



SLUM & BLIGHTED AREAS
1934

DATA FROM I.S.P.B. SURVEY

PROJECT 1039-7
IOWA STATE PLANNING BOARD
MASON CITY IOWA

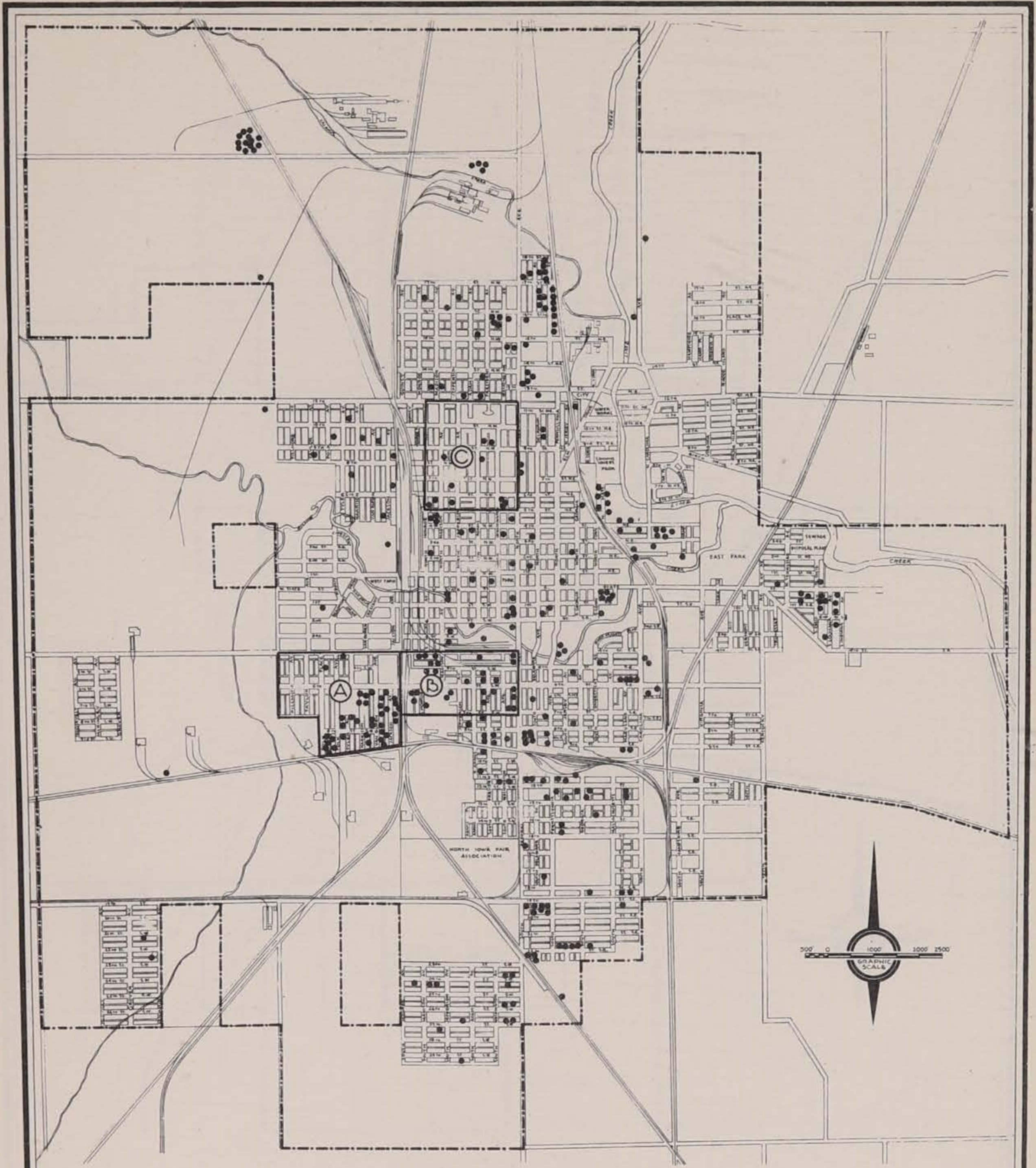


MAJOR & MINOR CRIMES
OCT. 1, 1924-OCT. 1, 1934

ADDRESSES OF PERSONS ARRESTED
DATA TAKEN FROM POLICE RECORDS

PROJECT 1039-7

IOWA STATE PLANNING BOARD
MASON CITY IOWA

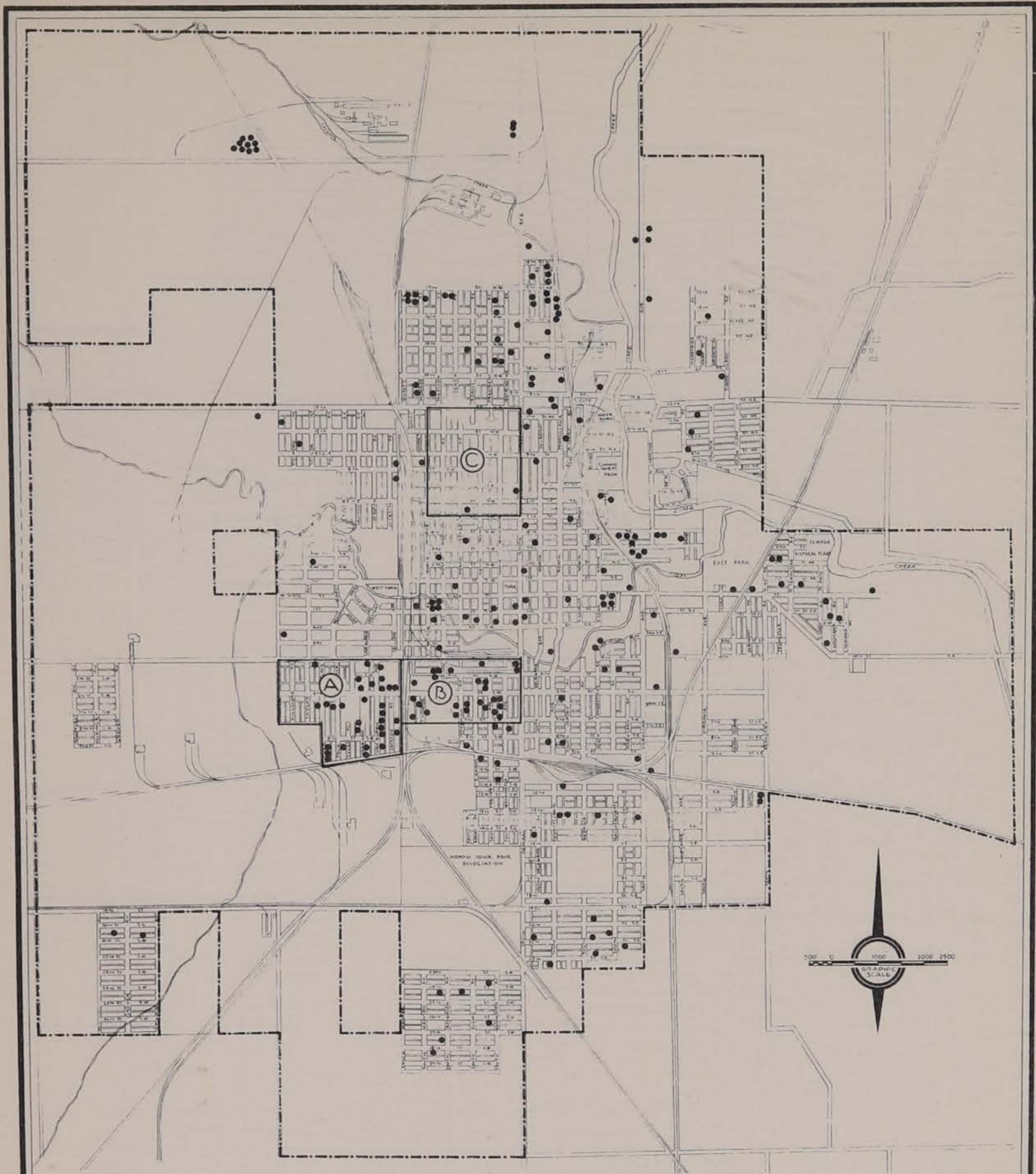


CHILD DELINQUENCY
1929 - OCT. 1, 1934

DATA TAKEN FROM POLICE RECORDS
AND PROBATION OFFICERS' RECORDS

PROJECT 1039-7

IOWA STATE PLANNING BOARD
MASON CITY IOWA



SOCIALLY MAL-ADJUSTED
SCHOOL CHILDREN

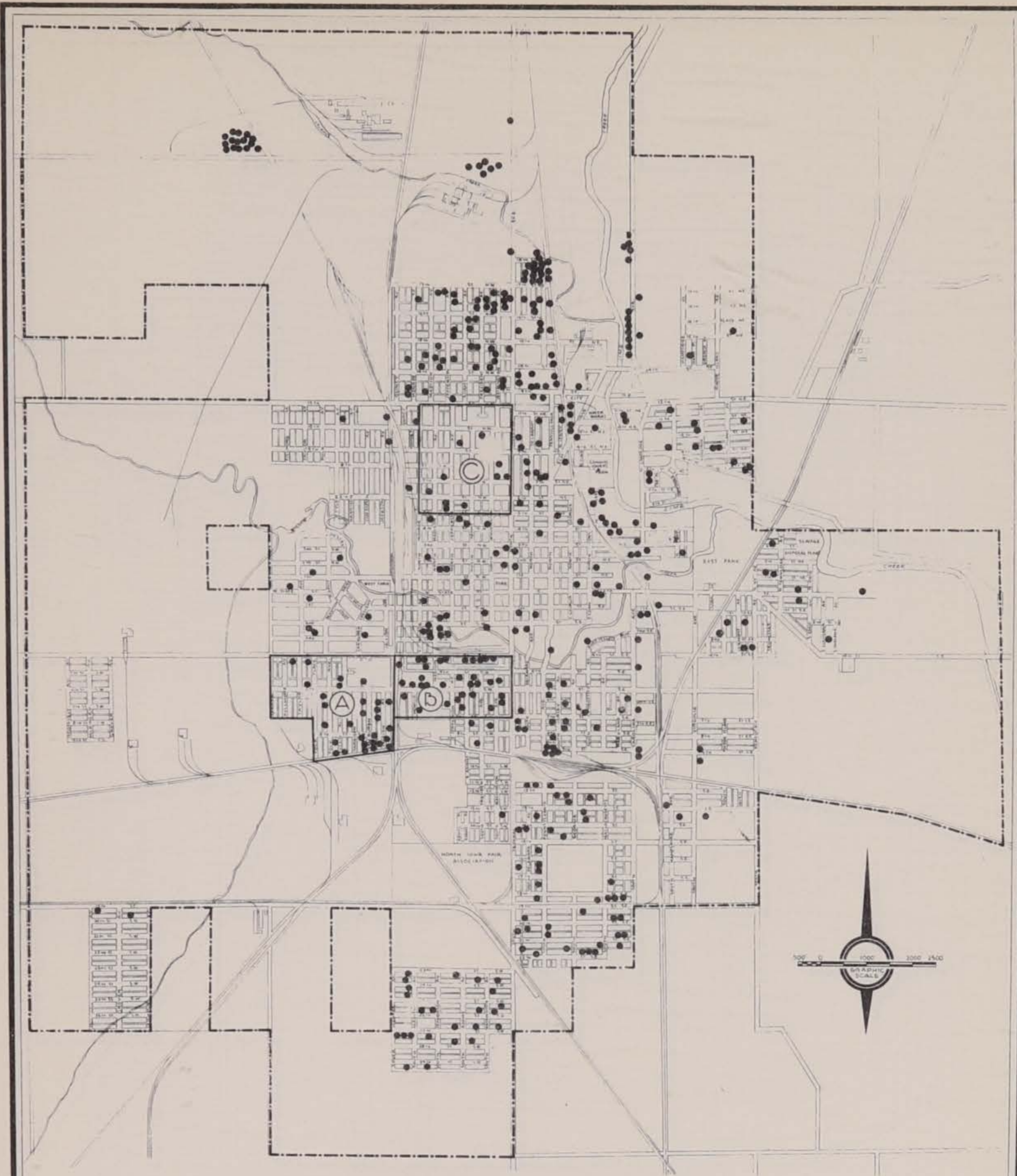
1934

DATA FROM SCHOOL RECORDS

PROJECT 1039-7

IOWA STATE PLANNING BOARD

MASON CITY IOWA

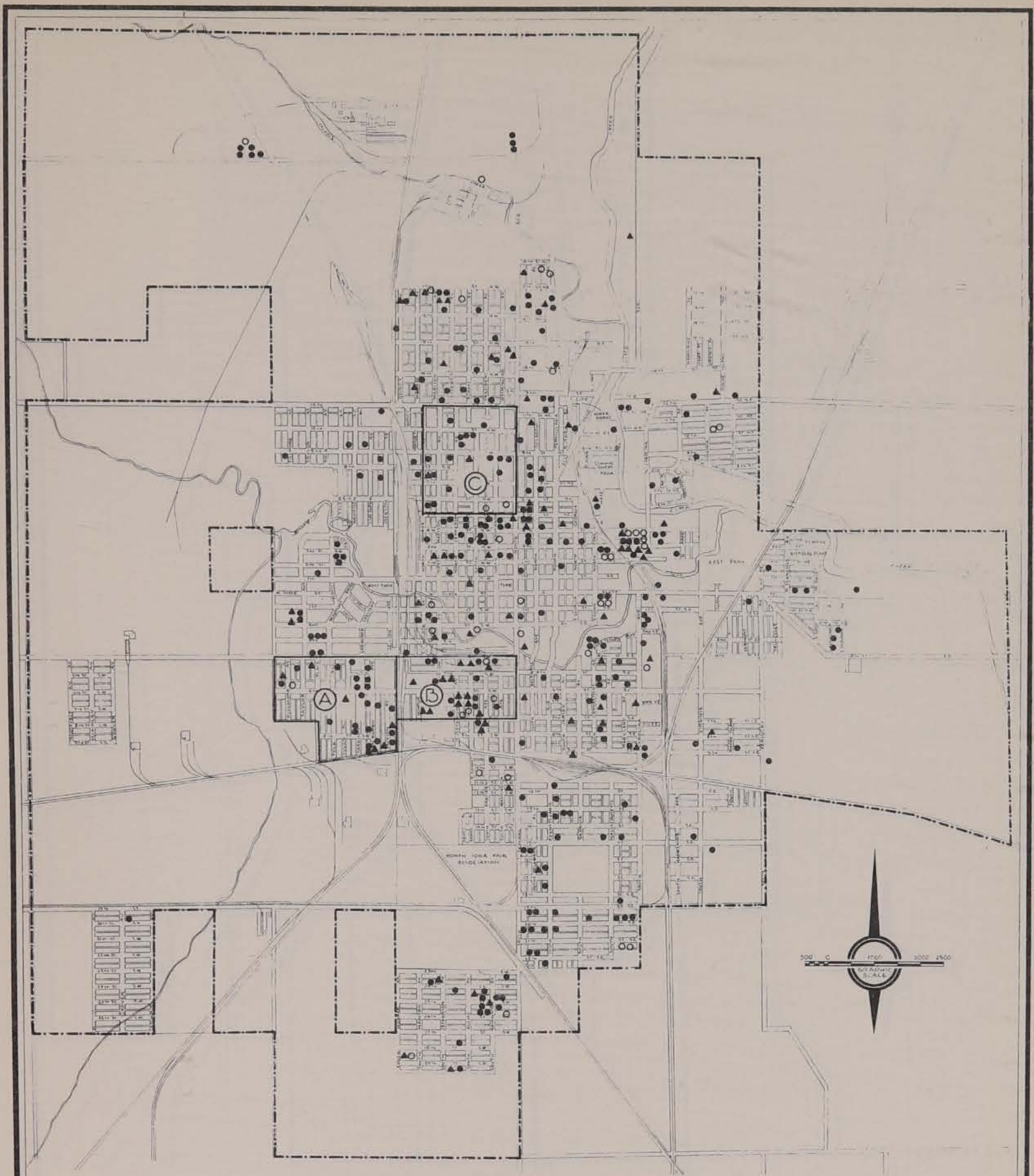


CHILD MORTALITY
FROM BIRTH TO TEN YEARS OF AGE
1924 TO OCT. 1934

DATA TAKEN FROM RECORDS OF COUNTY CLERK

PROJECT 1039-7

IOWA STATE PLANNING BOARD
MASON CITY IOWA

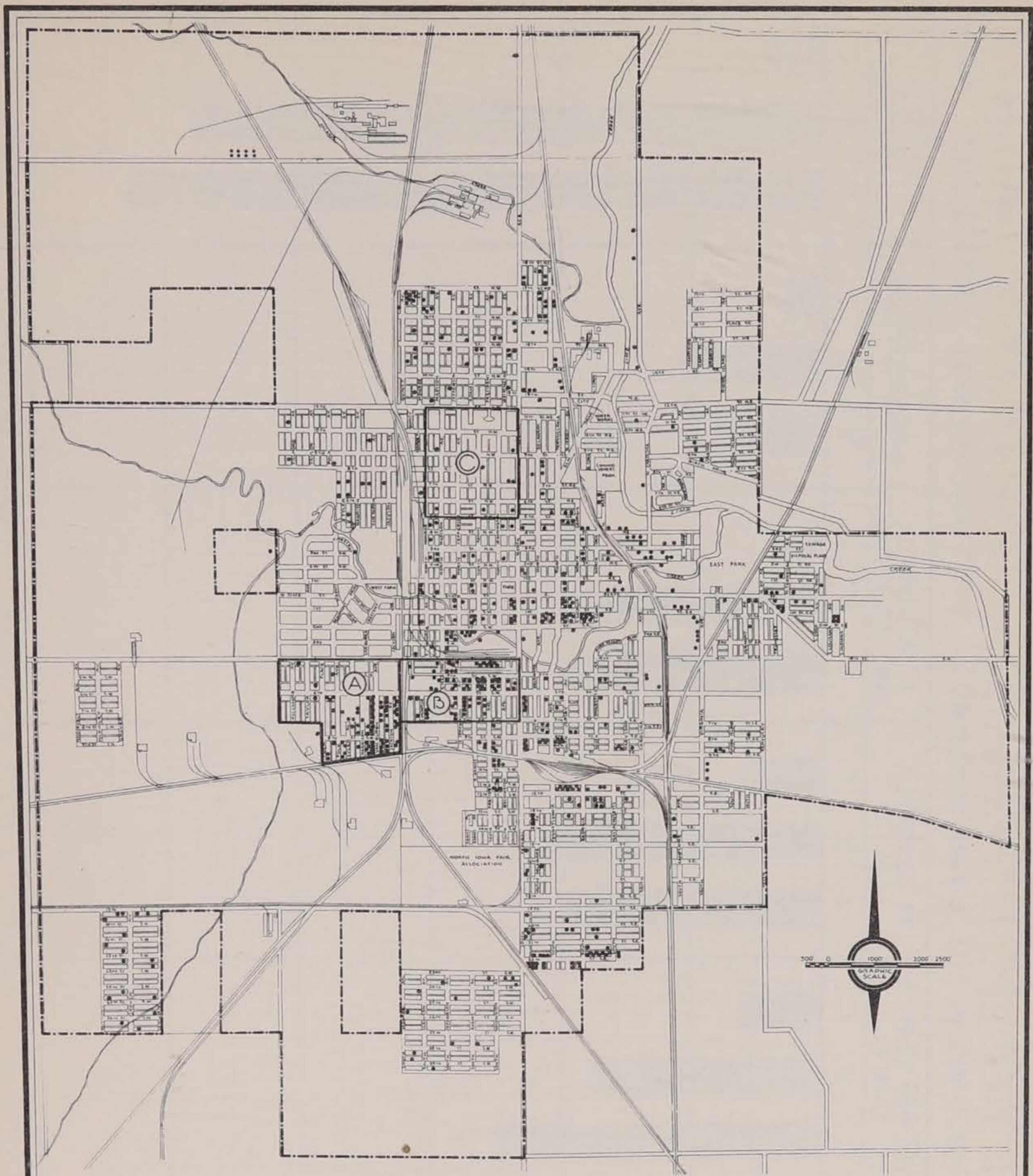


TUBERCULOSIS CASES

1934

- ACTIVE CASES SINCE 1932
- ▲ DEATHS FROM T.B. SINCE 1923
FROM RECORDS OF PUBLIC NURSE
- POSITIVE REACTIONS TO T. B. TEST
DATA FROM SURVEY MADE IN 7TH GRADE
TO JR. COLLEGE INCL. BY COUNTY MEDICAL
ASS'N. & STATE DEPARTMENT OF HEALTH
PROJECT 1039-7

IOWA STATE PLANNING BOARD
MASON CITY IOWA

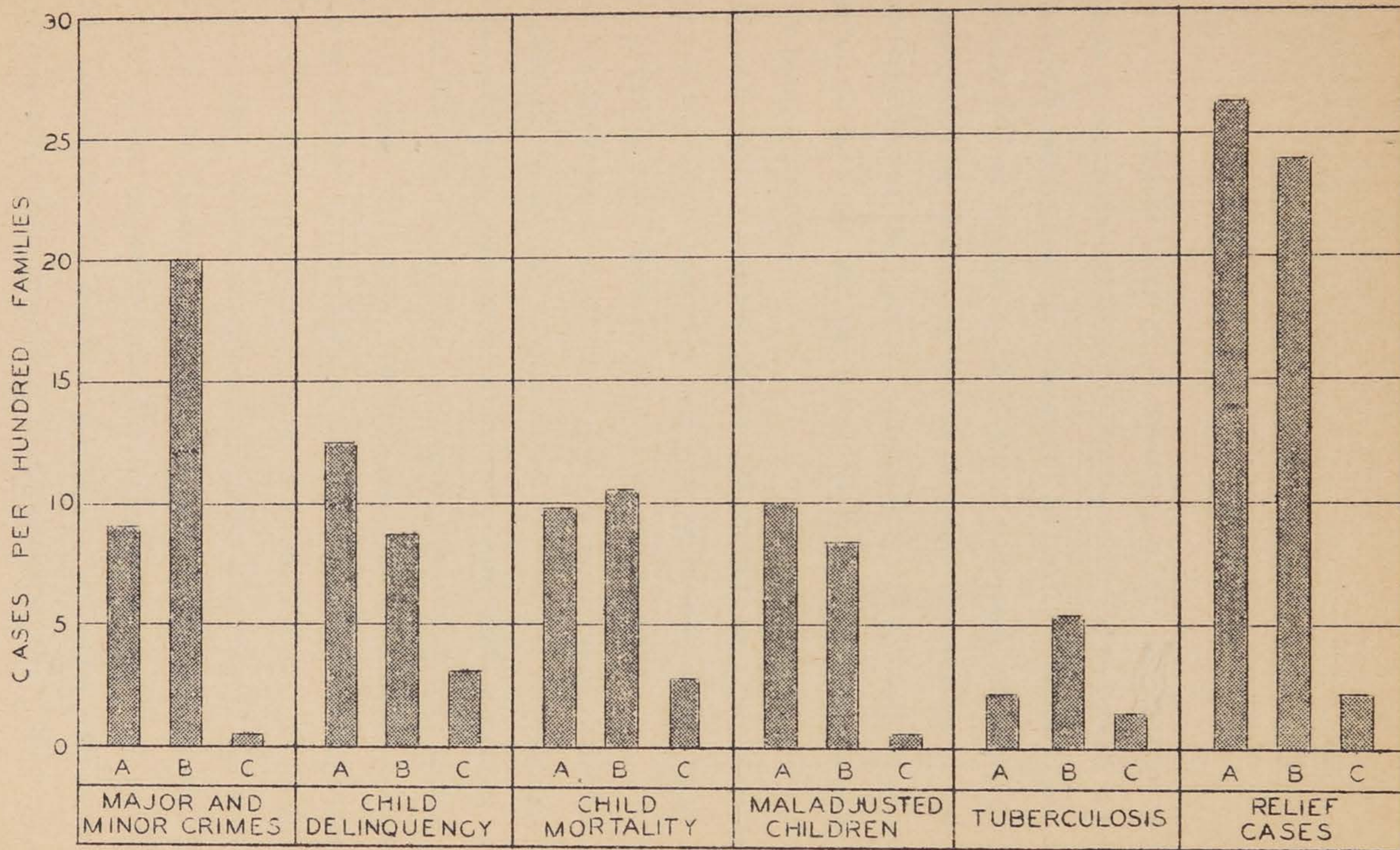


RELIEF CASES
 AS OF DEC 1934
 EACH SPOT REPRESENTS ONE CASE
 DATA FROM COUNTY RELIEF RECORDS

PROJECT 1039-7
 IOWA STATE PLANNING BOARD
MASON CITY IOWA

COMPARATIVE FREQUENCY OF SOCIAL AND ECONOMIC PROBLEMS

I I X X



NOTE : A & B ARE AREAS OF POOR HOUSING; C IS AN AVERAGE RESIDENTIAL AREA

MASON CITY, IOWA

DATA FROM
I.S.P.B. SURVEY

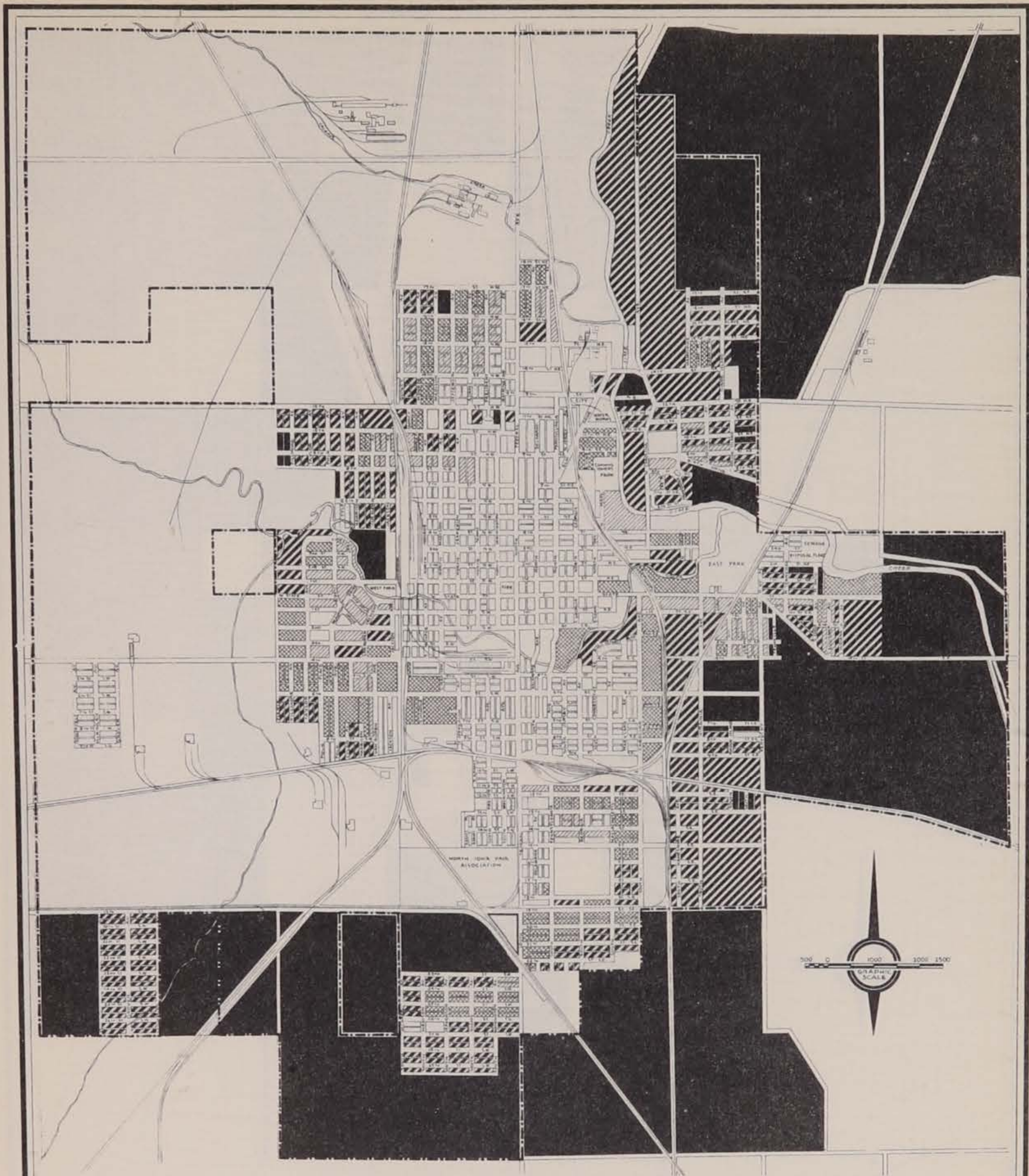
P A R T I I -- F A C T O R S I N H O U S I N G
D E V E L O P M E N T

Certain essentials apply to all housing; e.g., it must be located so as to utilize to best advantage existing city services and to provide the inhabitants with recreational and educational facilities. The dwellings must be logically located in relation to places of employment and to civic centers. Thus, the first step in arriving at this desirable distribution of housing is to take cognizance of the physical characteristics of all land available for housing and of the other limiting factors which influence the selection of land for housing purposes.

Too much emphasis cannot be placed upon the fact that the future satisfactory residential development of many acres of unbuilt-up land in the city require a type of subdivision suitable to the topography.

If new developments within the city are to be efficient and stable, the street plan and the lot lay-out must afford opportunities for open spaces, adequate landscaping, more individuality and architectural expression in the homes, and more recreation space; and they must be conveniently located to meet public needs. Particularly in those areas yet to be built up, communal structures, whether for commercial or individual uses, must be grouped so as to serve home life, work, business, play and cultural needs. Of course these objectives cannot be attained without a comprehensive study of the planning needs of the city and the adoption of a planned program under the direction of a qualified and adequately financed planning commission.

The many factors that determine the location of housing projects or development include chiefly those shown on the following maps. (Plates XXXIII to XLV inclusive)



LAND AVAILABLE FOR HOUSING
 PLATTED & SMALL SUBDIVISIONS
 & FARM LANDS

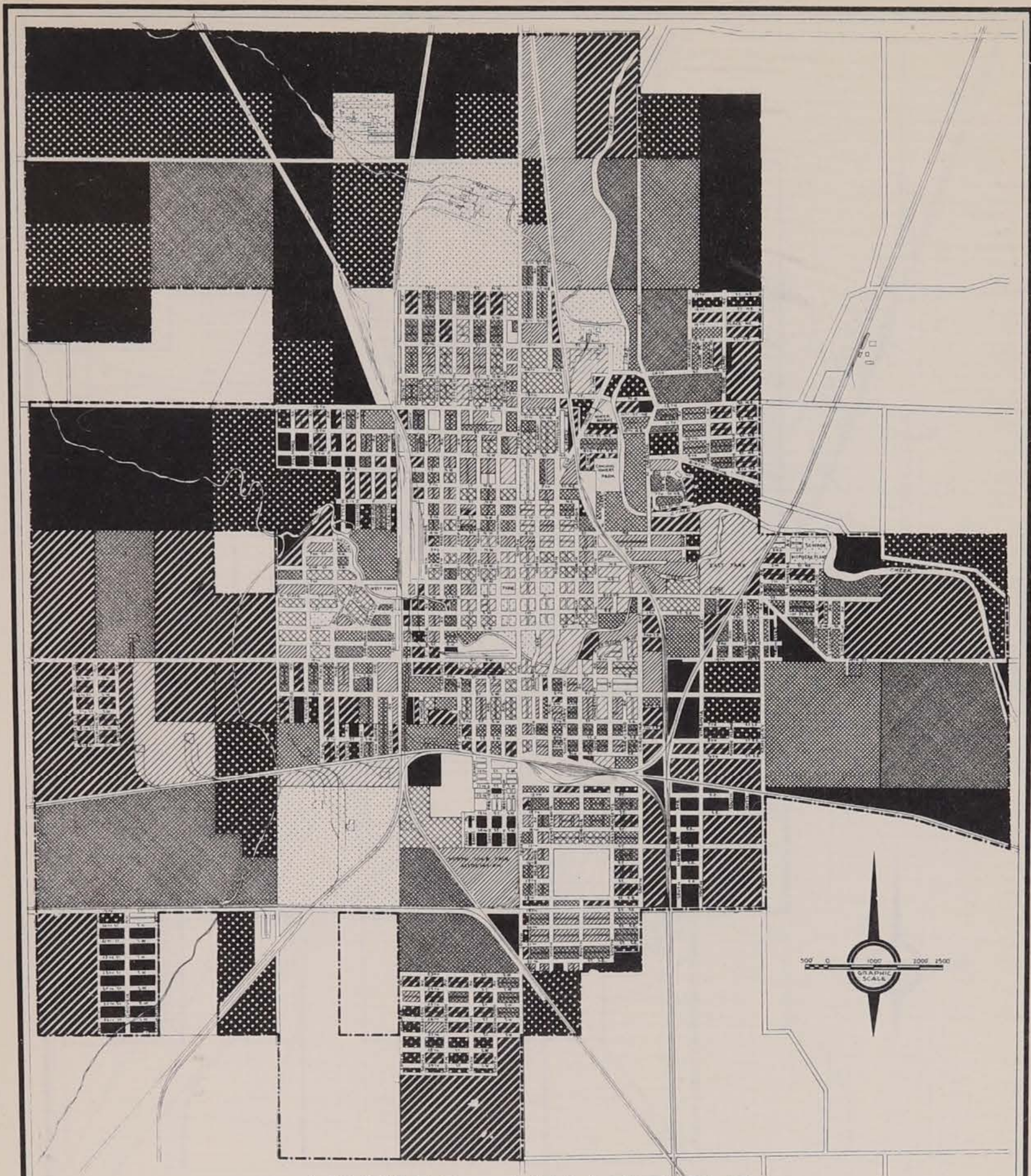
DATA FROM CITY ENGINEER'S OFFICE

- | | |
|---------------|--------------|
| ■ 100% VACANT | ▨ 50% VACANT |
| ▧ 75% VACANT | ▩ 25% VACANT |
| □ UNDER 25% | |

PROJECT 1039-7

IOWA STATE PLANNING BOARD

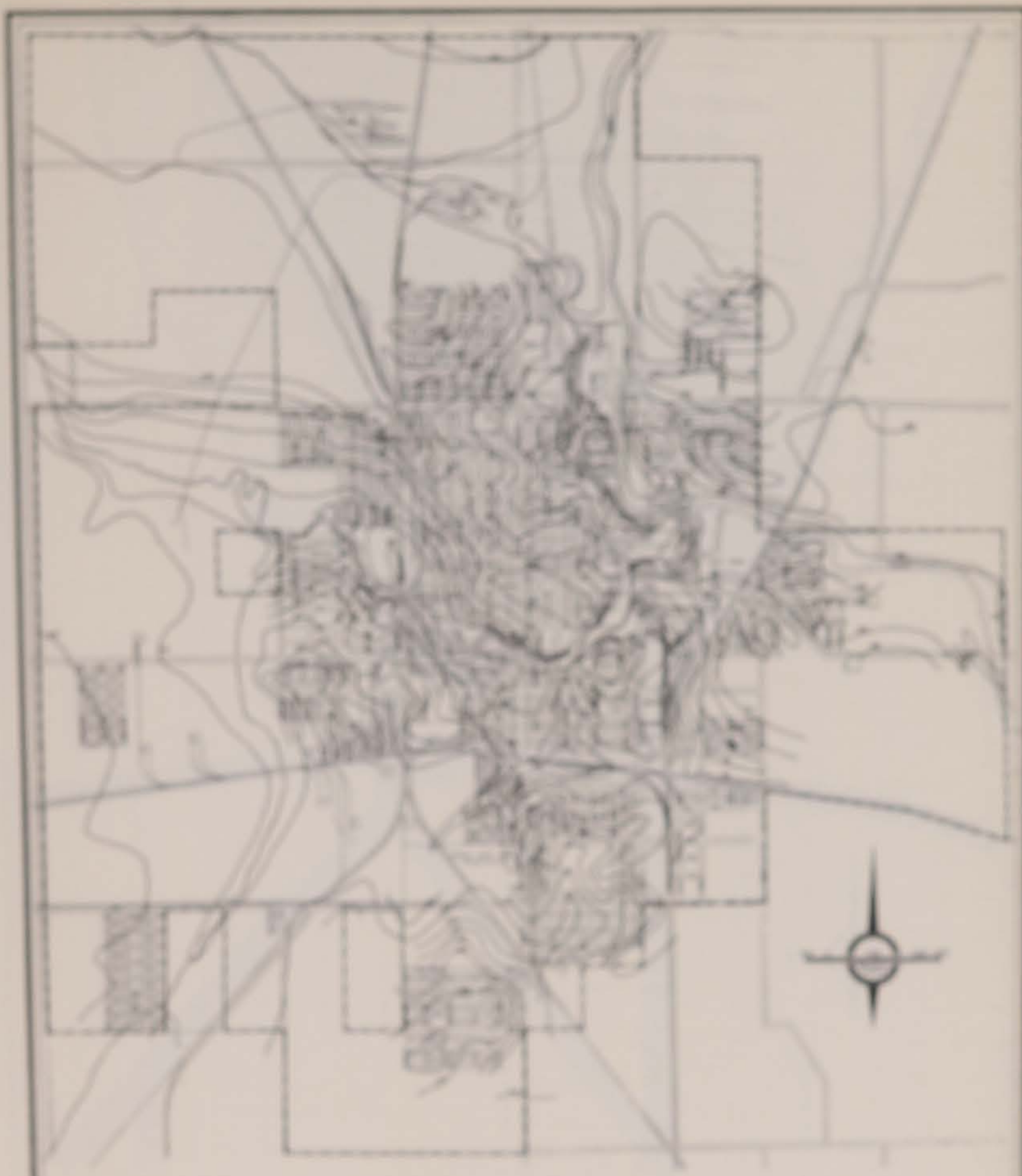
MASON CITY, IOWA



ASSESSED VALUATIONS
 DATA FROM CITY ASSESSORS OFFICE
 1934

■ UNDER \$2500	▨ \$20,000 - 30,000
▤ \$2500 - 5,000	▩ \$30,000 - 50,000
▧ \$5,000 - 10,000	▪ \$50,000 - 100,000
▦ \$10,000 - 15,000	░ OVER \$100,000
▧ \$15,000 - 20,000	

PROJECT 1039-7
 IOWA STATE PLANNING BOARD
MASON CITY IOWA



TOPOGRAPHY

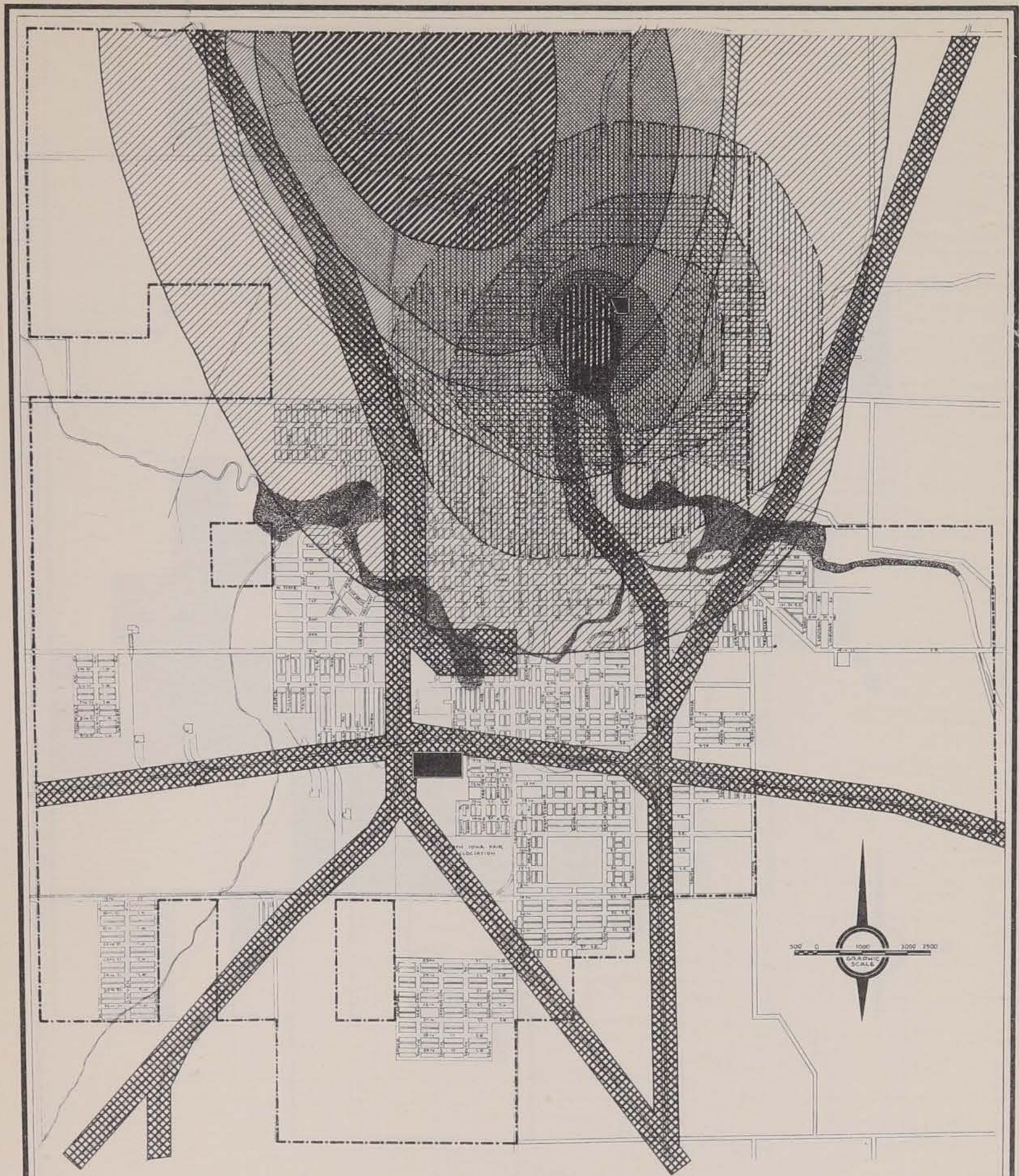
1954

DATA FROM CITY ENGINEER
CONTRAC. NO. 10147

PROJECT 1030-7

IOWA STATE PLANNING BOARD

MASON CITY IOWA



NUISANCE AREAS

CEMENT DUST		PACKING PLANT ODORS	
% OF YEAR AFFECTED		% OF YEAR AFFECTED	
	100 %		100 %
	75 %		75 %
	50 %		25 %
	25 %		10 %
	15 %		28 %

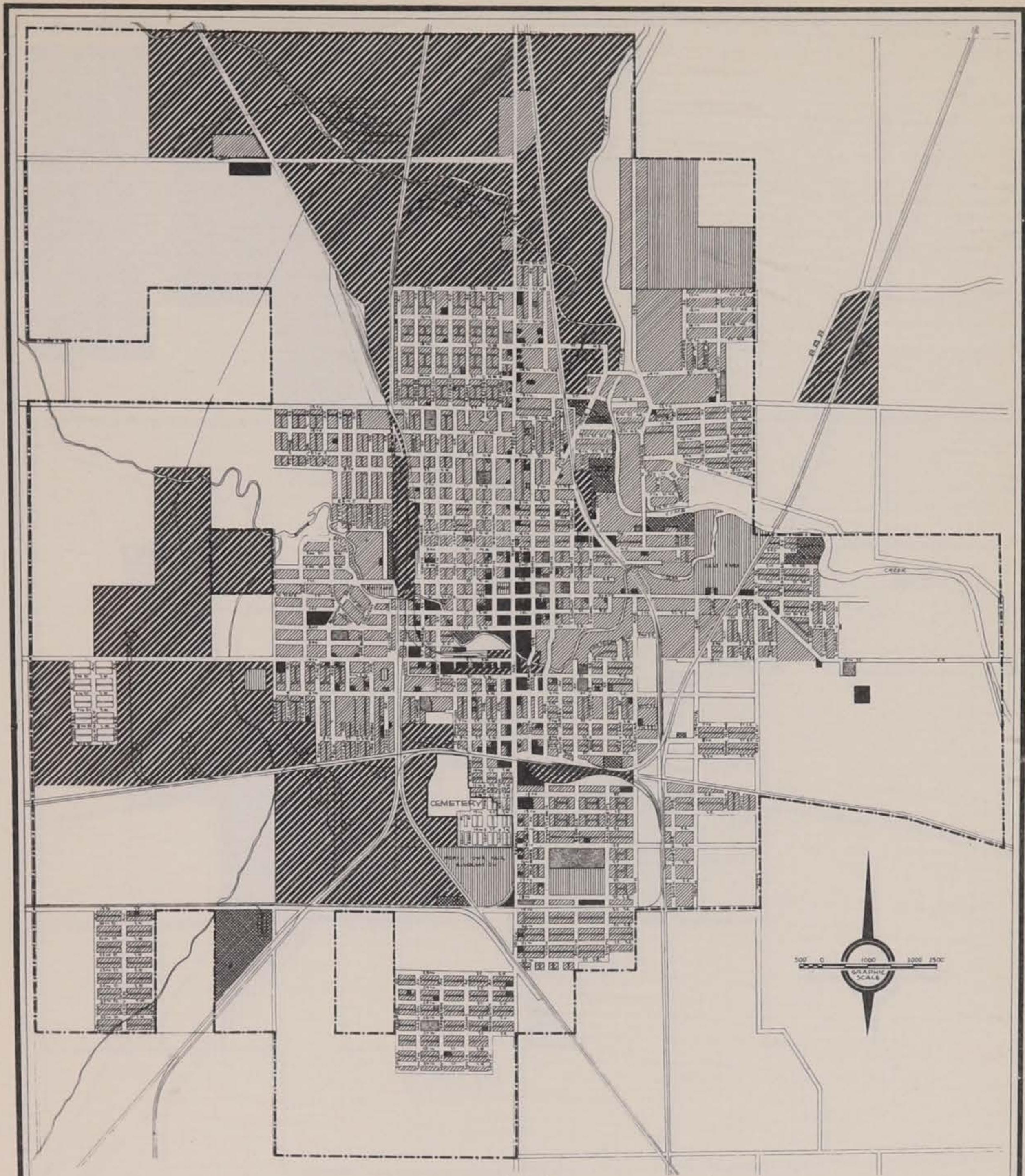
AREAS SUBJECT TO OVERFLOW BY LIME & WILLOW CREEKS

AREAS AFFECTED BY R.R. SMOKE ETC.

DATA FROM CITY ENGINEERS OFFICE

PROJECT 1039-7

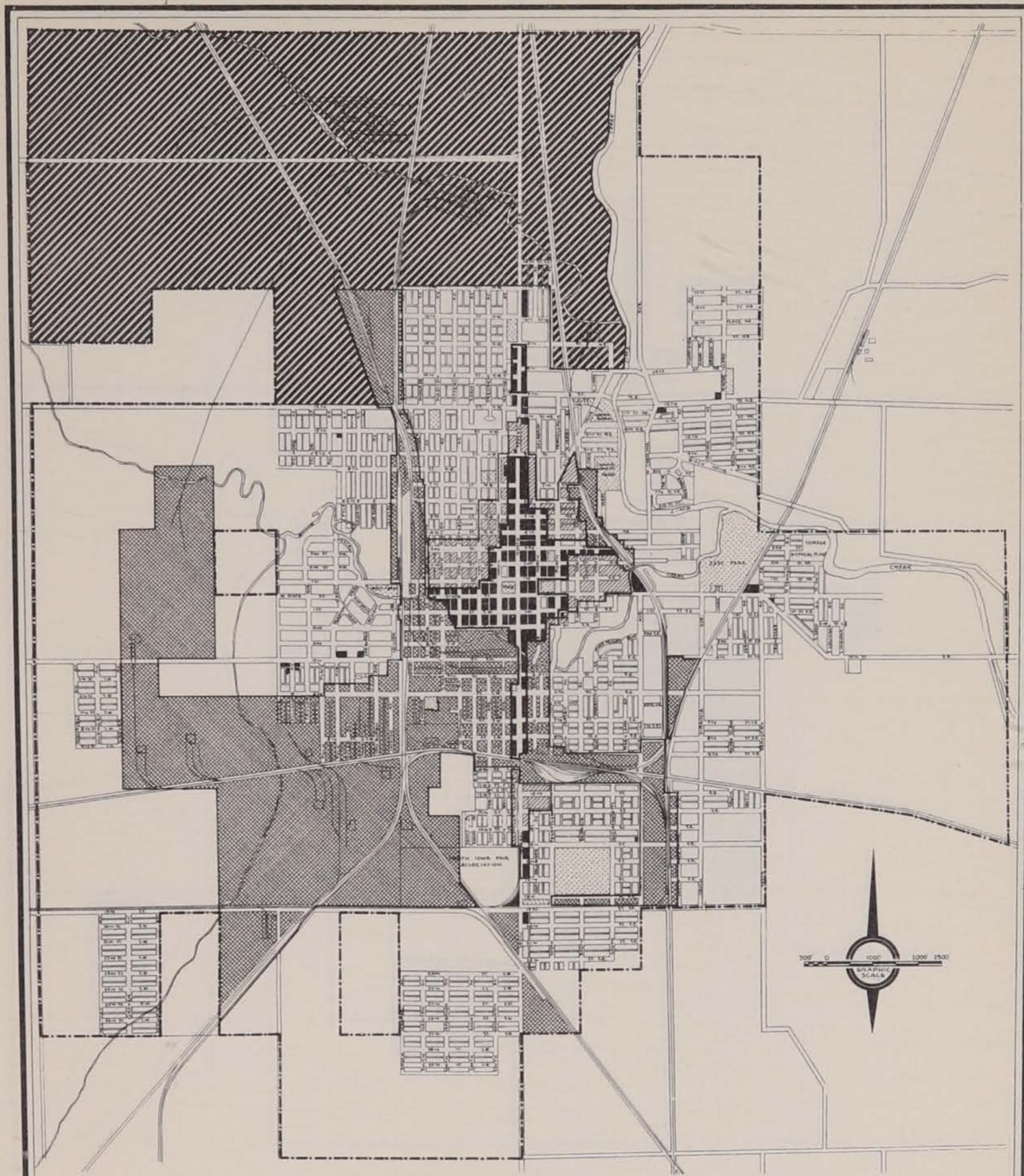
IOWA STATE PLANNING BOARD
MASON CITY IOWA



1934
EXISTING CONDITIONS

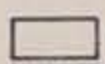





- COMMERCIAL AREAS
 - ▨ HEAVY INDUSTRIAL AREAS
 - ▩ LIGHT INDUSTRIAL AREAS
 - ▧ RECREATIONAL AREAS
 - ▦ SCHOOLS & CHURCHES
 - ▥ RESIDENTIAL AREAS
- DATA FROM I.S.P.B. SURVEY

PROJECT 1039-7
IOWA STATE PLANNING BOARD
MASON CITY IOWA

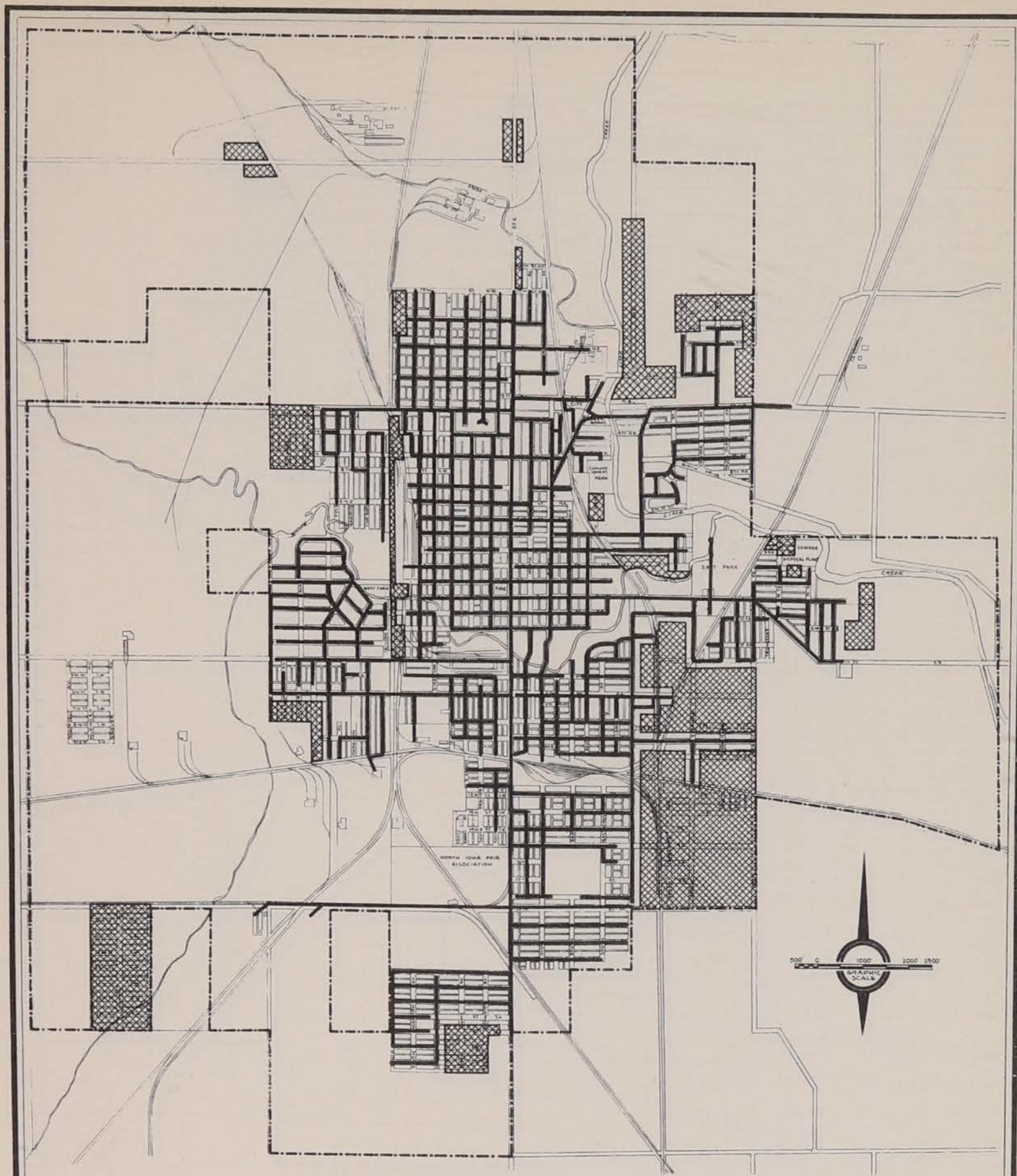


ZONING MAP
1934

DATA FROM CITY ZONING MAP AND ORDINANCES

- | | |
|---|--|
|  RESIDENTIAL (CLASS A) |  LIGHT INDUSTRY |
|  (CLASS B) |  HEAVY " |
|  COMMERCIAL |  PARKS |

PROJECT 1039-7
IOWA STATE PLANNING BOARD
MASON CITY IOWA



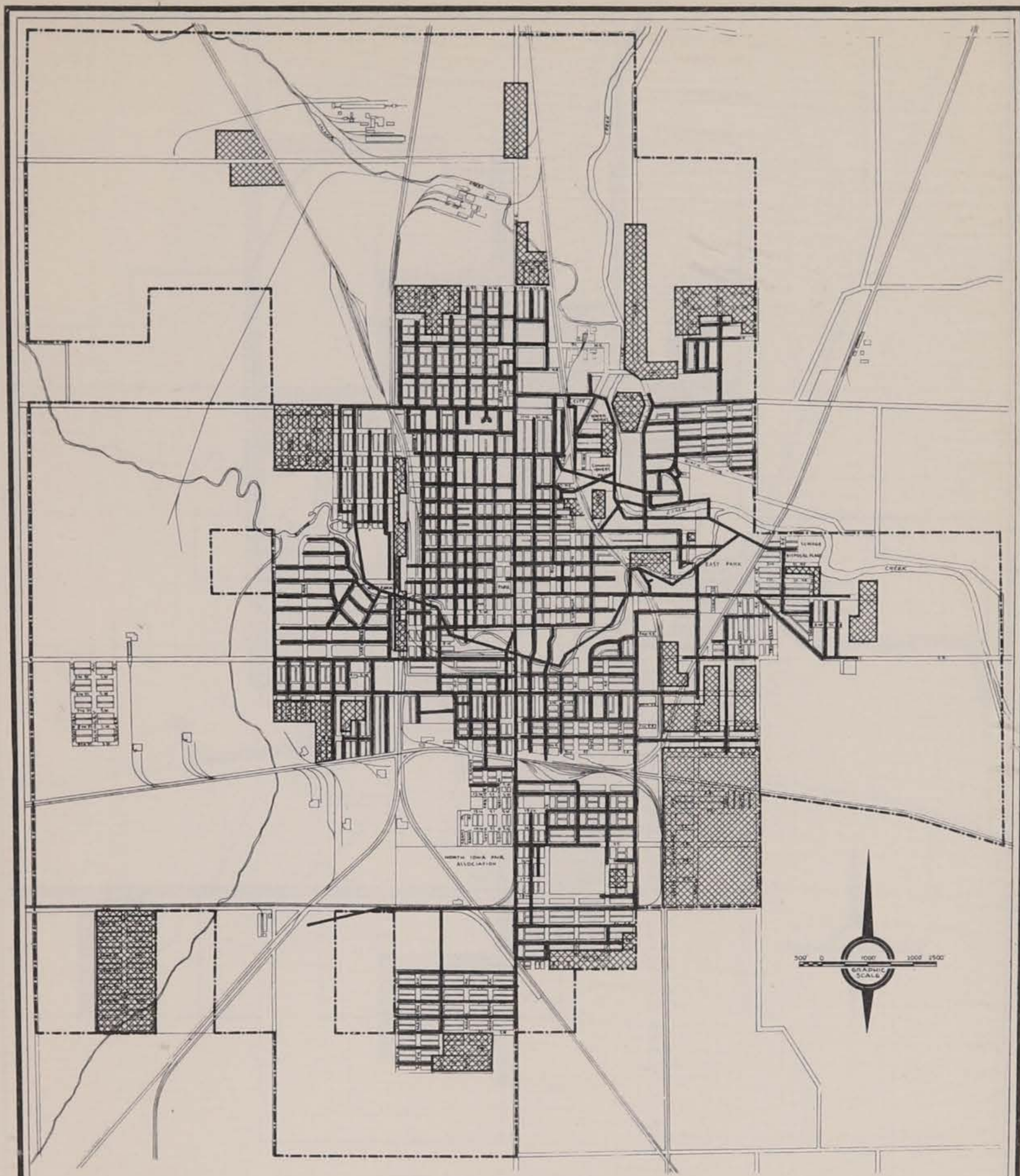
WATER SUPPLY SYSTEM
1934

DATA FROM CITY WATER DEPARTMENT

- WATER MAIN
- ▣ AREA NOT SERVICED (WHERE DWELLINGS EXIST)

PROJECT 1039-7

IOWA STATE PLANNING BOARD
MASON CITY IOWA



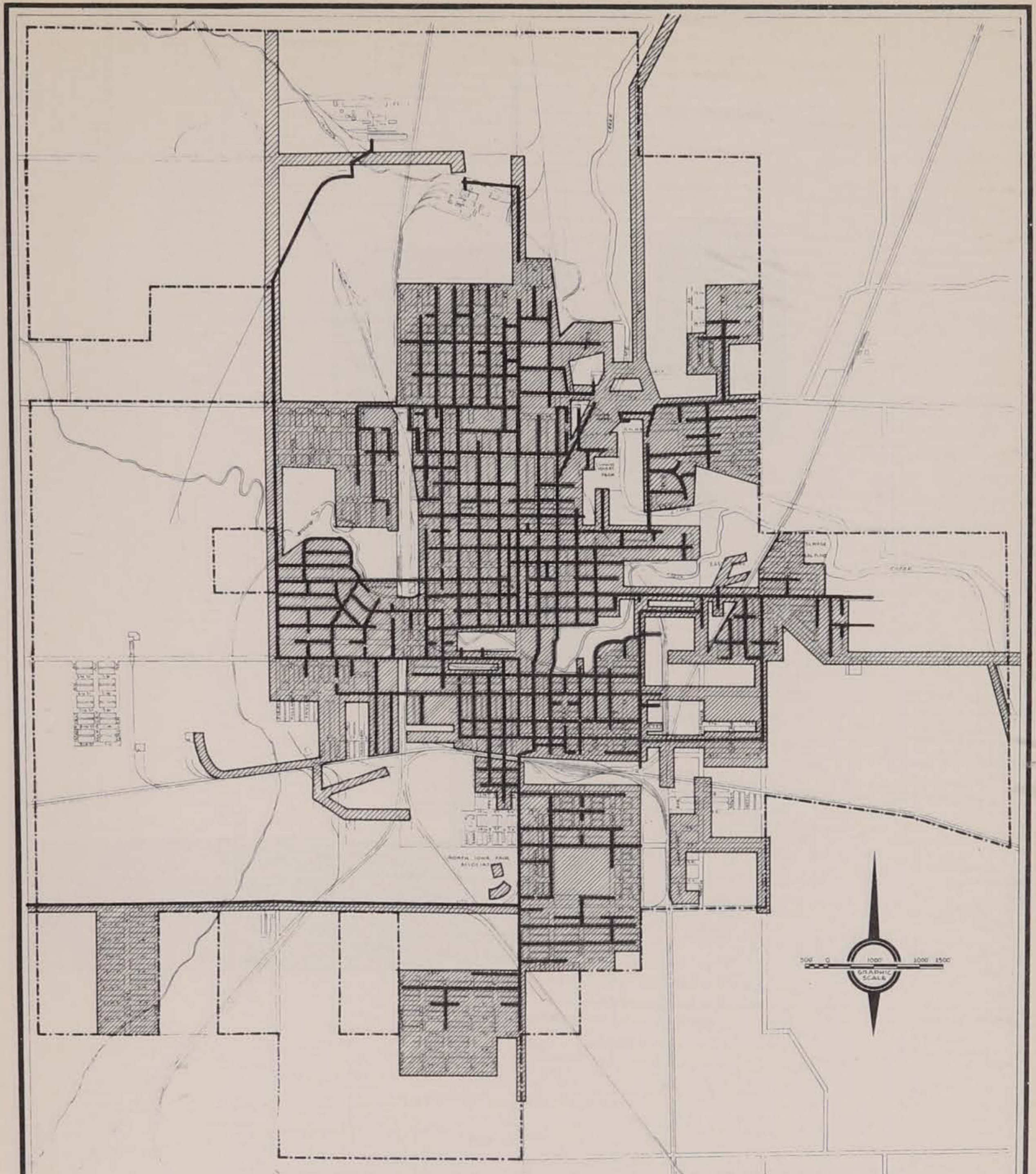
SEWERAGE SYSTEM
1934

DATA FROM CITY ENGINEER

- SEWERS
- ▨ AREAS NOT SERVICED (WHERE DWELLINGS EXIST)

PROJECT 1039-7

IOWA STATE PLANNING BOARD
MASON CITY IOWA

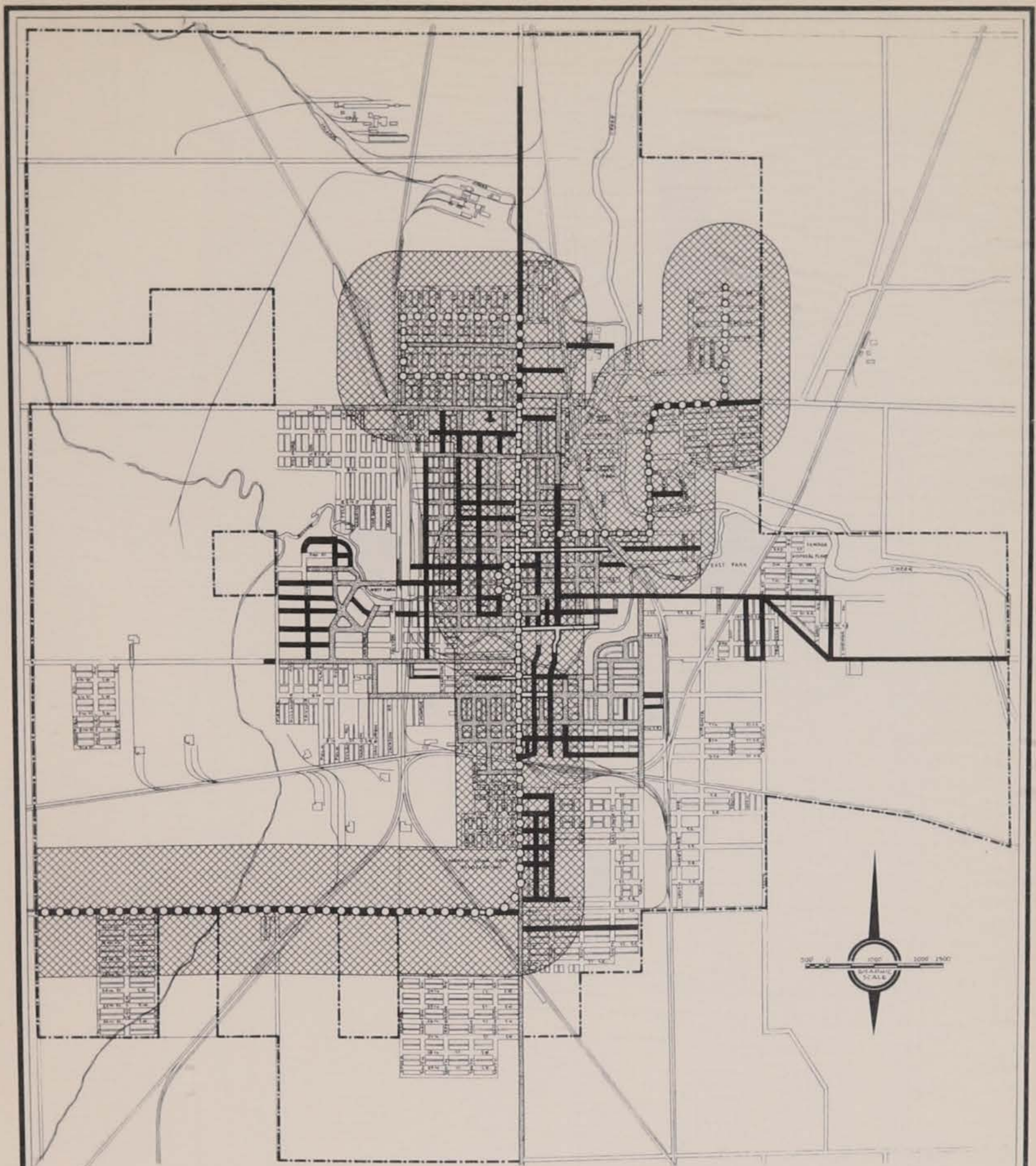


GAS MAINS
AND
AREAS SERVED BY ELECTRICITY
1934

DATA FROM PEOPLES GAS & ELECTRIC COMPANY

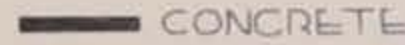


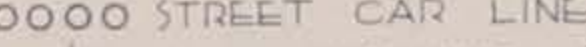

- AREAS SERVED BY ELECTRICITY (WHERE DWELLINGS EXIST)
- GAS MAINS

PROJECT 1039-7
IOWA STATE PLANNING BOARD
MASON CITY IOWA



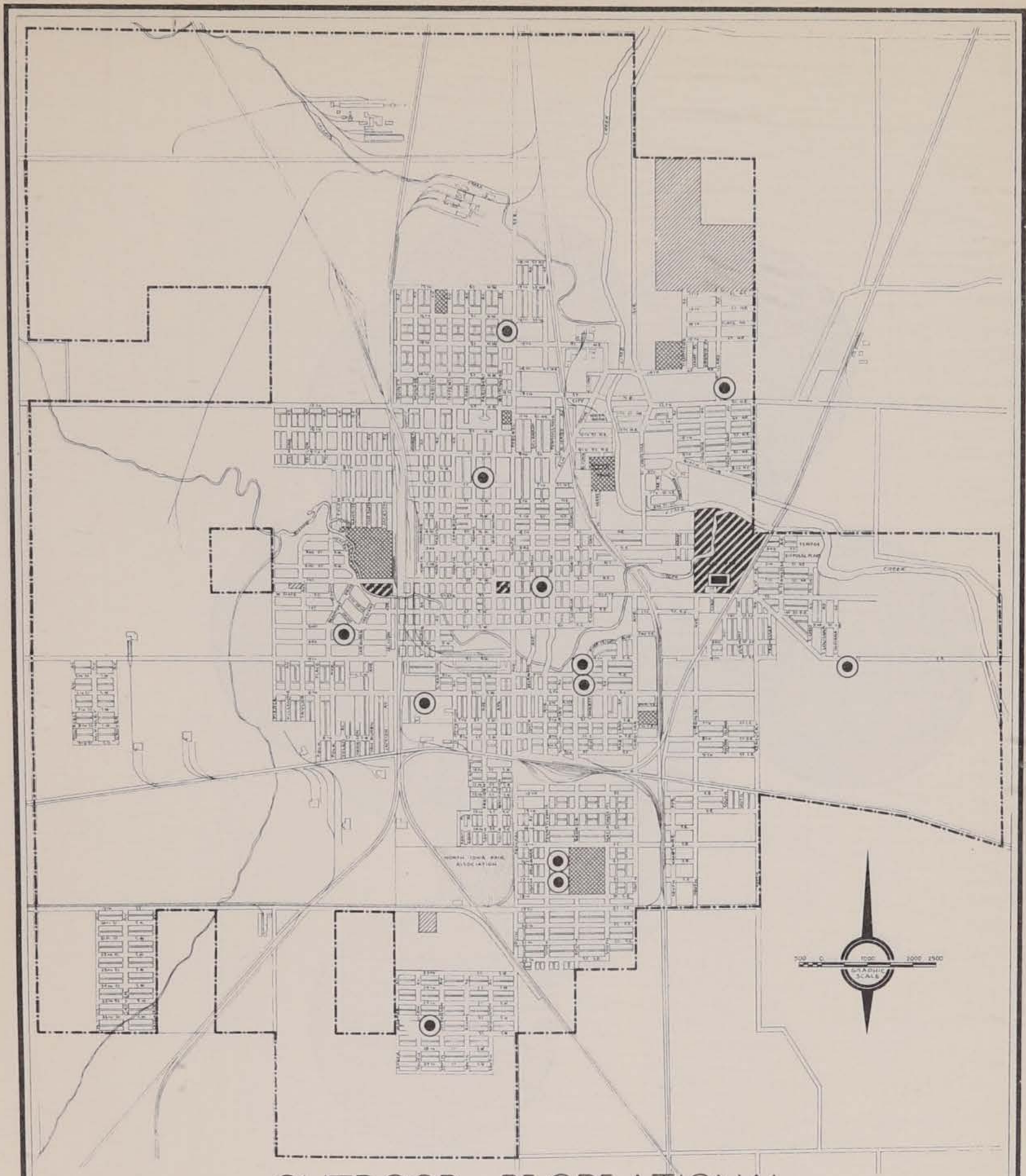
PAVED STREETS & TRANSPORTATION SYSTEM

DATA FROM CITY MANAGERS OFFICE
1934

- | | | | |
|--|--|---|-------------------------|
|  | CONCRETE |  | BRICK OR CREOSOTE BLOCK |
|  | ASPHALT |  | STREET CAR LINE |
|  | AREA WITHIN 1/4 MILE WALKING DISTANCE OF STREET CAR LINE | | |

PROJECT 1039-7

IOWA STATE PLANNING BOARD
MASON CITY IOWA

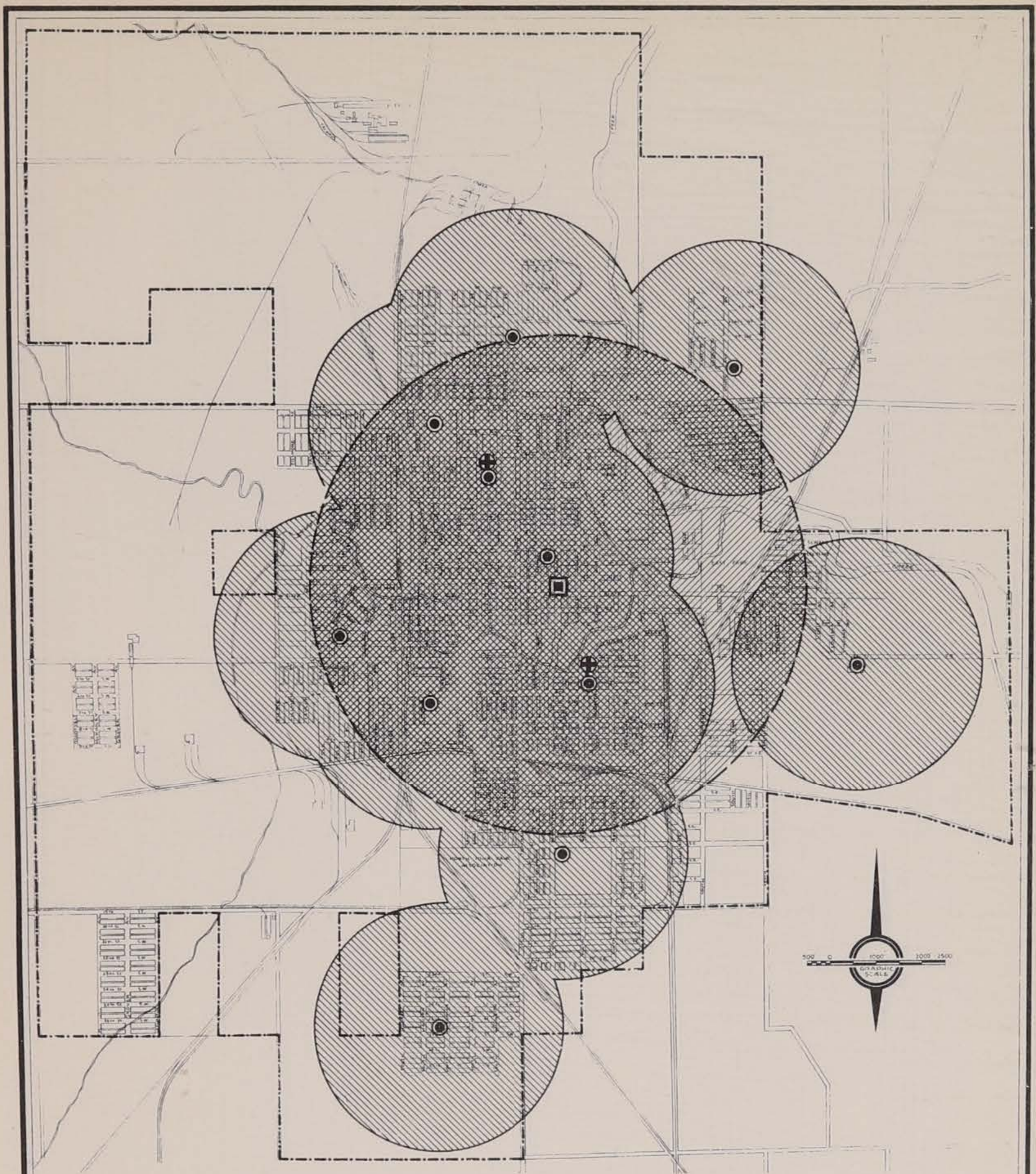


OUTDOOR RECREATIONAL FACILITIES

DATA FROM CITY ENGINEER'S OFFICE
1934

- | | |
|--|---|
| <ul style="list-style-type: none"> PROPOSED PARKS EXISTING PARKS FAIRGROUNDS | <ul style="list-style-type: none"> EXISTING SCHOOL PLAYGROUNDS PROPOSED SWIMMING POOL PRIVATELY OWNED RECREATIONAL AREAS |
|--|---|

1039-7
IOWA STATE PLANNING BOARD
MASON CITY IOWA



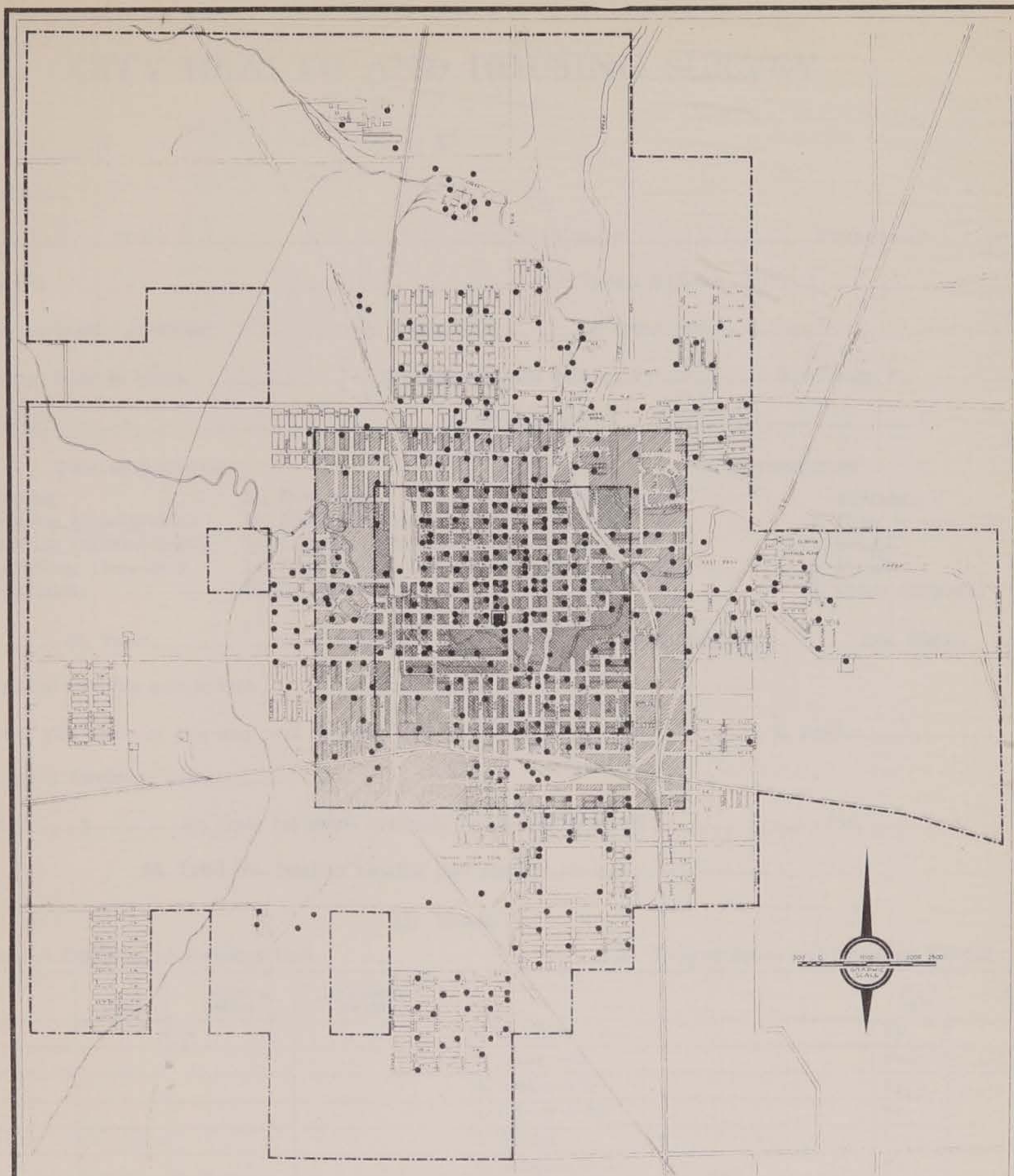
SCHOOL SYSTEM
1934

DATA FROM SUPERINTENDENT OF SCHOOLS

- GRADE SCHOOL
- ⊠ HIGH SCHOOL
- ⊕ PAROCHIAL SCHOOL
- ▨ AREA OF INFLUENCE - GRADE SCHOOL
- ▧ HIGH SCHOOL

PROJECT 1039-7

IOWA STATE PLANNING BOARD
MASON CITY IOWA



1934
FIRE CONTROL SYSTEM

- FIRE HYDRANT
- FIRE STATION
- ▨ ENGINE SERVICE
- ▩ LADDER SERVICE

DATA FROM RECORDS OF FIRE CHIEF

PROJECT 1039-7

IOWA STATE PLANNING BOARD
MASON CITY IOWA

**IOWA STATE PLANNING BOARD
COMMITTEE ON HEALTH AND HOUSING**

CITY HEALTH AND HOUSING SURVEY

I

Block No.

Schedule No. Town County Enumerator

Name of occupant Street Address

Color or race of occupant: a. White b. Negro c. Other color

Total No. dwelling units in bldg. 4. Est. value of this unit \$ 5. Of bldg. \$

Owner Tenant

TYPE OF BUILDING

CONSTRUCTION

- | | | | |
|------------------------------------|----------------------------|-----------|-------------------------|
| One-family dwelling | 11. Row house | Frame—○ | Surface—√ |
| Two-family dwelling (side-by-side) | 12. Flats over stores | 16. Wood | 20. Conc. or conc. blk. |
| Two-family dwelling (up-and-down) | 13. Larger apartment | 17. Brick | 21. Stucco |
| Three-family dwelling (3-decker) | 14. Hotel or rooming house | 18. Stone | 22. Metal |
| 1 Four-family apartment | 15. Other dwelling | 19. Tile | 23. Other (Explain) |
- 2 Stories 25. Floor 26. Front 27. Rear 28. Through 28a. Middle
- 2 Approximate size of dwelling unit in feet x
- 3 Distance between side walls of this and next dwelling unit in feet: a. left b. right
- 3 Approximate age of dwelling: years
- 3 Lot size: feet x 33. Open lot space available to this family: sq. ft. : feet x
34. Total No. families sharing this space

II. House

A. Present Condition of Dwelling Unit

B. Present Space and Additions Needed

	Good	Repairs needed	Replacements needed
Population			
Wall (outside)			
Roof			
Chimneys			
Windows			
Doors			
Wall (outside)			
Floors			
Basement			
Roof and Ceiling			
Structural			
Decorations			

	Have now	Additions needed
1. Basement	No.	
2. Living room	No.	
3. Dining room	No.	
4. Library or den	No.	
5. Kitchen	No.	
6. Bedrooms in use	No.	
7. Beds in use	No.	
8. Bath room	No.	
9. Clothes closets	No.	
10. Rooms with no outside windows	No.	
11. Other rooms	No.	
12. Empty rooms	No.	
13. Front or side porch	No.	
14. Back porch	No.	
15. Porches screened	No.	
16. Fruit and vegetable storage space		

General Condition

Dwelling in good condition : a.

Dwelling needs minor repairs : b.

Dwelling needs structural repairs : c.

Dwelling unfit for use : d.

17 Multiple use of rooms { a. Which room
b. What use

18. Total number of usable rooms

19. Total number of rooms used

C. Water Supply and Sewage Disposal

a. Source of Water:	Have	Notations	d. Water supply for house:	Have	Notation
1. City (piped)			1. Piped—cold		
2. Well on lot (deep, 22 ft.)			2. Piped—hot		
3. Well on lot (shallow)			3. Pump in dwelling: Hand.....Power.....		
4. Use city or neighbor's well			4. Carried-in. Feet.....		
5. Feet.....well used is from privy			e. Bath room and kitchen fixtures:		
b. Sanitary facilities:			1. Tub		
Outdoor privy:			2. Shower		
1. Improved			3. Lavatory		
2. Unimproved			4. Kitchen sink with drain		
c. Indoor toilet:			f. Disposal of sewage:		
1. Chemical			1. City		
2. Flush			2. Septic tank or cesspool		
			3. Stream		
			4. Surface		
			g. Garbage disposal		How:

D. Light and Heat

a. Light	Fixtures	Main Source	b. Heat	Have	Main Source
1. Electric			1. Piped air <input type="checkbox"/> water <input type="checkbox"/> steam <input type="checkbox"/>		
2. Gas			2. Pipeless furnace		
3. Kerosene or gasoline lamps			3. Fireplace		
			4. Circulating heater		
			5. Stoves		
			6. Fuel used.....		7. No rooms heated.....

E. Refrigeration, Cooking and Laundering

a. Refrigeration	Have	Use	c. Laundering done	
1. Ice			1. In basement.....	3. In kitchen.....
2. Mechanical			2. In washroom.....	4. Sent out.....
3. Other (explain)				
b. Cooking stove			d. Equipment	
1. Electric	Have	Use	1. Power machine	Have
2. Gas			2. Hand machine	
3. Kerosene or gasoline			3. Board and tub <input type="checkbox"/>	
4. Wood or coal			4. Mangle	
			5. Electric or gas iron	

III. Family Economic and Social Situation and Facilities

1. House owned..... a. free..... b. mortgaged..... c. amount \$..... 2. House rented..... 3. Rent per mo. \$.....
- Check items included with rent: a. Water..... b. Heat..... c. Light..... d. Gas..... e. Janitor service..... f. Garage.....
- Name of Landlord..... Address.....
4. Years family has lived in this house..... 5. In this section of city..... 6. In this city..... 7. In this state.....
8. Has family lived in better house..... a. When (years since)..... b. Where.....
- a. Regular or usual.....
9. Occupation of family head: b. Present.....
- c. Unemployed..... d. How long.....
10. Wife employed..... 11. Number of living children at home and employed.....

III. Family Economic and Social Situation and Facilities (Continued)

2. Nationality: a. Husband..... b. Wife..... 13. Citizen: H..... W.....
 4. Family has car..... 15. Telephone..... 17. Monthly rent paid in 1929 \$.....

Daily total income		Average monthly income				Source of other investment, relief, etc.
Annual	Monthly	Family head	Wife	Children	Other	
\$	\$	\$	\$	\$	\$	
\$	\$	\$	\$	\$	\$	

8. Rank seasons according to amount of income: Spring..... Summer..... Fall..... Winter.....
 9. Estimate amount expended on house in last four years: a. Repairs \$..... b. Equipment and improvements \$.....
 10. Contemplated for next 12 months \$..... 1st..... 1st.....
 11. Desirable repairs and improvements: a: In opinion of family 2nd..... b. In opinion of enumerator 2nd.....
 3rd..... 3rd.....

IV. Personnel and Health of Dwelling Unit

Marital Status	Age At marriage	Present	Born in County	Extent of Education	Health			Physical handicaps or disabilities (State)	Bed sick week or more in 1934 (State how long)								
					Good	Fair	Poor										
Children: (name)	Sex				Incidence and dates of communicable diseases*												
					a	b	c	d	e	f	g	h	i	j	k		
					a	b	c	d	e	f	g	h	i	j	k		
					a	b	c	d	e	f	g	h	i	j	k		
					a	b	c	d	e	f	g	h	i	j	k		
					a	b	c	d	e	f	g	h	i	j	k		
					a	b	c	d	e	f	g	h	i	j	k		
					a	b	c	d	e	f	g	h	i	j	k		

*Encircle letter designating particular disease shown below and indicate year of incidence, as (30) for diphtheria in 1930.
 a. Diphtheria. b. Scarlet Fever. c. Measles. d. Whooping Cough. e. Poliomyelitis. f. If case was reported to local board of health or local health officer circle letter f. g. If child had medical attendance circle g. h. If child has been given diphtheria preventive treatments (toxin-antitoxin, toxoid (2 dose), or toxoid (1 dose) circle letter h on line with child's name. i. If child has been vaccinated against smallpox circle letter i on line with name. j. After preventive treatments have been given, if child has had Schick test (immunity test of diphtheria) circle letter j on line with name; if this test was positive, circle letter k.

	Number of persons.
Another family
Total others living with family.....
Relatives, non-family
Regular lodgers
Number children living away from home.....	Number children dead.....
Month mother consulted physician during last pregnancy.....	
Is baby breast fed.....	bottle fed.....
Does baby sleep alone.....	In separate room.....
How many quarts of milk does family use: daily.....	or weekly.....

V. Leisure Time Activities

What do members of the family like most to do for recreation:

	In-door	Out-door
Husband		
Wife		
Children		

VI. Gardening

Feet.....x.....

1. Family has garden: a. On lot: sq. ft..... b. On other tract: sq. ft..... feet.....x.....
2. Family raises own vegetables.....:
 - a. summer all..... b. winter all.....
 - part..... part.....
3. Approximate number of bearing small fruit bushes and trees.....
4. Quarts of fruit and vegetables canned from garden: a. Normally..... b. This year.....
5. Family would like to live on acreage.....
6. Previous gardening experience.....

VII. Landscaping

	Present Condition				Notations
	Good	Fair	Poor	None	
1. Drainage: Natural (Slope).....Other.....					
2. Shade trees					
3. Shrubs					
4. Flowers and vines					
5. Walks and drives					
6. Lawn arrangement for enjoyment of family					
7. Neatness of yard					

Remarks: 1. General family attitude

2. Houskeeping and furnishings

3. Economic conditions

4. Social conditions

5. Health

a. Number of Malformed children born.....
State history of malformation in antecedents of husband and wife.

b. Apparent undernourishment, etc.....
State which persons, etc.

Record obtained from: Man..... Woman..... Both..... Other (Explain).....

Record checked by.....

STATE LIBRARY OF IOWA



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