declared ..

... is an experiment that ought to be copied by every community in the United States ...

President Roosevelt
on visiting Greenbelt

declared ..

"It is an experiment that ought to be copied by every community in the United States - - - "

GREENBELT

"I have seen the blueprints of this project and have been greatly interested, but the actual sight itself exceeds anything I dreamed of. This is a real achievement and I wish everyone in the country could see it. It is a splendid thing to have near Washington and Baltimore.

"Best of all, it will afford the people a splendid opportunity to get out into the country. The homes being built here are to serve primarily the low-income group of citizens. It is an experiment that ought to be copied by every community in the United States."

Franklin Delano Roosevelt,
November 13, 1936.

This statement was made by President Roosevelt, following a personal inspection of the town of Greenbelt, Maryland, planned, designed and constructed by the Federal Government with the use of relief labor.

1935 - 1937 and Beyond

In 1935 the country was still suffering the greatest unemployment crisis in its history. The building trades were at a standstill, which meant that not only the men in those trades were out of work, but also the men in the vast industries which supply the materials of which buildings are made.

There had been no building since 1930 so with the need for employment, therefore, was coupled a need for a million dwelling units a year. A disastrous housing shortage was impending, particularly for the lower income groups, for whom nothing was ever built, only handed down.

To supply dwellings would not only help solve the unemployment problem, but it would help remove a serious social menace, and the real wealth of the nation would be increased.

Two methods of doing this were adopted: Government aid to private enterprise through the F.H.A. and the H.L.B.B., and direct Government building for the lower income groups which had never been within the profit range of private enterprise.

The Housing Division of the Public Works Administration attacked the latter problem in the cities.

The Suburban Resettlement Division of the Resettlement Administration, attacked it by initiating four industrial suburban projects providing a new community pattern, the satellite or "Greenbelt" town.

Today, in 1937, private enterprise construction has increased four fold.

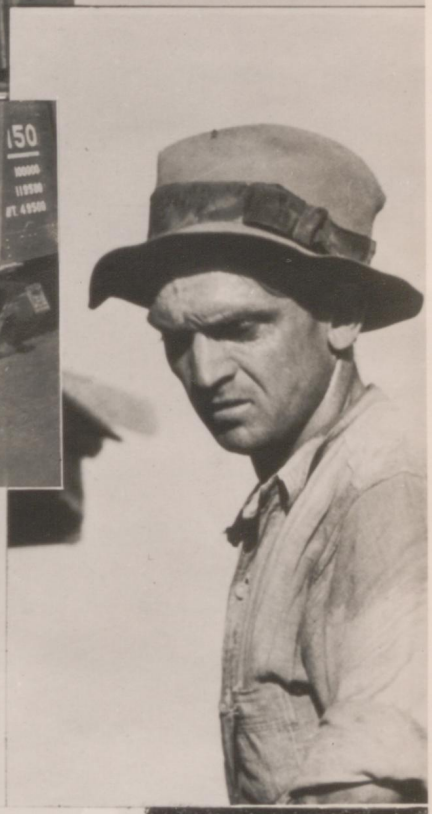
25,000 low-income families will soon be living in public housing projects.

Thousands of men have been tided over the worst period of unemployment. Moreover, by being given work in their trades, they have re-acquired their lost skills, regained their morale, been saved from human defeat.

Technical staffs have been created and personnel assembled. They have been trained in solving the complex interweaving of the social, economic and technical factors that make up large-scale housing.

A way for the future has been pointed out.

The Greenbelt Program of the Suburban Division of the Resettlement Administration has made one of the most important of these contributions to the future, and with this program the balance of this report will deal.



In 1935 unemployment and the need for housing were *recognized problems*

THE GREENBELT PROGRAM

THE BEGINNING

The primary necessity in 1935 was to make jobs, and quickly.

The Emergency Relief Appropriation Act of 1935 was created for that purpose. Under its provisions useful projects were to be set up which would employ as many people as possible.

Housing in its many aspects provided an opportunity not only to make jobs, but to make an attack on a vital social problem:- to follow the example of England, Germany, Holland, Austria and Sweden where Government housing, long successful, is taken for granted as a function of the state.

Ideally, such a program should have been long prepared, carefully planned, expertly built. Normally, to plan a town complete, from raw land to finished plans and specifications, would have meant a year's work. For this there was no time, it was an emergency, men had to be put to work. To delay would have been to disqualify the project under the terms of the Act.

PROCEDURE UNDER PRESSURE

Land had to be acquired, technical staffs assembled, a program outlined, plans drawn and construction started all at once. Contracts could not be let, because the plans had

to go on while work went on:- Force account was the only method. That meant unknown costs, doubly unknown because the quality and quantity of the relief labor was unknown. All that was certain was that costs would be higher than under normal conditions.

Nor was the labor question the only reason for ~~that certainty~~ the uncertainty/cost. Materials had to be purchased through Government procedure, a procedure geared to the ponderous and long-planned construction of great buildings and major engineering works, very different from house building requirements, very different from the hand-to-mouth necessities of building-as-you-plan. Costly delays were inevitable.

The proponents of the Greenbelt Program were under no illusion about the costs. The question was, even with the high costs, did the program promise enough in the way of public benefits to offset those costs?

LAND

All planning must start with the land. Lack of recognition of that simple fact is responsible for the chaos, blight and economic deterioration of our cities. It has long been recognized in Europe, it is gaining belated recognition here.

FREDERIC A. DELANO, PROMINENT PLANNING AUTHORITY, HAS SAID:

"During the summer, I have had the opportunity not only of seeing with my own eyes actual experiments in housing, but of reading some of the very voluminous reports that have been prepared as to the housing practice in this country and abroad, and I have come to the conclusion that the actual building of a cheap house is not by any means the whole problem. Cheap houses, however good, in isolated lots would certainly be a hazardous investment for any working man, and in order to reduce that hazard, it has become increasingly evident to me that the houses must be so associated and related to the city plan as to be protected against neighborhood deterioration. And I have reached the conclusion that the fundamental requisites of houses for people of moderate income must be:

1- Control of the use of the land in the neighborhoods where the houses are located must be in the hands of the community. Such control, in cases of houses for low-income families, may often be maintained more effectively by municipal ownership of the land.

2- The housing development must cover a sufficient area to form a self-sustaining community with necessary schools, playgrounds, shops, etc.

3- Whether absolute ownership of the house is preferable to lease is a question to be worked out; both methods are workable, but in any case, the ownership or long-time tenure of a house is not safe for the small investor except under municipal protection."

double space on one page if possible

THE NATIONAL HOUSING COMMITTEE OF GREAT BRITAIN IN A RECENT INTERIM REPORT STATED:

"It is not enough to provide a very large number of dwellings, even if it be assumed that they are sufficiently low-rented and satisfactorily designed and managed. ¶ It is at least equally important that these right dwellings should be built in the right places and in the right relationship to transport facilities to places of employment and recreation and to all other elements which compose the physical pattern of the country's development. ¶ Unless the provision of houses is closely interlocked with an efficient system of town and country planning, the national housing campaign may, by its very urgency create as many problems as it solves."

double space on one page

USA LAGS in government aid to housing

GERMANY
2,500,000

GR. BRITAIN
1,200,000

FRANCE
429,000

HOLLAND
300,000

U.S.A
31,000

NUMBER OF HOMES BUILT WITH STATE AID 1918 TO 1934

The town common in Bournville, an English garden city founded in 1879. This community contains 2,000 homes, and is administered by a village trust. All land is kept under a single ownership.

Welwyn Garden City, England, a model of scientific planning. The parks, farms, and woodlands which surround the town are publicly owned, forming a protective belt of permanent open space.

THE GARDEN CITY

The Greenbelt Program provides the answers to the fundamental problems outlined by Mr. Delano and the British Housing Committee. They are not new; it is only in this country that they are new. In England, the answers can be found in the "Garden cities" of Welwyn and Letchworth, first planned by Ebenezer Howard, and the cottage estates built by the London County Council; in Germany, the suburbs of Praunheim and Roemerstadt near Frankfort and the land policies of the city of Berlin; in Holland, the re-housing program of Amsterdam and Rotterdam, Hilversum and the Hague. All these are actualities. All these are communities, planned from the land up, integrated into the regional picture, built by the state, owned by the municipality, lived in by the people.

The Greenbelt Towns -- they take their name from the encircling belt of farms and woodland that protect them from encroachment -- look forward to these new patterns, away from old confusions.

GREENBELT, MARYLAND

Under the pressure of time, the Greenbelt Program was launched on the first obviously available site; a tract near Berwyn, Maryland, twenty-five minutes from Washington in the direction of Baltimore. Here, adjacent to the Agricultural Experiment Station, was acquirable land. In Washington were 138,000 commercial workers and Government em-

ployees, paying as surveys had shown, the highest rents for inadequate accommodations paid in any city in the United States, not excepting New York. Washington has grown greatly in the past fifteen years; the ever-increasing functions of the Federal Government seem to assure its increase for many years to come. The selection of such a site seemed unassailable.

100 CITIES TO CHOOSE FROM

While the land for Greenbelt was being assembled and preliminary planning staffs assembled, an investigation of a hundred cities was made. All pertinent facts were gathered relating to housing conditions, industrial employment, variety of industry, real estate fluctuations, wages, population growth, municipal responsibility and indebtedness. From these hundred cities six were selected, and land acquisition was commenced near three of them. These three were Cincinnati, Ohio (Greenhills); Bound Brook, New Jersey (Greenbrook) and Milwaukee, Wisconsin (Greendale).

All of these localities showed an acute housing shortage for the lower-income groups; varied and growing industry; good wage-scales; and other elements contributory to the continued success of a satellite town, and in each of these places were large numbers of unemployed families on relief, increasing misery from lack of work.

ASSEMBLING LAND

Land optioning proceeded at the rate of many hundreds of acres a day. Local brokers, under the supervision of the Land Section, performed this feat without raising the price of land unduly or wasting the Government's money by building up a large force of field men. Extraordinary results were obtained in title clearing, in obtaining entry permits, appraisals (by two separate groups of appraisers) in all phases of the problem, which was complicated not only by Government procedure, but by the fact that while the land was being thus acquired the planners were at work and indispensible constant contact and cooperation had to be maintained.

In two and a half months approximately the following acreage was assembled:

For Greenbelt	11,200 Acres
Greenbrook	3,900 Acres
Greenhills	5,930 Acres
Greendale	3,400 Acres

PLANNING

While this was going on, a technical staff was being gotten together. The four projects were in widely differing parts of the country: local habits, usages, preferences were divergent, and would have to be considered. Two alternatives were possible, a single, centrally controlled staff

to develop all four, or four separate staffs, centrally supervised. The first presented the advantage of theoretical economy, control, standardization, avoidance of duplication. Objections to it were that in the interest of speed the economy was highly problematic, that standardization was highly undesirable because in the first place too little was known about the problems involved and it was advisable to try many solutions, and in the second place there were the regional considerations already referred to.

STAFF

Four planning groups were therefore set up, with a technical Chief of Planners to coordinate the work, to reduce duplication where possible, and to correlate and explain policy and technical procedure. The staff included the best available talent in the fields of town and site planning; architecture; structural mechanical and utility engineering; and landscape design. Many were nationally, even internationally known. Their judgment was reinforced by a group of outside consultants, specialists in their fields. It can be safely said that the Planning Staff of the Suburban Resettlement Division represents the most complete and comprehensive planning organization ever gotten together in this country, and should be kept intact under some Government agency.

FACTORS IN PLANNING

The acquisition of land and the technical planning of a project and the construction, are not all that is necessary, however. After it is built, it must be lived in. If it does not meet the needs of the people, if it is not managed wisely, it will be a failure. The creation of a town involves three closely related fields:- technical, social, economic. The function of the technician is to interpret the social needs in economic terms. To help in this the Research Section sent out thousands of questionnaires to people in the cities where the towns were to be built; the Management Division worked closely together with the planners on all sorts of related problems; other Government Bureaus, such as the Bureau of Standards and the Bureau of Home Economics, contributed valuable information and comment. Local assistance was varied and of the greatest importance. County and State authorities, school boards, the agricultural departments of state universities, these and others were necessary aids to a proper integration of the Greenbelt Towns to their environment.

The towns meet the local needs:- planned in Washington, they are regionalized, not standardized.

The planning had to comprehend all of the following:-

PROBLEMS TO BE CONSIDERED

The location of the site within the area selected.

The plan of the town on that site, in relation to all existing topographic and regional considerations of drainage, traffic, industry, land use, recreation.

The arrangement of buildings within the town; houses, schools, shops, industry, farms, sewer plants.

The determining of the number of houses of varying types for families of varying size, dependent upon the local typical industrial family distribution within the selected income range.

The determining of the number of the school population, of recreation needs, and of the probable necessary commercial facilities for the community.

The design of houses and non-residential buildings, with consideration of the way people live, their habits, likes, dislikes, all constantly in the balance with costs, simplicity, ease of construction. This phase included choice of materials, heating systems, grouping of houses, and many other things, such as orientation for sunlight, breeze, and view, all to produce a community not only livable, but safe, pleasant, and permanent in its characteristics.

ONE OWNERSHIP

Because of the one ownership policy established in the Greenbelt Program it was possible to do many things not usually possible:- to save on the cost of utilities by running them regardless of "lot lines", to double on plumbing stacks; to provide heating for groups of houses; above all to create the "super-block", reducing the amount of street pavement, concentrating open space for common use in the interior

of the blocks, allowing pedestrians to use safe foot-ways with fewer street crossings, giving the children a "break".

FUTURE GROWTH

Nor was this all. It is to be expected that the towns will grow. Careful studies have been made for this future growth, for continued proper relationship with the First Unit, with the surrounding farms and greenbelt, with possible future industry. There can be no blight, no dislocation of values because of haphazard growth or dangerous speculative activity.

CONSTRUCTION

Construction was under way on three of the towns while the ink was still wet on the first tracings. Greenbrook, the fourth, was stopped by injunction proceedings, and has not been proceeded with although the planning was sixty per cent completed. Despite the terrific difficulties of building with relief labor and the complications of Government purchasing procedure, all the other towns will be ready for occupancy this year.

THE FUTURE

They will be three towns as well planned as the best technical talent can make them:- pleasant, permanent, safe. They will start life as self-governing communities, paying taxes, owning their own land and controlling their own destinies in a way that no community in the United States has

done or has been able to do since the first little towns were founded in Virginia, Massachusetts and Connecticut. They are a return to the first American way of life.

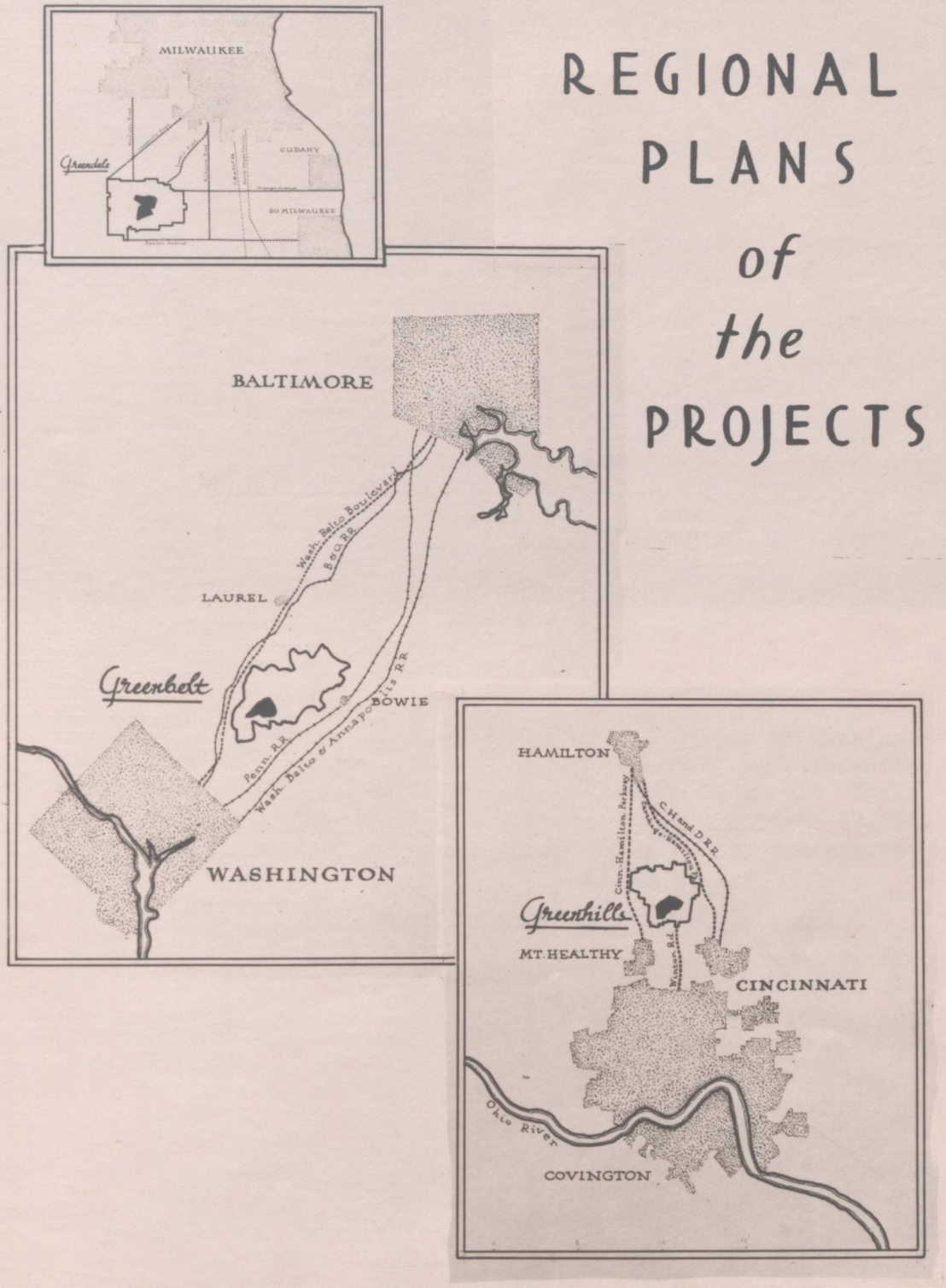
William Penn, when he founded Philadelphia wanted it to be a "place where every man would live in the peace and comfort of his own garden".

Only Government could create the first Greenbelt Town, which is in the Spirit of Penn; it is to be hoped that ~~beyond the province or the capability of~~ private enterprise may follow the lead. If the pattern of our cities changes, if the smoke and grime and disease of blight and slums give way to sunlight, health and safety, it will come about ~~be~~ through the same kind of inspired and far-seeing planning demonstrated in the ~~because of the example of the Suburban Resettlement~~ Greenbelt Program.

And so, as President Roosevelt has said:

> "It is an experiment that ought to be copied by every community in the United States."

REGIONAL PLANS of the PROJECTS



GREENBELT, MARYLAND

Greenbelt is ten miles from the center of Washington, and within twenty-five minutes travel time by automobile from the majority of Federal office buildings via the Washington-Baltimore Boulevard. The project tract comprises 12,259 acres, of which approximately 5,400 acres are to be transferred to the National Agricultural Research Center.

The construction program calls for the erection of one thousand houses; a commercial center containing stores and offices; an inn and restaurant; a Community Building to serve as the center of educational and social activities; administrative offices and town service buildings. All facilities required in a complete, modern community are provided.

Adaptable portions of the tract are reserved for possible future residential development and for a protective greenbelt. Recreational developments planned in the rural area will be beneficial to the entire Washington-Baltimore region. The remaining area of the tract will be divided into dairy and pasturage, orchards and woodlands.

GREENHILLS, OHIO

Greenhills is located twelve miles north of the business district of Cincinnati. The project tract, containing 5,930 acres, is situated in attractive rural country. Existing highways provide convenient access to the metropolitan area to the south with its many diversified industries and commercial enterprises. Smaller communities surround the town at varying distances.

One thousand low-rent homes are planned for immediate construction in the community area of the project tract. Stores, school and recreational facilities will provide all amenities of a complete modern town. Space is reserved for expansion of the first town, and for possible future construction of one or more additional communities.

A portion of the area of the project tract will be devoted to recreational development in cooperation with local governmental agencies. One tract will be reforested and maintained for public purposes. The remaining acreage will be divided into livestock, dairy and poultry farms, making use of existing farm residences and outbuildings.

GREENDALE, WISCONSIN

Located eight miles southwest of the center of Milwaukee, Greendale is within thirty minutes travel time of 140,000 industrial jobs. The project tract comprises 3,410 acres of land, situated in a highly developed agricultural region. The terrain is well adapted to project purposes. Level building sites are available; meadows, woods, streams and lakes provide attractive natural park areas.

The program of immediate construction includes building of 750 homes; a commercial center with shops, professional offices and service establishments; and a community building with facilities for educational and cultural activities.

Space is available for expansion of the present town and for possible construction of an additional community. Development of a connecting regional parkway has been started along the course of a stream traversing the tract. A Substantial acreage is planned for use in dairy farming and provision is made for smaller poultry, fruit and truck farms. Existing farm buildings will be used in rural areas.

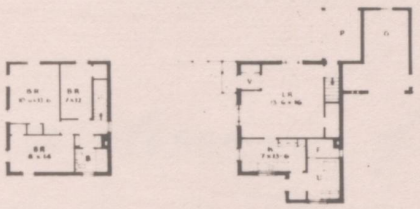
GREENBROOK, NEW JERSEY

The site chosen for Greenbrook is situated in the growing region extending southwest from metropolitan New York into New Jersey. New York City is within an hour's travel time by rail; Trenton is but twenty minutes away. Towns in the adjacent Bound Brook area have shown rapid industrial growth during recent years. Purchase of approximately 3,900 acres of rural land was contemplated in plans for development of the project.

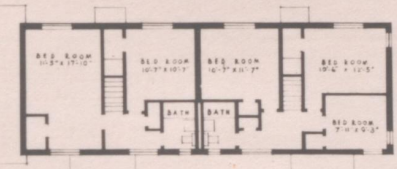
Homes for 750 families were to be constructed on the site, together with a commercial center, community building and recreational facilities. Areas were designated for future community expansion, allotment gardens and full time farms. Detailed planning had reached 60 per cent of completion upon suspension of the activities.

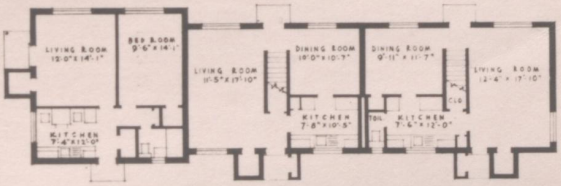
A temporary injunction restraining acquisition of land by the Resettlement Administration was issued on January 9, 1936 by the United States Court of Appeals in the District of Columbia. A decision of the same court on May 19, 1936, declared the project unconstitutional. Project development has been held in abeyance since that date.

TYPICAL SINGLE HOUSES
GREENDALE, WISCONSIN

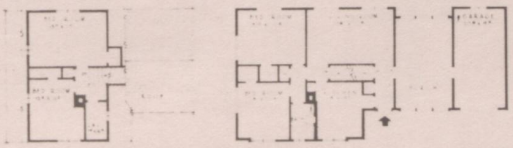


SMALL GROUP HOUSE - 3 FAMILY
GREENBELT, MARYLAND

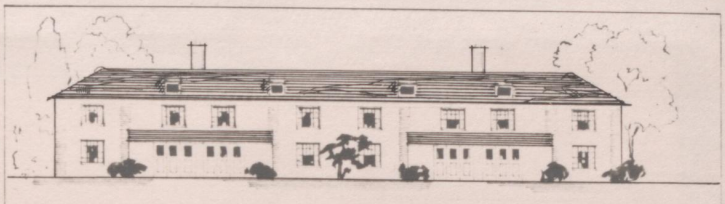




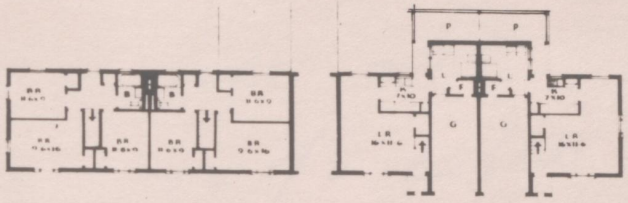
TYPICAL SINGLE HOUSE
GREENHILLS, OHIO



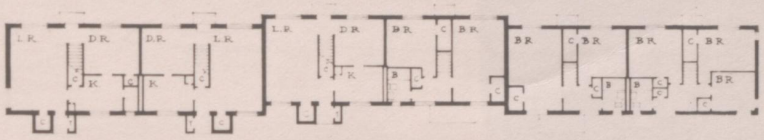
a decision of the same court on May 19, 1936, continued the restraining order and remanded the case to the lower court.



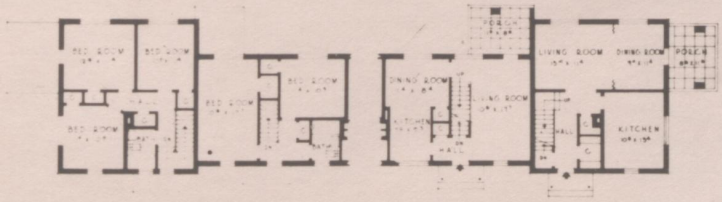
TYPICAL GROUP HOUSE
GREENDALE WISCONSIN



TYPICAL GROUP HOUSE - 6 FAMILY
GREENBELT, MARYLAND



TYPICAL GROUP HOUSE FOR 4 FAMILIES
GREENHILLS OHIO



HALF OF SECOND FLOOR

HALF OF FIRST FLOOR

as a whole more

than 50 to one in favor.

GREENBELT NEARS COMPLETION

Greenbelt was the site of first field operations and is furthest advanced of the Suburban Resettlement Communities. Construction of residential buildings and installation of utility services are being finished rapidly. The present status of the construction program for the project as a whole is better than 50 per cent complete.

Finished demonstration units have been comfortably furnished and opened to public inspection. Non-residential buildings are well under way; a recreational lake has been formed by damming a stream traversing the tract. Progress in road construction and landscape treatment has given sections of the town a finished appearance presaging the pleasing character of the ultimate community.

HOMES RISE AT GREENHILLS

The informal but carefully studied design of the Greenhills town plan is well illustrated in the aerial photograph reproduced above, which shows only the southwest section of the community. Here one third of the thousand homes planned for Greenhills are now being brought to completion.

Wooded ravines of the exterior greenbelt provide a pleasing and protective setting for residential blocks; houses front on open spaces and interblock play areas.

There are at present 477 residential units in various stages of completion. Construction is in progress on the Community Building. Nearly one half of the necessary utility service lines has been installed. The project construction program is estimated to be 30 per cent completed.

Better picture - looks very haphazard & unplanned.

more than 37½ to a plate.

REVIEW OF ACCOMPLISHMENTS

The Division of Suburban Resettlement was formed shortly after the Resettlement Administration was created by Executive Order Number 7027 on April 30, 1935. Under supervision of an administrative staff, research precedent to selection of project sites was carried on, and preliminary town planning and architectural studies were undertaken.

In accordance with a letter of authorization signed by President Roosevelt on September 23, 1935, funds were specifically allocated for Suburban project development.

Employment: As of January 15, 1937, $21,258,000 had been encumbered for Suburban projects. 12,000 persons hitherto without jobs have had employment during the peak construction period. As a result of direct wage payments, local relief rolls have been lowered; men have been employed at constructive labor; demoralization of direct relief has been prevented. Furthermore, funds expended for the purchase of materials have given indirect employment to many thousands of men and have stimulated basic industries heretofore stagnant.

Land: To accomplish this purpose, a land section sent trained agents into the field; appraised properties in the areas; and acquired options for the purchase of 25000 acres in a period of two and one half months.

Planning: A technical section (including national planning authorities) prepared community lay-outs and architectural drawings. Under extreme pressure construction plans were drafted and sent to the field. A volume of work normally requiring months of preparation was compressed into weeks.

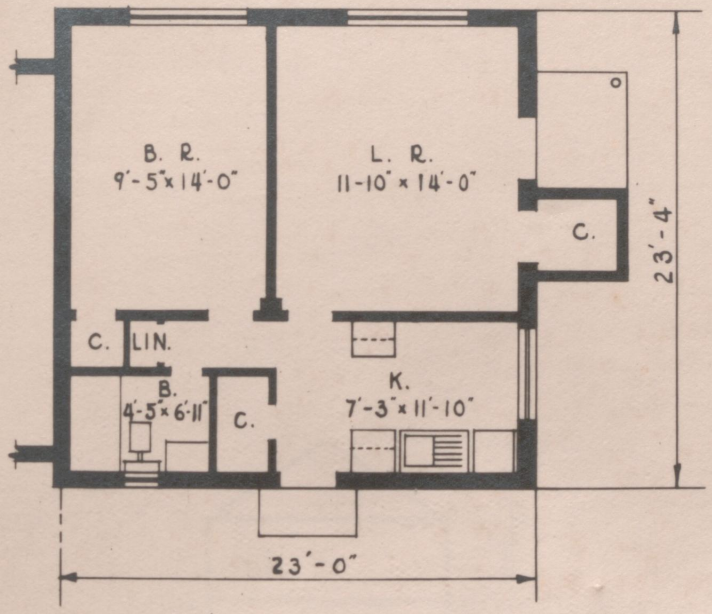
Construction: On October 12, 1935, nineteen days after the President authorized the project funds, field operations were started at Greenbelt. Field work on other projects commenced prior to December 15, 1935. Work has progressed rapidly and without interruption in spite of severe obstacles.

Homes: The residential units included in the present program will relieve housing shortages in their respective localities; social costs of slum maintenance will be reduced; families will enjoy the pleasure of life in healthy, uncongested, safe surroundings.

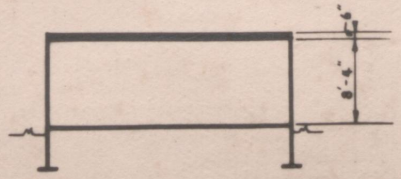
DEPARTMENT OF AGRICULTURE
RESETTLEMENT ADMINISTRATION
Division of
SUBURBAN RESETTLEMENT

GREENBELT

HOUSE TYPE
A I - 1



FLOOR PLAN
SCALE 1/8" = 1'



SCALE 1/16" = 1'

DATA	
GROSS AREA	555
USABLE AREA	447
USABLE AREA / GROSS AREA	80%
AVERAGE GROSS AREA PER ROOM	185
CUBAGE	5,181
NET AREA OF LIVING ROOM	166
AVERAGE NET AREA OF BED ROOMS	132
NET AREA OF KITCHEN	86
CLOSET AREA PER ROOM	11
CIRCULATION AREA	14

REMARKS
3 ROOM HOUSE.

DEPARTMENT OF AGRICULTURE
RESETTLEMENT ADMINISTRATION
Division of
SUBURBAN RESETTLEMENT

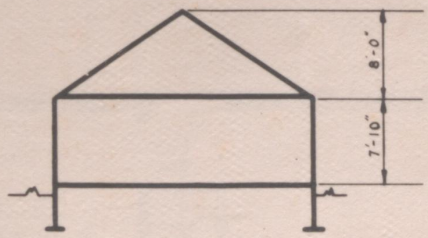
GREENBELT

HOUSE TYPE
A1-1

DATA

GROSS AREA	785
USABLE AREA	664
USABLE AREA / GROSS AREA	85%
AVERAGE GROSS AREA PER ROOM	262
CUBAGE	6,523
NET AREA OF LIVING ROOM	166
AVERAGE NET AREA OF BED ROOMS	132
NET AREA OF KITCHEN	86
CLOSET AREA PER ROOM	11
CIRCULATION AREA	14

REMARKS
3 Room House.
Storage Space in Attic-
217 Sq. Ft.



SCALE 1/16" = 1'

DEPARTMENT OF AGRICULTURE
RESETTLEMENT ADMINISTRATION
Division of
SUBURBAN RESETTLEMENT

GREENBELT

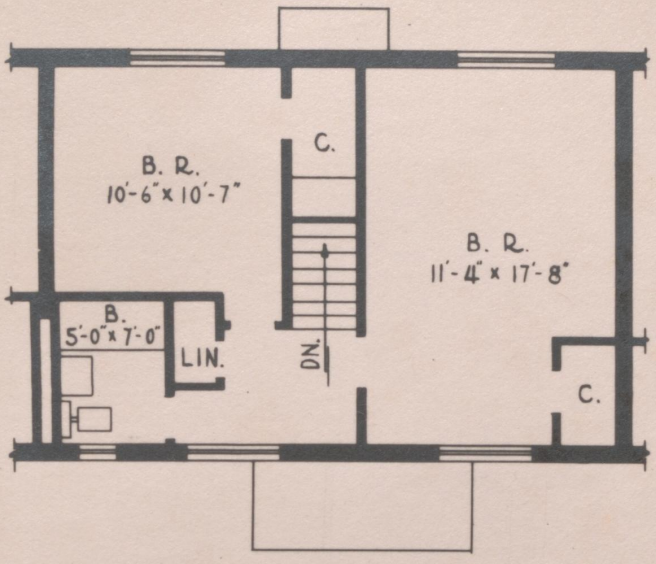
HOUSE TYPE
C 2 - 1

DATA

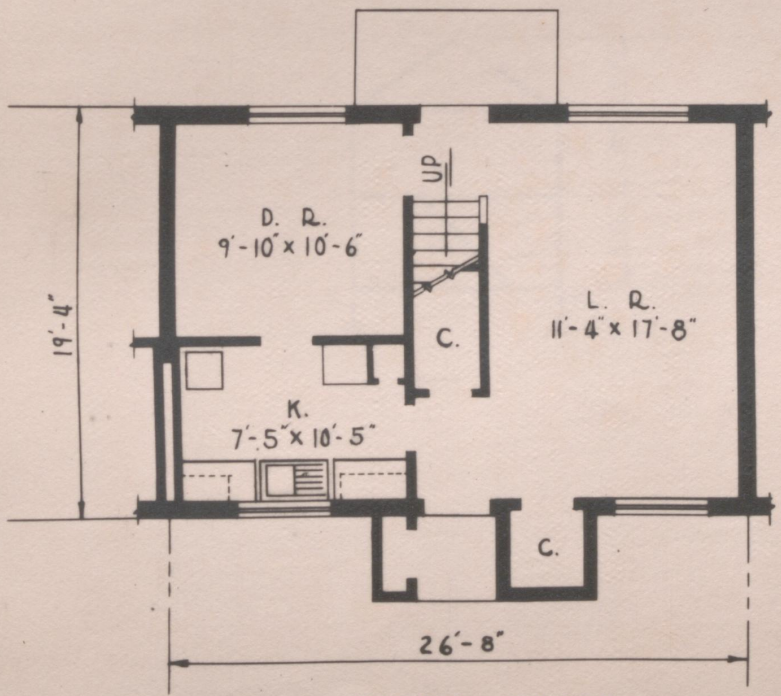
GROSS AREA	1,073
USABLE AREA	783
USABLE AREA / GROSS AREA	73%
AVERAGE GROSS AREA PER ROOM	215
CUBAGE	9,672
NET AREA OF LIVING ROOM	200
AVERAGE NET AREA OF BED ROOMS	148
NET AREA OF KITCHEN	77
CLOSET AREA PER ROOM	14
CIRCULATION AREA	92

REMARKS

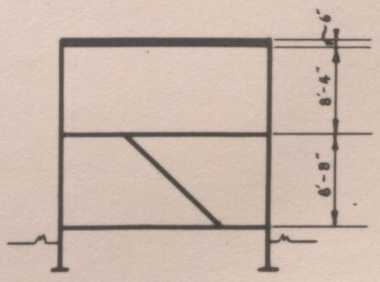
5 Room House.



SECOND FLOOR



FIRST FLOOR
SCALE 1/8" = 1'



SCALE 1/16" = 1'

DEPARTMENT OF AGRICULTURE
RESETTLEMENT ADMINISTRATION
Division of
SUBURBAN RESETTLEMENT

GREENBELT

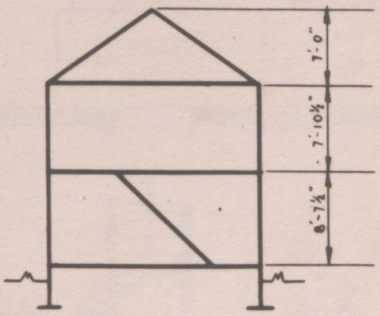
HOUSE TYPE
C 2 - 1

DATA

GROSS AREA	1,313
USABLE AREA	1,023
USABLE AREA / GROSS AREA	78%
AVERAGE GROSS AREA PER ROOM	263
CUBAGE	11,024
NET AREA OF LIVING ROOM	200
AVERAGE NET AREA OF BED ROOMS	148
NET AREA OF KITCHEN	77
CLOSET AREA PER ROOM	14
CIRCULATION AREA	92

REMARKS

5 Room House.
Storage Space in
Attic 240 Sq. Ft.



SCALE 1/16" = 1"

DEPARTMENT OF AGRICULTURE
RESETTLEMENT ADMINISTRATION
Division of
SUBURBAN RESETTLEMENT

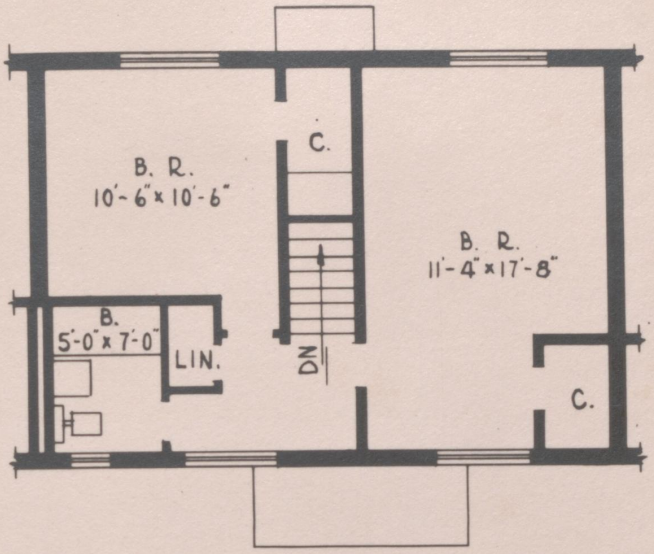
GREENBELT

HOUSE TYPE
C 2-2

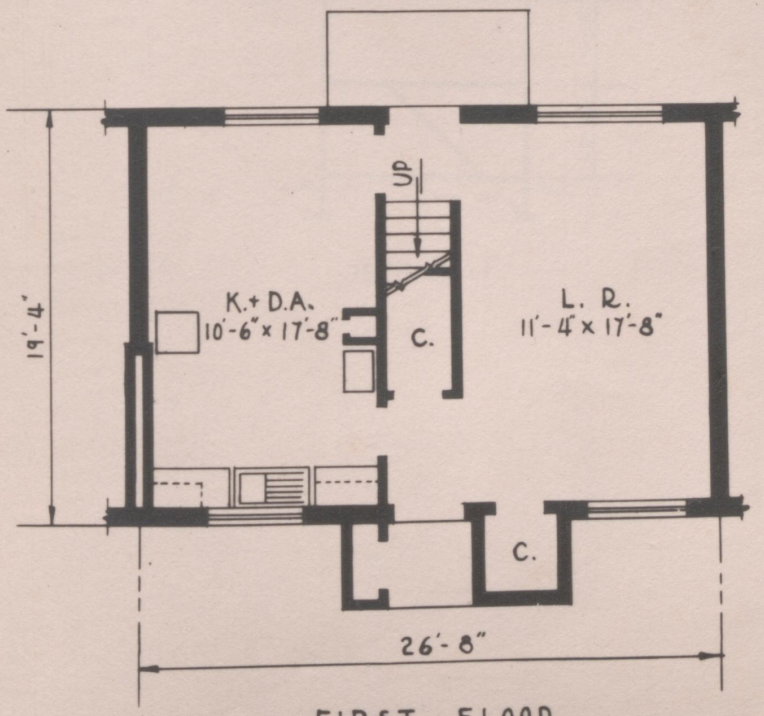
DATA

GROSS AREA	1,073
USABLE AREA	788
USABLE AREA / GROSS AREA	73%
AVERAGE GROSS AREA PER ROOM	268
CUBAGE	9,672
NET AREA OF LIVING ROOM	200
AVERAGE NET AREA OF BED ROOMS	148
NET AREA OF KITCHEN	95
CLOSET AREA PER ROOM	18
CIRCULATION AREA	92

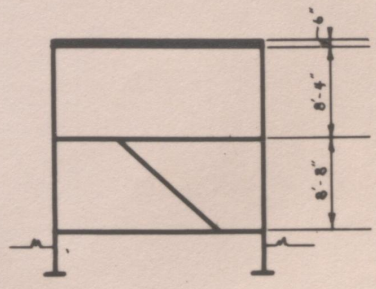
REMARKS
4 Room House.



SECOND FLOOR



FIRST FLOOR
SCALE 1/8" - 1'



SCALE 1/16" - 1'

DEPARTMENT OF AGRICULTURE
RESETTLEMENT ADMINISTRATION
Division of
SUBURBAN RESETTLEMENT

GREENBELT

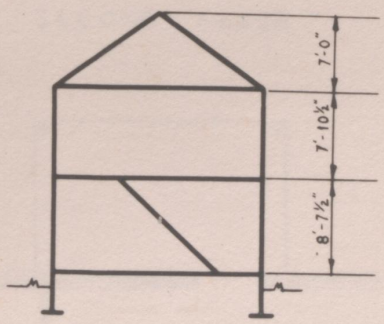
HOUSE TYPE
C 2 - 2

DATA

GROSS AREA	1,313
USABLE AREA	1,028
USABLE AREA / GROSS AREA	78%
AVERAGE GROSS AREA PER ROOM	328
CUBAGE	11,024
NET AREA OF LIVING ROOM	200
AVERAGE NET AREA OF BED ROOMS	148
NET AREA OF KITCHEN	95
CLOSET AREA PER ROOM	18
CIRCULATION AREA	92

REMARKS

4 Room House.
Storage Space in
Attic 240 Sq. Ft.

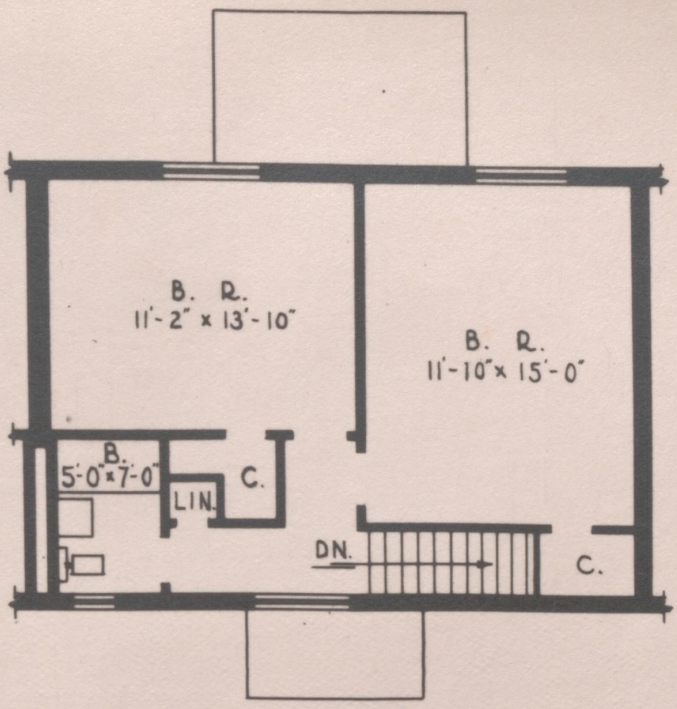


SCALE 1/16" = 1'

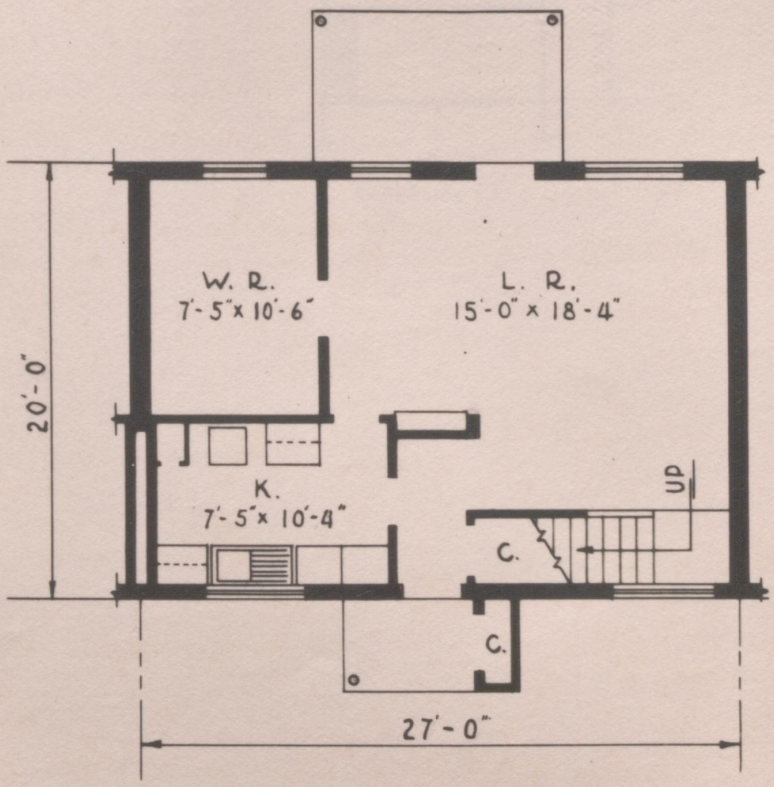
DEPARTMENT OF AGRICULTURE
RESETTLEMENT ADMINISTRATION
Division of
SUBURBAN RESETTLEMENT

GREENBELT

HOUSE TYPE
C 2-4



SECOND FLOOR



FIRST FLOOR

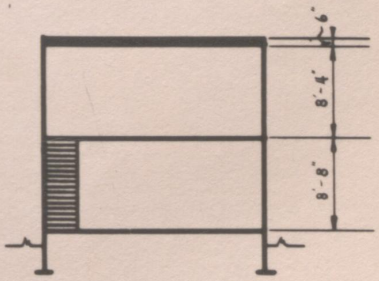
SCALE 1/8" - 1'

DATA

GROSS AREA	1,081
USABLE AREA	806
USABLE AREA / GROSS AREA	75%
AVERAGE GROSS AREA PER ROOM	216
CUBAGE	9,730
NET AREA OF LIVING ROOM	242
AVERAGE NET AREA OF BED ROOMS	166
NET AREA OF KITCHEN	77
CLOSET AREA PER ROOM	9
CIRCULATION AREA	94

REMARKS

5 ROOM HOUSE.



SCALE 1/16" - 1'

DEPARTMENT OF AGRICULTURE
RESETTLEMENT ADMINISTRATION
Division of
SUBURBAN RESETTLEMENT

GREENBELT

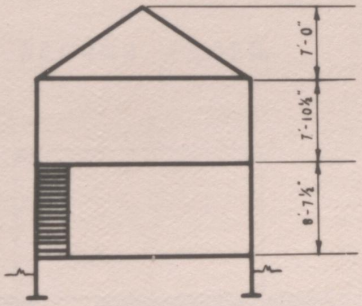
HOUSE TYPE
C 2 - 4

DATA

GROSS AREA	1,324
USABLE AREA	1,049
USABLE AREA / GROSS AREA	80%
AVERAGE GROSS AREA PER ROOM	265
CUBAGE	11,081
NET AREA OF LIVING ROOM	242
AVERAGE NET AREA OF BED ROOMS	166
NET AREA OF KITCHEN	77
CLOSET AREA PER ROOM	9
CIRCULATION AREA	94

REMARKS

5 Room House.
Storage Space in
Attic 243 Sq. Ft.



SCALE 1/16" = 1'

DEPARTMENT OF AGRICULTURE
RESETTLEMENT ADMINISTRATION
Division of
SUBURBAN RESETTLEMENT

GREENBELT

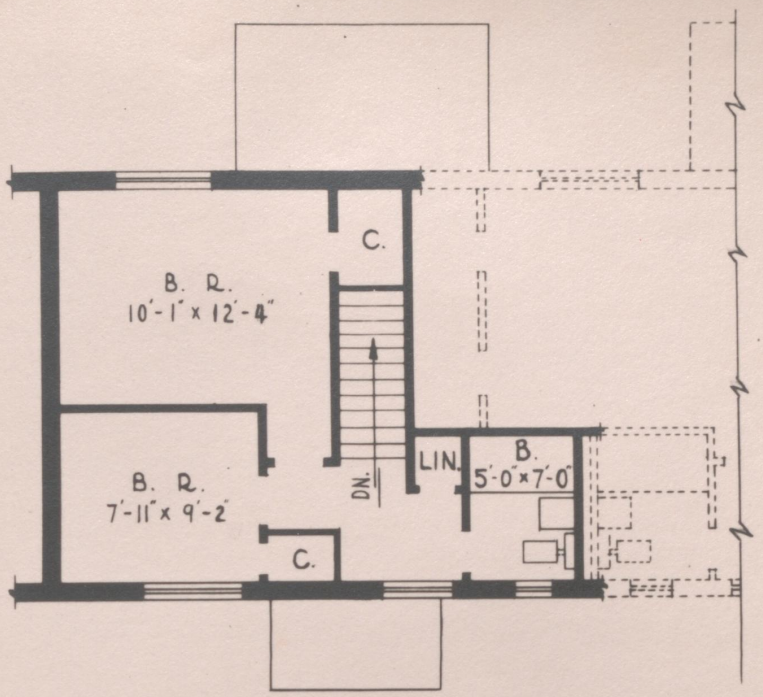
HOUSE TYPE
C 2 - 6
INTERLOCKING C3-9

DATA

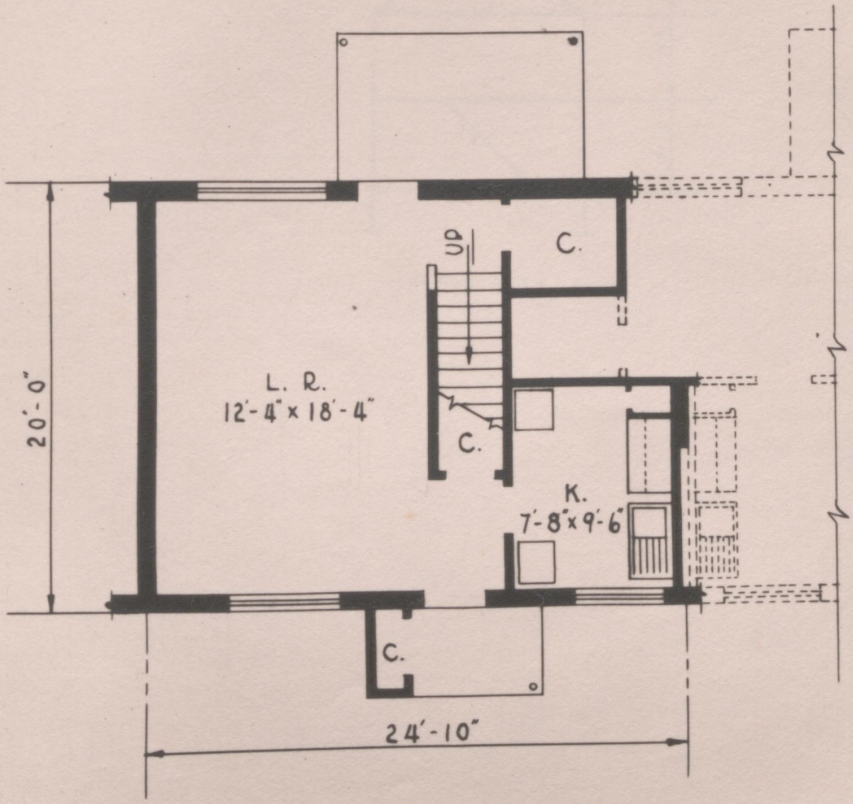
GROSS AREA	836
USABLE AREA	573
USABLE AREA / GROSS AREA	69%
AVERAGE GROSS AREA PER ROOM	209
CUBAGE	7,523
NET AREA OF LIVING ROOM	226
AVERAGE NET AREA OF BED ROOMS	98
NET AREA OF KITCHEN	73
CLOSET AREA PER ROOM	11
CIRCULATION AREA	108

REMARKS

4 ROOM HOUSE.

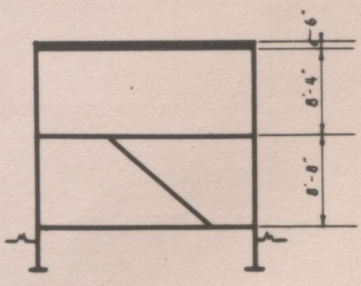


SECOND FLOOR



FIRST FLOOR.

SCALE 1/8" - 1'



SCALE 1/16" - 1'

DEPARTMENT OF AGRICULTURE
RESETTLEMENT ADMINISTRATION
Division of
SUBURBAN RESETTLEMENT

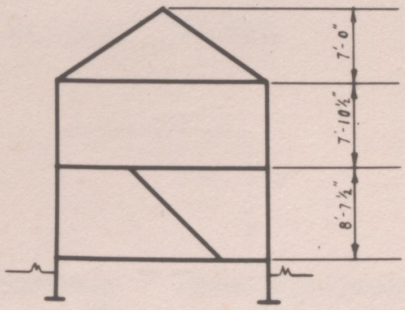
GREENBELT

HOUSE TYPE
C 2 - 6

DATA	
GROSS AREA	1,059
USABLE AREA	796
USABLE AREA / GROSS AREA	75%
AVERAGE GROSS AREA PER ROOM	265
CUBAGE	8,617
NET AREA OF LIVING ROOM	226
AVERAGE NET AREA OF BED ROOMS	98
NET AREA OF KITCHEN	73
CLOSET AREA PER ROOM	11
CIRCULATION AREA	108

REMARKS

4 Room House.
Storage Space in
Attic 223 Sq. Ft.



SCALE 1/16" - 1'

DEPARTMENT OF AGRICULTURE
RESETTLEMENT ADMINISTRATION
Division of
SUBURBAN RESETTLEMENT

GREENBELT

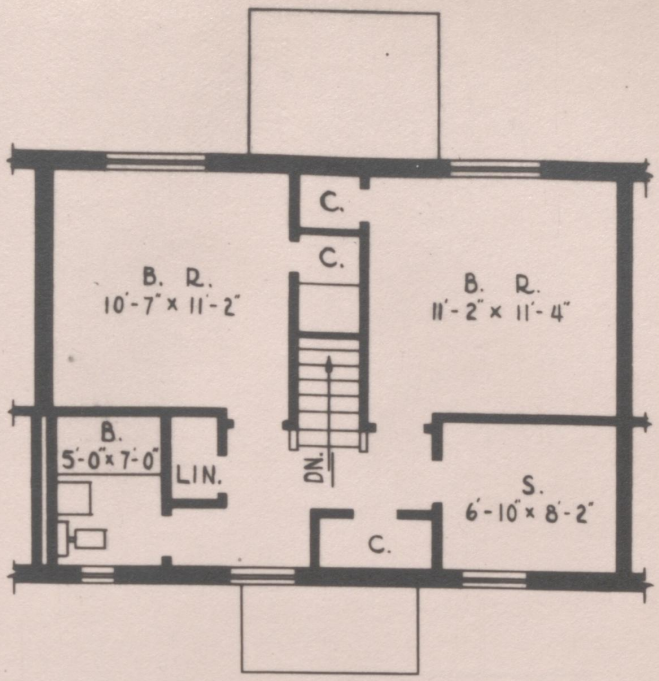
HOUSE TYPE
C 2-7

DATA

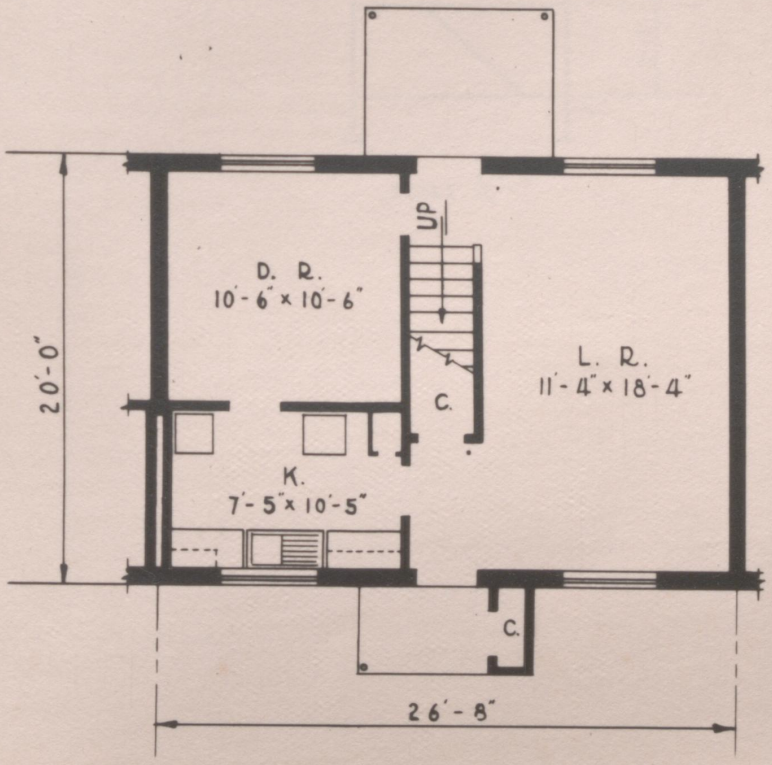
GROSS AREA	1,066
USABLE AREA	789
USABLE AREA / GROSS AREA	74%
AVERAGE GROSS AREA PER ROOM	213
CUBAGE	9,598
NET AREA OF LIVING ROOM	208
AVERAGE NET AREA OF BED ROOMS	122
NET AREA OF KITCHEN	95
CLOSET AREA PER ROOM	14
CIRCULATION AREA	105

REMARKS

5 ROOM HOUSE.
STORAGE SPACE 56 Sq.Ft.

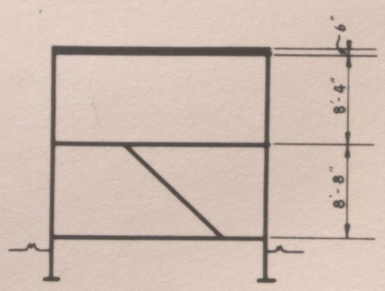


SECOND FLOOR



FIRST FLOOR

SCALE 1/8" = 1'



SCALE 1/16" = 1'

DEPARTMENT OF AGRICULTURE
RESETTLEMENT ADMINISTRATION
Division of
SUBURBAN RESETTLEMENT

GREENBELT

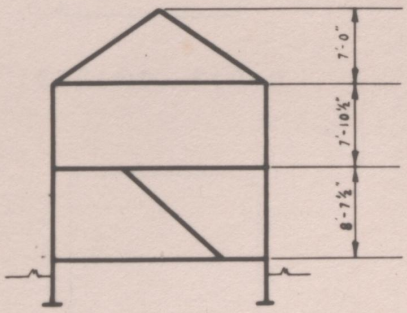
HOUSE TYPE
C 2-7

DATA

GROSS AREA	1,306
USABLE AREA	1,029
USABLE AREA / GROSS AREA	79%
AVERAGE GROSS AREA PER ROOM	261
CUBAGE	10,931
NET AREA OF LIVING ROOM	208
AVERAGE NET AREA OF BED ROOMS	122
NET AREA OF KITCHEN	78
CLOSET AREA PER ROOM	12
CIRCULATION AREA	105

REMARKS

5 Room House.
Storage Space-296 Sq.Ft.

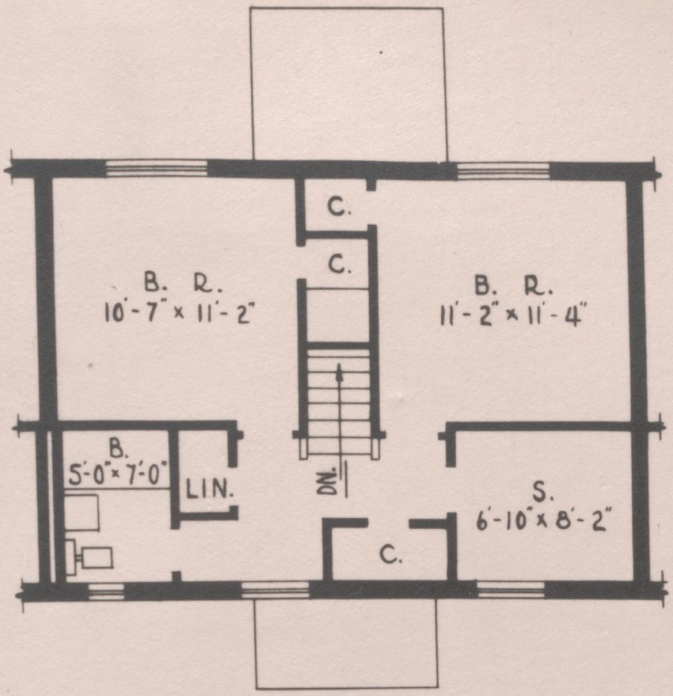


SCALE 1/16"-1'

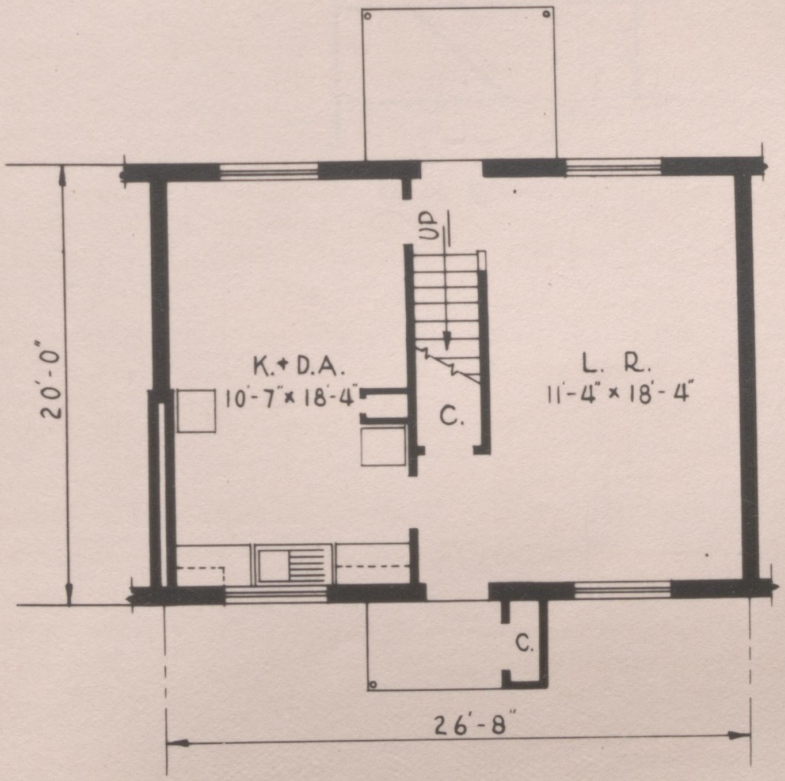
DEPARTMENT OF AGRICULTURE
RESETTLEMENT ADMINISTRATION
Division of
SUBURBAN RESETTLEMENT

GREENBELT

HOUSE TYPE
C 2-8



SECOND FLOOR



FIRST FLOOR

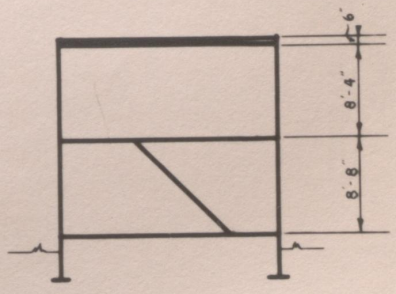
SCALE 1/8" - 1'

DATA

GROSS AREA	1,066
USABLE AREA	794
USABLE AREA / GROSS AREA	74%
AVERAGE GROSS AREA PER ROOM	213
CUBAGE	9,598
NET AREA OF LIVING ROOM	208
AVERAGE NET AREA OF BED ROOMS	122
NET AREA OF KITCHEN	95
CLOSET AREA PER ROOM	14
CIRCULATION AREA	105

REMARKS

4 Room House.
Storage Space - 56 Sq.Ft.



SCALE 1/16" - 1'

DEPARTMENT OF AGRICULTURE
RESETTLEMENT ADMINISTRATION
Division of
SUBURBAN RESETTLEMENT

GREENBELT

HOUSE TYPE

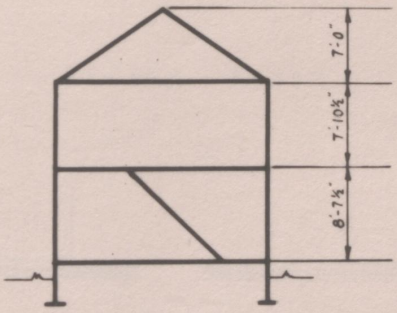
C 2-8

DATA

GROSS AREA	1,306
USABLE AREA	1,034
USABLE AREA / GROSS AREA	79%
AVERAGE GROSS AREA PER ROOM	327
CUBAGE	10,931
NET AREA OF LIVING ROOM	208
AVERAGE NET AREA OF BED ROOMS	122
NET AREA OF KITCHEN	95
CLOSET AREA PER ROOM	15
CIRCULATION AREA	105

REMARKS

4 ROOM HOUSE.
STORAGE SPACE-296 SQ.FT.

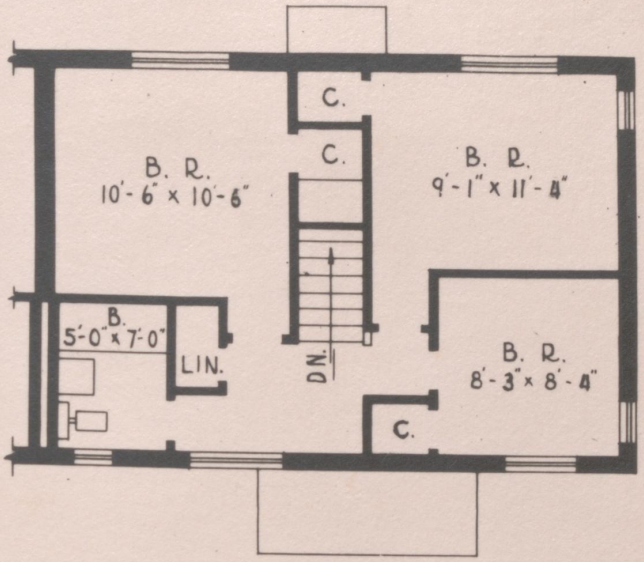


SCALE 1/16" = 1'

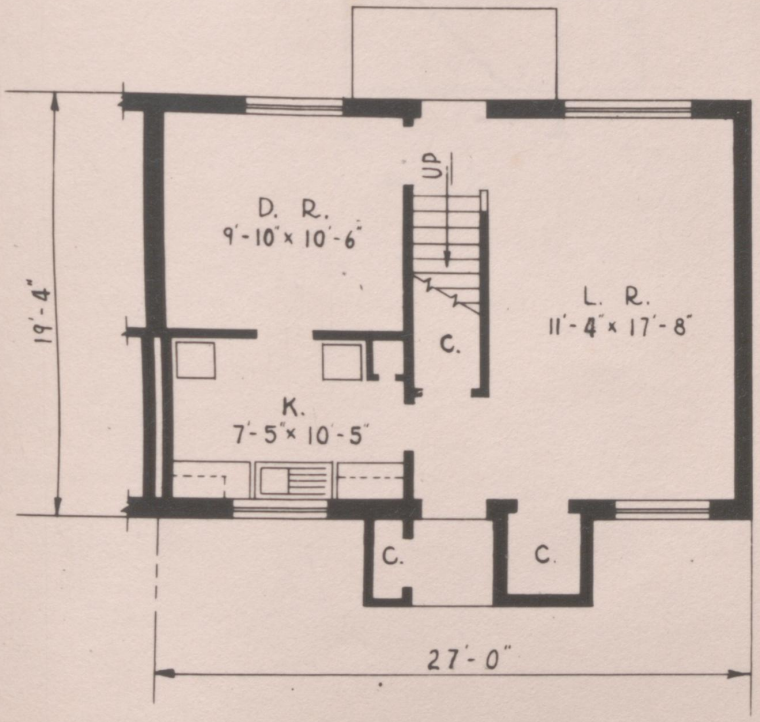
DEPARTMENT OF AGRICULTURE
RESETTLEMENT ADMINISTRATION
Division of
SUBURBAN RESETTLEMENT

GREENBELT

HOUSE TYPE
C 3-1



SECOND FLOOR



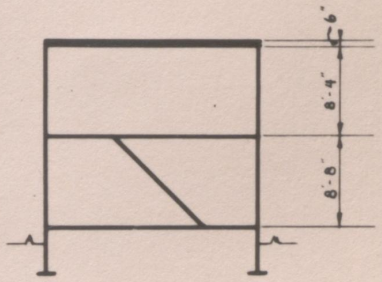
FIRST FLOOR

SCALE 1/8" = 1'

DATA	
GROSS AREA	1,086
USABLE AREA	764
USABLE AREA / GROSS AREA	70%
AVERAGE GROSS AREA PER ROOM	181
CUBAGE	9,785
NET AREA OF LIVING ROOM	200
AVERAGE NET AREA OF BED ROOMS	94
NET AREA OF KITCHEN	79
CLOSET AREA PER ROOM	11
CIRCULATION AREA	98

REMARKS

6 Room House.

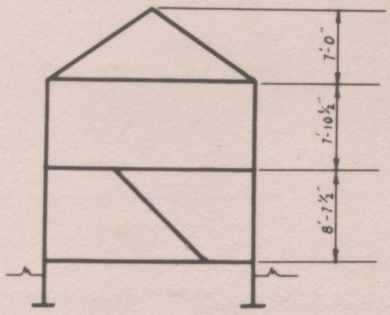


SCALE 1/16" = 1'

DEPARTMENT OF AGRICULTURE
RESETTLEMENT ADMINISTRATION
Division of
SUBURBAN RESETTLEMENT

GREENBELT

HOUSE TYPE
C 3 - 1



SCALE 1/16" - 1'

DATA

GROSS AREA	1,329
USABLE AREA	1,007
USABLE AREA / GROSS AREA	76%
AVERAGE GROSS AREA PER ROOM	222
CUBAGE	11,147
NET AREA OF LIVING ROOM	200
AVERAGE NET AREA OF BED ROOMS	94
NET AREA OF KITCHEN	79
CLOSET AREA PER ROOM	11
CIRCULATION AREA	98

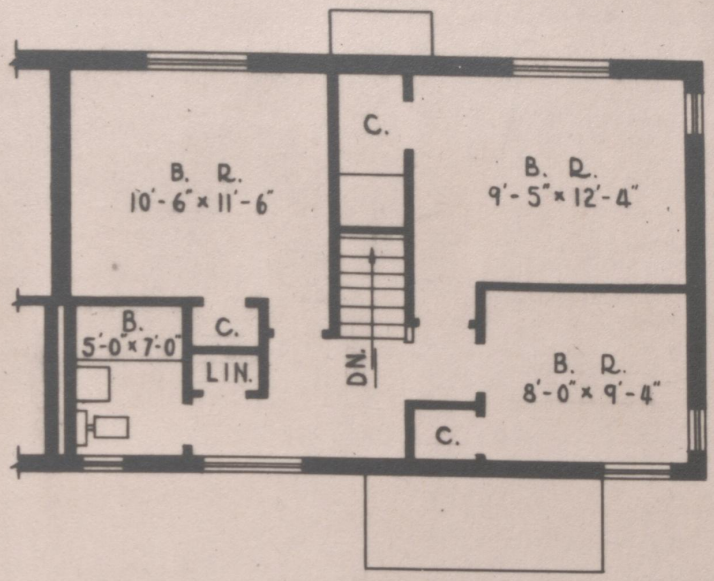
REMARKS

6 ROOM HOUSE.
STORAGE SPACE IN
ATTIC - 243 Sq. Ft.

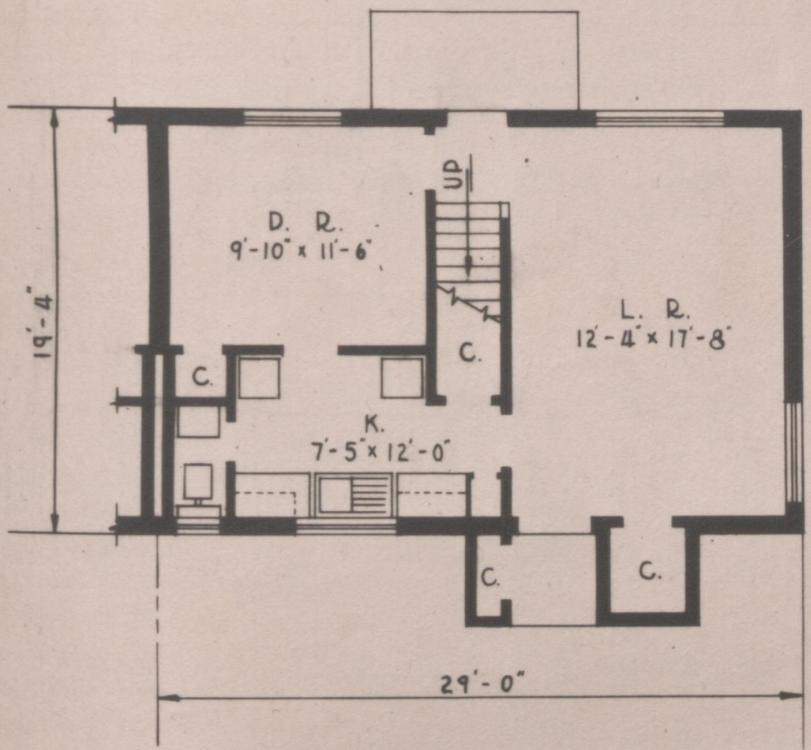
DEPARTMENT OF AGRICULTURE
RESETTLEMENT ADMINISTRATION
Division of
SUBURBAN RESETTLEMENT

GREENBELT

HOUSE TYPE
C 3-2



SECOND FLOOR

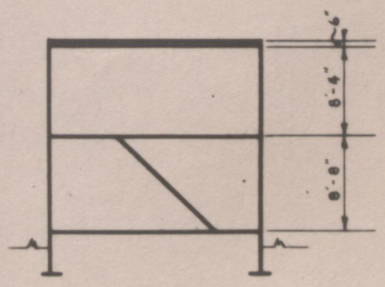


FIRST FLOOR

SCALE 1/8 - 1

DATA	
GROSS AREA	1,169
USABLE AREA	850
USABLE AREA / GROSS AREA	73%
AVERAGE GROSS AREA PER ROOM	195
CUBAGE	10,527
NET AREA OF LIVING ROOM	218
AVERAGE NET AREA OF BED ROOMS	107
NET AREA OF KITCHEN	81
CLOSET AREA PER ROOM	12
CIRCULATION AREA	87

REMARKS
6 ROOM HOUSE.



SCALE 1/16" - 1'

DEPARTMENT OF AGRICULTURE
RESETTLEMENT ADMINISTRATION
Division of
SUBURBAN RESETTLEMENT

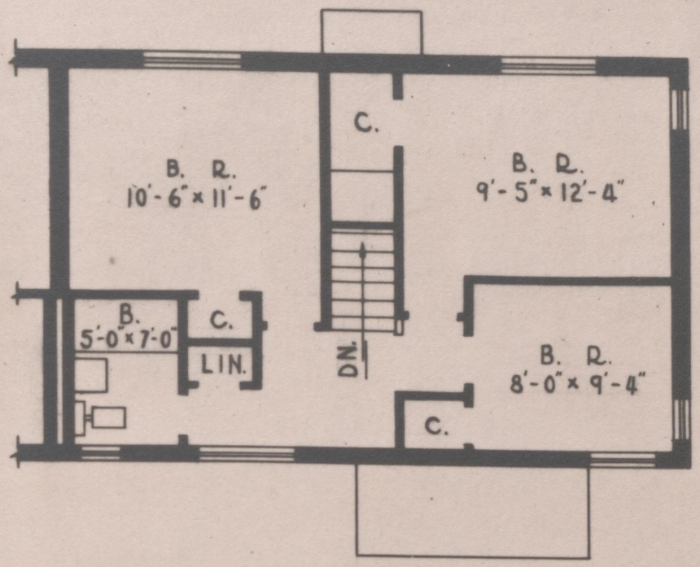
GREENBELT

HOUSE TYPE
C 3-2

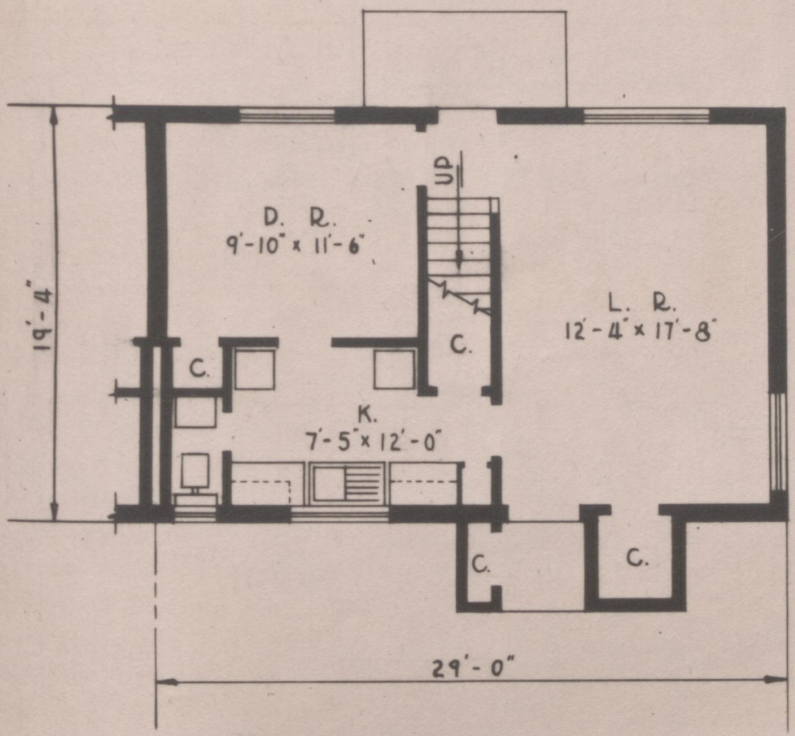
DATA

GROSS AREA	1,169
USABLE AREA	850
USABLE AREA / GROSS AREA	73%
AVERAGE GROSS AREA PER ROOM	195
CUBAGE	10,527
NET AREA OF LIVING ROOM	218
AVERAGE NET AREA OF BED ROOMS	107
NET AREA OF KITCHEN	81
CLOSET AREA PER ROOM	12
CIRCULATION AREA	87

REMARKS
6 Room House.

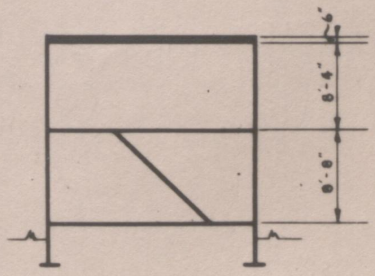


SECOND FLOOR



FIRST FLOOR

SCALE 1/8" - 1'

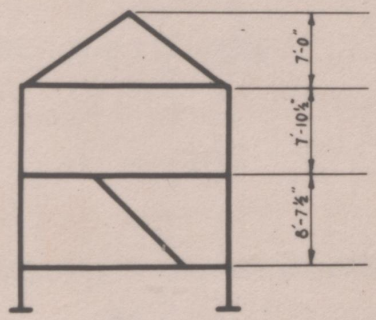


SCALE 1/16" - 1'

DEPARTMENT OF AGRICULTURE
RESETTLEMENT ADMINISTRATION
Division of
SUBURBAN RESETTLEMENT

GREENBELT

HOUSE TYPE
C 3-2



SCALE 1/16" = 1'

DATA

GROSS AREA	1,430
USABLE AREA	1,111
USABLE AREA / GROSS AREA	78%
AVERAGE GROSS AREA PER ROOM	238
CUBAGE	12,000
NET AREA OF LIVING ROOM	218
AVERAGE NET AREA OF BED ROOMS	107
NET AREA OF KITCHEN	81
CLOSET AREA PER ROOM	12
CIRCULATION AREA	87

REMARKS

6 Room House.
Storage Space in
Attic - 261 Sq. Ft.

DEPARTMENT OF AGRICULTURE
RESETTLEMENT ADMINISTRATION
Division of
SUBURBAN RESETTLEMENT

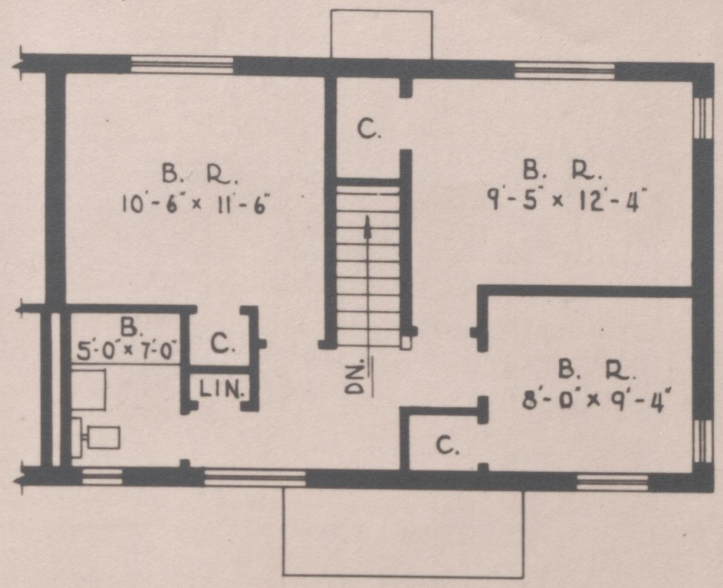
GREENBELT

HOUSE TYPE
C3-3

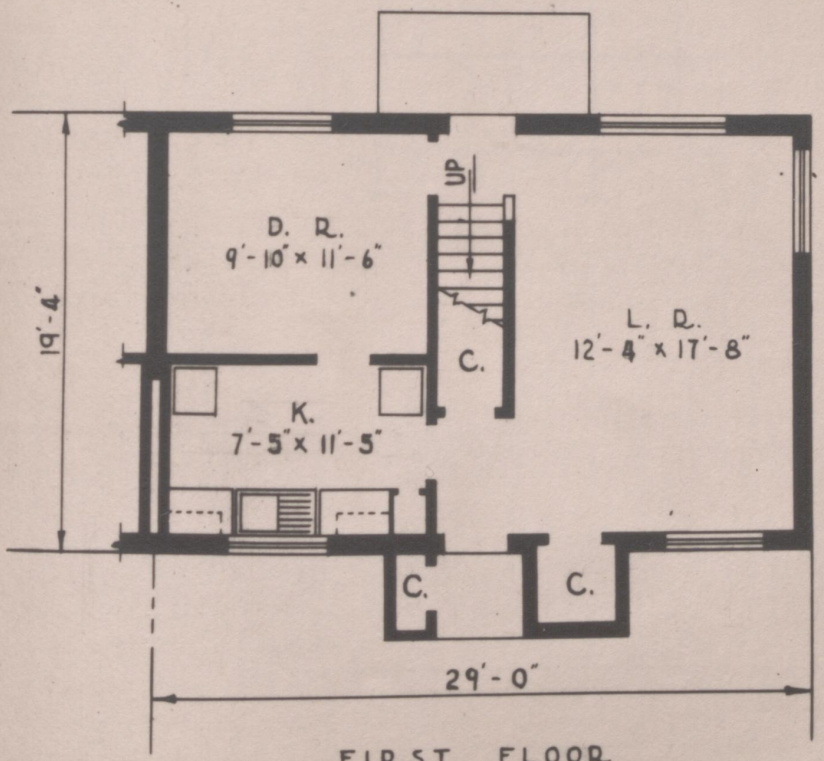
DATA

GROSS AREA	1,169
USABLE AREA	838
USABLE AREA / GROSS AREA	72%
AVERAGE GROSS AREA PER ROOM	195
CUBAGE	10,527
NET AREA OF LIVING ROOM	218
AVERAGE NET AREA OF BED ROOMS	107
NET AREA OF KITCHEN	85
CLOSET AREA PER ROOM	11
CIRCULATION AREA	112

REMARKS
6 Room House.



SECOND FLOOR



FIRST FLOOR
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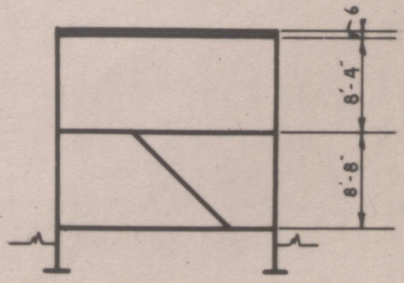


SCALE 1/16" - 1'

DEPARTMENT OF AGRICULTURE
RESETTLEMENT ADMINISTRATION
Division of
SUBURBAN RESETTLEMENT

GREENBELT

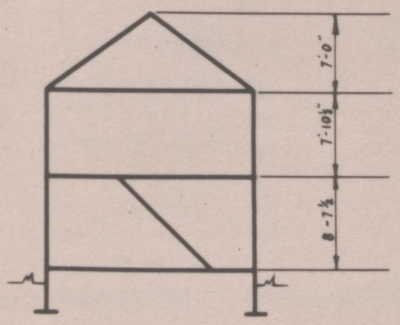
HOUSE TYPE
C 3-3

DATA

GROSS AREA	1,430
USABLE AREA	1,099
USABLE AREA / GROSS AREA	77%
AVERAGE GROSS AREA PER ROOM	238
CUBAGE	12,000
NET AREA OF LIVING ROOM	218
AVERAGE NET AREA OF BED ROOMS	107
NET AREA OF KITCHEN	85
CLOSET AREA PER ROOM	11
CIRCULATION AREA	112

REMARKS

6 Room House.
Storage Space in
Attic - 261 Sq. Ft.



SCALE 1/16" = 1'

DEPARTMENT OF AGRICULTURE
RESETTLEMENT ADMINISTRATION
Division of
SUBURBAN RESETTLEMENT

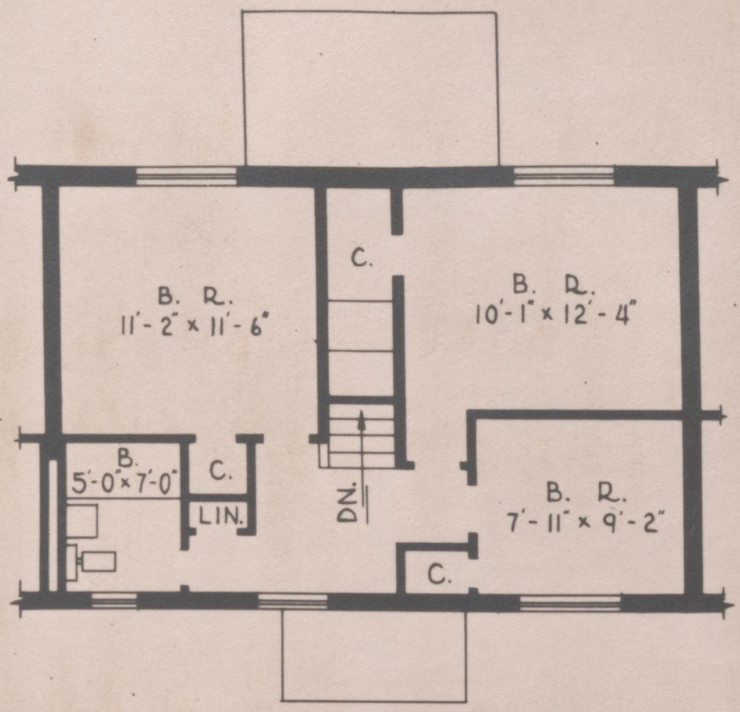
GREENBELT

HOUSE TYPE
C3-6

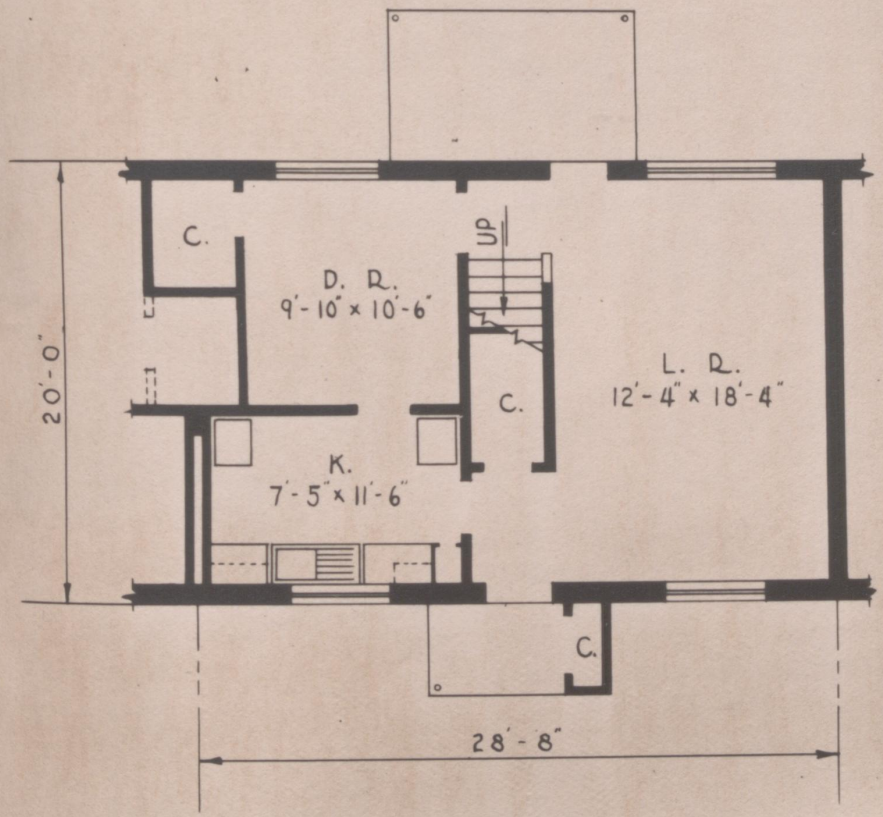
DATA

GROSS AREA	1,146
USABLE AREA	854
USABLE AREA / GROSS AREA	75%
AVERAGE GROSS AREA PER ROOM	191
CUBAGE	10,318
NET AREA OF LIVING ROOM	226
AVERAGE NET AREA OF BED ROOMS	108
NET AREA OF KITCHEN	85
CLOSET AREA PER ROOM	13
CIRCULATION AREA	101

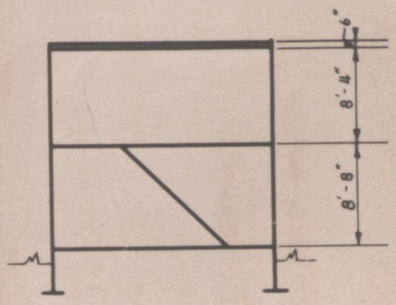
REMARKS
6 ROOM HOUSE.



SECOND FLOOR



FIRST FLOOR
SCALE 1/8" = 1'



SCALE 1/16" = 1'

DEPARTMENT OF AGRICULTURE
RESETTLEMENT ADMINISTRATION
Division of
SUBURBAN RESETTLEMENT

GREENBELT

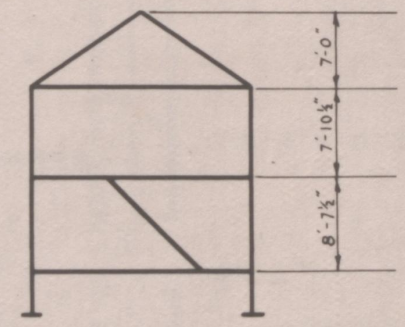
HOUSE TYPE
C 3 - 6

DATA

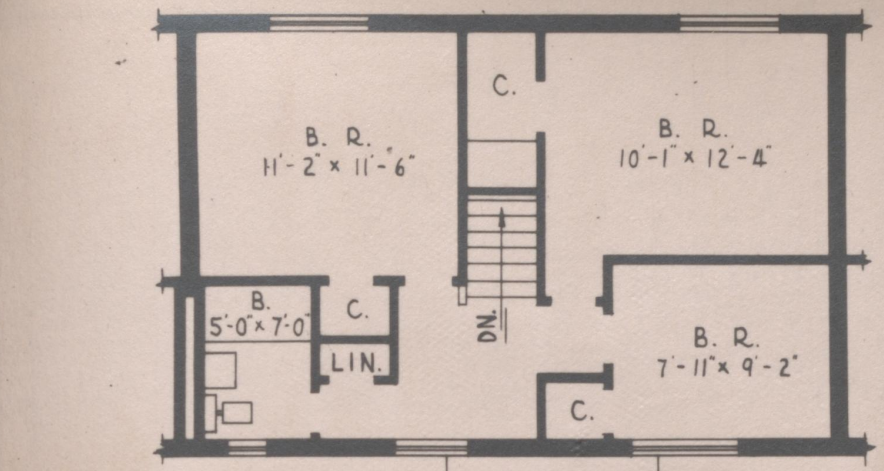
GROSS AREA	1,404
USABLE AREA	1,112
USABLE AREA / GROSS AREA	79%
AVERAGE GROSS AREA PER ROOM	234
CUBAGE	11,751
NET AREA OF LIVING ROOM	226
AVERAGE NET AREA OF BED ROOMS	108
NET AREA OF KITCHEN	85
CLOSET AREA PER ROOM	13
CIRCULATION AREA	101

REMARKS

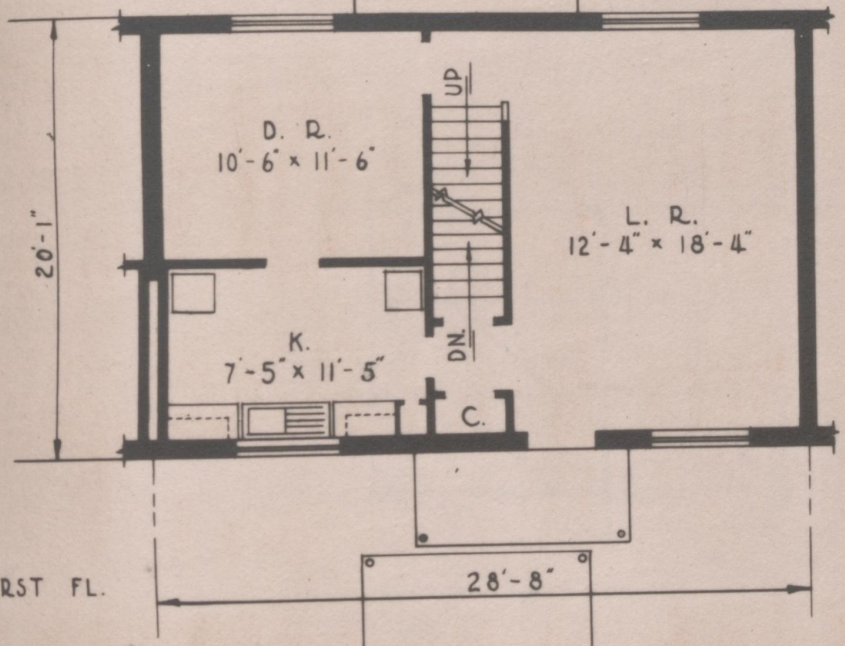
6 Room House.
Storage Space in Attic - 258 Sq. Ft.



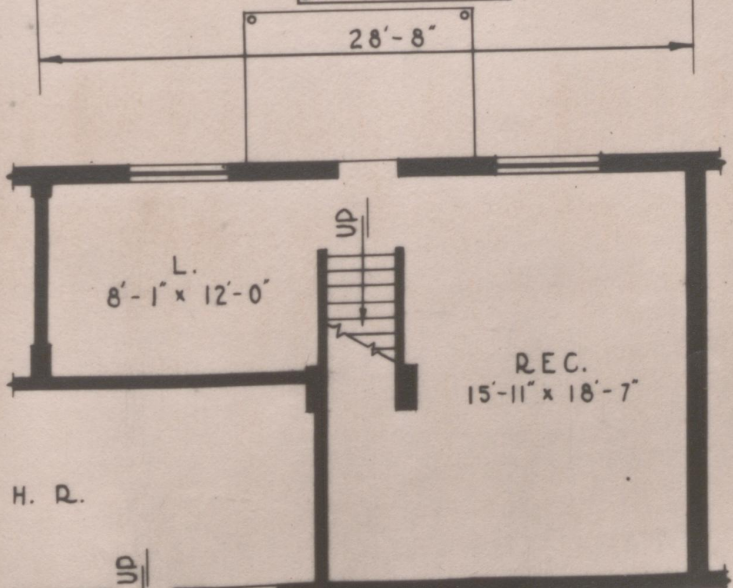
SCALE 1/16" = 1'



SECOND FL.



FIRST FL.



BASEMENT

DEPARTMENT OF AGRICULTURE
RESETTLEMENT ADMINISTRATION
Division of
SUBURBAN RESETTLEMENT

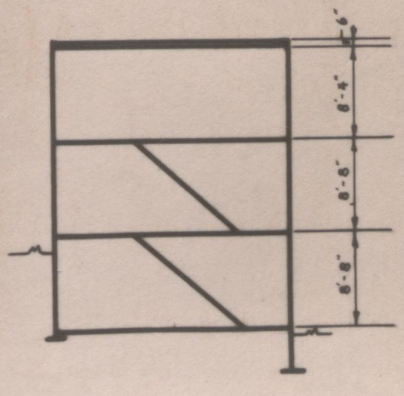
GREENBELT

HOUSE TYPE
C 3-7

DATA

GROSS AREA	1,726
USABLE AREA	1,229
USABLE AREA / GROSS AREA	71%
AVERAGE GROSS AREA PER ROOM	216
CUBAGE	15,343
NET AREA OF LIVING ROOM	226
AVERAGE NET AREA OF BED ROOMS	108
NET AREA OF KITCHEN	85
CLOSET AREA PER ROOM	5
CIRCULATION AREA	149

REMARKS
8 Room House.



SCALE 1/16" - 1'

DEPARTMENT OF AGRICULTURE
RESETTLEMENT ADMINISTRATION
Division of
SUBURBAN RESETTLEMENT

GREENBELT

HOUSE TYPE

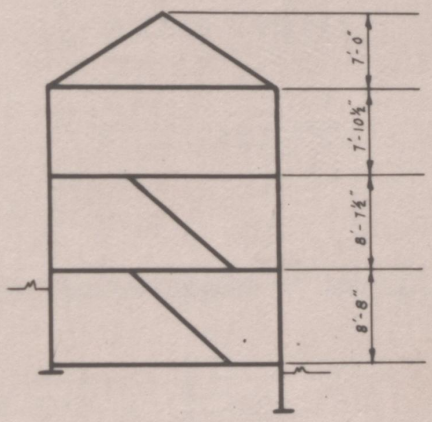
C 3-7

DATA

GROSS AREA	1,984
USABLE AREA	1,487
USABLE AREA / GROSS AREA	74%
AVERAGE GROSS AREA PER ROOM	248
CUBAGE	16,781
NET AREA OF LIVING ROOM	226
AVERAGE NET AREA OF BED ROOMS	108
NET AREA OF KITCHEN	85
CLOSET AREA PER ROOM	5
CIRCULATION AREA	149

REMARKS

8 Room House.
Storage Space in Attic - 258 Sq. Ft.



SCALE 1/16" = 1'

DEPARTMENT OF AGRICULTURE
RESETTLEMENT ADMINISTRATION
Division of
SUBURBAN RESETTLEMENT

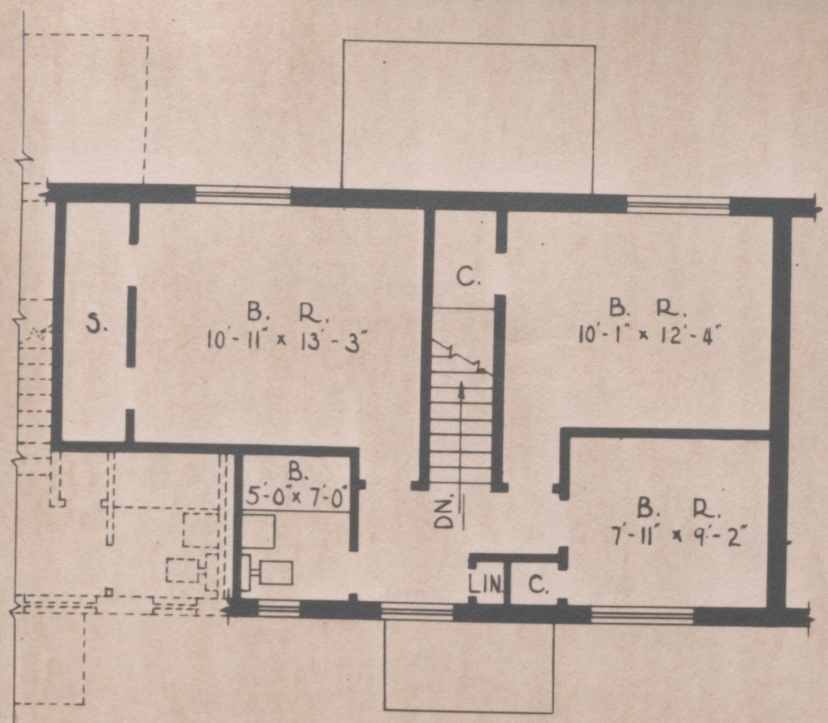
GREENBELT

HOUSE TYPE
C 3-9
INTERLOCKING C2-6

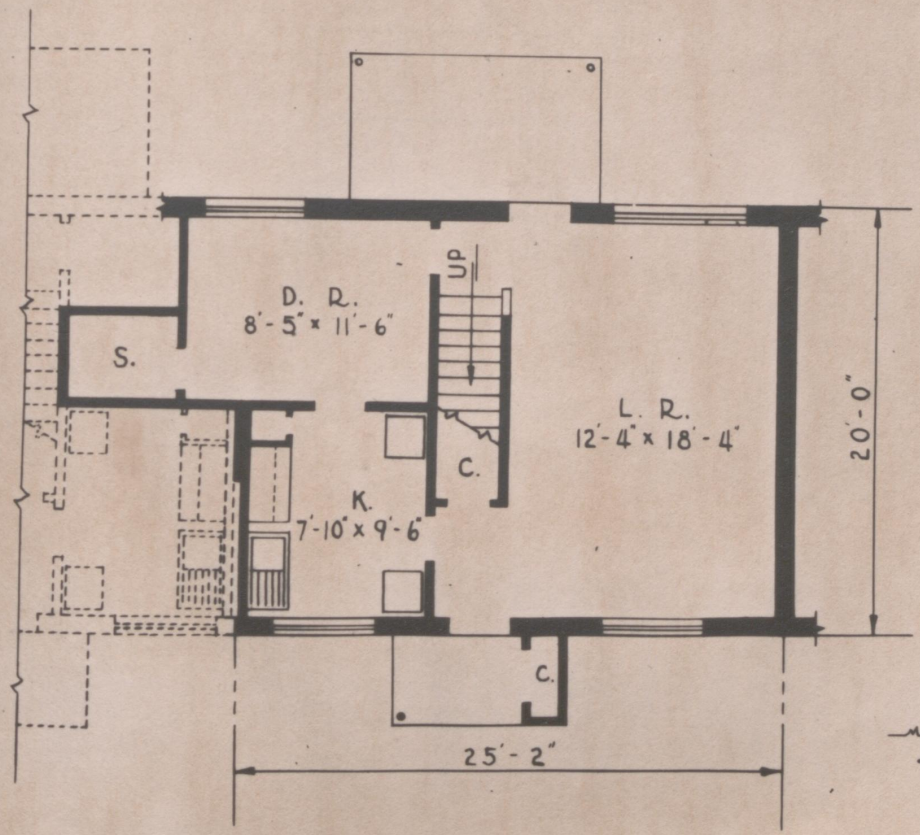
DATA

GROSS AREA	1,154
USABLE AREA	866
USABLE AREA / GROSS AREA	75%
AVERAGE GROSS AREA PER ROOM	192
CUBAGE	10,376
NET AREA OF LIVING ROOM	226
AVERAGE NET AREA OF BED ROOMS	114
NET AREA OF KITCHEN	74
CLOSET AREA PER ROOM	15
CIRCULATION AREA	94

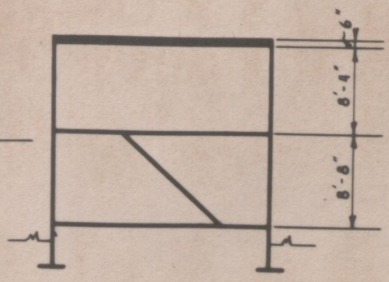
REMARKS
6 Room House.



SECOND FLOOR



FIRST FLOOR
SCALE 1/8" = 1'



SCALE 1/16" = 1'

DEPARTMENT OF AGRICULTURE
RESETTLEMENT ADMINISTRATION
Division of
SUBURBAN RESETTLEMENT

GREENBELT

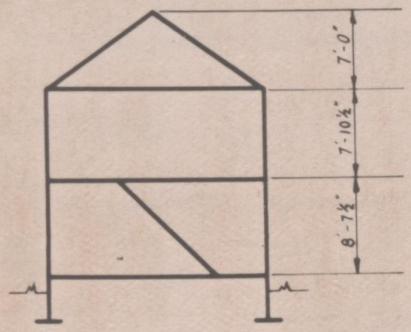
HOUSE TYPE
C 3-9

DATA

GROSS AREA	1,381
USABLE AREA	1,092
USABLE AREA / GROSS AREA	79%
AVERAGE GROSS AREA PER ROOM	230
CUBAGE	11,882
NET AREA OF LIVING ROOM	226
AVERAGE NET AREA OF BED ROOMS	114
NET AREA OF KITCHEN	74
CLOSET AREA PER ROOM	15
CIRCULATION AREA	94

REMARKS

6 Room House.
Storage Space in Attic - 226 Sq. Ft.



SCALE 1/16" = 1'

DEPARTMENT OF AGRICULTURE
RESETTLEMENT ADMINISTRATION
Division of
SUBURBAN RESETTLEMENT

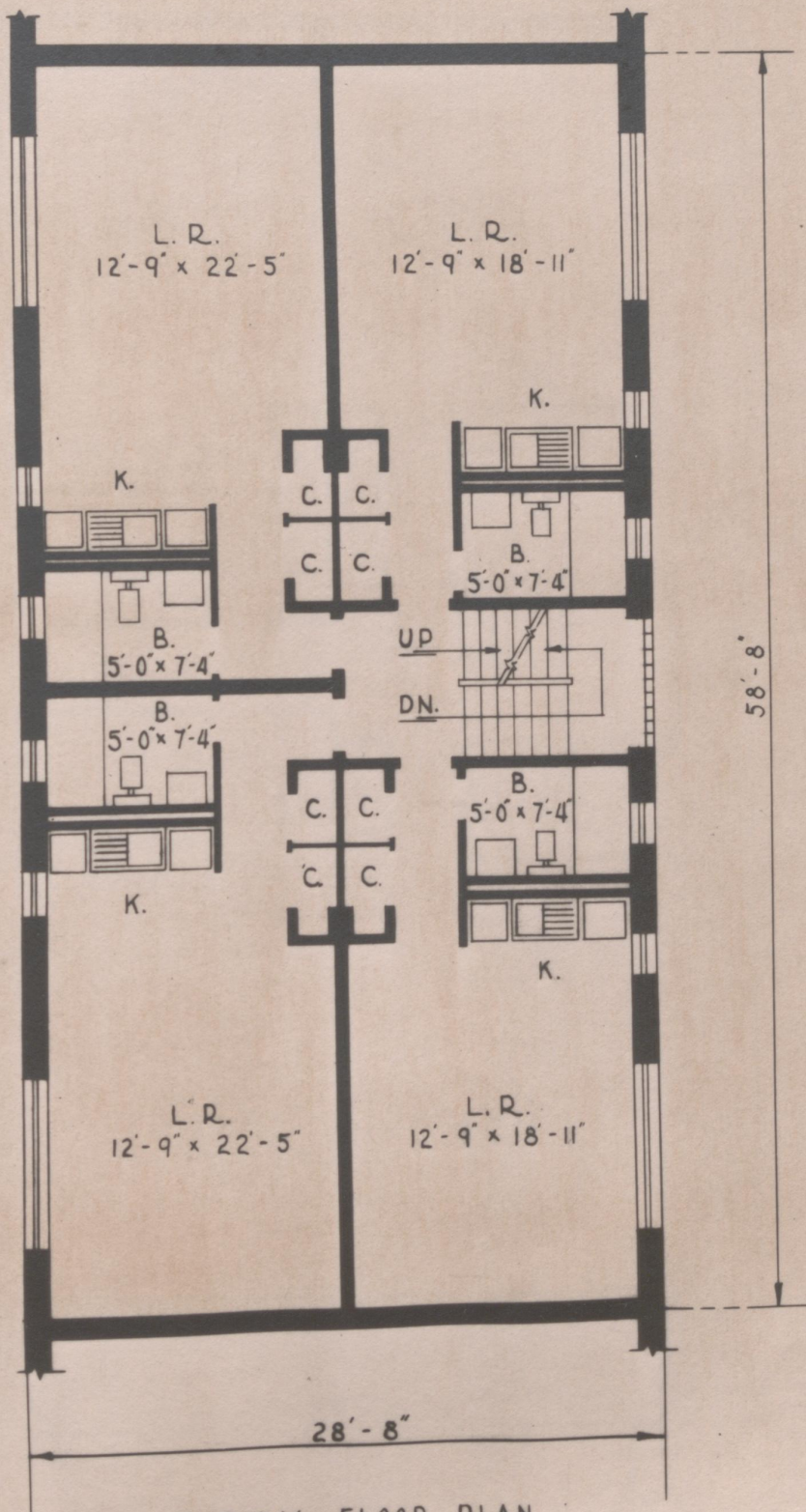
GREENBELT

HOUSE TYPE
E O-2

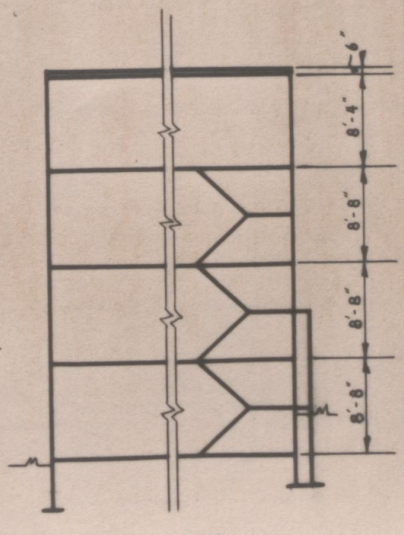
DATA

GROSS AREA	6,725
USABLE AREA	4,704
USABLE AREA / GROSS AREA	70%
AVERAGE GROSS AREA PER ROOM	560
CUBAGE	59,396
NET AREA OF (AVERAGE) LIVING ROOM	208
AVERAGE NET AREA OF BED ROOMS	
AVERAGE NET AREA OF KITCHEN	38
CLOSET AREA PER ROOM	13
CIRCULATION AREA	788

REMARKS
12 Rooms. - 12 Apartments.



TYPICAL FLOOR PLAN
SCALE 1/8" - 1'



SCALE 1/16" - 1'

DEPARTMENT OF AGRICULTURE
RESETTLEMENT ADMINISTRATION
Division of
SUBURBAN RESETTLEMENT

GREENBELT

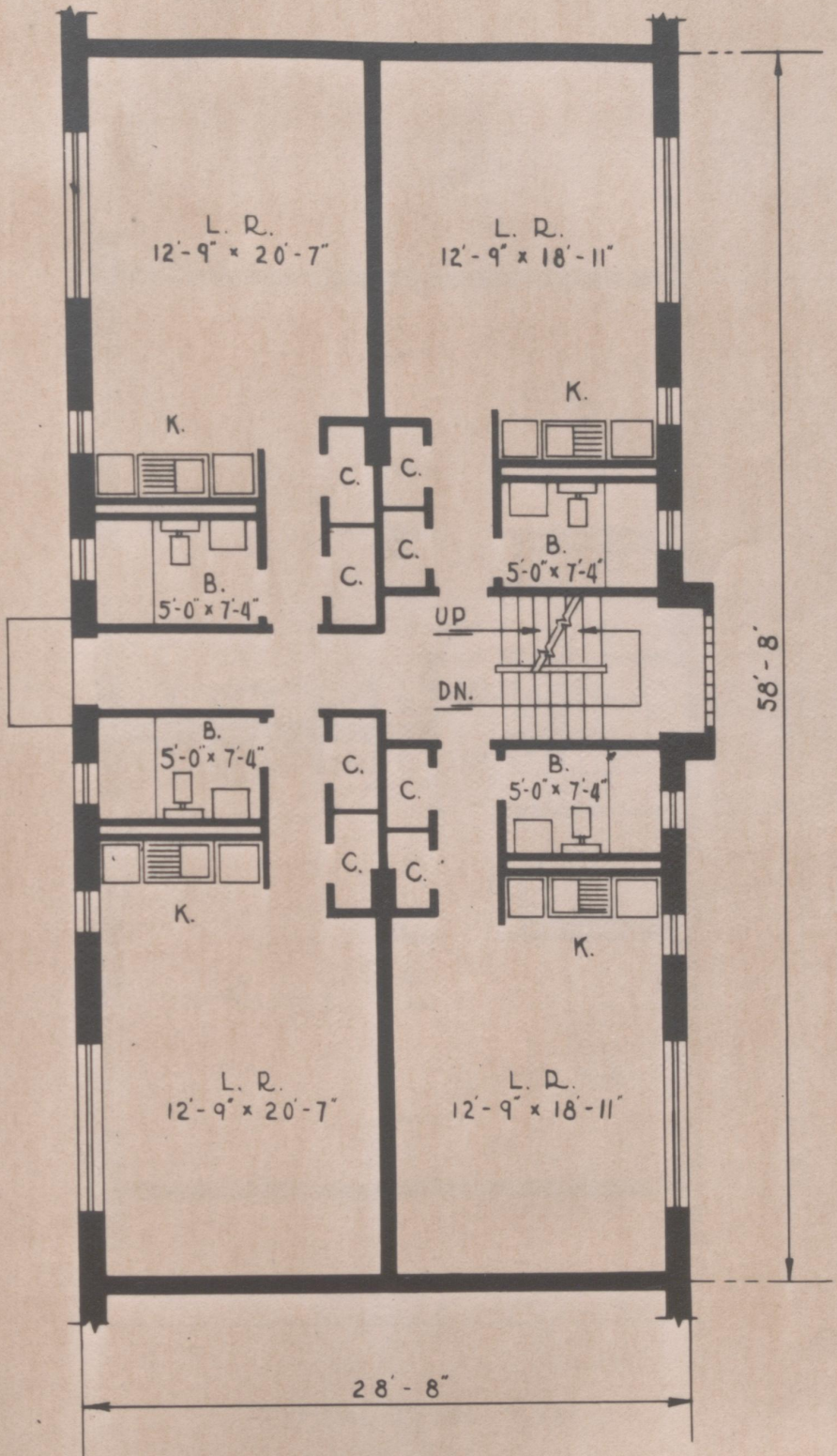
HOUSE TYPE
E O-3

DATA

GROSS AREA	6,725
USABLE AREA	4,831
USABLE AREA / GROSS AREA	72%
AVERAGE GROSS AREA PER ROOM	560
CUBAGE	59,396
NET AREA OF LIVING ROOM (AVERAGE)	205
AVERAGE NET AREA OF BED ROOMS	
AVERAGE NET AREA OF KITCHEN	38
CLOSET AREA PER ROOM	13
CIRCULATION AREA	755

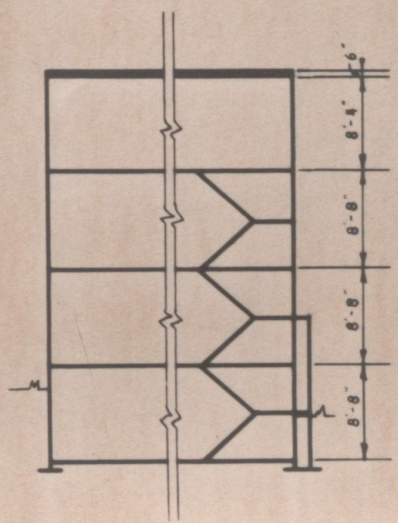
REMARKS

12 ROOMS. – 12 APARTMENTS.
2 ND. + 3RD. FLOORS SAME AS E.O-2.



FIRST FLOOR PLAN
SCALE 1/8" = 1'

2ND. + 3RD. FLOOR PLANS-E.O-2.



SCALE 1/16" = 1'

DEPARTMENT OF AGRICULTURE
RESETTLEMENT ADMINISTRATION
Division of
SUBURBAN RESETTLEMENT

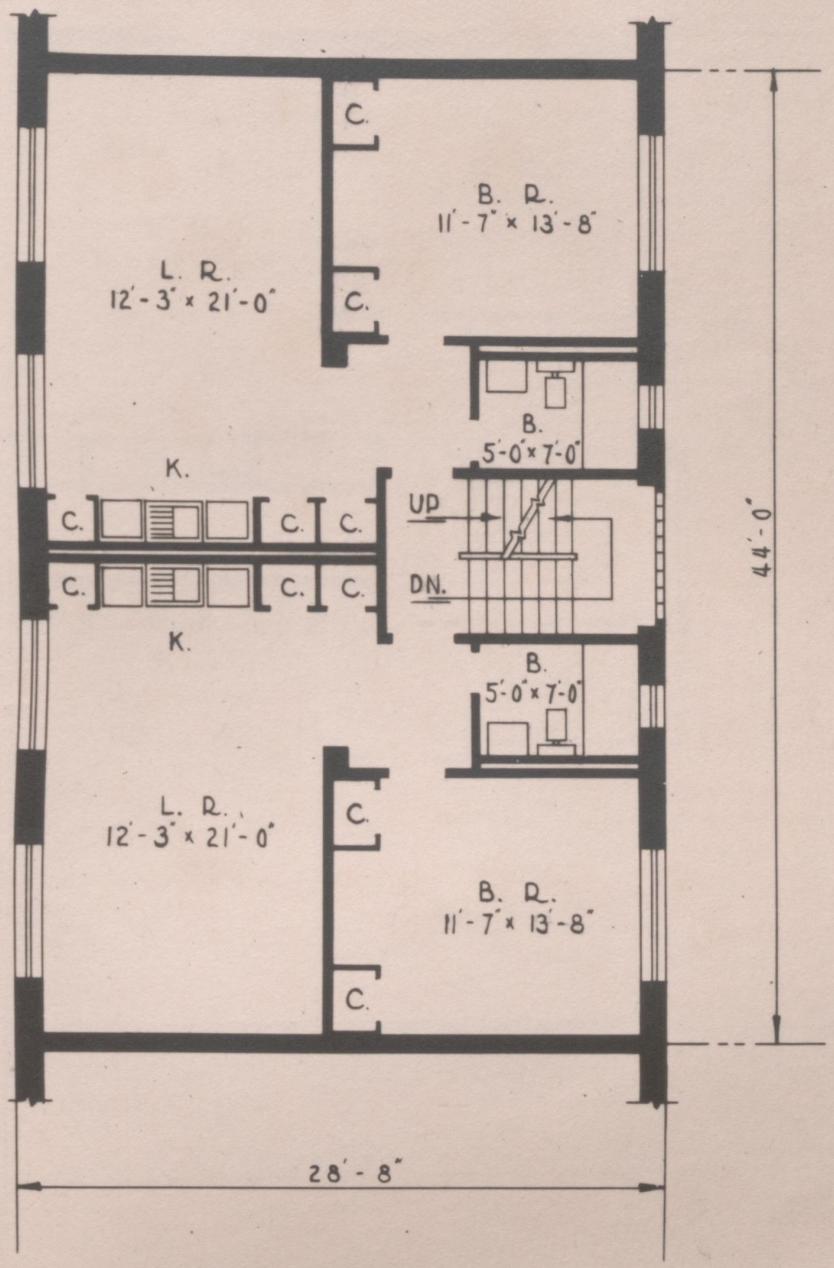
GREENBELT

HOUSE TYPE
E 1-6

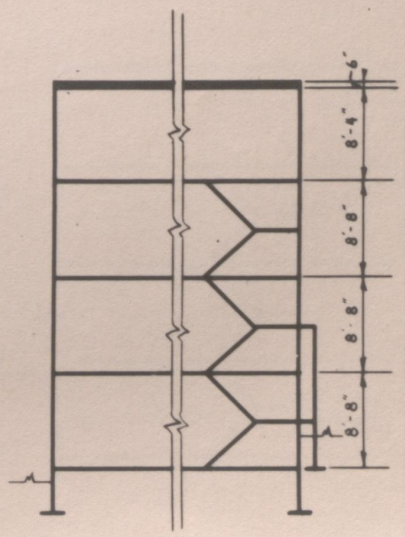
DATA

GROSS AREA	5,044
USABLE AREA	3,532
USABLE AREA / GROSS AREA	70%
AVERAGE GROSS AREA PER ROOM	420
CUBAGE	44,553
NET AREA OF LIVING ROOM	196
AVERAGE NET AREA OF BED ROOMS	146
NET AREA OF KITCHEN	36
CLOSET AREA PER ROOM	11
CIRCULATION AREA	640

REMARKS
12 Rooms. 6 Apartments.



TYPICAL FLOOR PLAN
SCALE 1/8" = 1'



SCALE 1/16" = 1'

DEPARTMENT OF AGRICULTURE
RESETTLEMENT ADMINISTRATION
Division of
SUBURBAN RESETTLEMENT

GREENBELT

HOUSE TYPE

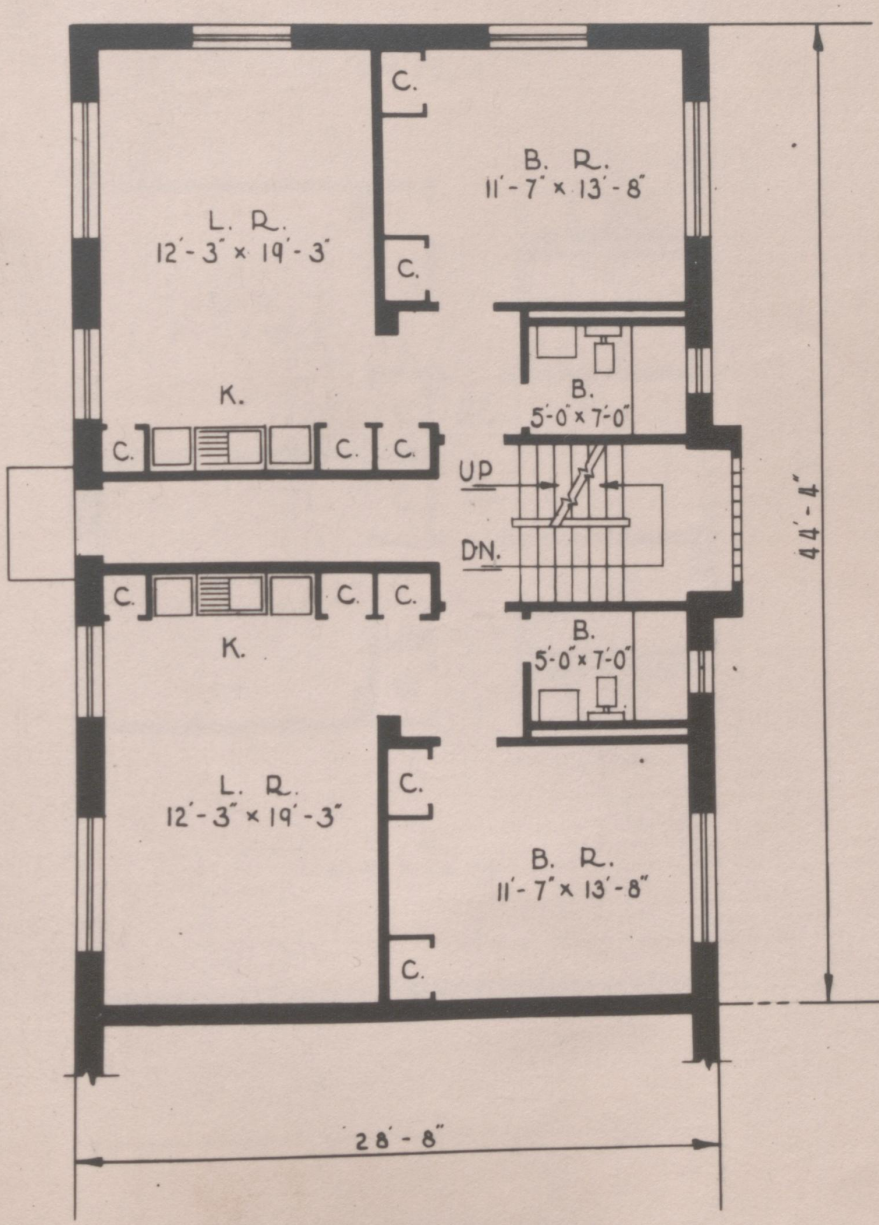
E 1-7

DATA

GROSS AREA	5044
USABLE AREA	3,628
USABLE AREA / GROSS AREA	72%
AVERAGE GROSS AREA PER ROOM	420
CUBAGE	44,553
NET AREA OF LIVING ROOM	188
AVERAGE NET AREA OF BED ROOMS	146
NET AREA OF KITCHEN	36
CLOSET AREA PER ROOM	11
CIRCULATION AREA	640

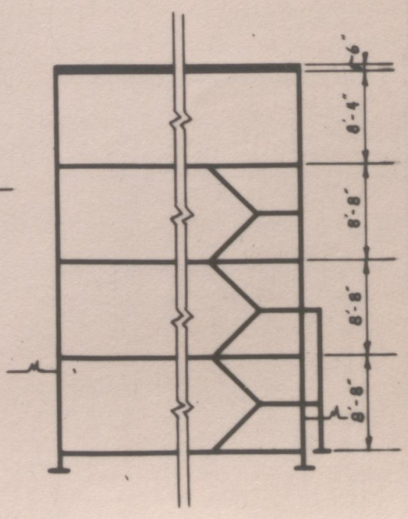
REMARKS

12 ROOMS. - 6 APARTMENTS.
2ND. + 3RD. FLOORS SAME
AS E1-6



FIRST FLOOR PLAN
SCALE 1/8" - 1'

2ND. + 3RD. FLOOR PLANS-E1-6.



SCALE 1/16" - 1'

DEPARTMENT OF AGRICULTURE
RESETTLEMENT ADMINISTRATION
Division of
SUBURBAN RESETTLEMENT

GREENBELT

HOUSE TYPE

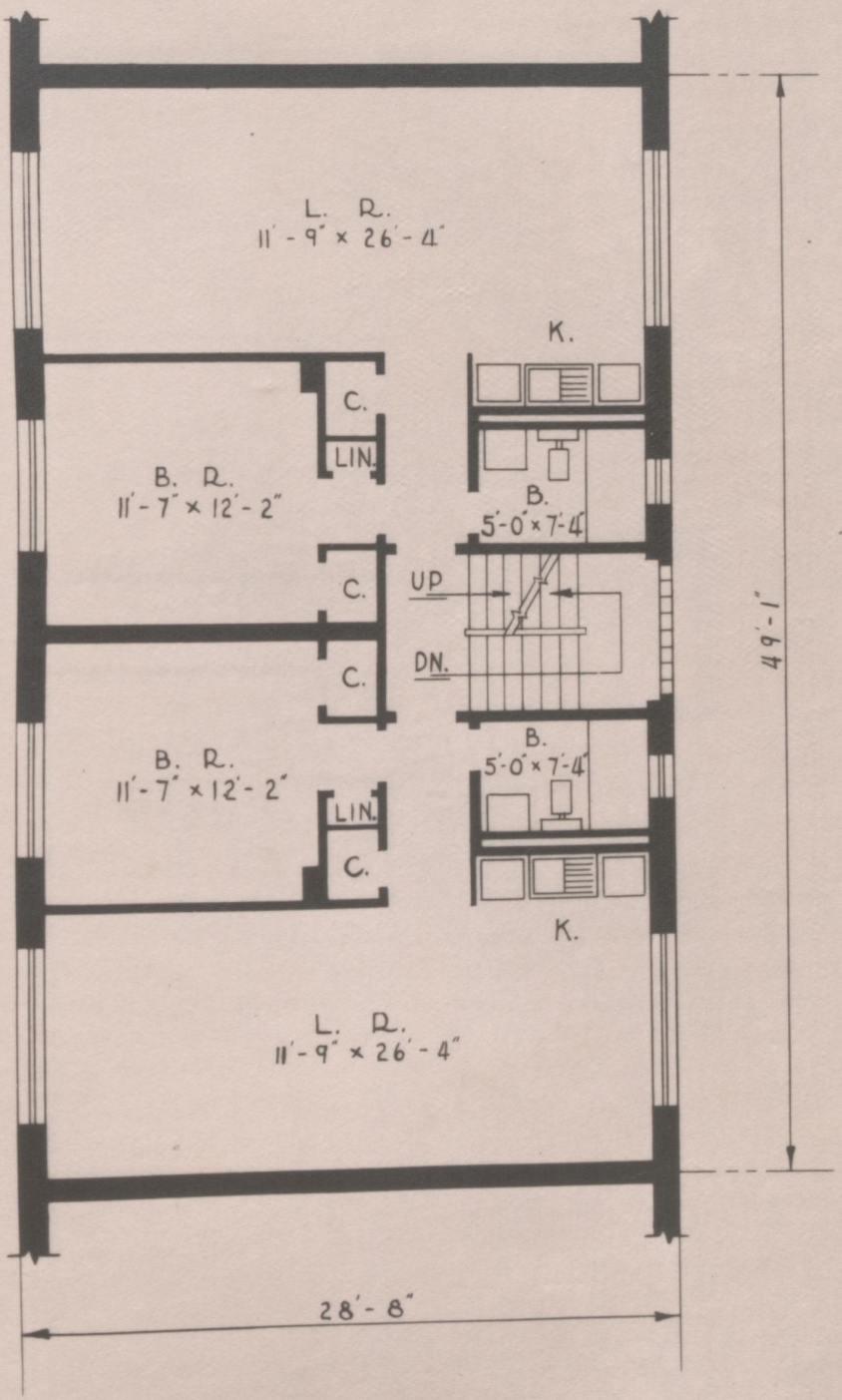
E 1-8

DATA

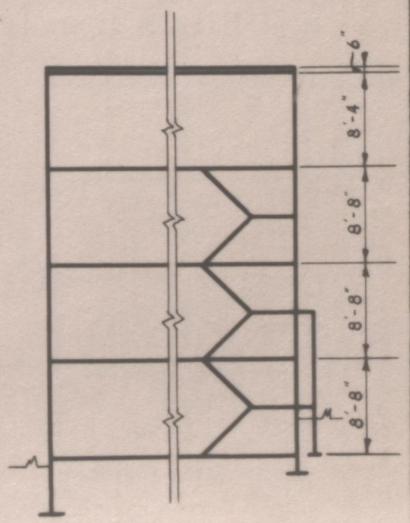
GROSS AREA	5,627
USABLE AREA	4,164
USABLE AREA / GROSS AREA	74%
AVERAGE GROSS AREA PER ROOM	468
CUBAGE	49,696
NET AREA OF LIVING ROOM	287
AVERAGE NET AREA OF BED ROOMS	141
NET AREA OF KITCHEN	38
CLOSET AREA PER ROOM	9
CIRCULATION AREA	545

REMARKS

12 Rooms. - 6 Apartments.



TYPICAL FLOOR PLAN
SCALE 1/8" = 1'



SCALE 1/16" = 1'

DEPARTMENT OF AGRICULTURE
RESETTLEMENT ADMINISTRATION
Division of
SUBURBAN RESETTLEMENT

GREENBELT

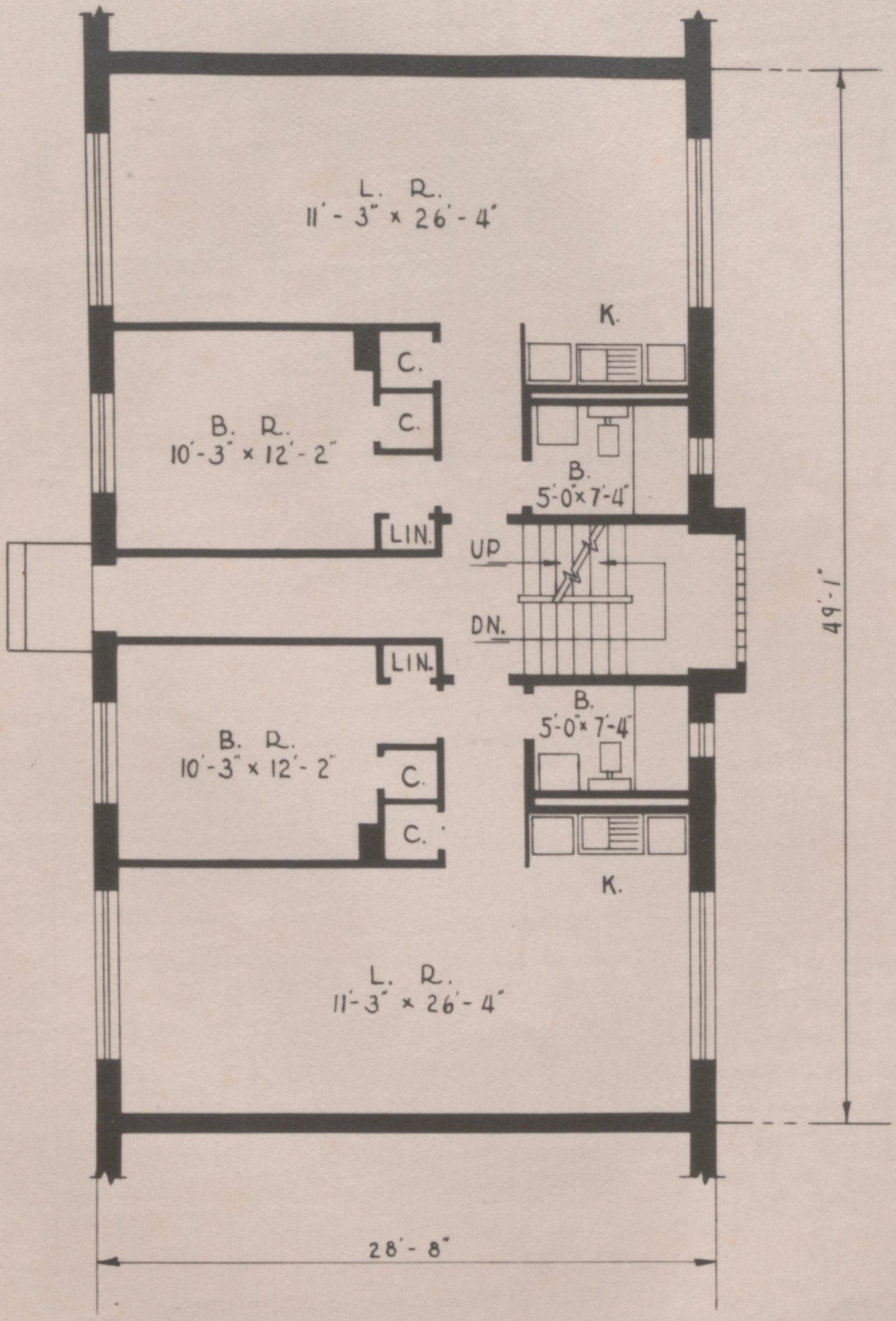
HOUSE TYPE
E1-9

DATA

GROSS AREA	5627
USABLE AREA	4250
USABLE AREA / GROSS AREA	76%
AVERAGE GROSS AREA PER ROOM	468
CUBAGE	49,696
NET AREA OF LIVING ROOM	281
AVERAGE NET AREA OF BED ROOMS	135
NET AREA OF KITCHEN	30
CLOSET AREA PER ROOM	9
CIRCULATION AREA	545

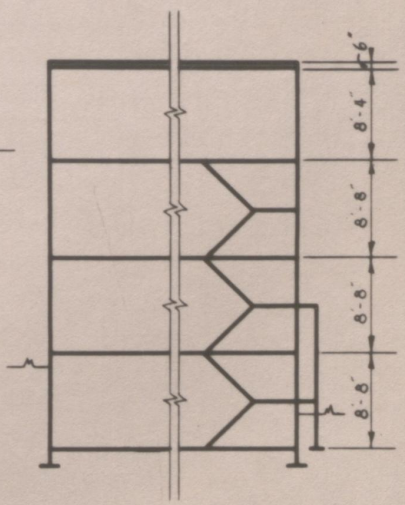
REMARKS

12 Rooms. – 6 Apartments.
2nd. + 3rd. Floors Same As E1-8.



FIRST FLOOR PLAN
SCALE 1/8" = 1'

2ND. + 3RD. FLOOR PLANS-E1-8.



SCALE 1/16" - 1'

for your book


A.C. Spangler, Jr.

Form RA-Gen 4
Revised 7-18-35

INTER-OFFICE COMMUNICATION
RESETTLEMENT ADMINISTRATION

(REFER TO ONLY ONE SUBJECT IN EACH COMMUNICATION)

TO Mr. John S. Lansill DATE December 5, 1935.

FROM Clarence S. Stein COPIES TO

SUBJECT Studies of operation-maintenance costs in Suburban Resettlement communities.

GPO 16—4201

I am herewith submitting a series of reports in connection with the communities that are to be built by the Division of Suburban Resettlement of the Resettlement Administration. These consist of the following:

1. Operation-Maintenance Costs of Local Government and Community Activity.

2. Operation-Maintenance Costs of Houses.

3. Shopping Centers: principles of planning and possible income to be derived from rental of stores.

4. Analysis of Family Budgets.

5. Amortization and Interest Chart.

The purposes and methods of these studies are explained in the Introduction which follows. It is hoped that they may serve as a means of arriving at basic conclusions in the work of your Division. Certain questions that are self-evident from the studies are:

1. Education is the largest single factor in operation-maintenance cost. However, it is most subject to probable economies or reduction, and appears to be the pivotal point on which Suburban Resettlement communities will reach closer to or away from low income groups. The actual cost per pupil will vary in each project with -

   (a) The standard of education in each state on which state assistance is based.

   (b) Extent to which the program of education in each community exceeds this minimum standard.

(c) Extent of State aid.

2. The transportation factor will be a most important item of cost in the family budget in Suburban Resettlement communities. A base figure of 10¢ per trip has been figured in these studies, which brings the total family expenditure for transportation at the $1,250 income level to double the customary amount. This cost should be considered an integral part of the rent and no rents are comparable unless weighted with transportation costs.

3. Unless radical savings can be made in the costs of education or transportation, the $1,250 income group can pay a rental equal only to the cost of operation-maintenance in towns of 4,000 population and over. For families below this level operation-maintenance costs exceed the ability to pay except at the expense of minimum requirements for food, clothing, etc.

I wish to emphasize the fact that the estimates of costs given do not include all of the items that are normally calculated as rental. They deal only with the operation-maintenance costs and make no allowance for amortization or interest on capital investment. The amount to be charged for this will depend on the policy to be determined by the Administration. For example, on the Table on page 5 showing the Annual Operation-Maintenance Cost per Person or per Room, after reducing allowance for returns from stores for communities of 4,000 rooms, the total is $79 per person per year, or $6.60 per person per month. If the capital cost per room, including allowance for public improvements and public buildings is figured at $1,250, and this amount were amortized over a period of sixty years, approximately $1.90 per room per month would have to be added to the operation-maintenance cost in figuring the total rental. If 2% interest were added to this, the total for operation-maintenance, plus amortization and interest, would be approximately $9.60 per room per month.

I have received assistance in the preparation of these studies from many sources. Much of the data in the study of the Operation-Maintenance Costs of Government was supplied by Major J. O. Walker and Mr. Ralph Eberlin. Miss Agnes K. Inglis of the Education and Training Section of the Resettlement Administration assisted by Mr. H. F. Alves, Mr. Blair, Mr. Stephens, and Dr. Oleson also gave valuable help on schools and health. Mr. Frank Vitolo of this office, and Mr. C. S. Carlson and Mr. Ralph Eberlin of the City Housing Corporation assisted in the study of the Operation-Maintenance Costs of Houses. Dr. Day Monroe of the Bureau of Home Economics of the Department of Agriculture prepared the study of family budgets. I was also greatly assisted by Samuel Ratensky, William H. Ludlow and Milton Lowenthal and others of the Research Section of your Administration.

Clarence S. Stein
per SR

SUMMARY &
INTRODUCTION.

INTRODUCTION TO THE STUDY OF OPERATION-MAINTENANCE COSTS OF GOVERNMENT AND HOUSING

PURPOSE OF STUDY

As a basis for planning Suburban Resettlement communities, the following study of operation-maintenance costs was undertaken for the purpose of -

1. setting up minimum desirable standards of housing and community equipment.
2. estimating the costs of operating and maintaining the facilities and services required.
3. measuring these costs of operation-maintenance against the ability to pay of families at various income levels.

ASSUMPTIONS

The following general assumptions relating to the planning of Suburban Resettlement communities have been accepted in connection with this study:

1. That all equipment and buildings to be supplied under the original investment shall be adequate to meet the requirements of good housing and good community living: moreover, that they shall be adequate to compete with the neighborhoods from which the inhabitants of the new towns will be drawn not only from the point of view of experts, but of the families themselves.
2. That the communities will consist mainly of families of

low incomes. Therefore, they must be planned, constructed, and managed so that operation-maintenance costs will be as low as possible.

3. That the communities will house as large a number of families as possible within the limits of the appropriation. Therefore planning and construction must be as economical as possible without increasing operation-maintenance costs or lowering standards.

4. That rentals of residential and commercial property within the communities must cover all costs of operation-maintenance. (These may be decreased by such assistance as State aid for education, etc.). In addition, rentals should pay as far as possible for amortization of capital costs and interest on money invested.

5. That the entire community plant - land, buildings, and equipment - will be held in single ownership and under unified control.

6. That the communities will be incorporated into the local governmental framework as soon after completion as seems feasible.

SCOPE AND LIMITATIONS

For the purposes of this study a median family income of $1,250, an average family of four (consisting of 2 adults, 1 child of 10, 1 child of 8), and occupancy at one person per

room were assumed.

The study deals only with operation-maintenance costs of government and housing. These costs are basic and must be met by the inhabitants. Additional amounts to be paid as amortization and as interest on capital invested are matters of policy to be determined by the Administration. The study differs from statements of operating costs in existing communities in that it does not include the factors of payment on capital outlays or debt service.

The study is organized in such a way as to show the relative effect of change of policy or of cost of any single factor such as education, type of house, grouping of houses, manner of disposing of waste, income group to be housed, portion of income that can be afforded for rent, distance and cost of transportation, etc.

SPECIFIC APPLICATION

Any application of the method or findings of this study to a specific problem must take into account -

1. Extent to which the nature of the site affects the character of the town plan and its services. (a close knit, economical plan is assumed here).
2. Methods of financing and sources of revenue of the governmental units - state, county, and township - under whose jurisdiction the community will operate.

3. The relative amounts to be paid in taxes to these governmental units and received from them as assistance to local services. It should, in addition, be corrected by the substitution in place of general assumptions of specific answers to the following questions:

(1) To what extent can costs of education be reduced from base figure assumed in the study of $90 per pupil per year.

(a) by assistance of state or other governmental agency?

(b) by decreasing amount or changing method of education?

(2) What will be the cost of transportation to and from work? Can this figure be cut?

(3) What can workers in industries or business in the vicinity of the project afford to pay? How many of those who can afford the rentals to be charged are likely to be interested in the project?

(4) How can operation-maintenance and capital costs of houses be lowered without jeopardizing the popularity, social success and future influence of the development? (See Report on Method of Appraising House Plans, dated Nov. 26, 1935.

(5) What principles should be followed in grouping of houses, what type or types of construction, and what equipment should be used so as to further the objectives of development at minimum cost of operation-maintenance and capital? (See Studies of the Relative Improvement Costs of Various

Schemes of House Grouping, dated Nov. 19, 1935 and Studies of Relative Costs of Construction and Improvements, dated Nov. 23, 1935).

ANNUAL COST PER PERSON FOR OPERATION-MAINTENANCE
OF COMMUNITIES OF VARIOUS SIZES

	Population of Town	3,000	4,000	6,000	7,000
A.	O. M. Local Government (Excl. Nursery School)	$ 50.09	$ 45.18	$ 41.35	$ 39.61
B.	Levies for State and County Govt.*	5.00	5.00	5.00	5.00
C.	O. M. House (Incl. Heating)	34.60	33.06	32.28	31.76
D.	Total	$ 89.69	$ 83.24	$ 78.63	$ 76.37
E.	Return from Stores	4.00	4.15	4.30	4.35
F.	Cost per Person (D minus E)	85.69	79.09	74.33	72.02
G.	Cost for Family of Four (Four times F)	342.76	316.36	297.32	288.08

* Based on an assumed average of $5 per person, and $1000 of assessed real property per person. The actual figure will vary in each locality, and from year to year. e.g., in Hamilton County in 1934 the total levy for state purposes was 0, for County Purposes $3.08 per $1000 of assessed valuation, for County park purposes $ .04 per $1000 of assessed valuation.

O-M COSTS
LOCAL GOV'T.

OPERATION-MAINTENANCE COST OF LOCAL GOVERNMENT AND COMMUNITY ACTIVITY

Population	3,000	4,000	6,000	7,000
Administration	$ 8,000	$ 8,000	$ 9,000	$ 10,000
Education (excl. Nursery School)	67,500	90,000	135,000	157,500
Recreation and Community Activities	21,000	24,000	30,000	31,500
Protection (Fire & Police)	13,300	13,300	14,750	14,750
Public Works & Services				
Sewage Disposal	5,500	5,500	5,500	5,500
Street Maintenance	1,500	2,000	2,500	3,000
Street and Park Lights	3,000	4,000	5,000	5,500
Refuse collection, etc.	3,000	4,000	6,000	7,000
Water Supply	5,800	5,800	6,400	6,400
Health	10,000	10,000	15,000	15,000
Parks	4,000	5,000	6,500	7,250
Fire insurance	500	500	650	650
	143,100	172,100	236,300	264,050
Vacancies or Non-Payment Five per cent	7,155.50	8,605.50	11,815.50	13,202.50
TOTAL	$150,256	$180,706	$248,116	$277,253
Nursery School	6,750	9,000	13,500	15,750
Total incl. Nursery School	$157,006	$189,706	$261,616	$293,003
Cost per person, exclusive of Nursery School	$ 50.09	$ 45.18	$ 41.35	$ 39.61
Cost per person, including Nursery School	$ 52.34	$ 47.43	$ 43.60	$ 41.86

NOTES ON COST OF LOCAL GOVERNMENT AND COMMUNITY ACTIVITY

ADMINISTRATION

1. Minimum requirement - Manager $5,000
   Clerk, janitor service, materials 3,000
   $8,000 per annum

2. This would be about the same for 3,000 or 4,000 towns. In the 6,000 and 7,000 towns additional clerical work and material will be required, but the added cost will not be in proportion to growth.

3. If legally feasible, it will be desirable to combine the functions of community manager and housing manager in one person. This will make it possible to increase the salary of the general manager and, at the same time, make possible savings in the costs for administration and assistants.

EDUCATION

1. Figures are based on $90 a year for each student, and the school population estimated at 25% of total population, exclusive of Nursery School. This is the average cost for all types from Kindergarten through High School, assuming a relatively high standard. The actual amount spent per student varies greatly with (a) standard of education in each state upon which assistance is based, (b) the extent to which the program in each community exceeds this standard, and (c) the extent of aid from State or other exter-

nal governmental unit. The relative amounts paid in charges (taxes) for this purpose, and received as support of local schools, will affect the budget more than any other factor. Studies are now being made under the direction of Miss Inglis, Chief of the Education and Training Section of the Management Division, which will correct this figure for the specific conditions in each project.

2. The costs of Nursery School have been listed under Recreation and Community Activities as they are not ordinarily part of the education system supported by governmental funds.

3. As the minimum standard of Education required for State assistance may be lower than a standard desired by the communities, the school facilities or their operation-maintenance costs may have to be supplemented by the community. As many of them as can be brought under the school roof and budget should be put there-library, auditorium, work rooms and meeting rooms, and emergency aid-room. This consideration and the building regulations of the County and State Boards of Education will be controlling factors in the design of the school buildings. An alternate possibility is the location of additional facilities in the community building which may be so designed and situated that it will directly supplement the school facilities.

4. Based on the experience of other communities which offered more than normal healthful, safe, and pleasant conditions the proportion of children, particularly those of younger ages, will be very high. This may decrease in time and a continuously smaller proportion will be in the lower school and an increasing proportion in the Junior High School and High Schools.

RECREATION AND COMMUNITY ACTIVITIES

1. This includes recreation indoor and out; adult education; organization of clubs, dances, etc., as well as organization and operation of the Nursery School.

2. The Nursery School may derive its support from direct charges to those using it or from the budget for Recreation and Community Activities. Costs of Nursery School may vary from $50 to $150 per pupil per year, depending on (a) whether the school is run on half day or whole day schedule, (b) whether it includes the noon meal, and (c) the extent of volunteer service. Costs in this study are assumed at $75 per pupil per year, with attendance assumed at half of the total population in the 2-4 year group or 3% of the total population.

3. All of the community and recreation activities should be related as closely as possible to the school building. Additional building facilities will be needed for some of these, such as -

Office for management

Special club rooms

Library

Special game rooms such as bowling alleys, depending on habits of the future inhabitants

Playfield of five acres or more for children up to 14 years of age adjacent to school

Larger recreation area elsewhere for adults and older children.

4. Costs assumed are based on experience at Radburn (1,600 population) where community activities cost about $10 a person a year. (This includes a small allowance for Nursery School). If the population were doubled this might be cut to $7. As the population increases the cost per individual will decrease. A minimum number of workers, one full time man and woman, or equivalent - is required. They can make use of lower paid or volunteer assistance as as the size of town increases.

For 3,000 town - one worker and two half time assistants

4,000 " - two full time and one half time workers

6,000 " - four workers

7,000 " - five workers

Costs are based on $7. per inhabitant for 3,000 town

$6. " " " 4,000 "

$5. " " " 6,000 "

$4.50 " " " 7,000 "

PROTECTION

1. This includes police and fire. At least five men will be required for the 3,000 or 4,000 town. The number will be increased by one for towns of 6,000 to 7,000. Allowance has been made for maintenance of equipment of $500 in the case of the two smaller towns, and $750 in the two larger ones.

2. No allowance has been made for police courts.

PUBLIC WORKS AND SERVICES

1. This includes sewage disposal, street maintenance, street and park lighting, refuse collection and water supply.

2. The costs given are basic and will be affected in the case of each development by the nature of the site, the compactness of the town plan, and the character and soundness of the original installment of plant and equipment.

3. The cost of sewage disposal will not vary greatly in towns between 3,000 and 7,000.

Breakdown of Costs of Sewage Disposal System

Chief operator	$2,400	
Assistant for night operation	1,800	
Electric power, etc.	800	
Maintenance	500	$5,500

4. Other public works including street lighting, street maintenance, refuse collection, and street clean-

ing will vary in accordance with the size of the community as shown in the Table. The figures are based on an open but compact plan for the portion of the town that is to be developed.

5. Estimates are based on water supplied to houses at cost, charges to be divided equally per family or per room.

Breakdown of Costs of Water Supply System

Population	3,000	4,000	6,000	7,000
Chief	$2,400	$2,400	$2,400	$2,400
Assistant	1,800	1,800	1,800	1,800
Additional help	600	600	1,200	1,200
	Part time	Part time		
Purification	1,000	1,000	1,000	1,000
TOTAL	$5,800	$5,800	$6,400	$6,400
Per Person	$1.94	$1.45	$1.07	$ .91

Figures do not include metering for residences. If houses are metered add: Assistant for reading meters $1,800
Billing 1,200 $3,000

6. All of the functions here listed as Public Works and Services should be managed as one department with an efficient engineer at its head. Fewer skilled assistants can then be put in charge of the various functions.

HEALTH

1. This setup is based on a preventive health program and not a curative one. The program includes -

a. medical inspection of school children
b. immunization against small-pox and diphtheria
c. school hygiene
d. first aid in cases of emergency nature

Thus, services in all cases will be preliminary to reference to a physician where medical care is required.

2. The setup contemplates a first-aid station with a full-time nurse and a doctor in attendance, preferably located in the school.

3. The minimum cost for this service will be $10,000 with an increased number of nurses in the larger communities.

4. Such functions as protection of water supply and safe disposal of human wastes will best be carried on under the guidance of the State and County Health Services. It will probably be advantageous to place the nurse under the jurisdiction of the County Health Service, thereby permitting the Community to participate in the benefits of such service (laboratory facilities, sanitary officer, etc.) The cost of hospitalization is not included and is assumed to be contained in State or County levies. It is not proposed to erect a hospital in any of the towns as part of first construction.

5. Although the adequate provision of medical care

is a serious problem for low-income groups, any provision for it is beyond the capacity of this basic budget. It is recommended that the problem be given consideration and discussed with the County Medical Society in each case.

PARKS

1. Figures are based on estimates of operation-maintenance costs at Radburn and are assumed at approximately $250 an acre for park and play areas, with 16 acres in 3,000 town, 20 acres in 4,000 town, 26 acres in 6,000 town, and 29 acres in 7,000 town.

2. Costs will be somewhat higher per person for the smaller communities and lower for the larger.

INSURANCE

1. Only fire insurance is calculated. Liability insurance is not included, although it may be required if the agency to which management authority is delegated is legally held to be a non-public agency.

2. Estimates include only the Community building, at the rate of $.24 per $100 per year, and Stores, at the rate of $.33 per $100 per year. School buildings are assumed to be under the jurisdiction of the County School Board.

STORE INCOME

assuming $1250 median income group and local expenditures at $155/capita
" food " at 118/ capita

Population	3,000	4,000	6,000	7,000
Gross annual income of stores at $155 per person	465,000	620,000	930,000	1,085,000
Rentals at 3% of gross income (all stores)	13,950	18,600	27,900	32,550
Maintenance cost of all stores	2,000	2,000	2,000	2,000
Net income from all stores	11,950	16,660	25,900	30,550
Gross annual income of food stores at $118 per person	354,000	472,000	708,000	826,000
Rentals of Food Stores at 2.5% of gross income	8,850	11,800	17,700	20,650
Maintenance cost of food stores	1,200	1,200	1,200	1,200
Net income from food stores	7,650	10,600	16,500	19,450
Per capita net income from all stores	$4	4.15	4.30	4,35

O-M COSTS
HOUSES

ESTIMATE OF OPERATION-MAINTENANCE COST OF 3,000 to 7,000 ROOMS
LOW-COST ROW HOUSES

Occupancy Assumed at One Person per Room

	3,000 rooms	4,000 rooms	6,000 rooms	7,000 rooms
MANAGEMENT	Per Year	Per Year	Per Year	Per Year
Manager	$ 4,000	$ 4,000	$ 4,000	$ 4,000
Asst. Managers, $2500 ea.	5,000	5,000	5,000	5,000
Clerks, $1000 ea.	3,000	3,000	4,000	4,000
Bookkeeper	2,500	2,500	2,500	2,500
Asst. Bookkeeper			1,000	1,000
Office: telephone etc.	1,500	2,000	3,000	3,500
TOTAL	$16,000	$16,500	$19,500	$20,000
Per room per year	$5.33	$4.13	$3.25	$2.86
REPAIRS: Plumbing, heating, carpentry, electric, masonry, roofing, etc.				
Labor -				
Plumbers, $1500 ea.	$ 1,500	$ 1,500	$ 3,000	$ 3,000
Carpenters, $1500 ea.	1,500	1,500	1,500	1,500
Handy Man	1,200	1,200	1,200	1,200
Handy Man			1,000	1,000
	4,200	4,200	6,700	6,700
Materials $1 per rm. per yr.	3,000	4,000	6,000	7,000
TOTAL	$ 7,200	$ 8,200	$12,700	$13,700
Per room per year	$2.40	$2.05	$2.12	$1.96
PAINTING				
Painting room and exterior every two years $7 per rm. per yr. includes labor and materials	$21,000	$28,000	$42,000	$49,000
Per room per year	$7.00	$7.00	$7.00	$7.00
PORTERS				
Building Porters	2 porters	3 porters	5 porters	6 porters
at $900. each	$ 1,800	$ 2,700	$ 4,500	$ 5,400
Per room per year	60¢	68¢	75¢	78¢

GARDENING	3,000 rooms Per Year	4,000 rooms Per Year	6,000 rooms Per Year	7,000 rooms Per Year
House Gardener				
$1 per rm. per year	$ 3,000	$ 4,000	$ 6,000	$ 7,000
Per room per year	$1.00	$1.00	$1.00	$1.00
MISCELLANEOUS				
Shades, house supplies, exterminating, etc.				
$1. per room per year	$ 3,000	$ 4,000	$ 6,000	$ 7,000
Per room per year	$1.00	$1.00	$1.00	$1.00
INSURANCE				
Fire and Liability				
$1.25 per rm. per year (Constant)	$ 3,750	$ 5,000	$ 7,500	$ 8,750
Per room per year	$1.25	$1.25	$1.25	$1.25

DEPRECIATION	Cost	Years	Cost per Year	Per Rm. per YR.
Refrigerators	$ 75	15	$ 5.00	$ 1.25
Gas Ranges	25	10	2.50	.60
Plumbing Fixtures	80	20	4.00	1.00
Heating System	200	25	8.00	2.00
	For an average four room apartment:			$ 4.85

HEATING

Private Plant, each house - Fuel $10. per room per year

SUMMARY AND NOTES ON OPERATION-MAINTENANCE COST OF 3000-7000 ROOMS
LOW-COST ROW HOUSES

	3,000 rooms Per rm. per yr.	4,000 rooms Per rm. per yr.	6,000 rooms Per rm. per yr.	7,000 rooms Per rm. per yr.
Management	$ 5.33	$ 4.13	$ 3.25	$ 2.86
Repairs	2.40	2.05	2.12	1.98
Painting	7.00	7.00	7.00	7.00
Porters	.60	.68	.75	.78
Gardening	1.00	1.00	1.00	1.00
Miscellaneous	1.00	1.00	1.00	1.00
Insurance	1.25	1.25	1.25	1.25
	$18.58	$17.11	$16.37	$15.87
Depreciation	4.85	4.85	4.85	4.85
TOTAL	$23.43	$21.96	$21.22	$20.72
Vacancies and Non-payment 5%	1.17	1.10	1.06	1.04
GRAND TOTAL	$24.60	$23.06	$22.28	$21.76
Heating	10.00	10.00	10.00	10.00
GRAND TOTAL (Incl. heating)	$34.60	$33.06	$32.28	$31.76

This estimate is based on substantially built houses of approximately six in a row, with room sizes of about 210 sq. ft. gross area per room, averaging four rooms to a house with specification similar to that used in the Study of Relative Cost of Construction and Improvements as submitted on November 23, 1925.

The use of different materials or different sizes of rooms or different grouping will affect the operation-maintenance costs. For example, free-standing houses will have a larger operation-maintenance cost because of the necessary increase in heating and additional exterior painting.

SHOPPING CENTERS

SHOPPING CENTERS

The shopping centers of new towns built by the Suburban Resettlement Administration should be designed to give the inhabitants low prices, good quality, and convenient facilities, and at the same time, bring in the maximum possible revenue to the town.

For purposes of this preliminary study, we have assumed:

1. an average family income of $1,250 and an average family of four persons.
2. rental of stores to commercial companies. (We are able to secure more definite information in regard to incomes and rentals paid by chain stores.) If the stores should be efficiently operated as cooperatives, lower living costs might be possible. The comparative advantage of such a step should be given further study.

The problem of providing adequate store facilities is affected by:

1. The degree to which the town will be used as a shopping center of the area.
2. The proportion of family expenditures made locally.
3. The family incomes.

1. <u>The town as a shopping center</u>

It is unlikely that much outside business will be drawn to the new towns, since they will be off the main highways

and the existing nearby industrial towns have established shopping centers.

2. The proportion of family expenditures made locally.

This is affected by the income group, the family size and family composition. Higher income groups are inclined to go to larger shopping centers for clothing, house furnishings, and certain other items which the low-income families must do without. The needs of small children will be met locally, whereas the needs of grown children are met better in the large center, where it is possible to shop for style and quality.

3. The family income

Analysis of expenditures for various income groups, when related to local family expenditures and annual sales of different types of stores, give us a fairly definite indication of the number and types of stores that might be supported.

The accompanying charts indicate -

1. Estimated local expenditures.
2. The types of stores that could be supported.
3. The income that could be derived from stores in towns of 3,000, 4,000, 6,000, and 7,000 population.

We are estimating rentals at 3% of gross sales. These we believe are conservative as the number of stores will be restricted so as to increase as far as possible the gross sales of each store.

It is apparent that in towns of 1,000 families having incomes of $1,250, the estimated expenditures will provide adequately for food stores. One variety store which carries apparel and all sorts of household needs could exist on the expenditures for such items. There does not seem to be sufficient expenditure to maintain a typical chain drug store. However, independent stores are often operated on smaller margin and a drug store carrying on other types of business might be operated successfully.

Recreation needs outside of those supplied as part of the community facilities should be limited to a small movie house. A careful study should be made in regard to the possibility of successful operation in a small community and of the probability of increasing the patronage from outside of the town.

A combined filling station and auto accessory and repair shop could operate within the town independently of transient trade.

Expenditures for fuel would not maintain a commercial coal company. This could be bought through outside dealers or by setting up a cooperative.

A laundry service would probably be from a nearby town, although an agent might have space in the shopping center.

4. General Policy in regard to stores

Store properties will be owned by the town and income from stores will be used to decrease dwelling rentals. The stores must therefor be efficient units, prices must be low and service at least as good as in neighboring

communities. This will guarantee a large proportion of residents' expenditures to the local shopping center.

5. Planning Requirements

One shopping center is sufficient for a 4000 population town. This center ought to be within one-half mile of all dwellings. In larger towns of 6,000 or 7,000 population, there should either be two separate complete centers, or better still, one major center and several neighborhood food stores. The number of centers may be affected by contour conditions.

6. Location of shopping center

Locations are affected by the contours and the relation to the residence areas and the main approaches to the town - it is important that residents pass the center on the way in or out of the town. However it is even more important that shopping centers be placed within easy and safe walking distance of all dwellings. As the approach usually should be through the park areas, access should be possible from park walks, without crossing vehicular roads. Adequate parking space for cars should also be provided.

7. Store Areas and layout

The layout and size of the stores is affected by the method of merchandizing. The following estimates of

space requirements for towns of 3,000 - 4,000 population are based on the experience of certain chain stores:

Store areas

Grocery and Meat (2 or 3 stores)	3000-3500 sq. ft.
Variety	6000 sq. ft.
Drug	2500 sq. ft.
Movie House	500-600 seats
Gas station and minor repairs	

ESTIMATED LOCAL STORE FAMILY EXPENDITURES
Based on $1250 income budget for a family of 4 persons

Item	Total Annual Expenditure	Local Store Expenditure	Per Capita Expenditure
Food	$475-520	$475	$118.75
Clothing	$145	$ 50	$ 12.50
House operation Coal $53 Oil 8 Electricity 12 Household supplies 8 Ice 9	$ 90	$ 17	$ 4.25
Furnishings & Equip.	$35-55	$ 45	$ 11.25
Recreation and Education School supplies $5 Newspapers, etc. $8-10 Recreation (movies, trips, children's toys) $22-45	$35-60	$ 10 (not incl. movies)	$ 2.50
Personal Tobacco, soft drinks, etc. $10.00 Barber shop, toilet needs $12.50	$22.50	$ 11	$ 2.75
Medical Care First aid supplies, medicines $15 Services $15-35	$30-65	$ 10	$ 2.50
		$618	$154.50

NOTE on Transportation Expenditures. Amounts provided are only adequate where 5 cent fare transportation is available. The $45 transportation allowance plus the $50 provided for savings will be necessary to meet the extra costs of transportation in Suburban Resettlement towns. Local conditions will have to be studied carefully in relation to this item. Further data on automobile expenditures is being prepared.

NOTE on Motion Picture Expenditures. Most of the recreation item will probably be spent in the local movie house. However this item is not included in the estimate of store expenditures as our shopping facilities are not affected by it. A town of 4,000 population can support a 500-600 seat movie house.

ESTIMATED ANNUAL STORE EXPENDITURES BY TYPES OF STORE--NUMBER OF STORES SUPPORTED BY 1000 FAMILIES
Based on $1250 income budget for a family of 4 persons

STORE	ITEM		PER FAMILY	PER 1000 FAMILIES	AVERAGE SALES PER CHAIN STORE 1921-1930 (varies irregularly with size of chain)	APPROXIMATE NUMBER OF STORES
Grocery and meat	Food $475 Household sup.		$483	$483,000	$45,000 to $170,000	3 Large stores
Variety Dry goods and apparel	Clothing Furnishings & Equipment Barbering Personal care School supplies	$50 40 4 1 5	100	100,000	$50,000 to $250,000 $30,000 to $150,000	1 combination
Drug	Medical care Books, newspapers, etc. Household appliances Tobacco Soft drinks	10 5 5 3 3	26	26,000	$60,000 to $150,000	A small independent drug store could operate.
Filling Stations Accessories Repairs	Automobile		25	25,000		Would depend on number using autos for transportation to work.
Coal, oil	Fuel Ice	40 9	49	49,000		Would depend on policy
Movie, etc.	Recreation		20	20,000		Further study required to determin if town can support a small movie house

NOTE: As the town grows and/or as higher income groups are accommodated, there will be need for other types as well as more stores. These would include service stores e.g., tailor, laundry & cleaner, barber & beauty shop and, also such retail stores as shoe, millinery, electrical supply, hardware.

·FAMILY BUDGETS·

(11-29-35)

United States Department of Agriculture
Bureau of Home Economics
Economics Division

Tentative budgets for a year for families of four persons in a Suburban Resettlement Community*

Note: These budgets are based upon prevalent ways of spending as shown by studies of family expenditures. For food, adequacy as measured by nutritional standards, is used as a basis for the suggested budget. For the remaining items of the budget, adequacy can be determined only by studies of the consumption habits and needs of families in each of the localities. These budgets suggest what may be the broad spending patterns of a group of families at each of the three income levels; they are not presented as examples of desirable spending plans for all families. A family budget, to be suited to a specific family must be planned to meet its needs and desires under existing conditions. Each budget is set up with a range in expenditures for most items. Since the low total is in each case somewhat less than the suggested income level, there can be a little leeway in spending on some items. Obviously, a family cannot spend the top figure for many items without spending less than the bottom figure for others, if it is to keep within its income.

Item	Level A $900 yearly income	Level B $1,250 yearly income	Level C $1,600 yearly income
Food	$400 - 475	$475 - 520	$560
Clothing	100 - 125	135 - 165	165 - 200
Housing	180	280	330
House operation (fuel, light, household supplies)	70 - 80	90 - 115	125 - 155
Furnishings and equipment (replacements)	20 - 35	35 - 55	45 - 75
Transportation	35 - 40	40 - 50	45 - 60
Recreation and education	20 - 30	35 - 60	55 - 75
Personal	10 - 25	20 - 30	30 - 45
Medical care	25 - 45	30 - 65	45 - 100
Community welfare (church, gifts, charity)	0 - 15	10 - 35	25 - 75
Savings	0 - 10	50 - 100	75 - 125
Total	$860-1,060	$1,200-1,475	$1,500-1,800

Family includes: husband, wife, boy aged 10, girl aged 8.
Suggestions for expenditures are based upon 1935 price levels.
For details and explanation of each expenditure item see following pages.

* Charts referred to as "hectographed" are reproduced on pages 29,37, 38, and 39.

Discussion of Tentative Food Budgets

The hectographed table which follows shows the proportion of its income a family of four might spend for food, according to the diet chosen and the amount of income. Referring to this it will be seen that a minimum-cost adequate diet is suggested as a possible and perhaps a suitable choice for the family of four having from $800 to $1,800 per year for all expenditures. The three tentative expenditure levels -- $900, $1,250, and $1,600 -- all fall within this range. However, it is possible that in actual practice a family with a $900 income will spend a little less than the "minimum-cost adequate diet" might cost, while the family with a higher income probably would spend more for food. We have, therefore, worked out two possibilities for the $900 income family, two for the $1,250 income, and one for the $1,600 income.

For some time this bureau has used the term "an adequate diet at minimum cost" to describe a rather specific dietary plan and has computed its cost from time to time, using average retail food prices as collected in a number of cities by the Bureau of Labor Statistics. The cost of this suggested diet for a family of four (two moderately active adults, a boy aged about 10 years, and a girl aged about 8) is now about $475 a year according to average prices in the United States. In some localities this assortment of foods might cost less; in other more. The cost might be increased or decreased according to the stores the buyer patronized and the forms and kinds of foods she chose within each group.

An expenditure of $475 for food represents almost 53 percent of an income of $900. If this sum seems too high, it might be reduced to about $400. This could buy a diet that lies in cost and in nutritive value about half way between the bureau's suggested minimum-cost and the suggested restricted diets. A description of each of these plans is attached.

The family of four with $1,250 for all expenses might spend $475 for food and obtain an adequate diet at minimum cost. If it increased its food expenditures to $520 a year it could have a variety of foods somewhat better in nutritive value than the minimum-cost adequate plan.

The family with $1,600 might spend $560, and have a diet that in cost is half way between the bureau's suggested minimum-cost adequate and the suggested moderate-cost adequate plans. Sheets describing each of these plans are enclosed.

So much depends, however, on what a family buys for its food money that expenditures alone do not measure the nutritional adequacy of diets. It is for this reason that the bureau has set up several suggested diet plans that differ in nutritive value and in cost, and for each plan has worked out the quantities of different kinds of food needed for a week and for a year by individuals and by family groups. The costs of these commodity budgets (arrived at by pricing the quantity lists, at average United States retail prices) may be compared with actual food expenditures at different income levels. However, the bureau food plans give much higher nutritive value in return for the money spent than families obtain from an identical expenditure when selecting food in accordance with practices commonly followed.

United States Department of Agriculture
Bureau of Home Economics

Family of four[1]: Proportion of its income this family might spend for food, according to the diet chosen and the size of income

Family of four with income of approximately -		Might select this kind of diet	Costing at average United States Prices May 7, 1935[2]		And representing this percentage of annual income
Per week	Per year		Per week	Per year	
$115	$6,000	Liberal	$16.50	$860	14
100	5,000	Liberal or moderate-cost	16.50 or $12.50	860 or $650	17 or 13
75	4,000	Liberal or moderate-cost	16.50 or 12.50	860 or 650	22 or 16
60	3,000	Moderate-cost	12.50	650	22
50	2,500	Moderate-cost	12.50	650	26
40	2,000	Moderate-cost or minimum-cost	12.50 or 9.15	650 or 475	33 or 24
35	1,800	Minimum-cost	9.15	475	26
30	1,500	Minimum-cost	9.15	475	32
25	1,200	Minimum-cost	9.15	475	40
20	1,000	Minimum-cost	9.15	475	48
15	800	Minimum-cost or restricted	9.15 or 6.15	475 or 320	59 or 40
12	700 or less	Restricted	6.15	320	46 or more

1/ Two moderately-active adults, boy 10 and girl 8.

2/ Based on average retail prices in the United States for May 7, 1935, as reported by the U. S. Bureau of Labor Statistics

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For further descriptions of these diets see pages 37, 38, 39.

Suggested Food Budgets for a Family of Four
(two moderately-active adults, boy 10, girl 8)

Yearly income	Yearly cost of food	Approximate monthly cost of food	Approximate percentage of yearly expenditures this food cost represents	What the proposed expenditures may buy in terms of Bureau of Home Economics suggested diet plans
Level A $900	$400 to 475	$33.35 to 39.60	44 to 53	Even with careful food selections, $400 for a family of four would obtain (at present average retail food prices in cities in the U.S.) a diet somewhat below generally accepted standards for nutritional adequacy. With this amount of money it is difficult to obtain a sufficient surplus of such protective foods as milk, eggs, citrus fruits, tomatoes and green vegetables to insure good health over an indefinite period of time. With wise selections, $400 could provide an assortment of food somewhat better in nutritive value than the Bureau's restricted diet suggested for emergency, but not quite so good as the Bureau's minimum-cost adequate diet. (See hectographed descriptions of restricted plan and of minimum-cost adequate plan).
Level B $1,250	$475 to 520	$39.60 to 43.35	34 to 42	With careful selections, $475 for a family of four can buy (at present average food prices) an assortment of food typical of the Bureau's suggested adequate diet at minimum cost. This is the cheapest combination of foods that it is desirable to use for an indefinite period of time. In order to meet all nutritional needs as cheaply as possible, this diet has a large quantity of cereal products and milk as its basis. Just enough of vegetables, fruits, eggs, and lean meets are used to supply vitamins, minerals, and protein not adequately furnished by bread and milk, and enough of fats and sweets are included to round out the calories. The choice among the different kinds of foods is considerably limited by cost, and careful selection among the most nutritious of the less expensive kinds is essential.
Level C $1,600	$560	$46.65	35	With wise selections, $520 to $560 a year for a family of four can buy a diet that provides all of the different nutrients in sufficient quantities to keep adults and children in good nutritional condition, with a reasonable surplus for safety. Such a diet should include a generous amount of milk and slightly more than a minimum adequate supply of vegetables, fruits, eggs, and lean meat. Such an expenditure could obtain, then, a diet a little better in nutritive value and in pleasing variety than a minimum-cost adequate one, but not quite so good as the Bureau's suggested moderate-cost adequate plan. (See hectographed descriptions of these two plans for comparison of their content.)

Description of Budget Items Other Than Food

CLOTHING

Estimated annual expenditure for clothing (1935 prices)

Family member	Level A $900 yearly	Level B $1,250 yearly	Level C $1,600 yearly
Father	$35	$50	$60
Mother	30	35	40
Boy aged 10	25	35	45
Girl aged 8	20	25	30
Total	$110	$145	$175

Clothing expenditures at all three levels are less than are estimated in the budget prepared by the Council of Social Agencies, Washington, D. C., for "a standard of living which would assure a maintenance of health and the minimum essentials of wholesome social life." There is likelihood that the families spending the low amounts may be inadequately clad, if the climate is cold. The adequacy of the clothing at all three levels will depend upon skill in buying, care of garments, health and vigor of family members, occupation of husband, climate, etc. It is assumed that the wife does not work outside her home. If she is employed, her clothing expenses will be increased and those of other family members may rise, due to her lessened time for mending and other care of garments.

For suggestions as to items of clothing which might be included in low-cost clothing budgets, see "Clothing the family at minimum cost," a pamphlet prepared by the Clothing Section of the New York Budget Committee.

HOUSING

Figures for housing were furnished by the Suburban Resettlement Administration. No data are available as to what housing can be purchased for these sums of money.

HOUSEHOLD OPERATION

Estimated annual expenditures for household operation, including fuel, electricity, cleaning and laundry supplies, bathroom supplies, etc.:

Item	Level A ($900 yearly)	Level B ($1,250 yearly)	Level C ($1,600 yearly)
Coal (soft coal).....	$45	$53	$60
Oil for cooking in summer, and at Level A for lighting.....	17	8	10
Electricity.....	-	12	22.50
Household supplies.....	8	8	18.50
Ice.....	5	9	15
	$70	$90	$125.00

No allowance has been made for expenditures for telephone or water. If water must be bought, other budget items will have to be pared. It is assumed that no laundry will be sent out and no paid help will be employed in the household, at Levels A and B.

Fuel and light

According to estimates made for the City of Washington, approximately 6¼ tons of soft coal (costing about $53) are needed for heating a 5-room house and for cooking during winter months. The amount allowed for heat at Level A might be inadequate unless heating appliances were efficient and were carefully used, or the construction of the dwelling was such as to lessen fuel requirement. If kindling is bought, coal expenditures must be decreased, or economies must be made elsewhere.

Kerosene for cooking during summer months is allowed at all three levels. The estimated expenditure of $17 at Level A (which also includes kerosene for lighting), is approximately $2 less than the amount estimated as necessary by the Washington Council of Social Agencies.

Electricity is not included in the estimated expenditures of families at Level A. The amount given for Level B would call for strict economy, and would not permit use of an electric iron. The amount estimated for Level C allows for use of electric iron, but necessitates economy in use of lights.

Household supplies

Household supplies include cleaning and bathroom supplies such as soap and brushes; postage, stationery; matches; electric light bulbs; supplies for sewing and for canning; yard supplies, as grass and flower seeds; etc. The amount allowed at Level C permits sending out some laundry, at a cost of not more than 30 cents a week. This pays, at commercial laundry rates in Washington, D. C., for a little more than a 3-sheets a week bundle.

Ice

If the city family does not use ice, its food expenditures in summer will be increased, because butter, milk, and many other foods can only be bought in small quantities for daily use. The $5 estimated for Levels A and B would allow for purchase of ice for seven weeks during hottest summer weather at 10 cents per day and the allowance of $15 would permit use of same quantity for 22 weeks or more for a shorter time. Temperature of locality will determine adequacy of these estimates, but there are few localities where the estimate of $5 would be adequate.

FURNISHINGS AND EQUIPMENT

The estimates given for Levels A and B ($20 to $35 for Level A; $35 to $55 for Level B) allow for replacements of bedding, towels, cooking utensils, jars for canning, dishes, cleaning and laundry equipment, and for repairs of furniture. No allowance is made for buying additional furnishings and equipment. The estimate for Level C might permit occasional purchases of additional furnishings and equipment, if carefully budgeted.

TRANSPORTATION

The estimate of $35 to $40 for Level A is as follows:

For husband:	
600 carfares @ 5 cents, to and from work	$30.00
For wife and other family members:	
2 carfares weekly (10 cents) for household errands	5.00
	$35.00

No allowance is made for carfares for children, it being assumed that they will walk to school, and to shopping centers when they go. This estimate would be inadequate in localities where carfare is more than 5 cents, or where children have to ride to school. The estimate for the wife and other family members might be inadequate if the wife has to go far to a shopping center, or if family members have to pay transportation costs to obtain medical services, etc.

Estimates for Levels B and C are more generous but might be inadequate if 5 cent transportation is not available.

RECREATION AND EDUCATION

This item includes school supplies for the children, newspapers and other reading matter, occasional recreation such as attendance at movies, outings in the country; playthings for children. Estimated annual expenditures are:

Item	Level A $900 yearly	Level B $1,250 yearly	Level C $1,600 yearly
School books.....	$5	$5	$5
Newspapers.....	$7	$8 - 10	$10 - 15
Recreation.....	$8 - 18	$22 - 45	$40 - 55
Total	$20 - 30	$35 - 60	$55 - 75

At all levels, it is assumed that school books will be furnished without charge but that school supplies such as tablets, pencils, etc., must be bought, at an estimate of $2.50 for each child ($5 for both).

At Level A, a daily newspaper (including Sunday) will cost about $7 per year. After paying for school books and newspapers there remains $8 to $18 for occasional attendance at movies, trips to the country, or other family recreation, for playthings for the children, etc. Social agencies have estimated that an urban family of this composition should have as a minimum about $36 a year for recreation (10 cents per child per week and 25 cents per adult) for a "normal standard of living." The estimates for Level A and the lower estimate for Level B are both too small to permit an expenditure of this amount. Toys for the children will take a part of the recreation money, thus reducing the amount for commercial recreation.

At the lowest level, books must be borrowed from and periodicals read at public libraries if the family is to enjoy any reading material except the daily paper.

PERSONAL

Personal expenditures include: services of barber and beauty parlor; toilet supplies, such as tooth brushes, tooth paste, razor blades, cosmetics; tobacco; any personal "treats" such as soft drinks and other beverages. Estimates are as follows:

Item	Level A $900 yearly	Level B $1,250 yearly	Level C $1,600 yearly
Tobacco, soft drinks, etc.....	$5.00	$10.00	$15.00
Barber shop and toilet needs...	7.50	12.50	20.00
Total	$12.50	$22.50	$35.00

At Level A, an estimate of $5 per year (10 cents per week) for tobacco and drinks is low. In actual practice, if the husband smoked, he probably would spend much more than this sum, cutting expenditures for food or other items.

The estimate of $7.50 for personal care and toilet articles would permit one 25 cent hair cut per month for the husband ($3.00) if hair cut can be obtained at this price. The children's hair will have to be cut at home, since the remaining $4.50 must buy razor blades, tooth brushes, cosmetics, and all toilet supplies. If the wife has short hair, money for her haircuts will have to be obtained by reducing expenditures for some other item in the general budget.

MEDICAL CARE

This budget item includes all expenditures made for medical care, in its broad sense, such as expenditures for the home first aid and medicine chest; fees of doctor, surgeon, oculist, dentist, nurse; hospital care; laboratory work and X-rays; eyeglasses; surgical appliances, special treatments.

In these three budgets, however, it is assumed that some medical care is provided by public funds; that free or low-cost clinics are available for the lowest income level; that reduced rates are given for services of physicians and surgeons and for hospital care, even at the highest of the three levels. Families at the lowest level could not meet the costs of adequate medical care in a year when there were no serious illnesses. At the highest of the three levels, the family might provide adequate medical care as long as the members had only minor ailments, but could not meet costs of serious illness involving prolonged hospital care, services of surgeon or physician over a long period, or other heavy expenses. Estimated expenditures are as follows:

Item	Level A $900 yearly	Level B $1,250 yearly	Level C $1,600 yearly
Supplies for first aid, and for home medicine chest; medicines.....	$10	$15	$20
Services of doctors, oculists, dentists, nurses, etc.....	$15 - 35	$15 - 50	$25 - 80
Total	$25 - 45	$30 - 65	$45 - 100

At level A, the $15 to $35 allowed for services might be spent largely at clinics which may charge fees ranging from 25 cents each for children to 50 cents or more for adults. Dental clinics usually charge for supplies used, in addition to a basic fee. Except for a minimum number of free visits from a public health nurse for certain types of care, a family usually is expected to pay a small fee for her services.

At the upper range of level C, a family might be able to pay the prevailing rate for the service of a physician, dentist, or nurse, provided there were only a small number of visits to the doctor's office, routine dental examinations, and a short period of nursing care.

COMMUNITY WELFARE AND GIFTS

This expenditure item includes contributions to church and charity, personal gifts to relatives and others, contributions to the support of relatives, and dues to such organizations as unions. Estimated expenditures are as follows:

Item	Level A $900 yearly	Level B $1,250 yearly	Level C $1,600 yearly
Church and charity.....	$0 - 5	$5 - 10	$10 - 15
Gifts to relatives and others...	0 - 7	3 - 20	13 - 55
Organization dues.....	0 - 3	2 - 5	2 - 5
Total	$0 - 15	$10 - 35	$25 - 75

At Level A, the family might contribute 10 cents per week or about $5 per year to the church. Gifts to parents of the husband and wife, or contributions to neighbors in distress might amount to $7, and organization dues to $3. Such expenditures would be at the upper limit estimated for this budget and would necessitate economy on other items. Data from various studies indicate that many families will be called upon to help in the support of relatives and that expenditures higher than those estimated above may be necessary, unless State provision is made for care of the aged.

At the higher income levels, (B and C) the family may contribute more to church, charity, and relatives. Few families having an income of $1,600, however, would spend the upper limit suggested ($75) except when contributions were needed to help relatives unable to support themselves.

SAVINGS

Life insurance is likely to be the form of saving most commonly used by these low income families. Some may contribute to group pension funds for old age and illness; and some, especially at the two upper levels, may have small savings accounts, or other investments. Estimated disbursements for savings are as follows:

Item	Level A $900 yearly	Level B $1,250 yearly	Level C $1,600 yearly
Life insurance policies.....	$0 - 10	$20 - 40	$45 - 75
Other savings.....	0 - 0	30 - 60	30 - 50
Total	0 - 10	50 -100	75 -125

Since a family at Level A can scarcely achieve a health and decency level of living with its income, savings would not be recommended. However, many families at this level carry industrial life insurance policies, at a cost of about 10 cents per week per policy.

Some families at Levels B and C may be able to build up small savings accounts in years when there are no demands upon their incomes except for family living expenses estimated in these tentative budgets. However, the family is rare that does not have to meet, during the year, emergency expenses for which no allowances have been made, such as costs of moving to a new location, replacements of furnishings due to fire, flood, or other accidents, unexpected requests from relatives for help, or the costs of serious illness, accident, childbirth, or death.

United States Department of Agriculture
Bureau of Home Economics

RESTRICTED DIET

The restricted diet plan is suggested only for emergency use, because it may not provide a sufficient surplus of protective foods (milk, eggs, citrus fruits, and green vegetables) to insure good health over an indefinite period of time. Because of the very limited quantity of the protective foods it contains, very wise choice from among the cheapest most nutritious foods must be made for this diet. Even with its shortcomings, it is a better diet for the amount of money it costs than would be obtained by choosing foods at random, and it does allow for some variety as the following list shows:

Milk: 1 pint daily for each child)
1 cup for each adult) to drink or in cooked food

Vegetables and fruits (some raw): about 2½ to 3 servings daily
8 to 9 servings a week of potatoes and sweetpotatoes (once a day, sometimes twice)
2 to 3 servings a week of tomatoes (or of citrus fruits in season) for each adult and child over four; 4 tablespoons of tomato juice or 2 tablespoons of orange juice daily for each child under four
3 small servings a week of leafy, green, or yellow vegetables
2 to 3 servings a week of dried beans, peas, or peanuts
3 to 4 small servings a week of other vegetables or fruits

Eggs: once a week for adults, twice for children under four

Meat or fish: 2 servings a week (more frequently if the meat dish is often a meat and cereal combination so that the weekly meat allowance is not exceeded)

A cereal dish at least once a day, usually twice

Bread in some form at every meal, butter at some meals

Dessert occasionally; cereal pudding, gingerbread, or one-egg cake, and dried fruits or other inexpensive kinds are suitable

This diet could be purchased September 10, 1935[1/] for about $3.25 a week or $170 a year for two moderately active adults; for about $6.10 a week or $320 a year for a family of four (two moderately active adults, boy 10 and girl 8); for about $10.50 a week or $545 a year for a family of seven (two moderately active adults, girl 15, boy 13, boy 10, girl 8, and child 3).

1/ Based on average retail prices in the United States for September 10, 1935, as reported by the U. S. Bureau of Labor Statistics.

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United States Department of Agriculture
Bureau of Home Economics

MINIMUM-COST ADEQUATE DIET

The minimum-cost adequate diet is the cheapest combination of foods that it is desirable to use for an indefinite period of time. In order to meet all nutritional needs as cheaply as possible, this diet has a large quantity of cereal products and milk as its basis. Just enough of vegetables, fruits, eggs, and lean meats are used to supply vitamins, minerals, and protein not adequately furnished by bread and milk, and enough of fats and sweets are included to round out the calories. The choice among the different kinds of foods is considerably limited by cost, and careful selection among the most nutritious of the less expensive kinds is essential. The list which follows indicates the number of servings of different foods per person for the day or the week:

Milk: 1 quart daily for each young child)
3/4 of a quart daily for each child over four) To drink or in cooked food
1 pint for each adult)

Vegetables and fruit (some raw): from 3 to 4 servings per person daily
8 to 9 servings a week of potatoes and sweetpotatoes (once a day, sometimes twice)
2 to 3 servings a week of tomatoes (or of citrus fruits in season) for each adult and child over four; 4 tablespoons of tomato juice or 2 tablespooons of orange juice daily for each child under four
5 to 6 servings a week of leafy, green, or yellow vegetables
2 to 3 servings a week of dried beans, peas, or peanuts
1 serving daily of fruit or an additional vegetable (including some leafy, green, or yellow kinds)

Eggs: 2 to 3 times a week for adults; 4 to 5 times for young children; a few in cooking.

Meat or fish: 3 to 4 times a week (more frequently if the meat dish is often a meat and cereal combination so that the weekly meat allowance is not exceeded).

A cereal dish once a day, sometimes twice.

Bread at every meal; butter at some meals.

Desserts about once a day if desired; cereal pudding, cookies, simple cake, shortcake, and inexpensive pastries and fruits are suitable.

This diet could be purchased September 10, 1935 1/ for about $4.85 a week or $250 a year for two moderately active adults; for about $9.15 a week or $475 a year for a family of four (two moderately active adults, boy 10 and girl 8); for about $15.60 a week or $810 a year for a family of seven (two moderately active adults, girl 15, boy 13, boy 10, girl 8, and child 3).

1/ Based on average retail prices in the United States for September 10, 1935, as reported by the U. S. Bureau of Labor Statistics.

RSC
10-14-35

United States Department of Agriculture
Bureau of Home Economics

MODERATE-COST ADEQUATE DIET

The moderate-cost adequate diet is well described by its name. For a reasonable amount of money it provides all of the different nutrients in sufficient quantities to keep adults and children in good nutritional condition, with a surplus for safety. It contains a generous amount of milk and plenty of vegetables, fruits, eggs, and lean meat so that it allows for considerable variety from meal to meal and from day to day, as the following list shows:

Milk: 1 quart daily for each child)
1 pint for each adult) to drink or in cooked food

Vegetables and fruits (some raw): 4½ to 5 servings per person daily
1 serving daily of potatoes or sweetpotatoes
1 serving daily of tomatoes or citrus fruits
1 serving daily of leafy, green, or yellow vegetables
3 to 5 servings a week of other vegetables
1 serving daily of fruit

Eggs: 2 to 3 times a week for adults: 4 to 5 times for young children; a few in cooking

Meat, fish, or poultry; about 5 times a week. (Once a day if the meat dish is sometimes a meat and cereal combination so that the weekly meat allowance is not exceeded.)

A cereal dish daily.

Bread and butter at every meal.

Dessert once a day, sometimes twice, if desired

The cost, about $6.50 a week or $335 a year for a family of two at prices as of September 10, 1935[1/], is well within the reach of many families in this country. For a family of four (two moderately active adults, boy 10 and girl 8), the cost of this diet was about $12.40 a week or $640 a year; for a family of seven (two moderately active adults, girl 15, boy 13, boy 10, girl 8, and child 3), about $21.25 a week or $1,100 a year.

1/ Based on average retail prices in the United States for September 10, 1935, as reported by the U. S. Bureau of Labor Statistics.

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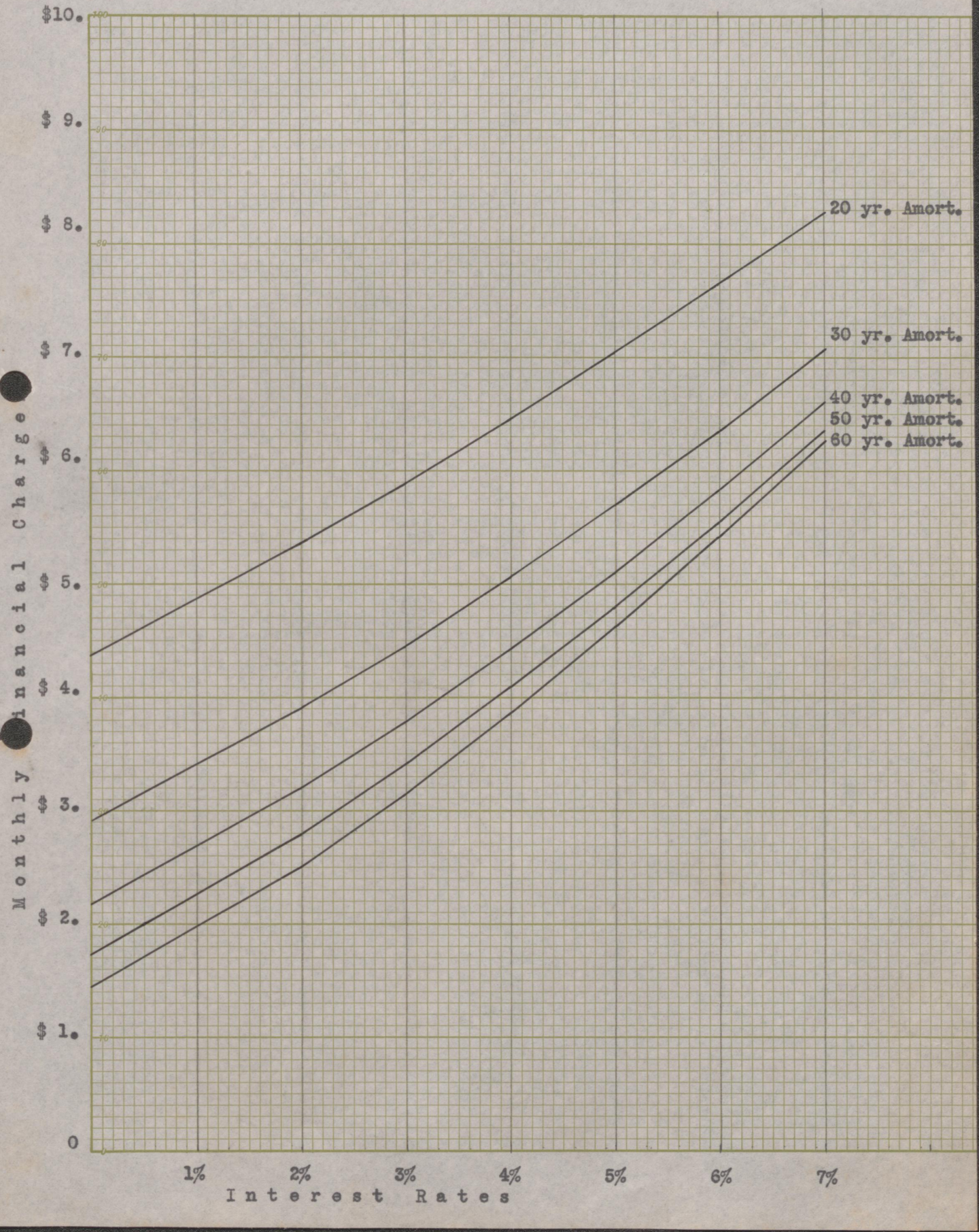
AMORTIZATION and INTEREST CHART

Relation of Amortization Periods, Interest Rates, and the Rents Due to These Financial Charges - per $1000. of Initial Cost



RENTAL CHARGES DUE TO AMORTIZATION PERIOD AND INTEREST RATES
PER $1000 OF FIRST COST
(5% vacancy factor included in monthly charge)

	INTEREST RATES						
	0%	1%	2%	3%	4%	5%	6%	7%
60 yr. Amort.								
Yearly	$16.66		$28.80	$36.10	$44.20	$52.80	$61.90	$71.20
Monthly	1.46		2.52	3.16	3.88	4.63	5.43	6.25
50 yr. Amort.								
Yearly	20.00		31.80	38.90	46.60	54.80	63.40	72.50
Monthly	1.75		2.79	3.41	4.09	4.81	5.56	6.36
40 yr. Amort.								
Yearly	25.00		36.60	43.30	50.50	58.30	66.50	75.00
Monthly	2.19		3.21	3.80	4.43	5.11	5.83	6.58
30 Yr. Amort.								
Yearly	33.33		44.60	51.00	57.80	65.10	72.60	80.60
Monthly	2.92		3.91	4.47	5.07	5.71	6.37	7.07
20 Yr. Amort.								
Yearly	50.00		61.20	67.20	73.60	80.20	87.20	94.40
Monthly	4.39		5.37	5.89	6.45	7.04	7.65	8.28