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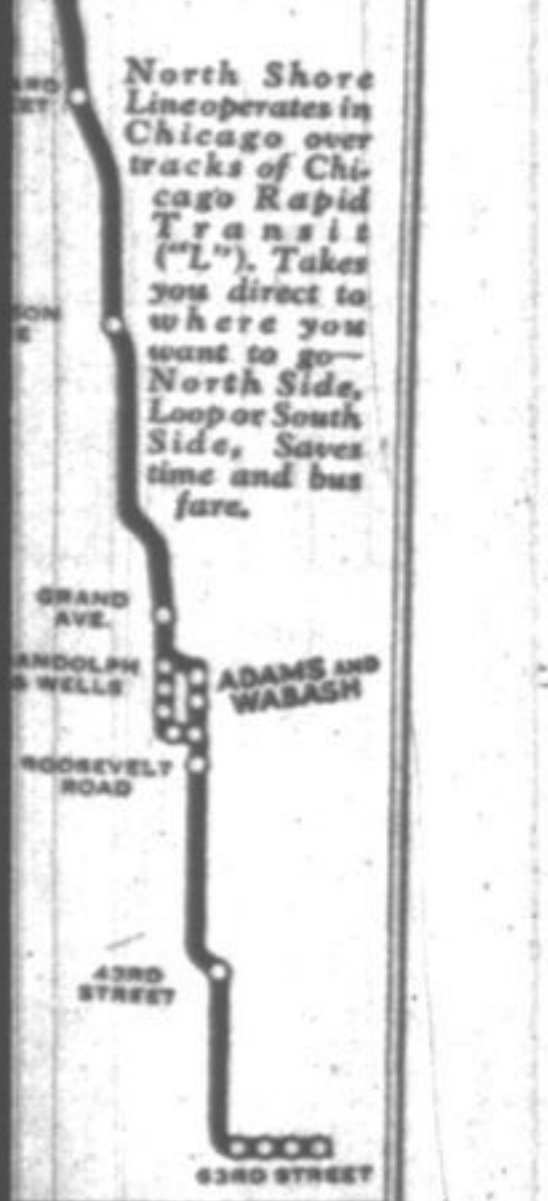
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Line

TELLS HOW HOUSING PLAN IS OPERATED

THE "SUNNYSIDE" PLAN

Article Describes Establishment of New Humanitarian System in This Famous Long Is. Group

Something definite about the operation of the model city housing association, "Sunnyside," in Long Island City, New York, is told in the April Journal of Land and Public Utility Economics, just issued, by Dr. Richard T. Ely, the head of the institute which is now affiliated with Northwestern university.

Seeking to benefit those home-seekers whose incomes range from \$1,200 to \$3,500 annually, the group of far-sighted citizens who are backing the ideal community have found that it pays to be humanitarian. Dr. Ely states that the dubious-looking plan, dubious, at least, before it was started, had turned out to be a great success and while dividends are limited to an annual return of six per cent, this has been earned on a capitalization of \$5,000,000 and that a surplus of \$200,000 has also been accumulated.

Dr. Ely explains the financial feature of buying a home in "Sunnyside" and also something of the obstacles which the men behind the utilitarian plan have encountered as follows:

Initial Payment

"The normal cash payment upon the purchase of a home is 10 per cent of the price. This amount is paid in most cases. In some cases, however, the initial payment is very much less, but in a few cases it is larger, so that the average payment would be not less than 10 per cent. The monthly payment on houses, which includes interest, taxes, insurance, and amortization, varies from \$10.50 to \$12 a month per room. A four-room apartment costs \$6,000; a five-room apartment costs \$7,100; and a six-room apartment costs \$8,300. Monthly payments in these cases are, for a four-room apartment \$62.10; for a five-room apartment \$73.20; and for a six-room apartment \$85.00. A single-family house of six rooms, on the other hand, sells for \$8,750. The cash payment is \$875 and the monthly payment per room is a little more than \$10.50, or a total of \$64.75. A two-family house of eight rooms sells for \$11,800. The cash payment is \$1,180 and the monthly payment per room is about \$11, or a total of \$88.38. A three-family house of twelve rooms sells for \$17,500. The cash payment is \$1,750 and the monthly payment per room is \$12, or a total of \$132. In the case of two and three-family houses, arrangements can be made for the purchaser to let the superfluous space, thus making it easier for him to pay for the property.

Matter of Tenancy

"This permits a small amount of tenancy, but is not undesirable. The percentage is relatively small, and a certain amount of tenancy is in itself desirable because in no community can every one be in a position to make home ownership desirable. The tenant may be, for example, a young man, still unmarried, who may wish to live in the community and at the same time may in many ways be very helpful to it. On the other hand, the tenancy that does exist is an aid to home ownership. In one case a three-family home was purchased and two apartments were let by the purchaser and the monthly payments thereby reduced to \$30.

"When 'Sunnyside' was first started some people said: 'You cannot sell one-family houses in New York City.' Fortunately the directors were not discouraged, and several one-family houses were built, but not enough to supply the demand. More were built in the second unit, and the number was so large that they were not all sold at once. The number in each unit of one, two, and three-family houses and apartment houses is as follows: In the first unit there were 8 one-family houses, 80 two-family houses, and 40 co-operative apartments of six and seven families each, making provision altogether for 128 families. In the second unit there were 78 one-family houses, 68 two-family houses, 48 three-family houses, and 32 co-operative apartments, making provision altogether for 226 families. In the third unit there were 83 one-family houses, 139 two-family houses, and 78 three-family houses, making provision altogether for 299 families."

Best So Far Possible

"Sunnyside" does not fully represent all of the ambitious plans of the housing corporation but it does represent the best that could be accomplished under the circumstances. Ultimately model homes at a comparatively low rate for at least 5,000 people will be accomplished. 'Sunnyside' itself is within 15 minutes of the business district of New York City and the carfare is only five cents. Alexander M. Bing and his associates are much pleased with their initial enterprise and even now are thinking of other and larger model communities, a garden city in which the best results of 'Sunnyside' may be incorporated, with industries to provide employment and one in which stores will be located, and, therefore, a community that will be self-contained. Dr. Ely, Mr. Bing and associates have their eyes on two communities at present,—one the suburban city of Evanston and the second possibly Boston. The plan is to demonstrate the

feasibility of such a community, and thus to prove that to own a home will bring high-grade citizenship and greater safety for the nation at large.

REAL ESTATE TRANSFERS

J. Johnson and wife to A. Wagner and wife jt tens. WD \$10. Pt lots 7 and 8, Cummings subdn, Deerfield. A. F. Banta and husband to A. E. Fuller. QCD \$10. Lot 11, Bentleys subdn Highwood. L. F. Pease and husband to A. E. Fuller. QCD \$10. Lot 11, Bentley's subdn, Highwood. C. T. & T. Co. to N. W. Wieder. Deed \$1,250. Pt of lot 32, J. S. Highlands, Highland Park Acre Subdn.

C. W. Miller to W. A. Covington. Q. C. D. \$100. Pt of Sec. 36, Deerfield. W. F. Hogan to P. Cimballo and wife. WD \$1. Pt lot 1, blk 46, Highwood. W. H. Brinkman and wife to D. F. Judah. WD \$10. Sec. 33, Shields.

E. F. George and husband to A. E. Fuller. QCD \$10. Lot 11, Bentleys subdn, Highwood. G. Canterbury and husband to R. C. Canterbury. WD \$10. Sec. 26, Deerfield.

A. M. Paulson to A. F. Burghardt. WD \$10. Sec. 25, Deerfield. A. F. Burghardt to T. B. Ryan. WD \$10. Sec. 25, Deerfield.

C. T. & T. Co. to C. F. McLaughlin and wife jt tens. Deed \$10. Lot 23, blk 9, Branigar Bros. Sunset Terrace.

E. A. Kemp to W. H. Brinkman. WD \$10. Sec. 33, Shields. L. Mitchell and wife to P. F. W. Peck. WD \$10. Pt lot 252 original plat of Lake Forest.

R. H. Parry and wife to G. L. Halversen. WD \$10. Lot 52, and pt lot 51, blk 8, Ravinia Highlands. G. Anderson and wife to F. T. Haskell. WD \$10. Pt lot 320 and 321, Lake Forest.

J. G. Curtis and wife to Dorothy F. Curtis. WD \$10. Pt of lot 13, Orgl subdn of Lake Forest. Esther R. Stone et al to A. F. Durand and wife jt tens. WD \$10. Lot 31, Hill and Stone's Shore Crest, Deerfield.

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