

## Rent Control—How It Operates

**Registration—The Backbone**  
Registration of all tenant dwellings is the backbone of the OPA rent control program.

Why?

Because:

1. It makes a record of where rents stood at their pre-inflated level—January 1, 1944 for Eugene and Lane county.

2. It provides an immediate description of the line where rents must be held in the community.

3. It establishes a basis of "comparability" in anticipation of such adjustments in rates as may be needed later in the program.

For the landlord, registration is a protection against future unjustified complaints of overcharging, by recording at the outset what his rent on the "freeze date" actually was.

For the tenant, registration is a guarantee against future unjustified boosts in that 20 per cent of his budget that usually goes for rent.

OPA has set up two types of registration—one for housing, the other for hotels and rooming houses.

To register a housing accommodation, the landlord states what rent he was actually receiving on January 1, 1944, the "freeze date," or, if his property was not rented on that date or during a two-month period immediately prior to that date, but was first rented after the "freeze date," the registration shows the rent first received from the first tenant.

The housing registration form further provides for statement of

rates on dwellings made available by some change that resulted in an increase or decrease in the size of the dwelling—such as partitioning or subdividing of apartments, or construction of "additions."

Any substantial change between the freeze date and January 1, 1945—from furnished to unfurnished or vice versa—or some major capital improvement other than ordinary repair, replacement and maintenance—also becomes a matter of record.

With such information at hand the rent control office determines the January 1, 1945 rent ceiling—which, incidentally, is not the same for all properties.

For example:

Where a dwelling was rented on the freeze date or immediately before, the rate then charged becomes the ceiling.

Where the property was first rented after the freeze date, the rate first charged becomes the ceiling. If, however, this rate is found, on inspection, to be above the level of "freeze date" rentals in the area for comparable accommodations, the OPA rent director has authority to reduce the rent to that level. The same arrangement holds in the case of dwellings increased or decreased in size since the freeze date, or changed from furnished to unfurnished or substantially improved between that date and January 1 of this year.

Where, in the case of first rental since the freeze date, it is necessary for the rent office to reduce the rate, no refunds back of January 1, 1945 will be ordered; but rents collected in excess of the established rate after that date are required to be returned to the tenants.

Rates charged on dwellings first rented hereafter will also be subject to review and, in the case of reductions, refunds of overcharges will have to be made unless the accommodation is registered within 30 days after the first tenant moves in.

A copy of the registration goes to both landlord and tenant after examination at the rent office.

When OPA comes to the matter of hotel, rooming house, auto court, tourist cabin or trailer space registrations, much the same principles will apply, with three important differences:

1. Rates for each room, for each term of occupancy and for each number of occupants must be shown.

2. The "ceiling" is the highest rate charged for each term of occupancy—daily, weekly or monthly—for each number of occupants during the 30-day period ending January 1, 1944.

3. The tenant does not receive a copy of the registration, but the landlord is required to post the rates in each room or within easy access of the tenant of each rented unit.

Registration is a must. It is so vital to the operation of rent control that the law has set up penalties for failure to comply with this requirement. The process is simple. When you come to the office to register, you need only be prepared to state what rent was charged on the date that establishes your rent ceiling, what services were offered, what equipment was included, and, if possible, the name and address of the tenant then in occupancy.

## Responsibilities For Institutions Told

Mrs. William Kietzer of Portland, representing the interim committee appointed by the 1943 legislature to investigate boys and girls training schools in Oregon, told the Eugene Little Town Hall group Friday evening that citizens "should feel just as responsible for the conditions of state institutions located in other counties as for conditions of the grade school in the next block."

If the schools are to function adequately in re-training children who are maladjusted to life, to make them honest, useful citizens, the speaker declared, there are several needs. These include special teachers, trained for the

work; adequate time for the program to become effective, and vocational training to provide means of livelihood upon release. There should also be a broader program of case work on the home scene, she said, to insure against the boy or girl returning to the same conditions which led to downfall. The present six-months limitation, due to overcrowded conditions and lack of personnel, can lead only to reprisals, she warned.

Allan East, in charge of psychiatric social work for the medical school of the University of Oregon, quoted from several past reports on conditions of prisons of Oregon, and recommendations of surveys dating back to 1935 and 1938.

He talked at some length on the proposal of an intermediate penal institution, between the adult

penitentiary and the training school, which would provide vocational training with minimum restraint. The suggestion has been on the statute books since 1922.

It would be located separately from both the other institutions, and would be particularly for younger men, out of the teen ages, but too young to be thrown with hardened criminals.

**OTTOMAN COMMISSIONED**

At Fort Monmouth, N. J., Robert A. Ottman, son of Mr. and Mrs. G. A. Ottman, 754 Fourth

avenue west, was commissioned a second lieutenant at graduation exercises at the signal corps officer candidate school. Lieutenant Ottman's wife lives with his parents at the same address.

## Col. Callahan Now Held In Manchuria

Michael Callahan, 1820 Olive street, son of Col. James W. Callahan, Jr., of the Philippine Scouts, and youngest of the four Callahan brothers who came to Eugene as army evacuees from Manila in August, 1941, received word Saturday from the office of the provost marshal general, that his father, taken a prisoner on Bataan, now has been moved from Formosa to Manchuria.

The letter, written Feb. 7, stated that Colonel Callahan is among prisoners of war who have been transferred by the Japanese to Hoken camp, Mukden, Manchukuo.

It is understood that the moves were completed last November. Lt. Gen. Jonathan W. Wainwright, who was in command of the American forces in the Philippines when Corregidor surrendered, is in this group, and 176 other army and navy officers, including the father of the local boy.

Michael Callahan's three older brothers all have gone from Eugene to military service and training, while he remains here, a junior at Eugene high school. He is 17.

The others are Staff Sgt. James Callahan, III, 22, who was wounded in action in Germany, serving in the infantry, and now is at McCaw General hospital in Walla Walla, Wash.; Cadet Patrick Callahan, 19, who is to be a graduate at West Point military academy

in June, and PFC Michael Callahan, stationed at Fort Belvoir, Ill. In spite of all this, Michael, having thought of joining the navy.

The boys' mother, Mrs. Callahan, was born in Oregon, coming to Eugene because of the location of the university.

**KIRSCHMAN GETS DANIEL**

Ivan Kirschman, son of Mabel Kirschman, 3241 N. street, received his commission as second lieutenant in the Feb. 1, at Stockton, Calif. He had been training at Fort Belvoir since August, and will have advanced training at Fort

# A report to the Women of America on our Wounded and the critical need for more Wacs in Army Hospitals

The plain fact of the matter is—if something isn't done soon, and very soon, the wounded and hospitalized American soldier may not continue to get the care to which he is entitled.

The American casualty—the boy from Eugene or Portland or Springfield or Salem—may not continue to get his bandages changed often enough. He may not be bathed or made comfortable early enough because there may not be enough people to help.

As a result, the recuperation and return to normal life of the boy from Eugene or Portland may be needlessly delayed.

### These Are the Facts:

In the two-and-a-half years from Pearl Harbor up to the Invasion of France—total American battle casualties were 224,693. From "D" Day until January 1, 1945, Secretary of War Henry L. Stimson reported that in France, the Lowlands and the German border region, casualties in the ground forces, alone, of the United States Army totalled 332,912, of whom 232,672 were wounded. Overall American battle casualties as reported through January 7, 1945 were 662,399.

### These Are the Sobering Figures:

Wounded are being returned from overseas to Army General Hospitals in this country at the rate of 30,000 a month. Many of these men have been wounded two and three times. One Georgia Sergeant had been wounded SEVEN TIMES! There are thousands of husbands and brothers and sons recuperating in Army hospitals overseas regaining strength to return to duty or to come back to the States for further treatment. Are the women of America going to disappoint them?

At the moment, every Army nurse in the United States must handle twenty-six hospital beds—almost twice as many beds as any one person is efficiently able to handle.

The Army is doing everything in its power to obtain more nurses. At the same time, a vast effort must be made to stretch the professional efficiency of every single Army nurse on duty in the United States. This is why Wacs are needed—now—right here.

### The Imperative Need for Wacs in Army General Hospitals in This Country

More than 8,000 Wacs are needed immediately in United States Army Hospitals to help Army doctors and nurses in their tremendous task.

Unless nurses are able to give full time to the professional nursing requirements of individual cases, wounded men will lack proper care. Unless more Wacs are found to take over non-professional duties, recuper-

ation and rehabilitation of hospitalized soldiers will be retarded.

Approximately 3,500 Wacs are already at work in our Army General Hospitals today. Soon, another 1,000 Wacs now in training will go on duty.

But this is not nearly enough to fill the minimum needs of Army hospitals in the United States.

### The Work Wacs Do in Army Hospitals

There is a pressing backlog of requisitions, at the moment, for WAC Medical and Surgical Technicians. Any woman, aged 20 to 49, inclusive, may apply. Previous hospital training is not necessary. If you can qualify, the Army will train you.

WAC Medical Technicians under professional supervision of Army doctors and nurses aid in the care of wounded soldiers. They help with blood transfusions, serve as ward masters, deliver meals to wounded soldiers and feed the helpless ones, and keep those essential records which are important to their present progress and their post-war protection.

WAC Surgical Technicians under professional supervision specialize in the technique of assisting doctors and nurses don surgical gowns and gloves, attend to the care, repair and sterilization of operating instruments, and assist in the pre- and post-operative care of patients.

Wacs are also doing marvelous work as medical stenographers. An Army doctor using a Wac in this capacity can take care of many more patients, for he does not need to retain mental notes or take time to write up a case before seeing another.

### Previous Experience Is Not Necessary—The Army Trains You—Technician Fifth Grade Ratings at Successful Completion of Training

If you've had two years of high school—or the equivalent—go to the United States Army Recruiting Station, in the Eugene P. O. building, and apply for a WAC Hospital Unit.

If you meet enlistment requirements, you will be given six weeks of basic training before being sent to a recognized Army Medical Technician School. After six weeks of technical training, you will be assigned to an Army hospital, where you will have four weeks of additional on-the-job training.

Those who qualify will become Technicians Fifth Grade immediately on completion of their training.

### The Need Is Imperative—The Need Is Immediate



WAC X-Ray Technician

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