

The Record 12/23/46 **Few Types Of Damage Caused By Children, Survey Shows**

Relatively few of the common types of tenant wear and tear on rental property can be attributed to children, a government study has established, William R. Geddings, member of the mayor's emergency housing committee and executive director of the housing authority of Columbia, declared yesterday.

A survey of the most common types of misuse and breakage occurring in public low-rent housing, Mr. Geddings said, showed that housewives often caused more damage than children, frequently by ill-advised cleaning methods. These findings are particularly significant in view of the recent plea of the Columbia mayor's emergency housing committee, headed by D. W. Robinson, to landlords not to ban families with children from their properties. Some landlords refuse to rent to such families because they believe children cause extra maintenance and repair costs.

In public housing projects, including those in Columbia, which do not ban families with children, the most frequent types of damage were found to be these:

Doors and frames — damaged by baby carriages, bicycles and scooters.

Walls—Oil paint removed due to improper cleaning, defacing by children, grease spots and furniture scars.

Windows—Sills damaged by hot dishes and wet bottles, shades broken and fabric damaged by improper operation.

Floors—Finish removed by strong cleaning fluids, soaps and powders and improperly washed.

Ranges — Cooking units rusted through improper cleaning, cracked grates and clogged burners.

Refrigerators — Temperature controls broken and trays damaged due to neglect and defrosting.

Plumbing fixtures — enamel damaged by abrasives.

Of these common misuses, the survey pointed out, only the first and part of the second could be at-

tributed to the presence of children. In both cases, the damage is superficial and easy to repair. It is also easy to fix financial responsibility for the purpose of making any collections.

Commenting on veterans' housing, Mr. Geddings declared that some 600 veterans are now living in the 1,100 apartments operated by the Housing Authority of Columbia, which is very much interested in doing everything possible for the returning veterans.