

**REALTOR HITS
HOUSING PLAN
IN TALK HERE**

Subsidization of 'Tenement'
Building Described as
Un-American.

It would be un-American for real estate men to tolerate any movement leading to creation of great, new tenement districts in cities, Walter S. Schmidt, Cincinnati, said today.

Mr. Schmidt, National Association of Real Estate Boards' past president, spoke at the opening session of the Great Lakes regional convention of realtors in the Lincoln today.

Forty speakers from 24 cities in 14 states were scheduled on the convention program. Sessions are to be held tonight and tomorrow. Other speakers at the opening meeting were Charles S. Wanless, Springfield, Ill., organization vice president; John J. Roache, Milwaukee real estate board secretary and home show manager, and Harry S. Kissell, Springfield, O.

Urge Home Ownership

"Outside of one or two great centers, there is no reason in the world why every family should not possess its own individual house," he said. "Certainly the salvation of this nation lies in wide dispersion of small property holdings."

"We must subsidize, then let us subsidize so that they may have adequate incomes to possess individual dwellings. This is a better method of accomplishing an uplift in our civilization than to have the government build new sublimated tenement districts."

Mr. Schmidt predicted a tremendous activity in subdividing and home building during the next 10 years. Three trends pointing in that direction were given as:

Trends Are Listed

An increased demand and a smaller number of living units than existed five years ago has created an unquestionable house shortage.

2. Cities seem destined to grow at an even more rapid rate for the next 10 years than they have in any other decade.

3. There is a growing conviction among us that our civilization should see to it that every citizen has decent, sanitary and attractive living quarters.

Mr. Schmidt predicted there would be a change in the structure of American cities. They are to have a central business section, he said, with radial arteries leading to self-contained satellite communities, populated by four or five thousand families each.

"There are to be numerous changes in building construction," he said. "Although there has not as yet been evolved a prefabricated house that gives us a better product at a lower cost, there has been a tremendous advance in the creation of standardized portions of houses."

He said rising labor and material costs would send prices up shortly. For this reason, Mr. Schmidt said, realtors who start construction now will be in preferred positions.

"As soon as building activities have a certain momentum in this country," Mr. Schmidt said, "half of those engaged in this field in 1930 have permanently left it. There has been almost no apprentice training during the past six years."

Declaring that the present gen-

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THE INDIANAPOLIS TIMES

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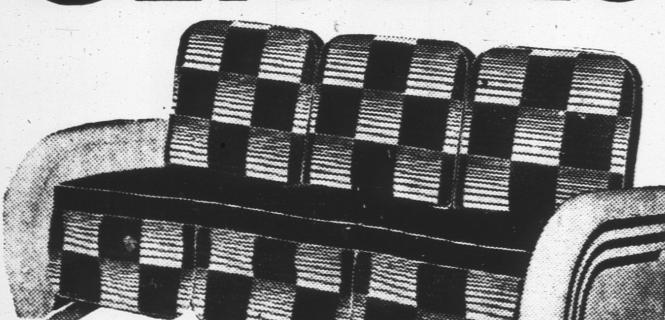
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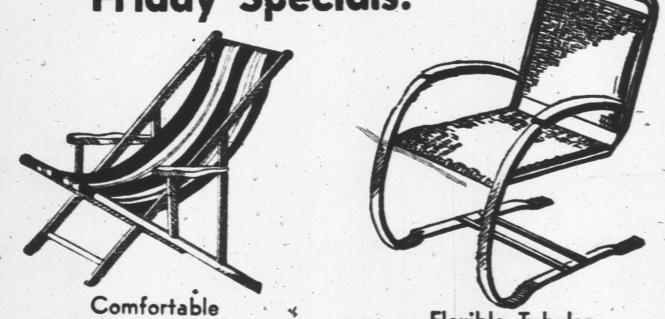
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