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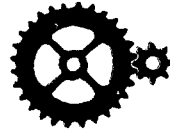
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"HOMES For The MODERN SLUM-DWELLER"

New building projects in Columbus have created an interest in the University district concerning the \$800,000,000 slum-clearance and low-rent rehousing program now going forward on a national scale under direction of the United States Housing Administration.

These projects are carried out by local authorities, architects, and contractors in conjunction with the aid of advisors and suggestions, concerning designs, cost, and sites supplied by the Administration. They are limited by them to assure that they will not extend beyond the limits needed to guarantee compliance with the details of both the United States Housing Act and the loan contract under which the USHA lends the local housing authority 90 per cent of the total cost.

The results of the thought and research which have been undertaken by architectural offices, lending institutions, government agencies, and independent workers in recent years can now be seen. In the new tenant apartments, we begin to see a new expression of housing development in terms of comfort, amenity, and convenience, realistically related to considerations of cost and demand. Gradually, housing that meets the needs of the broad class of people by holding their occupancy and resisting obsolescence, is being perfected.

Rental projects under the insured mortgage system have brought average prices down to approximately \$14.50 per room. Although this is comparatively reasonable, the prices are still to be reduced to meet the class of slum-dwellers. The evolution of this development is fast leading to such a goal.

The new developments have certain common and desirable characteristics. They are large and well organized groups, providing a measure of Community identity which has proven a potent cause of tenant appeal and prevention against neighborhood disintegration. Tenants are less crowded and ample open space is allowed to give a high degree of privacy to the dwell-

ings, to assure air and sunlight, and offer recreation.

The long waiting lists which attend such projects testify to the lure that these qualities possess. So far the Federal Housing Administration has insured mortgages for 51 and has commitments for 117 rental housing projects accommodating 18,636 families. The project locations cover an average of ten acres each in area. To rush completion of these projects they have arranged certain commendable agreements between labor unions, and the contractors. Fixed wages will be maintained throughout the actual construction, and labor disputes will be settled peaceably without discontinuation of the work.

Some of the first housing projects built in the larger cities like Cleveland and New York were constructed over cleared slums in industrial districts. Although they represent the modern trends in design and construction and do eradicate the slum areas and consequently reduce the crime and disease involved, they have revealed certain undesirable features.

First of all, the expensive purchases of land in that locality have increased the cost by almost one-third while buildings of this kind in suburban areas would constitute a lower cost. These localities are also unwanted because they do not feature attractive recreation and play areas that provide worthwhile pastimes and eliminate slum-bred crimes. Therefore parks and recreation centers in the environment are just as important as the apartments themselves. The latest plans are to build them in the suburb districts to do away with this. Even though the government is spending tremendous sums of money for such enterprises, they are still mostly individualistic and retain a lot of problems that must be overcome by the local groups. These problems can be solved by interested local citizens, and these groups of dwellings can be gradually produced under individual real estate enterprises. The result will be a finer, better habitat for a finer group of people.

—F. R. S.