

COUNTRY SHORT ONE MILLION DWELLINGS; HIGH RENTS AND COSTS MUST STAY FIVE YEARS

BY RALPH F. COUCH
United Press Staff Correspondent.

WASHINGTON, April 15.—High rents and high building costs have come to stay for years, President L. Roy K. Sherman of the U. S. Housing Corporation, predicted today.

"There is no reliable indication of a drop," he said.

The housing shortage now is just as acute as a year ago. It is conservatively estimated that the country now is short about 1,000,000 dwellings.

"In my opinion it will take at least five years to catch up and get back to normal."

Sherman, as president of the housing corporation, has built 6,000 homes in big cities in all sections of the country. Experts working under him kept elaborate cost sheets in every conceivable angle of the building business.

Sherman has figures showing most minute details of building ranges from the cost per cubic yard to the cost per square yard of framing, wall building, brick laying, plastering, and so on.

Relief For Off
Furthermore, the housing corporation head has tried to keep in close touch with the building situation in

Strong Women

BY DR. VALENTINE MOTT.



Women and men too—
are just as
strong and
healthy as
their blood.
Vigor and
health come
with good
blood. Without good red blood a
woman has a weak heart and poor
nerves.

In the spring is the best time to take stock of one's condition. If the blood is thin and watery, face pale or pimply, if one is tired and listless, generally weak, a Spring Tonic should be taken. An old-fashioned herbal remedy that was used by nearly everybody 50 years ago is still safe and sane because it contains no alcohol or narcotic. It is made of roots and herbs and called Dr. Pierce's Golden Medical Discovery. If druggists do not keep it in tablet form, send 60 cents for a vial to Dr. Pierce's Invalids' Hotel in Buffalo, N. Y.

Oregon Theatre

2—NIGHTS—2

Friday and Saturday, April 16, 17

The popular

**Fred Siegel
Stock Co.**

Presents

**POTASH
and
Perlmutter**

every big town and city in the country. Here is his verdict.

"Only in Washington does there seem to be even the beginning of relief from the tremendous pressure of the shortage of dwellings that grew up during the war period," he said.

"In Chicago, New York and other big cities the shortage of dwellings seems just as acute as ever."

"The cost of labor and building material holds little promise of going down. The general cost of building has increased from 65 to 70 per cent since 1913, according to accurate cost sheets of experts in the corporation. Their figures have been tested by careful application to the construction of dwellings of almost every variety.

Money Held Up

"Many people who have money to build houses now are holding off because they hope prices will drop. This has a tendency, of course, to keep prices up. To get the nation's housing situation back to normal we must build at a rate calculated to keep abreast of the normal increase in demand for dwellings plus an additional rate which will make up the shortage of 1,000,000 homes now existing. So far as I can see now, we are not building even at a rate fast enough to take care of the natural increase in demand.

"By normal conditions I mean conditions similar to those prevailing in pre-war days when in every big city there was a general exchange of tenants every spring. In some cities it also was the custom for landlords to give one month's rent free to incoming tenants. Such conditions indicate a nearly equal balance of supply and demand. This is normal. It will be at least five years before this condition is restored, I think.

One Hopeful Sign

"There is one hopeful sign that building costs will be reduced eventually. Architects and contractors everywhere are working continually to devise new and short processes of building. They also are experimenting with new materials. Thus many builders recently attended a national convention called to discuss the proposal of building concrete houses which are poured into moulds and can be turned out much more quickly than the average brick or frame house can be completed.

"Another hopeful sign is the combination of representative citizens in many localities to build houses in cooperation, charging a fair rate for the money advanced. Quantity production of this kind makes for economy in construction."

Housing corporation experts have worked out figures showing the comparative cost of erecting in 1913 and 1919 a 6-room dwelling of a model used by the corporation in many cities in 1918. The table reads:

Net cost of struc-	\$2,932.36	\$4,930.55
Cost of land at \$1,000 per acre	143.00	143.00	
Cost of public utilities	400.00	680.00	
Contractor's profit and overhead, 15 per cent	439.85	729.59	
Architect's fees, plus plans and supervision, 6 per cent	292.23	340.21	
Total	\$4,117.54	\$6,833.55

Mere Wood Shavings Made
This Hat Which Finds Favor
In Exclusive Fifth Avenue



This beautiful "creation" direct from Paris, is made from good shawings. The hats come in various shades and Fifth Avenue has taken kindly to them. It is expected that they will become popular in these days of high prices. An imaginative milliner predicts that bevels of pretty but impudent maidens will be hanging around buildings under construction in the hope of picking up enough shavings for that spring hat.

Quandary

"What are you going to do with all that homemade creme de jazz you worked out with sugar and cornmeal and so forth?"

"That's the question," said Uncle Bill Bottleton. "What are we going to do with it? We can't drink it and it's too expensive to be thrown away."

—Washington Star.

**SENATE DEMOCRATS
OPPOSE HOUSE PLAN**

WASHINGTON, April 15.—It has become known here that democratic members of the senate will not permit the rushing through that body of the Porter-Knox peace resolution, but will insist that ample opportunity be given for debate and amendment.

The plan of democratic members of the senate is to offer an amendment to the peace resolution the League of Nations covenant, separated from the peace treaty of Versailles.

Senator Hitchcock, acting democratic leader, plans to offer the League covenant as an amendment and to demand a record vote on it so the country may know how many members of the senate are willing to promote world peace by creating a league of nations. In separating the covenant from the peace treaty, Senator Hitchcock will make necessary a vote on that particular part of the document brought back by the president from Paris. The program of those for ratification of the peace treaty, will vote with the democrats.

spect, is to have a showdown with the irreconcilable element in the senate and to ascertain whether they are opposed to the peace treaty itself or the league covenant.

Recent statements of Senator Lodge, republican floor leader, that the senate probably would quickly dispose of the peace resolution after it came over from the house, appear to have been too optimistic. After a survey of the situation, Senator Hitchcock believes there will be extended debate in the senate because of two primary things—the unconstitutionality of the peace resolution and the democratic belief that in offering such a resolution the majority members are actuated largely by political motives.

Senator Hitchcock expects the vote in the senate on the peace resolution to be very close. He says he found no support for the peace resolution on the democratic side of the chamber and believes the minority will be almost equally opposed. There is also prospect that one or more "mild reservationists" will vote with the majority.

He also believes that war-time legislation will be voted down.

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