

INFORMATION RELATED TO HOUSING OF  
INTERNATIONAL STUDENTS AT  
OKLAHOMA STATE UNIVERSITY

By

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## CHAPTER I

### INTRODUCTION

During the 1966-1967 academic year, over 100,262 International students were enrolled in the United States colleges and universities. This current influx of International students annually recruited or encouraged to study in the United States presents a great orientation problem.

Presently, only nine percent of the total number of International students have extensive orientation programs. These students are on United States government grants. Orientation programs have consisted mainly of essential information about the United States, English language study, the United States educational system, and counseling in the colleges and universities.

Naturally, this type of orientation is necessary and useful, but it does not focus on the problem of the student's need to understand the United States culture and to live effectively within it. Very little has been done to orientate the International student in the area of housing.

Earlier studies indicate that proper housing of International students is an important factor in a satisfactory



college experience.<sup>1</sup> A student's academic work is definitely affected by his physical environment. If an International student is unhappy in his general living conditions, then he is not going to do very well in his school work. Effective intercultural exchange calls for decent standards of living. Therefore, it is essential for International students to have adequate living accommodations in order to accomplish the objectives of International student exchange.

A place to live is a fundamental condition of the International students' satisfactory adjustment to campus life. A student's reaction to his new life may be influenced to a greater extent by his housing accommodations than by any other factor.

The International student can hardly be expected to find satisfactory living quarters without aid. For his welfare, he must have appropriate housing.

#### Statement of the Problem

This study seeks to reveal the present housing conditions of International students at Oklahoma State University and their awareness of certain housing rights and responsibilities. A large number of International students enrolled at Oklahoma State University were studied through the use of a questionnaire. The sample included students living in University housing and those occupying town housing.

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<sup>1</sup>Edward C. Cieslak, The Foreign Student In American Colleges (Detroit, 1955), p. 117.

## Purposes of the Study

The major purpose of this study is to ascertain as nearly as possible the International students' awareness of certain housing rights and obligations, as well as their present condition of housing. This study endeavors to reveal the following:

What are the existing housing conditions of International students at Oklahoma State University?

What are the International students reactions to their housing environment?

Are the International students aware of their housing rights and responsibilities?

## Limitations of the Study

This study is limited to International students, single and married, enrolled at Oklahoma State University. Names and addresses were obtained from the Office of International Affairs, fall enrollment of 1968.

The study was restricted to Oklahoma State University because time and cost did not permit expansion to other colleges and vicinities. Conclusive data, therefore, pertain only to those students questioned at Oklahoma State University and not to International students in general.

One factor which might present limitations to the study is the fact that International students are usually in the United States only one to four years. For such a short

period of time, the students are willing to accept undesirable housing.

### Need for the Study

Appropriate housing is necessary for a student's welfare and academic success. Very little has been done to orientate the International student in the area of housing, therefore, consideration should be given to this area.

The housing rights and responsibilities of International students, living in both university and town housing are actually no different from those of any other student resident. However, a large percentage of International students are brought up in a culture different from that of this country and, therefore, they are not so familiar with American housing codes, rights, and obligations.

Presently, International students at Oklahoma State University receive no orientation as to what they should accept from town housing or what is expected of them by property owners. Due to this absence of orientation, many problems have developed for both property owners and International students. Property owners are not willing to rent to International students because of unpleasant past experiences. On the other hand, International students are not familiar with American culture and there are no organized efforts to orientate them to this way of life.

An orientation program for International students at

Oklahoma State University is now in the planning stage, and will include a section on student housing. If the present living conditions and the knowledge and/or the unfamiliarity of the housing rights and responsibilities of International students were known, a more adequate orientation program might be designed.

## CHAPTER II

### REVIEW OF LITERATURE

Getting the International student started in an American College or vicinity and helping him make a satisfactory adjustment has been a problem since the beginning of foreign-student exchange programs. Problems may vary from student-to-student and depend largely upon his cultural background. However, there are common problem areas that all International students encounter. One such problem is that of living arrangements.

Earlier studies indicate that proper housing of International students is an extremely important factor in a satisfactory college experience. A student's academic work is definitely affected by his physical environment. If the foreign student is unhappy in his general living conditions, then he is not going to do very well in his school work. There are several reasonable ideas concerning what constitutes the proper living arrangements for students from abroad.

#### Theories of Proper Housing

One theory is that International students should be housed like American students. Either dormitories are

assigned to students or local rooming house lists are distributed. Many people believe that if International students come to the United States to experience life in this country, then they should be given the opportunity to see it as it is. However, critics of this position point out:

That actually foreign students may suffer handicaps of language, color, know-how, and community prejudices that American students either do not suffer or have learned to cope with. For young students, dormitories or fraternities may well provide opportunities to establish warm personal relationship with students of the same age group and having comparable interests. For older men, dormitory life can verge on the intolerable. Where rooming houses or apartments are suggested, there is some likelihood that nationals will cluster together.<sup>1</sup>

A second theory concerning living arrangements is that of the International House for foreign students. Here, the student would find others from his home country and those sharing the same experiences. From these common experiences, they would find support and pleasant environment. However, critics of International houses say: "They breed national cliques. They serve as an obstacle to fuller and deeper contacts with American life."<sup>2</sup> According to one study on International students, 90 out of 122 institutions questioned, discourage the idea of an International house.<sup>3</sup>

One other point of view is that of the foreign student

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<sup>1</sup>Cora DuBois, Foreign Students and Higher Education (Washington, D. C., 1956), p. 178.

<sup>2</sup>Ibid., p. 179.

<sup>3</sup>Edward Cieslak, Foreign Students in American Colleges (Detroit, 1955), p. 115.

living with an American family. This has been said to be the most desirable living arrangement. The concept here being that the student learns the real life of an American family. However, this situation can prove to be unsuccessful if the student and family prove uncongenial and the student is excluded from family living.

Taking into consideration these three theories of a proper living arrangement, perhaps it is necessary to include data tabulated on the foreign students living situations and satisfactions. In 1951-1952, a study of 1,042 International students, all recipients of Department of State grants, disclosed the following:

Nearly half of the grantees live in dormitories; another 10 percent occupy other university-connected lodgings such as fraternity houses, International houses, and, in the case of medical students, hospital quarters. Of the 383 grantees who live off-campus, 107 live with families, and the rest in apartments, boarding houses, furnished rooms, etc.

More than half of all the students share their quarters with others, about half of them with American students. If the 107 who live with families (presumably American) are added to this number, it appears that 41 percent (431) of all grantees lodge in some kind of close contact with Americans.

Most students seem to find their living quarters acceptable. Less than 4 percent (38 cases) rate them unsatisfactory, the most frequent reason being that they are crowded, dirty, or noisy. Nearly two-thirds (59 percent) check 'adequate' (in reply to a questionnaire on the subject) and more than a third (35 percent), 'excellent'.

Those who live with families appear to be most pleased: 47 percent of them rated their quarters as 'excellent' compared with 38 percent of those living in dormitories, and only 23

percent of those who rent apartments or private rooms.

Europeans, tend, as a group, to be most pleased with their living arrangements: 41 percent rate them as 'excellent' (54 percent say 'adequate') compared with 25 percent of the Latin Americans (60 percent 'adequate') and 10 percent of the near and middle east grantees (86 percent 'adequate').<sup>4</sup>

Another study which was sponsored by the University of California at Los Angeles in 1962, reveals information that contrasts with that of the Department of State grantees research. An interview guide was administered to 318 International students enrolled at U.C.L.A. Of these 318 replies:

Only 10 percent live in dormitories, and only 1 percent belong to fraternities or sororities. The remaining 89 percent live either in private houses or in apartments.

About two-thirds of the students feel that the University should make more efforts to help them find living quarters when they arrive, however, nine out of ten are satisfied with their present housing arrangements.<sup>5</sup>

#### Housing Criteria

According to Cieslak, an International student will be satisfied or dissatisfied with his living arrangement depending on the homelike quality of the environment, the compatible company, low cost, and the physical amenities. Research data concludes that out of 119 Universities

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<sup>4</sup>DuBois, pp. 179-180.

<sup>5</sup>Richard Morris, The Two Way Mirror (Minneapolis, 1963), p. 48.



canvassed, the majority of foreign students live in dormitories. Married students, as well as the older ones, choose housing off-campus. Sixty-five percent of the institutions interviewed, discouraged students of the same nationality living together. Most problems arise from those students who are of a marked difference of color or culture. One young student from India remarks:

'The landlord demands higher rent for being of another nationality. Landlord's attitude as if they are doing special favor to us, even though paying more rents and not asking for all the facilities and rights.'<sup>6</sup>

There is a criteria for judging adequacy and desirability of student housing. This criteria includes:

- (1) physical comfort; (2) aesthetic appeal;
- (3) location in relation to campus and town; (4) study conditions; (5) opportunity for personal associations with the householder and other residents of the housing units; and (6) cost.<sup>7</sup>

Effective intercultural exchange calls for decent standards of living. Therefore, it is essential for International students to have adequate living accommodations in order to accomplish many of the objectives of International student exchange.

### Student Housing

Unfortunately there are no statistical data on the total number of college students housed and the kinds of

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<sup>6</sup>Cieslak, p. 117.

<sup>7</sup>Theodore C. Blegen, Counseling Foreign Students (Washington, D. C., 1950), p. 16.

facilities provided. There is, however, a current increase of concern for providing more college operated housing. Reasons for this current interest is the realization by college administrators of the poor living conditions on and off campuses.

In relation to off-campus housing, space shortages and undesirable standards seem to be frequently mentioned. Many college communities associate space shortages with high rental costs, excessive commuting distances, and size of town being too small to absorb additional students.

A noted authority on housing states that:

There was considerable concern over off-campus living standards, described as 'inadequate' and 'unsatisfactory.' In some instances, the neighborhood had deteriorated into an unacceptable residential area. In one community, some of the available rooming houses were 'of questionable character.' Specifically named conditions included overcrowded bath facilities, worn-out plumbing, defective wiring, or inadequate dining and social place. One college deplored overcrowded conditions, regarded as 'often unhealthy and many times dangerous.' Another reported that suitable dining and housing facilities were unavailable in the area surrounding the campus.<sup>8</sup>

Not all off-campus housing in university communities is undesirable or unsatisfactory. In fact, many colleges and universities rely completely on off-campus housing. In some communities, property owners, students, and school administrators have a good co-operative relationship. "However,

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<sup>8</sup>Harold C. Riker, Planning Functional Housing (New York, 1956), p. 28.

there is little doubt that the living conditions in areas adjacent to some campuses are most unsatisfactory."<sup>9</sup>

### Housing Codes

Housing codes, established by local governments, may vitally affect the comfort, safety, and health of the people occupying dwelling units. Housing codes establish certain minimum standards for housing of all types. The following list of general standards, developed by the Build America Better Council of the National Association of Real Estate Boards, includes some of the fundamental requirements which should be provided for in the enforcement of housing codes:

- (1) Inside running water, flush toilet, and bathing facilities with sewer connections and proper ventilation in each dwelling unit.
- (2) Adequate heating equipment.
- (3) A properly maintained dwelling, in good repair, and kept structurally safe and weatherproof.
- (4) Plumbing maintained in sanitary and workable condition.
- (5) Adequate light, air, and ventilation.
- (6) Specifications for occupied basement rooms, if they are permitted.
- (7) Specifications for the maximum number of persons allowed per room (usually not more than an average of 1-1/2).
- (8) All dwellings, yards, and open spaces kept clean and free from accumulations of dirt, vermin, and debris.
- (9) Definite responsibility placed upon the occupier of the premises for exterior sanitary and other conditions.
- (10) Specifications for size, cubage, and ventilation of sleeping rooms.

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<sup>9</sup>Riker, p. 19.

(11) Provisions that the proper municipal official or department, after due notice to the occupant or owner, or both, may correct any violation of the health, fire, sanitary or other related code and charge the property with a lien, or that he have power, when necessary, to order the property vacated.

(12) Stiff fines for each day of continued violation imposed against the owner, occupant, or both.<sup>10</sup>

Enforcement of the housing code is not an easy task. Support and cooperation of all citizens are needed to make this a successful program. Many landlords do not want to improve their properties because of cost and time involved. There are some tenants who do not want their quarters improved due to the increase of rent. Effective housing code enforcement appears to bring good results, but is difficult to achieve.

According to the Public Health Service statistics on a study in Baltimore, Maryland, results of effective code enforcement was quite revealing. Comparison of the "before" and "after" data disclosed the following:

(a) The average dwelling score of deficiency decreased by 35.5 per cent.

(b) The average sub-total score of deficiency for facilities decreased by 13.4 per cent.

(c) The average sub-total score of deficiency for maintenance decreased 74.2 per cent.

(d) The average sub-total for occupancy decreased 7.2 per cent.

(e) The percentage of owner-occupancy remained constant at 41.5 per cent.

(f) The average shelter rent increased \$6.40, from \$36.40 to \$42.80, per dwelling unit per month.

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<sup>10</sup> Build America Better Council, National Association of Real Estate Boards, Blueprint for Neighborhood Conservation (Henry J. Kaiser Company, 1956), p. 12.

(g) The median family income increased from \$239.00 per month to \$259.00 per month.

The survey disclosed that the enforcement effort resulted in significant improvement of the quality of housing in the pilot area without untoward effect on the residents. As a matter of fact, the improved dwellings are more healthful and safer places in which to live. Furthermore, the improvement in maintenance scores alone should insure that the useful life of these dwellings will be significantly extended.<sup>11</sup>

### Housing Education

Another alternative to upgrading the area of housing and a community is the idea of civic responsibility or neighborhood participation. A housing program of this type actually serves as an orientation session for both landlords or property owners and tenants. Decent standards of living are reached by short-term goals. The program provides education for the landlord and renters as to their responsibilities for property maintenance. The landlord, as well as the tenants accept the responsibility to keep their homes in safe and sanitary conditions.

A program such as this has been undertaken in a blighted district in the city of New Orleans, Louisiana. The city's Division of Housing Improvement has promoted a neighborhood participation approach to the Irish Channel district, an area containing some 5,000 dwellings. This neighborhood has been declining in its maintenance over a

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<sup>11</sup>Public Health Service, U. S. Department of Health, Education and Welfare, Housing Rehabilitation and Enforcement of Housing Laws (Washington, 1955), p. 34.

period of years and families of lower incomes and job skills are moving in.

The program thus far has proved quite successful because of the realistic goals set for tenants. For the most part, the tenant is expected to:

(a) remove trash, garbage, or other debris from the premises; (b) maintain the interior of the building in a clean and sanitary condition; (c) obtain proper receptacles for disposing of garbage and trash; (d) provide shut-off valves for gas fixtures such as heaters and stoves; (e) restore any equipment or part of the dwelling that has been willfully destroyed. Tenants are also encouraged to repair broken windows and screens, paint walls or floors, install proper floor covering, and make their homes as attractive as possible.<sup>12</sup>

In accordance, the landlord is held responsible for:

... the general condition of his building. This includes replacing rotten weather boards; providing sufficient plumbing, heating, and electrical facilities; and repairing or replacing interior and exterior walls, rotten plaster, leaking roofs, etc.<sup>13</sup>

The results of this program have pointed out two things: (1) voluntary neighborhood responsibility is much more effective than past code enforcement efforts, and (2) the importance of landlords and tenants to work together. A program of education proves to be a vital part of a housing project, because of its ability to enhance occupants' participation.

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<sup>12</sup>Christopher J. Bellone, "Tenant Responsibility, Short-Term Goals, Self-Help, Neighborhood Pride," Journal of Housing, IX (1968), p. 526.

<sup>13</sup>Ibid.

## CHAPTER III

### METHODOLOGY

The information included in this chapter is presented as follows: the development of the instrument, selection of the sample, and the treatment of the data.

#### Development of the Instrument

The instrument selected to gather the necessary data was a questionnaire. This type was chosen because of the number being tested and the desire for a uniformity in response.

The questionnaire was designed by the writer to provide information concerning the International student's present housing arrangements, the condition of his dwelling unit, his satisfactions or dissatisfactions dealing with his housing, and his awareness of his housing rights and obligations.

Since International students were to be tested, the development of the questionnaire was planned accordingly. A previous study on International students and their housing

preferences was used as a guide for planning the instrument.<sup>1</sup> In designing the questionnaire, careful consideration was given to stating questions clearly and defining unfamiliar terms. The length of the questionnaire was also considered in order not to discourage respondents.

The questionnaire consisted of three divisions. The first part dealt with the International student's personal data and his present housing situation, including his satisfactions and dissatisfactions. The second part consisted of the checklist required by the local housing code for dwelling unit facilities (Appendix, p. 64). The third part of the questionnaire was designed to ascertain the student's awareness of his housing rights and responsibilities.

For the most part, the questions included were the fixed alternative type. The alternative response questions were used for a number of reasons: to make sure that the responses covered the areas in which the writer was interested, to simplify the analysis of data, and to reduce the burden of those whose English might not be adequate to expression of their ideas. Only a few of the questions were of the open end type. Examples of the two types of questions used are as follows:

Instructions:

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<sup>1</sup>Linda Moore Regnier, "Age and Nationality as Factors Related to Housing Preferences and Attitudes Expressed by Single Graduate Students At Oklahoma State University" (M.S. thesis, Oklahoma State University, 1966), Appendix.



In answering this questionnaire, will you please circle the number at the left of the appropriate response or fill in blanks where necessary.

25. Are you aware of the penalties which may result if you break a lease or housing contract?

1. Yes

2. No

3. Other: \_\_\_\_\_

18. What are the reasons you chose your present housing?

\_\_\_\_\_  
\_\_\_\_\_

Stillwater's city planner and housing inspector analyzed the questionnaire and revisions were made according to their suggestions. It was recommended at this time that a good agency for dispersion of the questionnaire was the International Student Association at Oklahoma State University.

The revised questionnaire (Appendix, p. 55), consisted of 40 questions. Six International clubs on campus were contacted and questionnaires were distributed to each club president. During a designated time in a club meeting, the questionnaires were completed and returned to the club president. Out of 200 questionnaires distributed, approximately 60 percent (120) were returned. Thirteen of the questionnaires returned were rejected because of the student's failure to answer all the questions. The final number of questionnaires analyzed were 107 (53.5 percent).

### Selection of the Sample

The population sample selected for study were those International students associated with six International clubs on campus. The International clubs included in the study were as follows: the Chinese Club, Iranian Club, Spanish Club, Pakistani Club, African Club, and Indian Club.

### Treatment of the Data

All data received from the 107 questionnaires were recorded on columned ledger sheets by question and response. After accumulation of all responses were recorded, frequency counts and percentage analysis were determined to evaluate the responses for the total population. The data were then analyzed as a total group and by the comparison of nationality groups.

## CHAPTER IV

### THE FINDINGS

The information tabulated is presented in three parts: (1) the description of the population sample, (2) the present housing arrangements, conditions, and location of International students, and (3) the awareness of housing rights and responsibilities.

#### Description of the Sample

Data in Table I show the respondents' sex, age, and marital status. This information was analyzed by each of the six nationalities studied, and as a total population. Approximately 90 percent of the population sampled was male. The age factor was almost evenly divided between those 25 years of age and under, and those over 25 years of age. However, the marital status of the International students indicated a marked difference with approximately two-thirds of the students being single rather than married.

#### Means of Financing Educational Programs

The International students' means of financing their educational programs are shown in Table II. More than one-half of the students finance their educational programs

TABLE I  
POPULATION CHARACTERISTICS ACCORDING TO NATIONALITY

Nationality	Sex				Age						Marital Status				Total	
	Male		Female		18-25 yrs.		Over 25 yrs.		No Re-sponse		Single		Married			
	N	%	N	%	N	%	N	%	N	%	N	%	N	%	N	%
Chinese	21	75.0	7	25.0	10	35.7	17	60.7	1	3.6	20	71.4	8	28.6	28	100.0
Iran	7	100.0	0	.0	5	71.4	2	28.6	0	.0	6	85.7	1	14.3	7	100.0
Latin America	4	100.0	0	.0	2	50.0	2	50.0	0	.0	3	75.0	1	25.0	4	100.0
Pakistan	22	100.0	0	.0	9	40.9	13	59.1	0	.0	12	54.5	10	45.5	22	100.0
Africa	13	92.9	1	7.1	3	21.4	11	78.6	0	.0	10	71.4	4	28.6	14	100.0
India	29	90.6	3	9.4	21	65.6	10	31.3	1	3.1	22	68.8	10	31.2	32	100.0
Grand Total	96	89.7	11	10.3	50	46.7	55	51.4	2	1.9	73	68.2	24	31.8	107	100.0

TABLE II  
INTERNATIONAL STUDENTS' MEANS OF FINANCING  
EDUCATIONAL PROGRAM

Means of Financing Educational Program	International Students N	%
Personal Savings	22	17.6
Parents	43	34.4
Government	13	10.4
Assistantship	30	24.0
Other	17	13.6
Total	107	100.0

TABLE III  
INTERNATIONAL STUDENTS' LENGTH OF STAY  
IN THE UNITED STATES

Time Spent in U.S.	International Students N	%
2 years or less	37	34.6
2-4 years	45	42.0
4-8 years	21	19.6
8 years or more	3	2.8
No Response	1	1.0
Total	107	100.0

through parents and/or graduate assistantships, while studying at the University. This is attributed to the fact that most countries allow only a minimum amount of money to leave their country. This in turn puts the International student on a very limited budget during his stay in the United States.

#### Length of Stay in the United States

Table III indicates that over three-fourths of the International students plan to remain in the United States only four years or less. Since they plan to be in the United States for such a short time, perhaps, this is one major reason why International students accept poor housing.

#### Present Housing

The dot map of Stillwater (Figure 1) indicates where all the International students currently live. Presently out of 521 students, only 16 percent (84) of the International students live in University residence halls. Another 15 percent (76) live in the University's married student housing. The remaining 69 percent (361) of International students live off-campus and for the most part, are occupants of sub-standard housing.

#### Type of Housing

Data in Table IV show the type of housing the International students were living in when questioned. Over 90

● = 1 International student residing in City of Stillwater.

69% or 361 students live off campus

$\frac{31\%}{100\%}$  or  $\frac{160}{521}$  students live in University housing

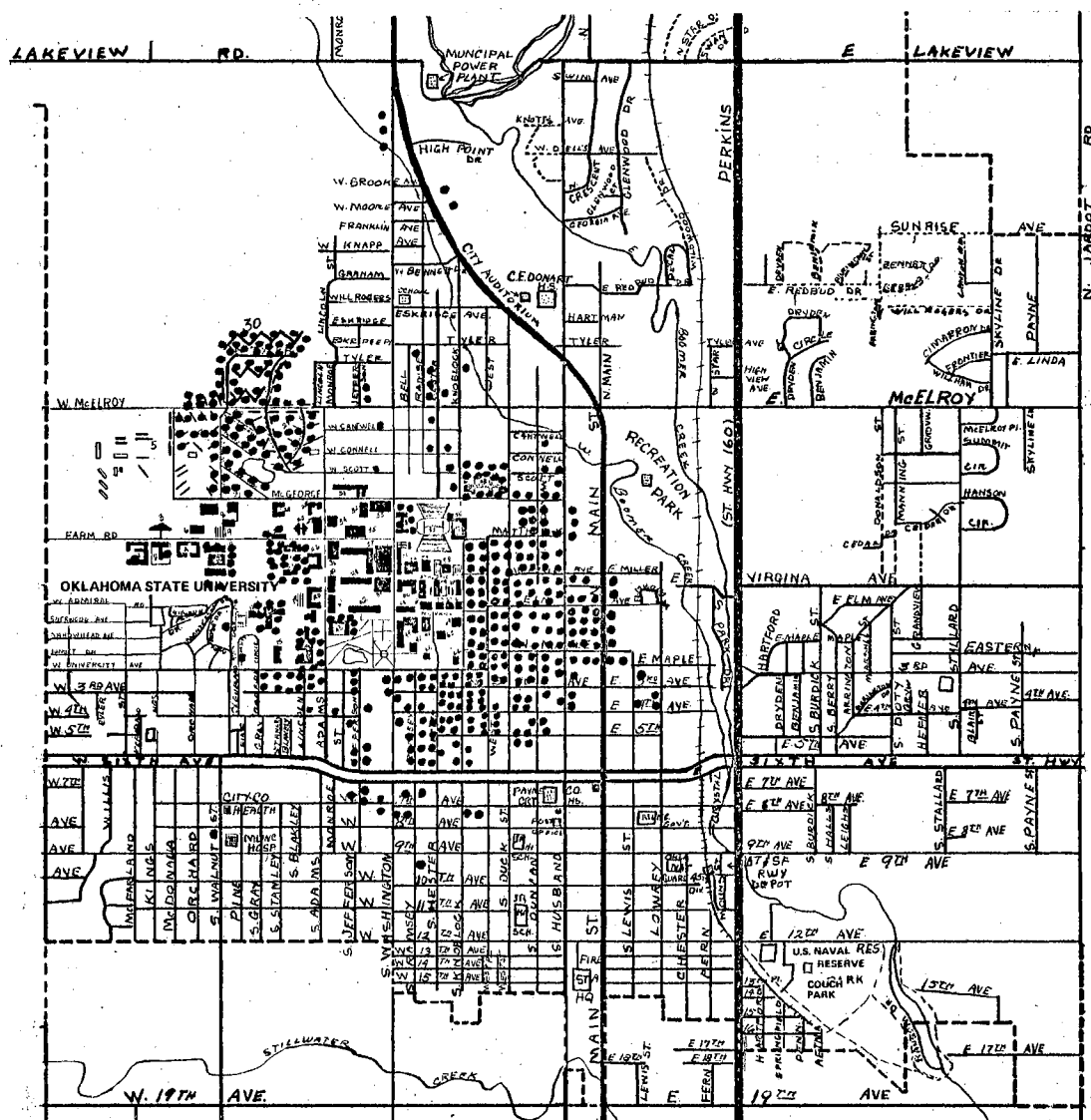


Figure 1. Location of International Students' Housing at Oklahoma State University

percent of the students live in rented dwelling units. Less than 8 percent of the sample live in University administered housing. This is primarily attributed to the student's desire to cook his own food and to be with others from his home country.

TABLE IV  
OWNERSHIP OF HOUSING OCCUPIED BY  
INTERNATIONAL STUDENTS

Type of Housing	International Students	
	N	%
University Administered	8	7.4
Privately Owned Home	1	1.0
Rent or Town Leasing	97	90.6
Other	1	1.0
Total	107	100.0

#### Cost of Housing

Table V indicates the monthly rental rate paid by a student ranged from less than \$25 to over \$100. Approximately 70 percent paid between \$26 to \$50 a month for a living unit. This figure was on a per person basis and included utilities.



TABLE V  
COST OF HOUSING OCCUPIED BY INTERNATIONAL STUDENTS

Monthly Cost	International Students N	%
\$25 or less	8	7.4
\$26 - \$50	65	60.8
\$51 - \$75	21	19.6
\$76 - \$100	11	10.3
Over \$100	2	1.9
Total	107	100.0

#### Present Housing Occupancy

Data in Table VI represents the type of housing and the number of occupants living there. Approximately three-fourths of the International students live in apartments with a larger percentage having an occupancy pattern of two people.

TABLE VI  
INTERNATIONAL STUDENTS' PRESENT OCCUPANCY PATTERN

Type of Housing	One Occupant		Two Occupants		Three Occupants		More Than Three		Total	
	N	%	N	%	N	%	N	%	N	%
Room	19	17.7	6	5.6	1	.9	0	.0	16	24.2
Apartment	17	15.9	42	39.4	10	9.3	8	7.5	77	72.1
House	1	.9	3	2.8	0	.0	0	.0	4	3.7
Total	37	34.5	51	47.8	11	10.2	8	7.5	107	100.0

#### Length of Occupancy

Data in Table VII show that a large majority (83.2 percent) of the International students have lived in their present housing one year or less. Table VIII indicates that over three-fourths of the students have moved one or less times during the 1968-1969 school year. Approximately one-eighth of the population sample made their living arrangements prior to their arrival in the United States.

#### Reasons for Selection of Housing

Table IX indicates the importance of location as a factor for selection of a dwelling unit. Almost 75 percent of the International students responded that location was a factor in choosing their present housing. However, when the students were asked to give the reasons why they had

TABLE VII  
PERIOD OF TIME THAT INTERNATIONAL STUDENTS  
WERE IN PRESENT HOUSING

Length of Occupancy	International Students	
	N	%
6 months or less	40	37.4
7 - 12 months	49	45.8
13 months - 2 years	14	13.1
Over 2 years	4	3.7
Total	107	100.0

TABLE VIII  
NUMBER OF MOVES INTERNATIONAL STUDENTS  
MADE DURING THE 1968-1969  
SCHOOL YEAR

Number of Moves	International Students	
	N	%
No Moves	67	62.6
One Move	23	21.5
Two Moves	12	11.2
Three Moves	5	4.7
Total	107	100.0

chosen their present housing, only 54 percent indicated location as the number one factor. Price, limited choice, and other reasons such as landlord and roommates were other important factors.

TABLE IX  
INTERNATIONAL STUDENTS' REASONS FOR  
SELECTING PRESENT HOUSING

Reasons	International Students	
	N	%
Location	58	54.2
Price	15	14.0
Facilities	3	2.8
No Choice Available	11	10.3
Other	15	14.0
No Response	5	4.7
Total	107	100.0

#### Students Living in Rooming Houses

Approximately 50 percent of the population sample indicated they lived in rooming houses. Data in Table X show that the majority of these students share the toilet facilities with one to five people. Table XI indicates that of the students living in rooming houses, approximately 75 percent of them must clean their own bathrooms as compared to

TABLE X  
NUMBER OF PERSONS SHARING TOILET  
FACILITIES IN ROOMING HOUSES

Number of Persons	International Students	
	N	%
2 people or less	25	23.4
3 - 5 people	22	20.5
6 - 8 people	2	1.9
More than 8 people	5	4.7
Does not apply	52	48.5
No response	1	1.0
Total	107	100.0

TABLE XI  
CLEANING RESPONSIBILITIES OF TOILET  
FACILITIES IN ROOMING HOUSES

Responsible Party	International Students	
	N	%
Occupants or tenants	43	40.2
Landlord	12	11.2
Other	2	1.9
Does not apply	50	46.7
Total	107	100.0

one-fourth of the landlords taking care of the cleaning responsibilities.

### Facilities in Living Units

Data in Table XII consists of the facilities that are required in a dwelling unit as stipulated in the Stillwater housing code. Only 12 percent responded that they did not have a kitchen sink in good working condition. However, over 22 percent of the population sample felt they did not have a flush water toilet and a shower or tub in good working condition and located in a room to afford privacy. Over 30 percent of the sample responded that they did not have an adequate ventilation system for each bathroom. Approximately one-fourth of the sample indicated they did not have adequate illumination in hallways of multiple family structures. More than 27 percent of the respondents indicated they did not have the required amount of electrical outlets in each room. A properly installed and well maintained heating system was checked by less than two-thirds of the population sample. More than 36 percent of the International students indicated that the exterior construction of their dwelling units was not water tight, weather tight, rodent proof, and did not afford privacy.

### Attitudes Toward Housing

Satisfactions and dissatisfactions in reference to the International students' present housing is analyzed in

TABLE XII

FACILITIES IN GOOD WORKING ORDER IN THE INTERNATIONAL STUDENTS'  
PRESENT DWELLING UNITS

Required Facilities*	Yes		No		Does Not Apply		No Response		Total	
	N	%	N	%	N	%	N	%	N	%
Kitchen Sink	85	79.4	13	12.1	9	8.5	0	.0	107	100.0
Flush Toilet	83	77.6	24	22.4	0	.0	0	.0	107	100.0
Tub or Shower	81	75.7	24	22.4	2	1.9	0	.0	107	100.0
Lavatory	90	84.1	13	12.1	1	1.0	3	2.8	107	100.0
Window or Skylight	86	80.4	17	15.8	2	1.9	2	1.9	107	100.0
Ventilation	69	64.5	33	30.8	4	3.7	1	1.0	107	100.0
Electrical Outlets	71	66.3	29	27.1	5	4.7	2	1.9	107	100.0
Garbage Containers	79	73.8	26	24.3	2	1.9	0	.0	107	100.0
Hall Lighting	51	47.7	26	24.3	29	27.0	1	1.0	107	100.0
Electrical System	84	78.5	20	18.7	3	2.8	0	.0	107	100.0
Heating System	67	62.6	37	34.5	2	1.9	1	1.0	107	100.0
Exterior Condition	64	59.8	39	36.5	4	3.7	0	.0	107	100.0

\*Named in Stillwater Housing Code.

Table XIII. Each nationality differed somewhat from the grand total, therefore all totals are shown. Students from India, Africa, Iran, and China were the most displeased with their present housing. This question included an open-end answer and the reasons given for dissatisfactions were repeatedly: too expensive, landlord, poor facilities, too many roommates, too old and small, noisy, and too hot or cold. However, approximately 60 percent of the grand total indicated satisfaction with their present housing: with location and price as the factors attributing to satisfactions.

#### Awareness of Housing Rights and Responsibilities

Data in Table XIV show the International students' awareness of a lease or housing contract. The percentage among the individual groups did not differ greatly. Approximately 30 percent of the population sample indicated they did not know what a lease or housing contract was.

In addition to the data above, Table XV represents the students' awareness of the penalties resulting from a broken lease. Almost one-half of the respondents were not aware of the penalties that could be enacted on them if a broken lease occurred.

#### Permanent Changes in a Dwelling Unit

Table XVI shows that three-eighths of the respondents



TABLE XIII  
INTERNATIONAL STUDENTS' ATTITUDES  
CONCERNING PRESENT HOUSING

Nationality	Very Satisfied		Fairly Satisfied		Dissatisfied		Very Dissatisfied		No Response		Total	
	N	%	N	%			N	%	N	%	N	%
Chinese	7	25.0	10	35.7	11	39.3	0	.0	0	.0	28	100.0
Iran	2	28.6	2	28.6	3	42.8	0	.0	0	.0	7	100.0
Latin America	1	25.0	3	75.0	0	.0	0	.0	0	.0	4	100.0
Pakistan	2	9.1	13	59.1	2	9.1	2	9.1	3	13.6	22	100.0
Africa	1	7.2	7	50.0	3	21.4	3	21.4	0	.0	14	100.0
India	4	12.5	13	40.7	11	34.3	4	12.5	0	.0	32	100.0
Grand Total	17	15.9	49	44.9	30	28.0	9	8.4	3	2.8	107	100.0

TABLE XIV  
INTERNATIONAL STUDENTS' AWARENESS OF A LEASE

Nationality	Yes		No		Total	
	N	%	N	%	N	%
Chinese	20	71.4	8	28.6	28	100.0
Iran	5	71.4	2	28.6	7	100.0
Latin America	2	50.0	2	50.0	4	100.0
Pakistan	16	72.7	6	27.3	22	100.0
Africa	11	78.7	3	21.3	14	100.0
India	23	71.9	9	28.1	32	100.0
Grand Total	77	72.0	30	28.0	107	100.0

TABLE XV

INTERNATIONAL STUDENTS' AWARENESS OF PENALTIES  
RESULTING FROM A BROKEN LEASE

Nationality	Yes		No		Other		Total	
	N	%	N	%	N	%	N	%
Chinese	18	64.3	10	35.7	0	.0	28	100.0
Iran	5	71.4	1	14.3	1	14.3	7	100.0
Latin America	0	.0	3	75.0	1	25.0	4	100.0
Pakistan	12	54.5	10	45.5	0	.0	22	100.0
Africa	11	78.7	3	21.3	0	.0	14	100.0
India	13	40.6	18	56.3	1	3.1	32	100.0
Grand Total	59	55.1	45	42.1	3	2.8	107	100.0

indicated they notified their landlord before making permanent changes, such as painting the walls. However, over 15 percent of the population sample said they did not notify their landlord before making changes.

TABLE XVI  
INTERNATIONAL STUDENTS' NOTIFICATION OF LANDLORD  
CONCERNING PERMANENT CHANGES

Type of Response	International Students	
	N	%
Reported to landlord	40	37.4
Did not report to landlord	17	15.9
Does not apply	38	35.5
Occasion did not arise	7	6.5
No response	5	4.7
Total	107	100.0

#### Damaged Equipment and Premises

Data in Table XVII indicates that when faulty or damaged equipment was concerned, over three-fourths of the students indicated immediate notification of their landlord.

Approximately the same percentages held true in Table XVIII. The majority of International students appear to be

aware of their responsibility for damaged premises or furnishings in their dwelling unit.

TABLE XVII

INTERNATIONAL STUDENTS' RESPONSE TO REPORTING FAULTY  
OR DAMAGED EQUIPMENT TO THE LANDLORD

Type of Response	International Students N	%
Reported to landlord	92	85.9
Did not report to landlord	6	5.7
Situation did not arise	9	8.4
Total	107	100.0

TABLE XVIII

INTERNATIONAL STUDENTS' AWARENESS OF RESPONSIBILITY  
FOR DAMAGED PREMISES OR FURNISHINGS

Type of Response	International Students N	%
Yes	92	86.0
No	10	9.3
Does not apply	5	4.7
Total	107	100.0

### Vacating a Living Unit

Data related to the responsibilities of International students when vacating a unit is shown in Table XIX. Approximately 82 percent of the sample indicated that they left their living unit in the same condition as when they first took occupancy. Only eight percent did not leave the living unit in the same condition, however, nine percent indicated that they left their living unit in better condition than when they moved in.

TABLE XIX  
INTERNATIONAL STUDENT RESPONSE REGARDING THE  
TERMINATION OF LIVING ARRANGEMENTS

Type of Response	Leaving in Same Condition		Leave Forwarding Address	
	N	%	N	%
Yes	88	82.2	97	90.7
No	9	8.4	9	8.4
Other	10	9.4	0	.0
No response	0	.0	1	.9
Total	107	100.0	107	100.0

### Safety in the Living Units

Data in Table XX show the responses of the

TABLE XX  
INTERNATIONAL STUDENTS' AWARENESS  
OF SAFETY IN THE HOME

Safety Items	International Students N	%
<u>Adequate Electrical Outlets:</u>		
Yes	65	60.7
No	41	38.3
No Response	1	1.0
Total	107	100.0
<u>High Gas Flames:</u>		
Yes	101	94.4
No	2	1.9
Does Not Apply	4	3.7
Total	107	100.0
<u>Covered Garbage Container:</u>		
Yes	87	81.3
No	18	16.8
Other	2	1.9
Total	107	100.0

International students concerning safety in their dwelling units. Almost 40 percent of the students indicated that they did not have enough electrical outlets to avoid stretching cords across work surfaces, sinks, or traffic paths. Only two respondents indicated they were not careful to turn gas flames too high. More than 16 percent of the students placed garbage or trash in an uncovered container.

#### Infestation of Dwelling Units

Infestation by insects or rodents seems to be an apparent problem. Table XXI shows that more than 43 percent of the population sample indicated that their dwelling unit was not free from this infestation. Approximately 20 percent of the respondents implied that no steps were being made to exterminate these insects or rodents.

#### Pets in Living Units

Data in Table XXII reveals the number of students keeping pets in their living quarters and the number of dwelling units which allow pets. Although 25 units allowed pets indoors, only four students indicated that they had a pet.

#### Housing Inspector

The International students' awareness of a housing inspector and their utilization of one is represented in



TABLE XXI  
INFESTATION BY INSECTS OR RODENTS IN INTERNATIONAL  
STUDENTS' DWELLING UNIT

Type of Response	Free From Infestation		Extermination Steps	
	N	%	N	%
Yes	59	55.1	45	42.1
No	46	43.0	22	20.6
Does not apply	0	.0	36	33.6
No response	2	1.9	4	3.7
Total	107	100.0	107	100.0

TABLE XXII  
PETS IN INTERNATIONAL STUDENTS'  
LIVING QUARTERS

Type of Response	Units Allowing Pets		Students Keeping Pets	
	N	%	N	%
Yes	25	23.4	4	3.7
No	64	59.8	103	96.3
No response	18	16.8	0	.0
Total	107	100.0	107	100.0

Table XXIII. The individual groups differed somewhat, therefore each nationality and the grand total numbers and percentages are given. The Pakistani and Indian groups were more aware of a local housing inspector than any of the other nationalities. Nevertheless, only 37 percent of the total groups were aware that Stillwater has a local housing inspector, a service for the town citizenry. Only six percent of the total population sample have used the services of the housing inspector.

#### Summary

The majority of International students questioned were male and not married. The age factor was evenly divided between those 18 to 25 years of age, and those over 25 years of age.

More than one-half of the students finance their educational programs by parents and graduate assistantships while studying at the University.

Four years or less is the average length of time International students plan to stay in the United States.

The dot map of Stillwater indicates that the majority of International students live off-campus and for the most part occupy housing south and east of the campus.

The majority of the International students were found to be living off-campus in rented dwelling units. More than one-half of the students were paying a rental fee ranging from \$26 to \$50 per month. Most of the students

TABLE XXIII

INTERNATIONAL STUDENTS' AWARENESS AND UTILIZATION  
OF LOCAL HOUSING INSPECTOR

Nationality	Awareness				Utilization				Total	
	Yes		No		Yes		No			
	N	%	N	%	N	%	N	%	N	%
Chinese	6	21.4	22	78.6	1	3.6	27	96.4	28	100.0
Iran	1	14.3	6	85.7	0	.0	7	100.0	7	100.0
Latin America	0	.0	4	100.0	0	.0	4	100.0	4	100.0
Pakistan	15	68.2	7	31.8	4	18.2	18	81.8	22	100.0
Africa	4	28.6	10	71.4	2	14.3	12	85.7	14	100.0
India	14	43.7	18	56.3	0	.0	32	100.0	32	100.0
Grand Total	40	37.4	67	62.6	7	6.5	100	93.5	107	100.0

lived in apartments shared with one other person.

Eighty-three percent of the International students have lived in their present housing one year or less. Only about 10 percent of the students made their living arrangements before arriving in the United States.

Location was an important factor in the selection of the International students present housing. However, price and limited choice of available housing appeared to be other relevant factors.

The students' responses varied somewhat to the Stillwater housing code's required facilities in a living unit. While only one-eighth of the students felt they did not have a kitchen sink in good working condition, approximately one-fourth of the students did not have a flush water toilet and a shower or tub in good working condition. More than one-fourth of the students responded that they did not have: adequate lighting in public hallways of multiple structures, adequate ventilation in bathrooms, the required amount of electrical outlets in each room, and an adequate heating system. Exterior construction of the dwelling units was not water tight, weather tight, rodent proof, and did not afford privacy according to the response of more than one-third of the International students.

Students from India, Africa, Iran, and China seemed to be the most displeased with their present housing. Reasons for dissatisfaction were: too expensive, landlord, poor facilities, too many roommates, noisy, too old and small,

and too hot or cold.

Approximately one-third of the International students indicated they did not know what a lease or housing contract was. The students' awareness of the penalties which evolve from a broken lease were known by less than one-half.

More than one-eighth of the students did not notify their landlord of permanent changes made in their living unit. However, a large proportion notified their landlord immediately of faulty or damaged equipment.

Sixty percent of the students indicated that they did not have enough electrical outlets to avoid stretching cords across work surfaces, sinks, and traffic paths.

Infestation by insects and rodents seemed to be an apparent problem. Almost one-half of the students said their living units were not free from infestation and one-fourth indicated that measures were not being made to exterminate the insects or rodents.

When vacating a dwelling unit, the majority of students leave it in the same condition as when they took occupancy. In addition, a small number of students leave their quarters in better condition.

The Pakistani and Indian groups were more aware of the local housing inspector than any of the other nationalities. However, only three-eighths of the total students knew of this city service, and only seven students have had a dwelling unit inspected to insure that it was safe and sanitary.

## CHAPTER V

### SUMMARY, CONCLUSIONS, RECOMMENDATIONS, AND IMPLICATIONS

#### Summary

The major purpose of this study is to ascertain as nearly as possible the International students' awareness of certain housing rights and obligations, as well as their present condition of housing.

This study endeavored to reveal the following: (1) What are the existing housing conditions of International students at Oklahoma State University? (2) What are the International students reactions to their housing environment? and (3) Are the International students aware of their housing rights and responsibilities?

To obtain the necessary information, two hundred questionnaires were distributed to six International clubs associated with Oklahoma State University. Data obtained from the 107 returned questionnaires were recorded on ledger sheets with frequency counts and percentages tabulated.

#### Conclusions

1. Data indicated that most students occupy off-campus housing. More than 90 percent of the

International students live in apartments and rooming houses.

2. Most International students are satisfied with their present housing; however, over one-third of the students are displeased with their dwelling units. Dissatisfactions were attributed to poor facilities, size of rooms, and cost.
3. Facilities were reported to be inadequate in approximately one-third of the students dwellings. Items most frequently indicated as being inadequate were: Physical condition of the house or unit, heating and ventilation systems, and electrical outlets.
4. Approximately one-half of the dwelling units were infested by insects or rodents. One-fifth of this group indicated that remedial actions had not been initiated.
5. Nearly one-third of the students were not aware of the responsibilities of a lease, while approximately one-half were not aware of the penalties resulting from breaking a lease.
6. International students are aware of their responsibilities to their landlord for the premises and its occupancy.
7. International students are not aware of the

services provided by the city through the local housing inspector.

#### Recommendations

1. Perhaps a similar study should be made at other colleges and universities to ascertain if the findings from these tests yield the same results. This information is needed to determine if the data revealed in this study is a universal truth or only true of Stillwater housing of International students.
2. A similar study should be administered every two to three years to record the International students' awareness of his housing rights, obligations, and conditions. This historical data will point out if the International students' housing situation is improving, unchanged, or worsening.
3. Since 90 percent of the respondents in this study were male, perhaps a similar study should be made using a statistical distribution of both sexes. This procedure may reveal that differences occur in the findings according to the variable of sex.
4. Data in this study might be condensed into a booklet form listing the facilities required in a living unit, the rights a student has as



a rentor, and his responsibilities to his dwelling premises and landlord. This could then be distributed to International students upon their arrival at Oklahoma State University.

#### Implications

This study indicates that the University, rental property owners, and the International students all need to work together to meet each others problems. The University, through its orientation program, can furnish more detailed information to aid the International students. Rental property owners need a greater awareness of the influence of a student's living conditions upon his academic status. International students, through their clubs, organizations, and group interactions could benefit one another by having programs concerning housing in this, their new country.

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## APPENDIX

Greetings!

I am a graduate student working on my Master of Science degree. The attached questionnaire pertains to my thesis which deals with the International students' housing rights and responsibilities.

Please answer the questions to the best of your ability. I assure you that your answers will be held in strictest confidence. I am interested only in statistical relationships and will under no circumstances report responses on an individual basis.

I hope you will find the questionnaire interesting to answer, and that you will complete and return it to your club president, or as he indicates.

In advance, I say thank you for your cooperation.

Sincerely,

Judy Thomas

## INSTRUCTIONS:

In answering this questionnaire, will you please circle the number at the left of the appropriate response or fill in blanks where necessary.

Name: (optional) \_\_\_\_\_

Native of \_\_\_\_\_ Country

1. Sex.

1. Male.

2. Female.

2. What is your age?

\_\_\_\_\_ years.

3. What is your marital status?

1. Single.

2. Married.

3. Divorced.

4. Widowed.

4. What is your student classification?

1. Freshman.

2. Sophomore.

3. Junior.

4. Senior.

5. Graduate.

6. Special.

7. Other: \_\_\_\_\_.

5. What is your major area of study? (Be specific.)

\_\_\_\_\_.

6. In what country have you spent the major portion of your life? \_\_\_\_\_.

7. By what means are you financing your educational program?
1. Personal savings.
  2. Parents.
  3. Government.
  4. Assistantship.
  5. Other: \_\_\_\_\_.
8. How long do you plan to remain in the United States?
1. 2 years or less.
  2. 2-4 years.
  3. 4-8 years.
  4. 8 years or more.
9. Which of the following best describes your present housing?
1. University administered.
  2. Own your own home.
  3. Rent or lease town housing.
  4. Other: \_\_\_\_\_.
10. Which of the following describes your present housing and its occupancy?
1. Room - alone.
  2. Room - shared (specify number including yourself \_\_\_\_\_).
  3. Apartment - alone.
  4. Apartment - shared (specify number including yourself \_\_\_\_\_).
  5. Trailer house - alone.

6. Trailer house - shared (specify number including yourself \_\_\_\_\_).
7. House - alone.
8. House - shared (specify number including yourself \_\_\_\_\_).
11. At the present, how much do you pay per month for your housing, including the utilities?  
\$\_\_\_\_\_ per month (per person).
12. How long have you lived in your present housing?  
\_\_\_\_\_.
13. How many times have you moved during this 1968-1969 school year? \_\_\_\_\_.
14. How many times have you moved since you first enrolled as a student at Oklahoma State University? \_\_\_\_\_.
15. Were your living arrangements made prior to coming to the United States?
  1. Yes.
  2. No.
  3. Other: \_\_\_\_\_.
16. Which of the statements below describes your feelings concerning your present housing?
  1. I am very satisfied with my present housing  
because: \_\_\_\_\_  
\_\_\_\_\_
  2. I am fairly well satisfied with my present housing  
because: \_\_\_\_\_  
\_\_\_\_\_



3. I am dissatisfied with my present housing because:

---

---

4. I am very dissatisfied with my present housing  
because: \_\_\_\_\_

---

17. Was location an influencing factor in the selection of  
your present housing?

1. Yes.

2. No.

18. What are the reasons you chose your present housing?

---

---

The question and checklist that follows pertain to the facilities that are required in each dwelling unit by the local housing code. Will you please check the space that most closely describes your present housing.

19. Does your present dwelling unit contain the following facilities?

	<u>Yes</u>	<u>No</u>	<u>Does Not Apply</u>	
1.	_____	_____	_____	A kitchen sink in good working condition and supplied with hot and cold running water.
2.	_____	_____	_____	A flush water toilet system in good working condition located within a building and affording privacy.
3.	_____	_____	_____	A bathtub or shower in good working condition located within a room affording privacy and supplied with hot and cold running water.
4.	_____	_____	_____	A lavatory in good working condition and supplied with hot and cold running water.
5.	_____	_____	_____	A window or skylight in each <u>habitable</u> room or a satisfactory method of artifical lighting and ventilation. (Habital room is defined as a room or enclosed space used or intended to be used for living, sleeping, and cooking, excluding bathrooms, foyers, closets, and storage space.)
6.	_____	_____	_____	An adequate ventilation system for each bathroom.
7.	_____	_____	_____	At least one (1) wall-type electrical outlet in every room or if a ceiling outlet is not provided at least two (2) wall-type electrical outlets in every room.
8.	_____	_____	_____	Proper garbage and refuse containers.

- |     | <u>Yes</u> | <u>No</u> | <u>Does<br/>Not Apply</u> |                                                                                                                                                                                            |
|-----|------------|-----------|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 9.  | _____      | _____     | _____                     | Adequate illumination in every public hall or stairway in multiple family structures. Is your hallway well lighted?                                                                        |
| 10. | _____      | _____     | _____                     | A properly installed and well maintained electrical system.                                                                                                                                |
| 11. | _____      | _____     | _____                     | A properly installed and well maintained heating system.                                                                                                                                   |
| 12. | _____      | _____     | _____                     | All floors, walls, ceilings, roofs, foundations, windows, doors, and other exterior construction reasonably water tight, weather tight, and rodent proof and capable of affording privacy. |
20. If you are now occupying a room in a basement or cellar, are the walls and floor reasonably resistant to water leakage and adequate ventilation provided?
1. Yes.
  2. No.
  3. Does not apply.
21. If you are presently living in a rooming house, how many persons share the toilet facilities, including yourself?
- \_\_\_\_\_.
22. In reference to question #21, the cleaning responsibilities are carried out by whom?
1. Occupants or tenants.
  2. Landlord.
  3. Other: \_\_\_\_\_.
23. Do you pay your rent on time?
1. Always.
  2. Usually.
  3. Sometimes.

4. Never.
  5. Other: \_\_\_\_\_.
24. Are you aware of what a lease agreement or housing contract is?
1. Yes.
  2. No.
25. Are you aware of the penalties which may result if you break a lease or housing contract?
1. Yes.
  2. No.
  3. Other: \_\_\_\_\_.
26. Do you check with your landlord before you make any permanent changes, such as painting, in the room or apartment?
1. Yes.
  2. No.
  3. Does not apply.
  4. Other: \_\_\_\_\_.
27. Do you notify your landlord immediately of faulty or damaged equipment?
1. Yes.
  2. No.
  3. Other: \_\_\_\_\_.
28. Are you aware that you are responsible for any damage inflicted to the premises or furnishing not caused by normal wear and tear?
1. Yes.
  2. No.
  3. Does not apply.

29. Do you have enough electrical outlets to avoid stretching cords across work surfaces, sinks, or traffic paths?
1. Yes.
  2. No.
30. Are you careful not to turn gas flames too high?
1. Yes.
  2. No.
  3. Does not apply.
31. Do you place garbage and trash in a covered container?
1. Yes.
  2. No.
  3. Other: \_\_\_\_\_.
32. Do you keep your living unit clean and orderly?
1. Always.
  2. Usually.
  3. Sometimes.
  4. Never.
33. Is your dwelling unit free from infestation by insects or rodents?
1. Yes.
  2. No.
34. If your answer was No for question #33, are you or others taking steps to exterminate these insects or rodents?
1. Yes.
  2. No.
  3. Does not apply.

35. Do you have a pet that you keep indoors?
1. Yes.
  2. No.
36. Are pets allowed in your living quarters?
1. Yes.
  2. No.
37. When vacating a living unit, do you leave it in the same condition as it was when you took occupancy?
1. Yes.
  2. No.
  3. Other: \_\_\_\_\_.
38. Do you leave a forwarding address when you move?
1. Yes.
  2. No.
39. Are you aware that Stillwater has a housing inspector and that you have the right to have a unit inspected for the purpose of insuring that a unit is safe and sanitary?
1. Yes.
  2. No.
40. Have you ever had an occasion to have a unit inspected by the housing inspector?
1. Yes.
  2. No.

ORDINANCE NO. 1189  
and  
ORDINANCE NO. 1221

"AN ORDINANCE CREATING A MINIMUM HOUSING CODE FOR THE CITY OF STILLWATER, OKLAHOMA; DEFINING THE GENERAL PURPOSE OF THE SAME AND ITS APPLICATION TO HOUSING STANDARDS IN SAID CITY; SETTING UP SPECIFIC REGULATIONS AND MINIMUM STANDARDS FOR HOUSING OF ALL TYPES AND BASIC EQUIPMENT USED IN CONNECTION THEREWITH, THE FACILITIES THEREOF, LIGHTING, VENTILATION, HEATING, MAINTENANCE OF FACILITIES AND PARTS OF DWELLINGS; PROVIDING FOR MINIMUM SPACE AND LOCATION REQUIREMENTS; SETTING FORTH THE RESPONSIBILITIES OF OWNERS AND OCCUPANTS; PROVIDING FOR THE REGULATION OF ROOMING HOUSES AND MINIMUM REQUIREMENTS THEREOF; PROVIDING FOR ENFORCEMENT OF THIS CODE AND DESIGNATING DUTIES OF THE HOUSING INSPECTOR; PROVIDING FOR ORDERS AND NOTICES TO COMPLY, VACATE OR CONDEMN CERTAIN PROPERTY; PROVIDING FOR A BOARD OF APPEALS AND THE PROCEDURES PERTAINING TO APPEALS THERETO; DEFINING PENALTIES; PROVIDING FOR EFFECT OF PARTIAL INVALIDITY AND CONFLICTS WITH OTHER ORDINANCES OR PARTS OF ORDINANCES; AND SETTING THE EFFECTIVE DATE OF THIS ORDINANCE."

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF STILLWATER, OKLAHOMA.

ARTICLE 1  
GENERAL PROVISIONS

SECTION 1  
CITATION

1.1 This Ordinance shall be known as the "Housing Code" of the City of Stillwater, Oklahoma, and may be cited as such.

SECTION 2  
PURPOSE AND SCOPE

2.1 The purpose of this Ordinance is to promote the public health, safety and general welfare of the inhabitants of the City of Stillwater by establishing basic and uniform standards governing the occupancy, condition and maintenance of residential premises. These regulations are required to insure that buildings where people are housed shall be safe, sanitary and of adequate size and suitability for human habitation. The minimum standards herein set forth are provided to arrest the spread of, and eliminate, residential blight that is caused by dwellings which are so delapidated, unsafe, dangerous, unhygienic or unsanitary as to constitute a menace to public health and safety.

2.2 These regulations have performance objectives which are implemented by specific minimum standards and requirements governing the occupancy and maintenance of dwellings, rooming houses, and other residential premises, and governing supplied utilities and facilities.

2.3 Administrative provisions have been established to insure compliance with the requirements herein set forth. These include the authorization for the inspection of dwellings, the rehabilitation of dwellings and the vacation and removal of dwellings which are not suitable for human habitation.

### SECTION 3 APPLICATION

3.1 No person shall occupy as owner-occupant, or permit a member of his family to occupy, or let to another for occupancy any dwelling or dwelling unit which does not comply with the requirements set forth in this Ordinance.

### ARTICLE 2 DEFINITIONS

#### SECTION 1 INTERPRETATION OF WORDS AND TERMS

1.1 For the purpose of these regulations certain terms and words are to be used and interpreted as defined hereinafter. When not inconsistent with the context, words used in the present tense shall include the future tenses; words in the singular number include the plural and words in the plural number include the singular. The word "shall" is mandatory and not directory.

1.2 Whenever the words "dwelling", "dwelling unit", "rooming house", "rooming unit", or "premises" are used in this Ordinance they shall be construed as though they are followed by the words "or any part thereof".

1.3 "Habitation" means dwelling, dwelling unit, rooming house, rooming unit, and premises or any part thereof.

#### SECTION 2 DEFINITIONS

2.1 Approved--means approved by the Housing Inspector charged with responsibility for administering this Ordinance.

2.2 Available--a water, sewer, or electrical system shall be deemed available when a suitable connection to the system lies within 250 feet of the premises to be served.



2.3 Basement--means a portion of a building located partly underground but having no more than  $3/4$  of its clear floor to ceiling height below the average grade of the adjoining ground.

2.4 Boarding House--means a rooming house which provides meals for occupants in a common dining room.

2.5 Cellar--means a portion of a building located partly or wholly underground and have more than  $3/4$  of its clear floor to ceiling height below the average grade of the adjoining ground.

2.6 City--means the City of Stillwater, Oklahoma.

2.7 Dwelling--means any building or structure or any part thereof which is used or intended to be used for living or sleeping by human occupants.

2.8 Dwelling Unit--means any room or group of rooms located within a dwelling and forming a single habitable unit with facilities which are used or intended to be used for living, sleeping, cooking and eating.

2.9 Extermination--means the control or elimination of insects, rodents or other pests by eliminating their harboring places; by removing or making inaccessible material that may serve as their food; by poisoning, spraying, fumigating, trapping or blocking their access to a dwelling; or by any other recognized and legal pest elimination methods approved by the Housing Inspector of the City.

2.10 Garbage--means the animal, vegetable or other organic waste resulting from the handling, preparation, cooking, and consumption of food.

2.11 Habitable Floor Area--means the square footage in a habitable room which shall be used in computing maximum permissible occupancy. At least one-half of the habitable floor area shall have a height of at least seven (7) feet, and the floor area of that part of any room where the ceiling height is less than five (5) feet shall not be considered in computing habitable floor area.

2.12 Habitable Room--means a room or enclosed floor space used or intended to be used for living, sleeping, cooking or eating purposes, excluding bathrooms, water closet compartments, laundries, pantries, foyers, or communicating corridors, closets and storage spaces. Such room shall have a minimum width of seven (7) feet.

2.13 Housing Inspector--means the designated official, of the City of Stillwater hereinafter directed to enforce this Ordinance, or his authorized representative.

2.14 Infestation--means the presence, within or around a dwelling or anywhere on the premises, of insects, rodents, or other pests, in such numbers as to constitute a hazard to health.

2.15 Multiple-Family Dwelling--means any dwelling containing more than two (2) dwelling units.

2.16 Non-Habitable Floor Area--means the square footage in that part of a habitable room where the ceiling height is less than five (5) feet, and the square footage in bathrooms, water closet compartments, laundries, pantries, foyers, communicating corridors, closets, storage spaces and similar areas.

2.17 Occupant--means any person living, sleeping, cooking, or eating in or having possession or use of a dwelling unit or rooming unit. For the purpose of this definition, a person under one (1) year of age shall not be counted as an occupant.

2.18 Operator--means any person who has charge, care, or control of a building or part thereof in which dwelling units are let.

2.19 Owner--means any person who, alone or jointly, or severally with others:

- (a) shall have legal or equitable title to any dwelling or dwelling unit with or without actual possession thereof; or
- (b) shall have charge, care, or control of any dwelling or dwelling unit as owner or agent of the owner, or an executor, executrix, administrator, administratrix, trustee, or guardian of the estate of the owner. Any such person thus representing the actual owner shall be bound to comply with the provisions of this Ordinance and with the rules and regulations adopted pursuant thereto, to the same extent as if he were the owner.

2.20 Person--means and includes any individual, firm, corporation, association, or partnership.

2.21 Plumbing--means and includes all of the following supplied facilities and equipment: gas pipes, gas-burning equipment, water pipes, mechanical garbage disposal units, waste pipes, water closets, sinks, installed dishwashers, lavatories, bathtubs, shower baths, installed clothes washing machines, catch basins, drains, vents, and any other similar supplied fixtures, together with all

connections to water, sewer, or gas lines.

2.22 Public Space--means space within a residential building for public use, such as lobbies, lounges, reception hall, meeting, lecture and recreation rooms; banquet and dining rooms and their kitchens; and swimming pools.

2.23 Refuse--means all waste substances, other than garbage including but not limited to the following trash or waste materials: paper, rags, cartons, boxes, wood, excelsior, rubber, leather, tree branches, yard trimming, tin cans, metals, mineral matter, glass, crockery, plastics, ceramic material and dust.

2.24 Rooming House--means any dwelling or part thereof, in which a rooming unit is let by the owner or operator to one or more persons who are not related to the owner or operator by blood or marriage; or any dwelling or part thereof, containing one or more rooming units.

2.25 Rooming Unit--means any room or group of rooms in a rooming house or dwelling forming a single habitable unit used or intended for use for living or sleeping but not for cooking or storing food or eating purposes.

2.26 Supplied--means paid for, arranged for, furnished or provided by or under control of the owner or operator.

### ARTICLE 3 SPECIFIC REGULATIONS

#### SECTION 1 MINIMUM STANDARDS FOR BASIC EQUIPMENT AND FACILITIES

1.1 Every dwelling shall have supplied water heating and storage facilities which are properly installed, are maintained in safe and good working condition, are properly connected to hot water lines to furnish hot water to every kitchen sink, lavatory, bathtub or shower required therein, and are capable of heating water to such temperature as to permit water to be drawn at every required kitchen sink, lavatory, bathtub or shower at a temperature of not less than 120 degrees Fahrenheit.

1.2 Every dwelling unit shall contain the following facilities:

- (a) A kitchen sink in good working condition and properly connected to hot and cold water lines and sewage disposal system.
- (b) A flush water closet, located within the building and in a room affording privacy, and which is properly connected to a water line and

sewage disposal system.

- (c) A bathtub or shower, located within a room affording privacy, which shall be supplied by both hot and cold water lines and connected to a sewage disposal system.
- (d) A lavatory which shall be supplied by both hot and cold water lines and connected to a sewage disposal system.

1.3 Where both city water supply and sanitary sewer are available, no septic tank shall be installed. When a sanitary sewer is not available, a septic tank may be installed which is in compliance with the rules and regulations of the State Health Department and the standards and regulations governing septic tank construction of the City.

1.4 All Plumbing fixtures and facilities shall conform to standards established by the City Plumbing Code.

1.5 Every dwelling unit shall have safe unobstructed means of egress leading to safe and open space at ground level.

## SECTION 2

### MINIMUM STANDARDS FOR VENTILATION, LIGHT AND HEATING

- 2.1 (a) Every habitable room shall have at least one window or skylight facing directly to the outdoors. The minimum total window area, measured between stops, shall be ten (10) percent of the habitable floor area of such room. If the only window in the room is a skylight-type window in the top of such room, the total window area of such skylight shall equal at least fifteen (15) percent of the habitable floor area of the room it serves.
- (b) Whenever walls or other portions of structures face a window of any room and such light obstruction structures are located less than five (5) feet from the window and extend to a level above that of the ceiling of the room, such a window shall not be deemed to face directly to the outdoors and shall not be included as contributing to the total required window area.
- (c) Compliance with paragraphs (a) and (b) above shall not be required if an acceptable method of artificial lighting is

provided and approved by the Housing Inspector.

- 2.2 (a) In every habitable room at least one window or skylight required shall be easily openable unless some other acceptable method of ventilation is provided and approved by the Housing Inspector. The total of openable window area in every habitable room shall equal to at least forty-five percent (45%) of the minimum window area size or minimum skylight-type window size, as required, unless approved, equivalent ventilation is provided.
- (b) Every bathroom and water closet compartment shall be equipped with a ventilation system which is capable of continuous operation unless such bathroom and water closet compartments have at least one (1) window or skylight facing directly to the outdoors and easily openable for ventilation.

2.3 Where there is electric service available, the dwelling shall be supplied with electricity and shall meet the following requirements:

- (a) Every habitable room shall contain at least two (2) separate wall-type electric convenience outlets or one (1) such convenience outlet and one (1) supplied ceiling-type electric light fixture.
- (b) Every water closet compartment, bathroom, laundry room and public hall shall contain at least one (1) ceiling or wall-type electric light fixture.
- (c) Every public hall or stairway in or leading into every multiple dwelling shall have a minimum of one (1) foot candle or illumination measurable with a standard light meter at floor level in halls and at thread level on stairways when the structure is occupied.
- (d) The electrical system of every dwelling shall be of adequate capacity and shall not for reasons of overloading, delapidation, lack of insulation or improper fusing or for any other cause, expose the occupants to hazards of electrical shock, or expose the occupants and the structure to hazards of fire. No temporary wiring shall be used except extension cords which run directly from portable electric fixtures to convenience outlets and which do not lie beneath floor coverings, or extend

through doorways, transoms, or other similar apertures in structural elements.

2.4 Every dwelling unit shall have heating facilities which are controllable by the occupant, capable of maintaining a temperature of 70 degrees Fahrenheit within three feet (3') of the floor at an outside temperature of zero (0) degrees Fahrenheit or above. All heating devices, except cooking equipment and heaters for sanitizing tanks of dish sinks and dishwashers, are to be vented to the outside in an approved manner, and are to be designed so that the main fuel supply will automatically shut off in the event of malfunction, provided that; space heaters of less than 8,000 B.T.U. located in bathrooms will be exempt from the above provisions.

### SECTION 3

#### MINIMUM REQUIREMENTS RELATING TO THE SAFE AND SANITARY MAINTENANCE OF PARTS OF DWELLINGS AND DWELLING UNITS

3.1 Every foundation, floor, wall, ceiling, and roof shall be reasonably weathertight, watertight, and rodent-proof; shall be capable of affording privacy; and shall be kept in good repair.

3.2 All premises shall be graded and maintained so as to prevent the accumulation of stagnant water thereon, or within any building or structure located thereon.

3.3 Every window, exterior door, and basement hatchway shall be reasonably weathertight, watertight, and rodent-proof; and shall be kept in good repair. In every dwelling unit, for protection against mosquitoes, flies, and other insects, every door used or intended to be used for ventilation purposes which opens directly from a dwelling unit to outdoor space, shall have supplied and installed screens and a self-closing device; and every window or other device to outdoor space, used or intended to be used for ventilation shall likewise be supplied with screens installed.

3.4 Every inside and outside stair, every porch, and every appurtenance thereto shall be so constructed as to be safe to use and capable of supporting the load the normal use may cause to be placed thereon; and shall be kept in sound condition and good repair.

3.5 Every plumbing fixture and water and waste pipe shall be properly installed and maintained in good sanitary working condition, free from defects, leaks and obstructions.

3.6 Every water closet compartment, floor surface, and bathroom floor surface shall be constructed and maintained so as to permit such floor to be easily kept in a clean and

sanitary condition.

3.7 Every supplied facility, piece of equipment, or utility which is required under this Ordinance shall be so constructed or installed that it will function safely and effectively, and shall be maintained in satisfactory working condition.

3.8 No owner, operator or occupant shall furnish or use any cooking equipment which does not comply with the following minimum standards:

- (a) Every piece of cooking equipment shall be so constructed and installed that it will function safely and effectively and shall be maintained in sound working condition.
- (b) Portable cooking equipment employing flame, and cooking equipment using gasoline or kerosene as fuel for cooking are prohibited.

3.9 No owner, operator, or occupant shall cause any service, facility, equipment, or utility, which is required under this Ordinance, to be removed from, or shut off from, or discontinued for any occupied dwelling let or occupied by him, except for such temporary interruption as may be necessary while actual repairs or alterations are in process, or during temporary emergencies when discontinuance of service is approved by the Housing Inspector.

3.10 No owner shall occupy or let to any other occupant any vacant dwelling unit unless it is clean and in a sanitary condition.

#### SECTION 4 MINIMUM SPACE AND LOCATION REQUIREMENTS

4.1 Every dwelling unit shall contain at least one-hundred-fifty (150) square feet of habitable floor area for the first occupant hereof and at least one-hundred (100) additional square feet of habitable floor area for every additional occupant; provided that non-habitable floor area shall be counted, up to 10 percent of the total habitable floor area, in determining the maximum permissible occupancy.

4.2 No cellar shall be used for living purposes, provided, however, those having adequate access to light, air and escape through a window or air-way would be acceptable.

4.3 No basement shall be used as a habitable room or dwelling unit unless:

- (a) The floor and walls are impervious to leakage

of underground and surface runoff water and are insulated against dampness; and

- (b) The total of window area in each room is equal to at least the minimum area sizes as required in ARTICLE 3, Section 2.1 of this Ordinance or an acceptable method of artificial lighting is provided and approved by the Housing Inspector; and
- (c) The facilities for ventilation in each room shall be equal to at least the minimum as required under ARTICLE 3, Section 2.2 of this Ordinance.

4.4 No temporary housing shall be used without the written permission of the Housing Inspector.

4.5 Every room occupied for sleeping purposes by one person shall contain at least seventy (70) square feet of floor space, and every room occupied for sleeping purposes by more than one person shall contain at least fifty (50) square feet of floor space for each occupant thereof.

#### SECTION 5 RESPONSIBILITIES OF OWNERS AND OCCUPANTS

5.1 Every owner of a dwelling containing three (3) or more dwelling units shall be responsible for maintaining in a clean and sanitary condition the shared or public areas of the dwelling and the premises thereof.

5.2 Every occupant of a dwelling or dwelling unit shall be responsible for maintaining in a clean and sanitary condition that part of the dwelling, dwelling unit, and premises thereof which he occupies and controls.

5.3 Every occupant of a dwelling or dwelling unit shall dispose of all his garbage and rubbish in a clean and sanitary manner, by placing it in garbage disposal facilities or in the containers required by Chapter 10, Article 1 of the "Stillwater City Code, 1966". It shall be the responsibility of the owner to supply such facilities or containers for all dwelling units in a dwelling containing four (4) or more dwelling units and for all dwelling units located on premises which four (4) or more dwelling units share. In all other cases, it shall be the responsibility of the occupant to furnish such facilities or containers.

5.4 The owner is responsible for extermination of any insects, rodents, or other pests, when such infestation exists, in the following cases:

- (a) In any dwelling containing one (1) or more units



when infestation is due to the failure of the owner to keep the dwelling or dwelling units in insect, rodent, or pest-proof condition.

- (b) In any dwelling whenever infestation exists in two or more of the dwelling units.
- (c) In the shared or public parts of any dwelling containing two (2) or more dwelling units.

5.5 The occupant is responsible for extermination of any insects, rodents, or other pests, when such infestation exists, in the following cases:

- (a) Every occupant of a dwelling unit in a dwelling containing one (1) or more dwelling units shall be responsible when his dwelling unit is the only one infested.
- (b) Every occupant of a dwelling containing only one (1) dwelling unit shall be responsible for extermination if the owner of the dwelling has kept it in insect, rodent, or pest-proof condition.

5.6 Every occupant of a dwelling, dwelling unit, or rooming unit shall give the owner thereof, or his agent, or employee, access to any part of such dwelling, dwelling unit, rooming unit, or its premises at any reasonable hour for the purpose of making such repairs or alterations as are necessary to effect compliance with the provisions of this Ordinance.

#### ARTICLE 4 REGULATIONS AND STANDARDS FOR ROOMING HOUSES

##### SECTION 1 SPECIFIC STANDARDS FOR ROOMING HOUSES

Rooming houses shall conform to all the regulations and provisions of this Housing Code Ordinance, and to any rules and regulations adopted pursuant thereto, with the following exceptions or additions:

1.1 At least one flush water closet, one lavatory basin, and one bathtub or shower, properly connected to a water and sewer system approved by the Housing Inspector and in good working condition, shall be supplied for each eleven (11) persons or fraction thereof residing within a rooming house, including members of the operator's family whenever they share the use of the said facilities.

- (a) All such facilities shall be so located within the dwelling as to be reasonably accessible from a common hall or passageway to all persons

sharing such facilities.

- (b) Every lavatory basin and bathtub or shower shall be supplied with hot water at all times.
- (c) No such facilities shall be located in a basement except by written approval of the Housing Inspector.

1.2 Every room occupied for sleeping purposes by one person shall contain at least seventy (70) square feet of floor space, and every room occupied for sleeping purposes by more than one person shall contain at least fifty (50) square feet of floor space for each occupant thereof.

1.3 The preparation and cooking of food shall not take place in any rooming unit.

1.4 The operator of every rooming house shall change supplied bed linen and towels therein at least once a week, and prior to the letting of any room to any occupant. The operator shall be responsible for maintaining all supplied bedding in a clean and sanitary manner and shall comply with all state or other laws pertaining to mattresses.

1.5 The operator of every rooming house shall be responsible for the sanitary maintenance of all walls, floors, and ceilings, and for maintenance in a sanitary condition of every other part of the rooming house, and he shall be further responsible for the sanitary maintenance of the entire premises by the operator.

1.6 Every rooming unit shall have safe, unobstructed means of egress leading to safe and open space at ground level.

1.7 Every provision of this Ordinance which applies to rooming houses shall also apply to hotels, except to the extent that any such provision may be found in conflict with the laws of the State or with the lawful regulations of any state board or agency.

## SECTION 2 ROOMING HOUSE PERMIT

2.1 Issuance: Every person operating a rooming house shall secure from the Housing Inspector a Rooming House Permit. Such permit shall be issued only when the Housing Inspector finds that the rooming house is structurally sound, free from fire hazards, and in conformance with all provisions of this Ordinance and any rules and regulations adopted pursuant thereto.

- (a) This permit shall be displayed at all times in a conspicuous place within the rooming house.
- (b) This permit is non-transferable. Every person holding such a permit shall give notice in writing to the Housing Inspector within one (1) week after having sold, transferred, given away, or otherwise disposed of interest in or control of any rooming house. Such notice shall include the name and address of the person succeeding to the ownership or control of the rooming house.
- (c) Every Rooming House Permit shall expire at the end of one (1) year following its date of issuance, unless suspended or revoked as hereinafter provided.
- (d) Any person whose application for a permit to operate a rooming house has been denied may request and shall be granted a hearing on this matter before the Board of Housing Appeals under the procedure provided, by ARTICLE 6 of this Ordinance.

2.2 Suspension: Whenever upon inspection of any rooming house the Housing Inspector finds that conditions or practices exist which are in violation of any provision of this Ordinance or of any rule or regulation adopted pursuant thereto, the Housing Inspector shall give notice in writing to the operator of such rooming house that unless such conditions or practices are corrected within a reasonable period, the operator's rooming house permit will be suspended. At the end of such period the Housing Inspector shall reinspect such rooming house, and if he finds that such conditions or practices have not been corrected, he shall give notice in writing to the operator that the latter's permit has been suspended. Upon receipt of notice of suspension, such operator shall immediately cease operation of such rooming house, and no person shall occupy for sleeping or living purposes any rooming unit therein.

2.3 Procedure for Appeal: Any person whose permit to operate a rooming house has been denied or suspended, or who has received notice from the Housing Inspector that his permit is to be denied or suspended unless existing conditions or practices at this rooming house are corrected, may request and shall be granted a hearing on the matter before the Board of Housing Appeals under the procedure provided by ARTICLE 6 of this Ordinance; provided that if no petition for such hearing is filed within fifteen (15) days following the day on which such permit was suspended, such permit shall be deemed to have been automatically revoked.

ARTICLE 5  
ADMINISTRATION AND ENFORCEMENT

SECTION 1

1.1 The City Manager, shall designate an official in the Code Enforcement Division of the Department of Urban Development as the Housing Inspector.

1.2 The Housing Inspector is authorized and directed to make inspections, and for such purposes is authorized to enter, examine and survey at any reasonable hour, to determine the condition of dwellings, dwelling units, rooming houses, rooming units, and premises, located within the City in order that he may perform his duty of safeguarding the health and safety of the occupants of the habitation and of the general public; provided, however, the Housing Inspector shall not enter any premises for such purposes without the prior consent of the occupant or occupants thereof unless a search warrant or other proper authorization is first obtained from a court of competent jurisdiction.

SECTION 2  
ENFORCEMENT--SERVING OF NOTICES AND ORDERS

2.1 Whenever the Housing Inspector determines that there has been a violation of any provision of this Ordinance, he shall give notice of such violation to the person or persons responsible therefore and order compliance with the Ordinance as hereinafter provided. Such notice and order shall:

- (a) Be in writing.
- (b) Include a list of violations referring to the sections violated.
- (c) Order remedial action to be taken which will effect compliance with the provisions violated.
- (d) Specify a reasonable time for performance.
- (e) Be served on the violator personally, or by certified mail, to his last known address. If the violator cannot be located personally and his address is unknown, the notice may be posted in a conspicuous place on the premises or published once in each week for two successive weeks in a newspaper published in the City or if no newspaper be published therein, then in a newspaper of general circulation in the City.

SECTION 3  
ORDERS TO VACATE PREMISES

3.1 Where a notice of violation and order to comply has been served pursuant to ARTICLE 5, Section 2, hereof, and upon reinspection at the end of the time specified for compliance, if no petition for a hearing has been filed, and it is found that the violation or violations continue to exist the Housing Inspector may order the habitation affected by the continued violations vacated in accordance with the following procedure:

- (a) A habitation shall be vacated within a reasonable time which shall not exceed sixty (60) days.
- (b) Vacated habitations shall have all outer doors firmly locked and basement, cellar, and first story windows barred or boarded to prevent injury.
- (c) If a habitation is not vacated within the time specified in a vacation order, the Housing Inspector may seek an order in a court of competent jurisdiction to require compliance with the order.
- (d) Vacated habitations shall not again be used for human occupancy until the violations have been corrected and written approval has been secured from the Housing Inspector.

SECTION 4  
CONDEMNATION

4.1 Any habitation shall be condemned as unfit for human occupancy if it is found to be in one or more of the following conditions:

- (a) So damaged, decayed, dilapidated, unsanitary, unsafe, or vermin infested that it creates a serious hazard to the health and safety of the occupants or of the public;
- (b) So deficient in illumination, sanitation, or ventilation facilities as to be inadequate to protect the health or safety of the occupants or of the public.

4.2 Whenever the Housing Inspector determines that a habitation is unfit for human occupancy as defined above, he shall give notification for vacation by the following procedure:

- (a) Affix upon the door or entrance to such habitation a printed placard stating that the habitation is unfit for human occupancy and shall be vacated according to the procedure prescribed in ARTICLE 5, Section 3.
- (b) Any habitation which has been condemned, placarded, and vacated shall not again be used for human occupancy until written approval is secured from, and such placard is removed by, the Housing Inspector. He shall remove the placard only upon the elimination of the defects upon which the condemnation and the placarding were based.
- (c) No person shall deface or remove the placard from any habitation except as provided in Subsection "b" above.
- (d) Any person affected by any notice or order relating to the condemning and placarding of a habitation as unfit for human occupancy may request and shall be granted a hearing in the matter before the Board of Housing Appeals under the procedure set forth in ARTICLE 6.

4.3 If an owner, occupant, or lessee fails to comply with an order of the Housing Inspector, issued under this section or an order or decision of the Board of Housing Appeals made under this Ordinance, the Housing Inspector shall cause such habitation to be vacated and, if delay will be dangerous to the health, morals, safety, or the general welfare of the people, after obtaining authorization from the governing body of the City, may cause it to be repaired or demolished.

## ARTICLE 6

### BOARD OF HOUSING APPEALS AND METHODS OF APPEAL

#### SECTION 1

##### CREATION OF BOARD OF HOUSING APPEALS

1.1 A Board of Housing Appeals is hereby created, hereafter referred to as the Board.

#### SECTION 2

##### MEMBERSHIP AND ORGANIZATION

2.1 The Board shall be composed of five (5) citizens of the City, appointed by the Mayor, with the approval of the Board of Commissioners, for a term of three (3) years. In making the first appointment under this Section, one (1) member shall be appointed for a term of two (2) years and

two (2) members shall be appointed for a term of three (3) years. An appointment to fill the unexpired term shall be for the remainder of the term. Members shall serve until their successors are appointed and qualified.

2.2 No member shall take part in any hearing or determination where he has a personal or financial interest.

2.3 The Board shall elect a chairman from its membership who shall serve for two (2) years.

2.4 Three (3) members of the Board shall constitute a quorum. Every determination by the Board, in any matter pending before it, must receive the vote of at least three (3) individual members, voting in the affirmative, in order to carry.

### SECTION 3 PROCEDURE

3.1 The Board shall adopt rules of procedure necessary to carry out the provisions of the Ordinance. The rules shall fix the time and place for regular meetings of the Board. Special meetings may be called by the Chairman by given notice thereof to each member three (3) days in advance, either in person or by mailing a notice to the member at his address.

3.2 All meetings of the Board shall be open to the public.

3.3 The City Clerk or a deputy appointed by him shall serve as secretary for the Board.

3.4 The secretary shall keep the minutes of all proceedings of the Board and shall show the vote of each member upon each question. He shall keep records of all its official actions. All minutes and records shall be kept in the office of the City Clerk and shall be open to the public.

### SECTION 4 APPEALS

4.1 Any person aggrieved or any officer, department, board or agency of the City affected by any decision or interpretation of the Housing Inspector or other administrative officer of the City in connection with the interpretation or enforcement of any of the provisions of this Ordinance, may appeal to the Board. Such appeal shall be taken within fifteen (15) days from the date of decision by filing with the Housing Inspector and the City Clerk a written notice of appeal, specifying the grounds thereof and by paying a filing fee of five dollars (\$5.00) at the office of the City Clerk at the time the notice is filed.

4.2 The Housing Inspector, upon receipt of an appeal, shall transmit to the Board the papers and information constituting the record upon which the action appealed from was taken. An appeal shall say all proceedings in furtherance of the action from which the appeal is taken, unless the Housing Inspector certified to the Board that by reason of facts stated in the certification, in his opinion a stay would cause imminent peril to life or to property. In such cases, proceedings shall not be stayed other than by a restraining order granted by the Board or by a court of competent jurisdiction. Written notice shall be given to the Housing Inspector of any application for a stay to the Board.

4.3 The Board shall fix a time for hearing of the appeal. It shall give written notice to the parties in interest at least ten (10) days before the date set for the hearing. Such notice shall contain the date, the hour and the place for the hearing. The Board also shall publish notice of the date, time and place of the hearing once in each week for two (2) successive weeks in a newspaper published in the City; or if no newspaper be published in the City, then in a newspaper of general circulation in the City. Upon the hearing, parties in interest may appear in person or by agent or attorney.

4.4 The Board shall render a decision within forty-five (45) days from the date on which the appeal is filed.

4.5 Upon hearing an appeal, the Board shall have power to affirm, or if it finds erroneous action, to reverse, set aside, or modify the order under appeal. In special cases where the strict application of this Ordinance would result in peculiar and exceptional practical difficulties to or exceptional undue hardship upon the owner or occupant of a dwelling or dwelling unit, the Board shall have power to authorize a variance from the provisions of the Ordinance, as will not be contrary to the public interest, so that the spirit of the Ordinance will be observed and substantial justice will be done.

## SECTION 5 APPEAL TO COURT

5.1 An appeal from any action, decision, ruling, judgment or order to the Board may be taken by any person or persons jointly or severally, or by any taxpayer or any officer, department, board or bureau of the City to a court of competent jurisdiction.

## ARTICLE 7 PENALTY

Any person who shall violate any provision of this



Ordinance, or who shall fail to comply with an order properly made in connection with the enforcement of this Ordinance shall be guilty of an offense and, upon conviction, shall be punished by a fine of not more than twenty dollars (\$20.00) such provision or order shall constitute a separate violation.

ARTICLE 8  
EFFECT OF PARTIAL INVALIDITY

If any section, paragraph, sentence, clause, or phrase of this Ordinance should be declared invalid for any reason whatsoever, such decision shall not effect the remaining portions of this Ordinance, which shall remain in full force and effect; and to this end the provisions of this Ordinance are hereby declared to be severable.

ARTICLE 9  
CONFLICT OF PROVISIONS

Any ordinance now in effect that conflicts with any of the provisions of this Ordinance shall be held to be invalid and to no effect insofar as it shall conflict with the provisions herein contained.

ARTICLE 10  
EFFECTIVE DATE

This Ordinance shall be in full force and become effective thirty (30) days from and after its passage, approval, and publication.

PASSED AND APPROVED THIS 18th day of October, 1966.

/s/ LAWRENCE O. HANSEN  
MAYOR

(SEAL)

ATTEST:

/s/ EDNA SPAULDING  
City Clerak

This Copy of Ordinance No. 1189 is as amended by Ordinance No. 1221

VITA

Judy DeHart Thomas

Candidate for the Degree of

Master of Science

Thesis: INFORMATION RELATED TO HOUSING OF INTERNATIONAL  
STUDENTS AT OKLAHOMA STATE UNIVERSITY

Major Field: Housing and Interior Design

Biographical:

Personal Data: Born in Chickasha, Oklahoma, March 3,  
1946, the daughter of J. W. and Aline DeHart.  
Married William E. Thomas, June 30, 1967.

Education: Attended grade school in Ardmore, Oklahoma;  
graduated from Ardmore High School in 1964; re-  
ceived the degree of Bachelor of Science in Home  
Economics from Oklahoma State University,  
Stillwater, Oklahoma, with a major in Housing and  
Interior Design, in July, 1968; completed re-  
quirements for the Master of Science degree in  
May, 1970.

Professional Experience: Graduate Assistant in the  
Department of Housing and Interior Design from  
September, 1969 to May, 1970.

Organizations: Home Economics Club, Omicron Nu,  
Oklahoma State University Alumni Association.