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Editorial Board: E. C. Branson, S. H. Hobbs, Jr., L. R. Wilson, E. W. Knight, D. D. Carroll, J. B. Bullitt, H. W. Odum. Entered as second-class matter November 14, 1913, at the Postoffice at Chapel Hill, N. C., under the act of August 24, 1912.

HOUSING SHORTAGE IN CAROLINA

OUR HOUSING SHORTAGE

The homeless in North Carolina—white and black, town and country—number 275 thousand families. All told they represent 1,880,000 people of all ages and both races, or more than half the total population of the state. These are the people who do not own the houses they live in or the land they cultivate, and this in a state with 100 thousand vacant town lots and 22 million idle wilderness acres.

The homeless in North Carolina number 18 thousand families of 91 thousand souls. They are the homeless who not only do not own the dwellings they occupy but who do not have even a chance to rent dwellings in which they may live apart as family groups in any proper privacy. And mind you, a dwelling in the census count is "a place in which one or more persons regularly sleep". It may be a room in a factory, store, or office building, a loft over a shop, a boat, a tent, or a box-car, a shack, a shanty, a tenement, or an apartment house. There are 18 thousand families in this state more than there are dwellings, even in this primitive sense. They are not out in the weather under the open sky, to be sure, they have some kind of roof over their heads while they sleep; but they are herded together more or less indiscriminately, too many persons in a single room or too many families in a single house, and they are unavoidably exposed in undue measure to insanitary, indecent, or immoral conditions.

It Limits City Growth

The shortage of dwellings exists in every county of the state. It is least in the remote rural counties and greatest in the city centers. It naturally runs into the largest totals in the largest cities and it is the one thing that fatally limits city growth, that punishes the people who must pay cruel rack-rents—if perchance they can find shanties of any sort to rent, and that gives the rent-shark his chance and at the same time his pious excuse.

The city in North Carolina that settles this problem first will have a long running start of all the rest during the next ten years. A building corporation did something with it in Wilmington during the war period. High Point is talking about it seriously. In fact, everybody in every city is talking about it daily, but no city at present is really girding up its loins to do anything about it except Durham. And Durham, with its signed promises to build a hundred dwellings, is solving only a bare fraction of its housing problem.

If city chambers of commerce want a real problem to hammer at and to hammer out with prompt advantage to the city it is supposed to serve, here it is. The campaign ought to be aimed (1) at an increase of owned-homes and in devising practicable plans to encourage the most capable people to get under their own roof-trees; and (2) at an increased number of dwellings for renters, in order to choke off the rent and loan sharks who remorselessly grind the faces of the poor and helpless. The shortage of dwellings in the fifty-five census-size cities of North Carolina appears in detail elsewhere in this issue. The 1920 census makes the problem fairly definite in every city.

Building Capital

Reckoning a dwelling at \$4,000 (which is right around the average cost in North Carolina cities, lots and construction prices considered) the capital investment called for in the state-at-large is 75 million dollars. Which means that the resources of our building and loan associations need to be almost exactly doubled at once. The demand is for 40 millions at once in our 55 census-size cities; six millions in Winston-Salem, where the problem is most acute; four millions in Charlotte, two and one-half millions in Durham, and so on down the line. Every city chamber of commerce can figure it out, as per the table we print in this issue.

But it is mockery to start an Own-Your-Own-Home campaign anywhere, without organizing to release an adequate amount of building capital to be loaned to worthy people at reasonable rates of interest, repayable in installments in a long series of years. It cannot be wholly a cold-blooded business

proposition; it must be largely a philanthropic enterprise, based on community pride, the common good, and Christian concern for houseless families.

Philanthropy is a familiar Greek compound and it means brotherly love, but it is not yet a common Christian virtue.

Where are the Leaders?

What city will lead in this essential matter in North Carolina? What city contains the largest number of clear-headed, right-thinking, Christian philanthropists—men of a sort with Peabody in London and Mills in New York? These men led the way long years ago, the first with an outright gift of two and a half million dollars toward settling the tenement problem in England, and the second with an investment in working-men hotels in lower Eastside New York calculated on a net two percent return—which, by the way, proved in the end to be better business than government bonds. Their followers have been fewer than a baker's dozen all told the world around.

A good deed like a little candle shines afar in a naughty world; but alas, a good deed is not contagious like whooping cough and measles.

And Glasgow attacked the problem of tenement housing with municipal capital as a municipal problem, but Glasgow has had no followers.

Quite aside from private philanthropy of the clear-headed business sort, the shortage of dwellings is a deadly menace to city growth, and cities everywhere must get busy with it in sheer self-defense, not with idle sentiment but with practical energy.—E. C. B.

THE CAROLINA INN

Mr. John Sprunt Hill, class of '89, at the recent meeting of the trustees, offered to give the Graves property and \$10,000 toward the erection of a first-class College Inn at the University. The proposal made to the trustees was taken under advisement and a committee, consisting of Josephus Daniels, John Sprunt Hill, George Stephens, Clem Wright, and Lindsay Warren, was appointed to investigate and report at the June meeting of the trustees. In speaking to The Review of the purpose which he had in mind in making the offer, Mr. Hill outlined the following plan:

Location

The Graves property fronts 200 feet on Cameron Avenue at the west gate of the campus of the University and has a depth of about 500 feet on the west side of the new Pittsboro road now under construction by the State Highway Commission. Across the rear of the Graves property runs the new railroad track, and plans are being drawn for the construction of a local passenger and freight depot. At present, the Graves residence, containing ten rooms, stands in the center of the lot, and it is proposed to move this residence somewhat to the rear, remodel the building so as to make it a first-class students' boarding house capable of feeding, comfortably, one hundred students and rooming from fifteen to twenty people. It is then proposed to erect a first-class College Inn of fire-proof construction, consisting of about fifty rooms on second, third, and fourth floors, with ample room on the ground floor for a large and spacious alumni room, a ladies' parlor, large and comfortable dining room, lobby, and wide verandas, the pantry and kitchen also to be of fire-proof construction, to be used in connection with the Graves Annex so as to concentrate all cooking and service at one point.

A Social Center

It is not proposed to erect a large hotel in the ordinary commercial sense, or to cater particularly to the general public, but to provide for the special wants and comforts of the University alumni, friends of the University and their families, friends of the students of the University, and University visitors. It is also proposed to provide quarters for the use of the faculty of the University so that alumni, visitors, and members of the faculty may meet in a social way.

Financial Plan

The financial side of the proposal involves an expenditure of \$100,000 of

(Released week beginning March 13)

KNOW NORTH CAROLINA Need More White Settlers

Clarence Poe

North Carolina is too sparsely settled. We are trying to get better roads and better schools, and Heaven knows we need both! But a county with 50,000 people can support good roads much more easily than a county where there are only 10,000 or 20,000 people to carry the whole burden.

Not only do we need more white settlers, but we have abundant room for them. North Carolina is about the same size as Iowa and Illinois. Yet the 1920 census shows that Iowa has 28,000,000 acres of improved or cultivated land and Illinois 27,000,000, whereas North Carolina has only 8,000,000. North Carolina's 8,000,000 acres of cultivated land vs. Iowa's 28,000,000—there is the contrast!

Nor is the uncultivated land of North Carolina to be found chiefly on our mountain slopes. Most of it is level, productive, easily cultivated eastern North Carolina soil. The state should redouble its emphasis on drainage and encourage the coming of good settlers. This will mean better roads, better schools, and lightened tax burdens. Think, for example, how much one Ohio farmer, A. L. French, was worth to North Carolina!

which Mr. Hill has promised \$10,000. To provide the remaining \$90,000 a campaign will be organized among the alumni. It has been suggested that a club, to be called the University Club, be organized and that 200 life memberships at \$200 each be sought. Also that annual membership in the club be provided for at \$10 per year, with an initiation fee of \$20, the latter to be applied to the building fund. Mr. Hill believes that 500 alumni will join the club on this basis, leaving \$40,000 to be secured in other ways.

Under University Management

Further plans as outlined by Mr. Hill include the utilization of the Inn as headquarters of the alumni secretary and as the meeting place for such conventions as the University may wish to hold from time to time of state or national organizations. It will be under University management and will be run primarily and always for the benefit of the University, the alumni, and friends and visitors of the University. It is not intended that it shall in any way conflict with the Graham Memorial building, which will serve as the student activities building, but on the contrary that it shall supplement it.—Alumni Review.

MUNICIPAL STANDARDS

The report of the First National Regional Conference of Town and County Administration has just come from the University of North Carolina press issued through the University Extension Division with the title *Attainable Standards in Municipal Programs*, and edited by Dr. Howard W. Odum, Director of the School of Public Welfare. The report is divided into six chapters with an introduction, and contains some forty-five units of contribution. The chapters include: *Attainable Standards of Active Citizenship and Study; Attainable Standards of Municipal Social Services; Forms of Municipal Government; Attainable Standards in Finance; Attainable Standards in General Social Services; County and Municipality.* The emphasis of this report is largely on the town and city, leaving the larger emphasis on county administration to the 1922 meeting of County Commissioners.

The purpose of the conference last fall was stated "to make concrete, definite and substantial contributions to present-day critical problems in the development of American democracy and to make usable to the people the important facts of local government". The report of the conference makes a definite step in the direction of carrying out this stated purpose.

Copies can be had by writing to C. D.

Snell, Director Extension Division, University of North Carolina, Chapel Hill.

THE NEW YEAR-BOOK

The North Carolina Club Year-Book for 1920-21 has gone through the final stages of editing and is now in the hands of the printers. This year-book will be one of the most elaborate and comprehensive productions the club has ever undertaken. It contains well-prepared dissertations on various phases of city life and problems, all of which are based on thorough research studies.

North Carolina, Industrial and Urban, is the title of the year-book, and, as the name implies, it is devoted entirely to studies of all phases of city life and management. It is a grand compilation of facts pertaining to existing problems and their solution. But it is far from being a dry collection of facts and figures, for these are used only as a working basis for presenting the solutions of problems and methods of conducting city affairs. The scope of the book includes everything from facts concerning the cityward drift to an explanation of the best methods of municipal accounting and the advantages of these.

Copies can be secured by writing to the editor, E. C. Branson, or to C. D. Snell, Director of University Extension Division, Chapel Hill, N. C.—University Press Item.

SAWING WOOD

Among the more hopeful of the signs of the times is the manner in which the farmer is looking after his own affairs. He is rapidly welding together his small, scattered, local cooperative associations into close-knit, federated groups. He is marketing his livestock, his cheese, his butter, his perishables through these cooperative channels, and is undertaking the marketing of his grain in a similar way. He is looking for leadership within his own ranks—and is finding it.

What interests us is the fact that the great aggregated industry of farming, often as it has been accused of incapacity for united action, is not only uniting for action, but that it is already well on the way toward action that is both socially and economically progressive and constructive. While a lot of folks are still sitting around listening for the crash of more empires, the farmer has taken a hitch in his trousers, moistened his palms in the usual way and is sawing wood. Which fact has more than passing national significance.—The Country Gentleman.

A JOHNSTON COUNTY BOOK

Mr. William M. Sanders, Jr., who is a student at the State University spent the week-end at his home here and

while in the city called in to see us, and told us of a project which he, together with Mr. George Y. Ragsdale, also a student at the University, is planning as part of their spring work in the course on sociology. They propose getting out a 75-page booklet to be entitled *Johnston County: Economic and Social*.

During last year the department of Rural Social-Economics at the University made thirty-two special county studies, and we are glad to know that Johnston county is to be included in the studies for this year. The pamphlet as outlined by Mr. Sanders will certainly be a valuable publication and one which every citizen of Johnston county would be proud to possess. The subject matter will include historical background, natural resources, industries and opportunities, facts about the folks, facts about rural schools, farm conditions and practices, and other phases of our county life. Cuts of various institutions in our county of which we are justly proud will add to the attractiveness of the booklet.

It is the purpose of these young men to make it possible to issue 3000 copies of the book which the University will mail free to as many families in Johnston county. In order to finance the publication advertisements will be solicited from the various business concerns of the county. It is hoped to have the book ready to mail out by the first of July.

This is a worthy undertaking, and such a compilation of facts about Johnston county should meet with approval and encouragement on all sides. We wish Messrs. Sanders and Ragsdale a rich measure of success in this work.—Smithfield Herald.

IN NEW YORK STATE

Of the more than eight thousand one-room schoolhouses in New York State, nearly half have an attendance of ten pupils or less. The following table presents the picture of these lonesome little buildings that were once the centres of neighborhood life. When Chancellor Lord presented them at a meeting of the Chamber of Commerce of the State of New York a few days ago, the members showed amazement that such a condition could exist and persist in this State:

15 schools—av. attendance... 1
167 schools—av. attendance... 3
397 schools—av. attendance... 5
3,600 schools—av. attendance... 10 or less.

When it is realized that many of the teachers in these miniature institutions have had very meagre preliminary training and little, if any, experience in teaching, that some have difficulty in finding places to live in the district, and so are outsiders, and that there is constant shift of teachers, it will be realized that these schools are no longer community centres of influence.—N. Y. Times.

HOUSING SHORTAGE IN N. C. CITIES In January 1920

As indicated by the Numerical Excess of Families over Dwellings. Based on the 1920 Census Bulletin on the Composition and Characteristics of Population in North Carolina.

Total shortage for the state 18,108 dwellings; more than half of which (9,877) existed in our 55 census-size cities; nearly a full fourth of it in our four largest cities (4,169).

| S. H. Hobbs, Jr. Department of Rural Social-Economics, University of North Carolina | | | |
|--|---------------------|----------------------|---------------------|
| City | No. dwellings short | City | No. dwellings short |
| Asheville | 902 | Hendersonville | 67 |
| Charlotte | 1,079 | Hickory | 142 |
| Wilmington | 835 | Kings Mountain | 27 |
| Winston-Salem | 1,353 | Kinston | 190 |
| Durham | 645 | Laurinburg | 30 |
| Gastonia | 162 | Lenoir | 109 |
| Goldensboro | 257 | Lexington | 49 |
| Greensboro | 404 | Lincolnton | 28 |
| High Point | 114 | Lumberton | 30 |
| New Bern | 126 | Monroe | 48 |
| Raleigh | 634 | Mooresville | 22 |
| Rocky Mount | 373 | Morehead City | 94 |
| Salisbury | 285 | Morganton | 28 |
| Wilson | 272 | Mount Airy | 32 |
| Albemarle | 24 | Newton | 12 |
| Ashboro | 6 | Oxford | 63 |
| Beaufort | 20 | Reidsville | 96 |
| Belmont | 15 | Roanoke Rapids | 73 |
| Burlington | 41 | Rockingham | 14 |
| Canton | 53 | Sanford | 27 |
| Concord | 101 | Shelby | 68 |
| Dunn | 31 | Spencer | 74 |
| Edenton | 43 | Statesville | 46 |
| Elizabeth City | 113 | Tarboro | 50 |
| Fayetteville | 130 | Thomasville | 72 |
| Greenville | 164 | Wadesboro | 9 |
| Hamlet | 97 | Washington | 25 |
| Henderson | 73 | City dwellings short | 9,877 |