

# CAN PRIVATE INDUSTRY MEET OUR HOUSING NEEDS?

## Private Industry Cannot Afford to Build for 1/2 of our Citizens

### Wants Subsidized Housing in the U. S.

R. S. Baldwin Says Real Low Cost Accommodations Would Meet Present Problem of Relief, Etc., Here.

By JAMES L. HOLTON, World-Telegram Real Estate Editor.

**RUNYON S. BALDWIN**, prominent Manhattan real estate broker, asserts that improvement of housing conditions for those who now live in the worst slum sections of our American cities is a problem in which every one should be vitally concerned. In fact, he believes, government aid in developing truly low-cost living accommodations would do much to cure present ills in the relief situation.

"So far every housing program in this section," Mr. Baldwin provided quarters only for those who are able to pay for them, also, they had even to rent them, and they had to pay for them. Subsidized housing is a cure some of the...

### Cheap Housing Held Solution To Depression

Owen Young Sounds Key-note at Homes Parley of Purdue University.

By the Director of the Department of Housing, Purdue University, Owen Young, speaking at the annual Homes Parley at Purdue University, said that the solution to the present economic depression lies in the construction of cheap housing for the masses.

### VAST HOUSING PLAN URGED

Senator Wagner Speaks for His Bill Provides Federal Aid for Localities



James L. Holton, Editor of World-Telegram Real Estate Editor.

By ROBERT F. WAGNER, Senator from New York.

WASHINGTON, Dec. 21.—A large housing program in the United States will create jobs for thousands of men and women who are still unemployed. It will also provide better living quarters for millions of our people who now live in slums and tenements.

Senator Wagner's bill provides for the construction of public housing on a large scale. It will also provide for the improvement of existing housing.

600,000 families in this country are paying \$8 or less per month. Not today, nor for 35 years, has it been possible to build for the low wage group at any rate that the group can afford to pay, whether the improvement is constructed well or ill.

The trouble with the housing industry today is that we are building homes out of reach of the average man," he said.

"We need a new industry to absorb unemployment in the building trades and the time to build."

### FEDERAL HOUSING PLANS COMMENDED

Slum Areas Are Target for New Program of Realty Firm

By JAMES L. HOLTON, Editor of World-Telegram Real Estate Editor.

WASHINGTON, Dec. 21.—The Federal Housing Administration's plan to build low-cost housing in slum areas is being commended by the realty industry.

The plan is to build 20,000 units of housing in the next five years. The units will be built in slum areas and will be sold to the public at a profit.

**FAMILIES WITH INCOMES under \$1500 a year should not pay more than \$25 a month rent. 64.81% of our citizens earned less than this even in 1929**

When Mr. President, that while the great engineering staff at the University of Chicago is working on the problem of housing, the realty industry is also working on the problem of housing. The realty industry is the only industry that can afford to build for the masses.

As far as New York City is concerned, the recent decision of the United States Circuit Court of Appeals at Cincinnati that the government has no power to condemn land for low-cost housing projects will not, it is said, affect the various large operations here because all the property taken over has either been bought direct by the government or through condemnation proceedings by the State or city, and this is exempt from the recent court ruling.

"Kniekerbocker Village," is the lower East Side of Manhattan, and the largest project in the eastern part of the Bronx, just completed are demonstrating the success of this idea in actual operation. Of three other undertakings of this nature now under way in New York, the smallest but furthest advanced is the Astor project on the west side of Avenue A, between Second and East Third Streets, which in a couple of months will be ready to accommodate 200 families.