

COMPLIMENTS

to you twenty, or so, who have wisely bought homes during the past 10 days.

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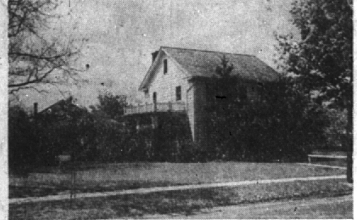
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FRANK C. NEWELL B'HAM 2679 RA 9843

NATIONAL NOTES ON REAL ESTATE

BY HERBERT U. NELSON (Secretary, National Association of Real Estate Boards)

England is carrying forward its great housing program with unchecked vigor and speed, and home buying there is at a rapid rate. This year will see another 300,000 new housing units erected. In proportion to population, this is building at about four times the American rate.

About four-fifths of the 300,000 houses will be erected and sold entirely through private enterprise. The English cities are also making sincere effort to give better housing to families so poor that they cannot be provided for through the regular commercial channels.

Accompanied by Robert B. Whitaker, of Kenosha, Wisconsin, I have recently been seeing some of the old slums of London, now rapidly being eradicated. We visited also a number of the housing projects under construction by the municipality of London. We were accompanied by officials of the London County Council and had opportunity to discuss with them the policies and plans which underlie British housing activity.

In the English cities, provision for the poorer people means housing at rentals of \$2.00 and \$3.00 per week, a lower rent than any "low rental" project discussed for American cities. The housing thus provided is "minimum" housing, consisting of two or three small rooms in five story walk-up apartments.

My own feeling about these apartments is that they are a mistake, that in a few years they will be slums of an even more intensive type than the two-story row housing they have replaced.

Lower Home Costs. Economies in home building now being obtained in England from large-scale operation seemed to us very important. Most of the private home building is done by large companies with ample capital. They buy lumber by the shipload. Some of them maintain their own brick yards and fabricating plants. One builder with whom we visited for several days last year built and sold over 4,000 small homes and this year will exceed that number. The excellent homes he is able to construct and sell at prices below our bare building costs indicate that there is much merit in large scale operation as a means to lowering home costs.

A national mortgage bank for England has been proposed by W. Craven-Elles, who is the Conservative member of Parliament from Southampton and also chairman of Parliament's important committee on money. We discussed our own proposals for a central mortgage bank with this able leader of the Conservative party and found that he considered them so modest as to be rather timid.

Mr. Craven-Elles advances the idea that all home loans should be licensed for a period of eighty years, at the end of which time they would be torn down and replaced, unless in the meantime they had been rebuilt and made modern. Thus the nation would always have a continuous building program, its housing facilities would be up-to-date, and the construction industry would become the balance wheel of the industrial system.

He believes that if the capitalistic system is to survive, quick and drastic steps must be taken to meet the housing needs of as many citizens as possible.

Editor, The Eccentric Birmingham, Michigan. Dear Sir: In last week's issue you printed one of the biggest puzzles I have ever read—I refer to that letter written by some notoriety hound, asking the school board to shorten summer vacation to two weeks. The letter itself was, besides being based on entirely false premises, a bid for publicity pure and simple, but let's take up one question at a time.

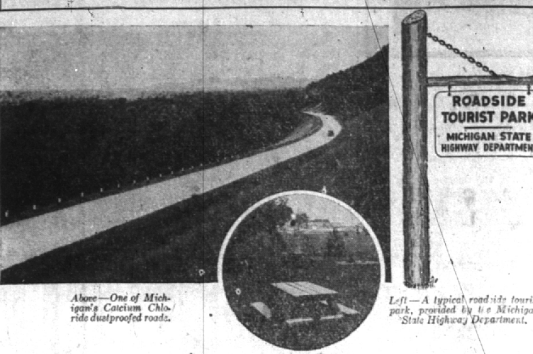
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The girl can't mean it—even college students, who are supposed to know something (at times rejoice when vacation comes, and so do the teachers, who I'm sure know something. It's a chance for someone to recuperate from the sickness and lack of exercise in winter, and a chance which should be enjoyed to the full by everyone. If there actually are people like the writer of that letter: whose main summer work is to write many dates she'll have; who is so afraid of a few freckles or a little sunburn that she'll emerge from summer as pale as a potato sprout; who would rather not swim than let the curl get out of her hair—well, I have a solution for such people.

Instead of letting them hang around and clutter up the drug-stores all summer, put them to work in a nice hot automobile factory or something of a like nature. They won't be in any danger of getting sunburned, and there will probably be a lot of men around. And also such people might then be of a little benefit to the world outside of the cosmetics and their ilk. Right now I'm sure that if any boy knew this girl's mind well, he'd use it, he wouldn't bother to call on her again, dressed up or otherwise.

This could go on for a long time, because the more I look of

MICHIGAN'S DUSTLESS ROADS, PARKS AND PICNIC NOOKS ATTRACT \$300,000,000 TOURIST MONEY



State Facilities a Boon to Michigan Tourist Industry

During a typical year, the occupants of 2,500,000 out-of-state automobiles spend approximately \$300,000,000 in Michigan, in pursuit of good times and recreation. Their cars burn 30,000,000 gallons of gasoline, adding \$900,000 to the state's gas tax revenue. Penetrating to almost every nook and cranny of the state and county highway systems.

Michigan's popularity as a vacationland has increased tremendously during the last decade, and the State Highway Department has indeed become a national leader in making dustless highways and roadside picnic spots a powerful agency for the stimulation of Michigan's great tourist industry, an industry which in 1936 was the largest in the nation.

lines, and many of the side roads as well, have either been stabilized, or are adequately treated with surface applications of calcium chloride to eliminate the discomfort and danger incident to dust. No other state in the Union boasts as high a percentage of dustless roads as Michigan.

Along the highways frequent intervals, the tourist finds beautifully landscaped and well-kept picnic spots, where chosen bends in the road, lakes, streams, and woods provide picturesque settings for the rustic tables, stove-water wells and other facilities provided by the state. The Michigan State Highway Department has indeed become a national leader in making dustless highways and roadside picnic spots a powerful agency for the stimulation of Michigan's great tourist industry, an industry which in 1936 was the largest in the nation.

This activity to increase Michigan's attractiveness to the tourist has been greatly enhanced by other departments of the state in establishing an elaborate system of tourist camps and state parks in beautiful and historic locations. County highway departments, too, are becoming increasingly conscious of the value of calcium chloride dust treatment for roads and are also doing their part to provide tourist facilities. They have found that the use of the dustlayer not only stimulates local business but conserves road materials otherwise lost as dust.

The natural beauty of the state, its many lakes and streams, and wooded parklands, combine to make Michigan a vacation paradise. And its roads, combine the nation over for their excellence, will keep visitors coming back year after year, bringing their friends with them.

Left—A typical roadside tourist park, provided by the Michigan State Highway Department.

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People's Column

The Eccentric is pleased to receive communications for this column. All communications will be kept confidential unless you indicate otherwise. Letters are limited to 500 words, and must be in the office of The Eccentric for publication the following Thursday.

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