

Rural Women Quick to Grasp Practical Value Home Repair Plan

ELECTRICITY AND PIPED WATER ARE EASILY OBTAINED

Lighting of Barns and Other Outbuildings Among Primary Needs — Seasonal Payments May Be Made

Women of the rural districts of the United States find that the Modernization Credit Plan of the National Housing Act offers an opportunity to bring the equipment of their homes up to date.

A recent survey of rural homes in the country showed that a total of 8,444,857 homes did not have electricity, as compared to 4,087,382 houses which were wired. This means that not only are these homes denied the convenience of electric lighting, but that the numerous other appliances, such as irons, vacuum cleaners, etc., which are taken for granted in millions of homes throughout the United States, are unavailable to these people.

Electrification of property may be accomplished with the aid of the Modernization Credit Plan, also making it possible for the barn and other outbuildings to be lighted as well as for lights to be placed about the barnyard. Elimination of the inconvenience and fire hazards of lanterns would greatly facilitate the chores which must be done after dark.

Running water and drainage systems may also be provided through the Modernization Credit Plan. A number of homes have a pump in the house but no means of disposing of waste water.

Under the special arrangements for farmers, funds obtained through lending agencies offering modernization credit service are liquidated through seasonal payments arranged in accordance with anticipated returns from farm crops.

OLD HOUSES BRING HANDSOME PROFIT WHEN MODERNIZED

Many liabilities have been turned into valuable assets through modernization. The actual examples that follow are typical of hundreds of such cases.

A shrewd Michigan investor bought a dilapidated shack with practically no visible possibilities. But he remodeled it into a comfortable small home for a total cost of \$801.49, and made \$2,000 on a resale.

In New Jersey, there was a relatively new Colonial house of poor architecture. At a cost of \$6,000, which included two new wings, a new chimney, shutters and landscaping of the grounds, the value of the house was increased \$13,200. The owner of this house made \$6,600.

Another Michigan resident had a small house of Victorian vintage, completely equipped with the shapely front porch and endless rows of "gingerbread" characteristic of the period. The cost of modernizing was only \$920.91, but the increase in value was \$2,000.

In New York state there was a proud old rambling house in a fine location. It was bought for \$6,000, remodeled into a three-family apartment house for \$7,000 and sold ten days after the completion of the remodeling for \$16,800—and 18 per cent profit.

With Federal Housing Administration loans up to \$2,000 being made by financial houses for property improvement, many home owners should be inspired by the success of those who have already modernized, and improve their buildings for the comfort of their families and to their own profit.

Beauty, Comfort, Charm Combined in Modern Interiors



Clean, airy spaciousness marks the room that follows the modern trend in design. A minimum of furniture without sacrificing comfort in the least is the motif in such interiors. The above photograph shows a living room done in the modern manner. Concealed illumination; wide, simplified window space with venetian blinds to control ventilation and light. Smart built-in furniture of distinctive form. Additional spaciousness is gained from the built-in mirror occupying the entire right wall. The living room illustrated is suggestive of how a home may be transformed in the modern manner.



On the left is shown a corner of the living room (pictured above) and also the entrance. Built-in bookcases, a sliding cocktail tray, mirrors, cabinets, all are included with a minimum of space utilized. Late developments in this form of decoration have struck a happy combination of charm and softness that in no way detracts from the advanced and refreshing effect. Modern floor covering in any of a number of styles, designs, and shades adds much to such an interior.

Effective Modernization



While there has been little architectural change in the house shown above, the transformation is marked. Note the new front porch with the dignified brick foundation and steps. Windows have been widened both upstairs and downstairs to provide better light and ventilation. Sturdy columns now support the porch roof. New roofing and two new chimneys, as well as general landscaping improvements, also add to the modern appearance effected with an outlay well within the bounds of modernization credit.

WOMEN'S GROUPS AIDING IN BETTER HOUSING PROJECT

Newly organized women's groups in communities throughout the United States are arranging ceremonies to be held in connection with the simultaneous opening of model homes in hundreds of cities on Better Housing Day, June 15, according to the

Federal Housing Administration. These groups, made up of representatives of civic, social, church, and service organizations, are active in many ways in connection with local Better Housing Programs. Through their efforts, local prize money is being offered to community winners in the Better Housing essay contest. They staff booths and distribute literature at garden and building shows. They take charge of information booths and displays at Better Homes Institutes.

Organization of women's groups in the States is under the direction of Mrs. Florence Jones Vining, who on February 15 was appointed assistant to William D. Planders, director of the field division. The purpose in creating a woman's section within the division is to educate the housewives

on the operation of the Better Housing Program and to obtain their aid in improving living standards. In rural communities, women's divisions are being organized by State extension departments and home demonstration agents. Talks before women's clubs, parent-teacher associations, etc., and radio addresses, form an important part of the work of these groups.

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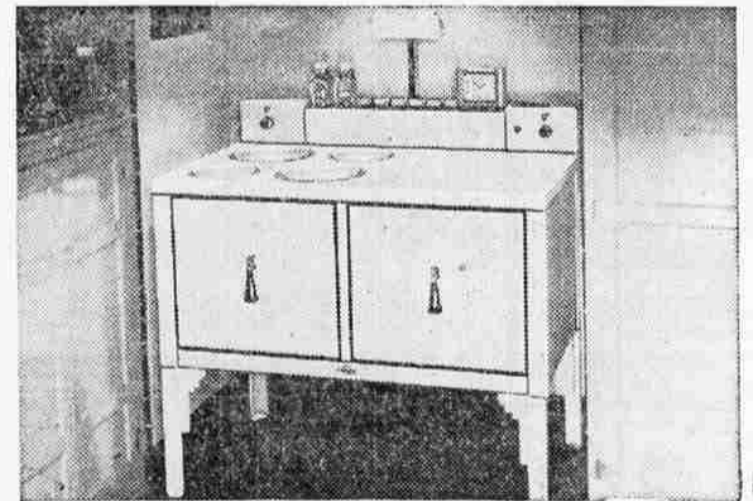
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National Better Housing Day
Saturday, June 15