

REAL ESTATE

LABOR CONTINUES TO HAMPER BUILDING

S. W. Straus Comments on Current Housing and Industrial Situation in United States

Commenting on the building situation, S. W. Straus of S. W. Straus & Co., says: "Building operations continue to be hampered by adverse labor conditions, inadequate transportation and shortage of various materials. While actual unemployment in some of the building trades is noted there is a pronounced shortage in others which has had the effect of delaying the ultimate completion of operations. "There is no immediate prospect of these conditions being changed, as there appears to be an undersupply of men in the country engaged in some of the essential trades, with nothing to indicate an immediate replenishment through the process of immigration.

No Housing Relief

"It is likely that, with these conditions prevailing in the industry, operations throughout the country will proceed in a limited way and the housing shortage will continue acute for a considerable time.

"There seems to be no immediate possibility of price stabilization. Costs continue in their upward tendency and it is not probable that ultimate stabilization will be effected at present levels. While there is a condition of shifting prices in other commodities, general costs of building work remain firm with a steady pressure toward higher levels. These conditions are apt to be reflected in the general rent situation for all types of structures.

"Despite every effort that has been made throughout the country to bring relief to the housing situation, little or no change has been effected. Construction work has proceeded in the face of so many adverse circumstances that builders have been unable to estimate with any accuracy the date of completion, and the longer time consumed in finishing operations has made the general situation more acute. Unless underlying conditions are subjected to sweeping changes, the lack of housing facilities of every description will continue for a number of years.

"Those who are expecting immediate lower building costs should keep these facts in mind and they also should remember that in the fundamental economic situation there exists conditions of high taxes, high wages, high interest rates and a general public manifestation to live more expensively. We also have been going through a long period of underproduction, and stabilization will come only as the people by working and saving, bring the supply of material wealth of the country to a point where it equals the demand and in addition have created a substantial surplus.

Protest Emphatic

"Unmistakably the public protest against high prices within the last six months has been emphatic and the people have shown a willingness to curtail buying rather than tolerate increases in the cost of living. But stability of costs must in the long run be effected mainly by greater

efficiency and thrift. There must be an honest day's work for an honest day's pay—that is, eight hours' work for eight hours' pay, not four hours' work for eight hours' pay.

"The deficiency of supply as compared to demand is greater perhaps in the housing situation than in any other phase of national life. It is for this reason that the tendency toward higher costs is more pronounced in the building situation than in any other department of industry, and the likelihood of a continuation of these conditions for some time to come appears to be quite conclusive."

FOOTBALL DOPE ON OAK PARK AND NEW TRIER

Herewith is presented some Suburban league football "dope" which should prove of interest:

Deerfield was eliminated from further competition Saturday by virtue of her defeat at the hands of New Trier. The two undefeated teams in the league are now Oak Park and New Trier. Oak Park has two hard games before her—one with Evanston at Evanston and the second with Deerfield at their home grounds. New Trier is scheduled to play Evanston Saturday of next week at New Trier.

Oak Park undoubtedly faces a tough proposition as Deerfield is de-

termined to make her taste bitter defeat. The Evanston game is more than likely to prove a "hard nut" for the Oak Parkers as the Evanston eleven is steadily growing stronger.

New Trier's only remaining tussle is with the Evanstonians and with Rand back in the lineup a victory is expected.

Racine and New Trier meet at New Trier tomorrow morning in a practice game.

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