

## WHERE TO BUY

A Listing of

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## Building Needs Must Be Filed By January 31

WASHINGTON, D. C.—All builders who need priorities assistance to complete construction of privately-owned non-defense houses or housing projects were reminded today by Federal Housing Administrator Abner H. Ferguson that the final date for filing applications for such assistance has been set by OPM for January 31.

After that date, Mr. Ferguson said, no applications for priorities assistance to complete non-defense housing will be received by local FHA offices which process such applications for the Office of Production Management.

It was pointed out that under OPM Preference Rating Order P-71, to be eligible for priorities assistance, any privately-owned non-defense house or housing project must have had foundations in place before October 9. If the foundations under the main part of each structure to which the application is to apply were not completed before October 9, that structure does not qualify.

Application may be made for a single house or for as many dwelling units as may be eligible. The actual application must be made on OPM Form No. PD-135. It must be accompanied by one set of drawings and specifications, showing design, materials, and equipment for each basic type of building, together with a plot plan or subdivision layout showing the location of each building.

Copies of OPM Form No. PD-135 may be obtained from a local home financing institution or from the local FHA office.

The application, executed in quintuplicate, must be filed with the local FHA office, which processes it as an agent of the OPM. This processing has no relation to FHA mortgage insurance in any way.

The application will be processed by the Federal Housing Administrator and will be submitted to the Office of Production Management with a statement that the project does or does not comply with the requirements for eligibility. On approval by the Office of Production Management, a preference rating may be assigned, subject to extensions and safeguards set forth in Order P-71 or amendments to it.

## Ways To Maintain Home Valuations

To aid those families who proceed to home ownership by first buying a building lot and then constructing the home, FHA officials suggest that individuals make sure the following factors are covered in the deed:

1. The immediate neighborhood be restricted to detached, single-family dwellings with a one- or two-car garage.
2. No dwelling shall be erected on the premises nearer than five feet to any side lot line or nearer than 25 feet to a front lot line.
3. The immediate neighborhood shall not be divided or resubdivided into lots having an area of less than 6,500 square feet or a width of less than 50 feet each.
4. No retail or wholesale shop or store or business or industry or offensive trade shall be carried on upon the premises.
5. No tents, shacks, trailers, or garages shall be occupied as living quarters prior to the completion of a permanent dwelling.
6. Covenants and restrictions are to run with the land for a specified period of years.
7. Any violation or attempted violation of the restrictions will be liable to prosecution at law against the person or persons violating such restrictions.

FHA officials point out that these are but minimum restrictions to insure continued usefulness for residential purposes of any neighborhood.

## Remove Old Paint For Best Results

Loose or scaly paint should be removed before new paint is applied. FHA officials point out that burning has been found the best method of removing such impaired surfaces from building exteriors. The torch, however, should be handled by a painter skilled in its use because of the fire hazard. An effective paint remover is recommended for places which cannot be reached with the torch.

## No Need To Heat Unused Rooms

One way to cut down on fuel consumption in the home, according to FHA technical experts, is to heat rooms in accordance with their need and use.

For example, an infrequently used attic or utility room does not require as much heat as the bathroom or kitchen. This does not imply that the entire house should not be heated, but rather that there is no need for keeping little-used rooms as warm as those in more constant use.

The careful conservation of heating fuel has special significance at this time, when the demands of defense-production plants are steadily increasing, the FHA points out.

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