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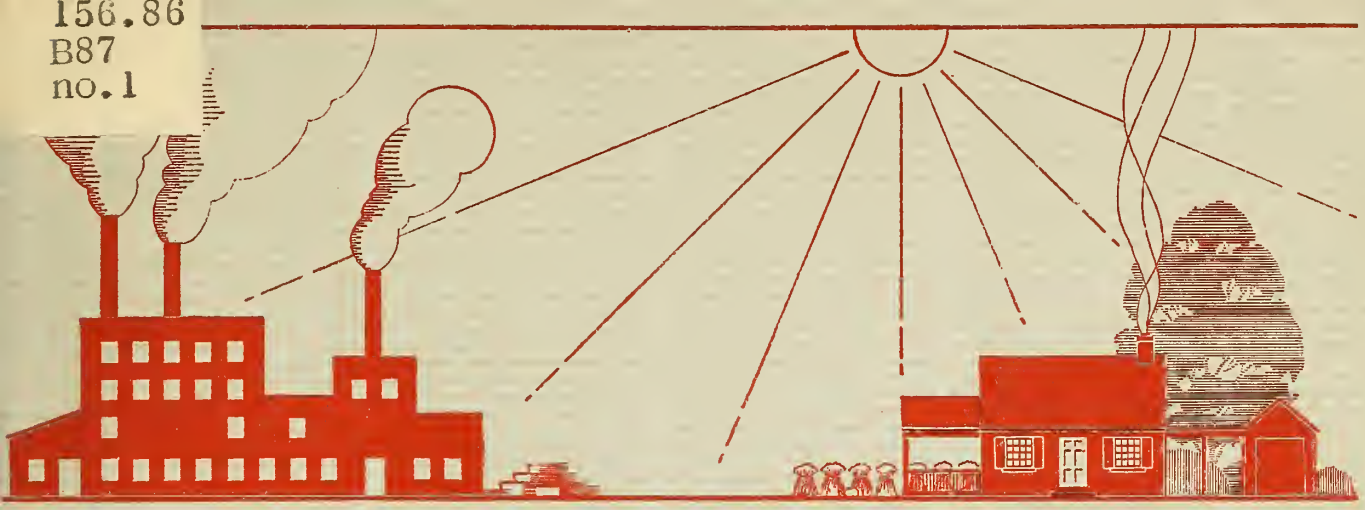

A HOMESTEAD AND HOPE



BULLETIN
NUMBER ONE

UNITED STATES DEPARTMENT OF THE INTERIOR
DIVISION OF SUBSISTENCE HOMESTEADS
FEDERAL SUBSISTENCE HOMESTEADS CORPORATION

NOV. '60

PROJECT LIST—

APPROVED PROJECTS as of March 15, 1935, showing name and number of the project and the business office address:

ALABAMA

1. Birmingham Homesteads,
   415 Federal Building,
   Birmingham, Ala.
34. Jasper Homesteads,
   226 Phillips & Stanley Building,
   Jasper, Ala.
17. Tuskegee Homesteads,
   Tuskegee, Ala.

ARIZONA

9. Rural Homes in Arizona,
   323 Title & Trust Building,
   Phoenix, Ariz.

CALIFORNIA

37. Rurban Homes,
   Route No. 2, Oak Street,
   El Monte, Calif.

COLORADO

11. Denver Homesteads,
   1441 Wilton Street,
   Denver, Colo.

DELAWARE

18. Delaware Homestead Community,
   Wilmington, Del.

GEORGIA

2. Piedmont Homesteads,
   Monticello, Ga.

ILLINOIS

20. Southern Illinois Homesteads,
   W. E. Pharis Building,
   East Main Street,
   West Frankfort, Ill.

ILLINOIS—Continued.

49. Lake County Homesteads,
   City Hall,
   Libertyville, Ill.

INDIANA

4. Decatur Homesteads,
   Decatur, Ind.

IOWA

39. Granger Homesteads,
   Post Office,
   Granger, Iowa.

LOUISIANA

57. Morehouse County Homesteads,
   Bastrop, La.

MINNESOTA

15. Duluth Subsistence Homesteads,
   409 Federal Building,
   Duluth, Minn.
16. Austin Homesteads,
   Post Office,
   Austin, Minn.

MISSISSIPPI

27. McComb Homesteads of Mississippi,
   McComb, Miss.
28. Laurel Homesteads of Mississippi,
   Laurel, Miss.
29. Tupelo Homesteads of Mississippi,
   Tupelo, Miss.
30. Richton Homesteads of Mississippi,
   Richton, Miss.
31. Meridian Homesteads of Mississippi,
   Meridian, Miss.
33. Hattiesburg Homesteads of Mississippi.
   Hattiesburg, Miss.

UNITED STATES
DEPARTMENT OF THE INTERIOR

HAROLD L. ICKES, Secretary

DIVISION OF SUBSISTENCE HOMESTEADS
FEDERAL SUBSISTENCE HOMESTEADS CORPORATION

CHARLES E. PYNCHON, General Manager

Information concerning the Division of Subsistence Homesteads may be obtained by addressing inquiries to—

CHARLES E. PYNCHON
General Manager
Division of Subsistence Homesteads
Department of the Interior, Washington, D. C.

UNITED STATES
GOVERNMENT PRINTING OFFICE
WASHINGTON : 1935

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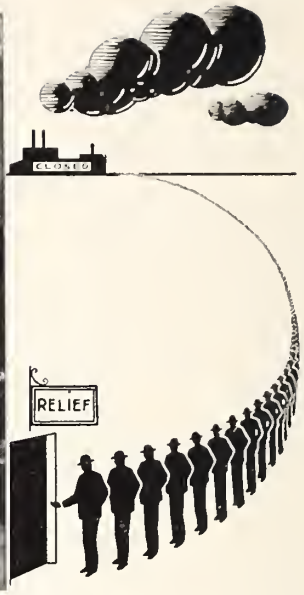
MAY 1 ● 1933





FROM THIS

TO THIS





AUTHORITY—

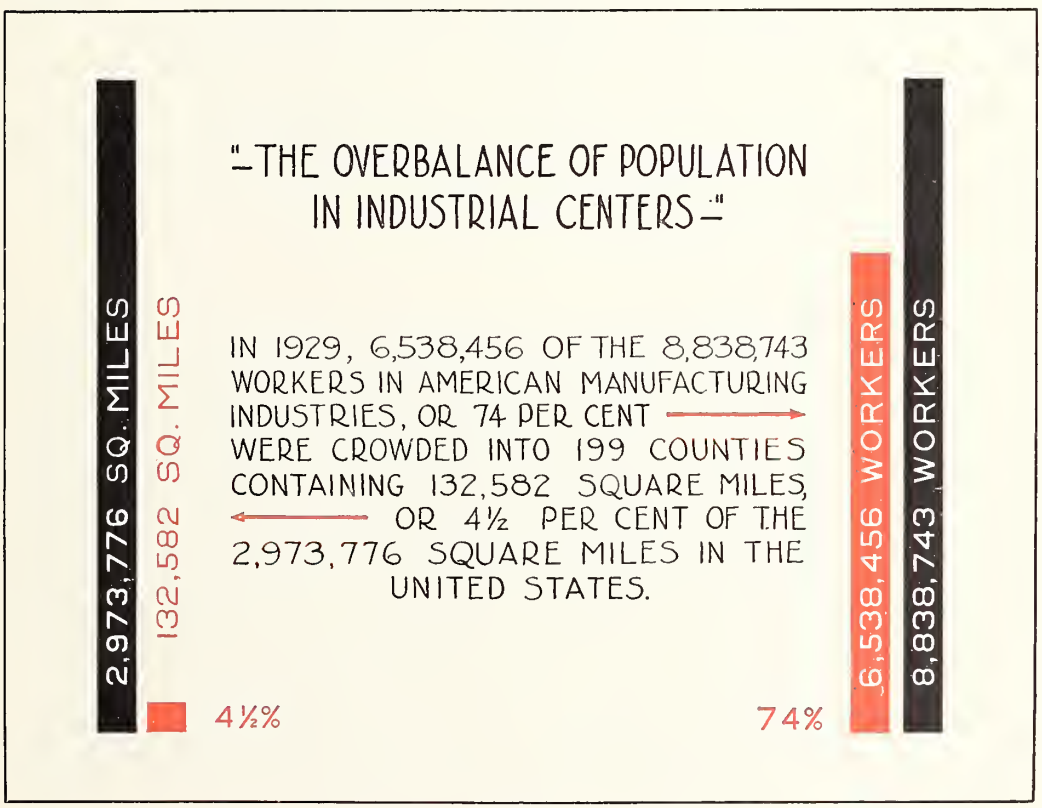
THE DIVISION of Subsistence Homesteads of the Department of the Interior was created for the purpose of carrying out the provisions of section 208, title II, of the National Industrial Recovery Act (Public No. 67, 73d Congress), approved by President Roosevelt, June 16, 1933.

SECTION 208 reads as follows:

"TO PROVIDE for aiding the redistribution of the overbalance of population in industrial centers $25,000,000 is hereby made available to the President, to be used by him through such agencies as he may establish and under such regulations as he may make, for making loans for and otherwise aiding in the purchase of subsistence homesteads. The moneys collected as repayment of said loans shall constitute a revolving fund to be administered as directed by the President for the purposes of this section."

ADMINISTRATION of the subsistence homesteads program was delegated to the Secretary of the Interior in Executive Order No. 6209 issued July 21, 1933. Secretary of the Interior Ickes, on December 2, 1933, directed the formation of the Federal Subsistence Homesteads Corporation to serve as the Division's operating agency.

THE TEXTS of Executive Order No. 6209 and of Secretary Ickes' order will be found on pages 23 and 24.



WHAT—



A "SUBSISTENCE HOMESTEAD" consists of a modern but inexpensive house and outbuildings, located on a plot of land upon which a family may produce a considerable portion of the food required for home consumption.

THE DIVISION of Subsistence Homesteads is engaged in developing communities composed of from twenty-five to two or three hundred of such individual homesteads. The homesteads, when completed, are sold on liberal terms to families with annual incomes of less than $1,200. A 30-year purchase period is provided. The sales price of the average homestead is approximately $3,000. The Division's purchase plan enables a family to buy such a $3,000 homestead by making payments of $12.65 a month.

SINCE production of garden and farm commodities is for family use and not for commercial sale, it follows that a homesteader must have a small but reasonably assured cash income, or at least reasonably certain prospects of an income, once he is settled on his homestead. The homesteader's cash income normally is derived from wage employment of some type. In a large proportion of cases this employment is of a part-time or seasonal nature.

THE SUBSISTENCE HOMESTEADS program assists an intermediate group. It accommodates persons who, on the one hand, are above the sheer relief level, but who, on the other hand, lack the savings and the income to enable them to obtain financing from private sources. Thus the subsistence homesteads program does not burden with further debt or tie down to a fixed locality persons who must seek employment actively, and neither does it compete with private enterprise in the financing of the more fortunate.



BEFORE—(RIGHT) UNEMPLOYED MINERS' CHILDREN IN A WEST VIRGINIA MINING TOWN.



AFTER—(BELOW) CHILDREN OF A FORMER UNEMPLOYED MINER, NOW A HOMESTEADER AT REEDSVILLE EXPERIMENTAL COMMUNITY, REEDSVILLE, W. VA.



HOMESTEAD HOUSES—(BELOW, LEFT) HOMESTEAD HOUSE AT TUPELO HOMESTEADS, TUPELO, MISS.; (BELOW, RIGHT) HOUSE AT REEDSVILLE EXPERIMENTAL COMMUNITY, REEDSVILLE, W.VA.





WHY—

The Economic "Why"

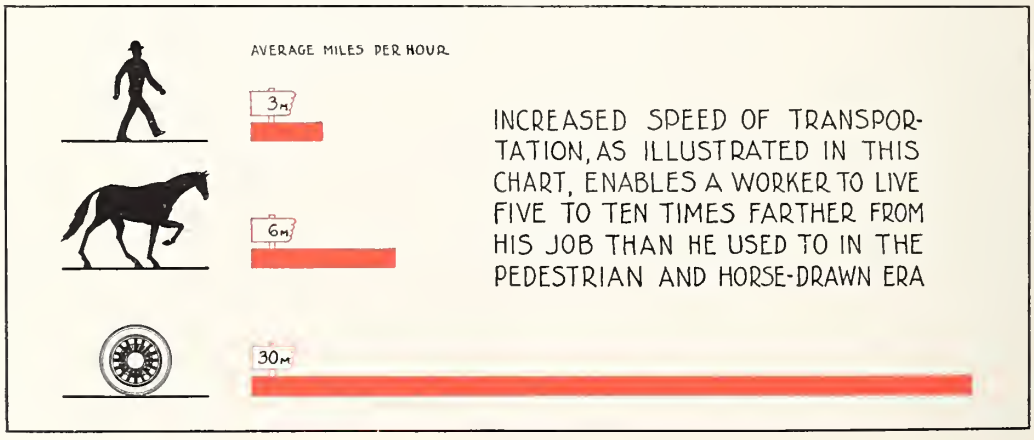
THE CENTRAL MOTIVE of the subsistence homesteads program is to demonstrate the economic and social value of a form of livelihood which combines part-time wage work and part-time gardening or farming.

THE ONSET of the depression in the winter of 1929–30 caused people to realize that in concentrating upon increased production, the United States had carried the centralization of industry beyond the safety point. Millions of workers, huddled into immense industrial centers, had come to depend solely upon pay-roll employment. It took only the impact of economic stress to strike the names of thousands upon thousands of these workers off the pay rolls and write them on the relief rolls.

ONE RESULT of the depression has been a growing belief that future depressions may to some extent be prevented, or their effects ameliorated, if highly concentrated industries and congested industrial populations entirely dependent on wages, can be dispersed.

SUBSISTENCE HOMESTEADING is a new factor, and should be an increasingly important one, in both speeding and guiding industrial decentralization. The settlement of groups of homesteaders, secure in the possession of house and food supply, outside the present areas of concentrated industry, furnishes a strong inducement for industry to move by degrees into the more lightly populated areas surrounding the larger centers, and gradually to relocate in or near smaller industrial towns.

DECENTRALIZATION will not necessarily take the form of such a movement as occurred some years ago in the textile industry, when many mills moved bodily from New England to the Appalachian region of the South. Some industries properly must stay in the general area in which they are now located; but it is quite possible to decentralize within a given area. Nor need decentralization mean the immediate physical relocation of a factory or a mill. It is possible in this day of swift and cheap motor transportation, of paved roads, of extended power lines, to decentralize the workers, at least at the beginning, leaving plant relocation to the time when natural expansion must come, or when the obsolescence of the old plant makes it necessary to construct a new one.



TOO MANY PEOPLE LIVE IN THESE



TOO FEW PEOPLE LIVE IN THESE



The Housing "Why"



NOTHER FACTOR, almost as important as the economic theory behind subsistence homesteading, is the matter of housing.

AN ESTIMATED TWO-THIRDS of the industrial workers in the United States are poorly housed. Houses complying with decent living standards are too expensive for the great majority; dwellings which meet the requirement of cheapness are unsound from the point of view of financial investment. Practically no new dwellings, and certainly no desirable dwellings, have been constructed in recent years at costs within the reach of the great bulk of the population. Exclusive of the farm population, this shortage of decent housing affects perhaps fifty million individuals.

LESS THAN 50 percent of the families of this country own their own homes. Naturally few families in the low-income groups are included among the home owners. For the families of low income, the difficulties in the way of acquiring a home of their own have been too great. The cost of construction has been one limiting factor; but the cost of financing has been even more of a barrier. The subsistence homesteads program is, therefore, encouraging home ownership, not only by introducing new economies in construction, but by affording liberal financing as well.

The Human "Why"

BUT THE SUBSISTENCE HOMESTEADS program is more than a program to promote industrial decentralization, to provide better housing. It is also a family restoration program, designed to help families to become self-supporting, and to humanize living conditions. It is a program of social and economic salvage.

MARGINAL FAMILIES, hovering between a self-supporting existenee and dependenee upon relief organizations, have been deprived, through no fault of their own, of income suffieient to eke out more than the leanest existence.

THESE FAMILIES do not want relief. They want a new start, a new opportunity to provide for themselves and to live in decent houses located in respeetable eommunities.

COMBINING as it does, pay-roll employment and part-time farming and gardening, the subsistence homestead movement makes for economic stability, not only of the individual family but of the whole soeial structure. Experienee has shown that the family on a subsistence homestead may raise from 25 to 75 percent of the foodstuffs its members require. Sinee families in the income group accommodated commonly devote nearly 40 percent of







their annual budget to the purehase of food, this means a deerease of from 10 to 30 percent in the family's eost of living.

IN GOOD TIMES, then, subsistence homesteading cuts living eosts. In times of depression and unemployment, the homestead family is assured of a roof over its head, and by more intensive cultivation of the land may raise virtually all of its food.

THE MAN who is wise as well as thrifty entrusts his savings, not to one bank, but to two. The security of the subsistence homesteader no longer depends solely on the single faetor of pay-roll wages. In times when he cannot get employment, he ean draw a subsistenee income from the soil.

EQUALLY SIGNIFICANT are the social advantages. The subsistenee homesteads program offers the citizen a change from erowded slum and tenement to the healthier atmosphere of the suburbs or the eountry. It reemphasizes the home and family as the desirable social unit. It promotes a worthwhile community life, and in this day of speeialization and mechanization it provides outlets for individual creative energy.

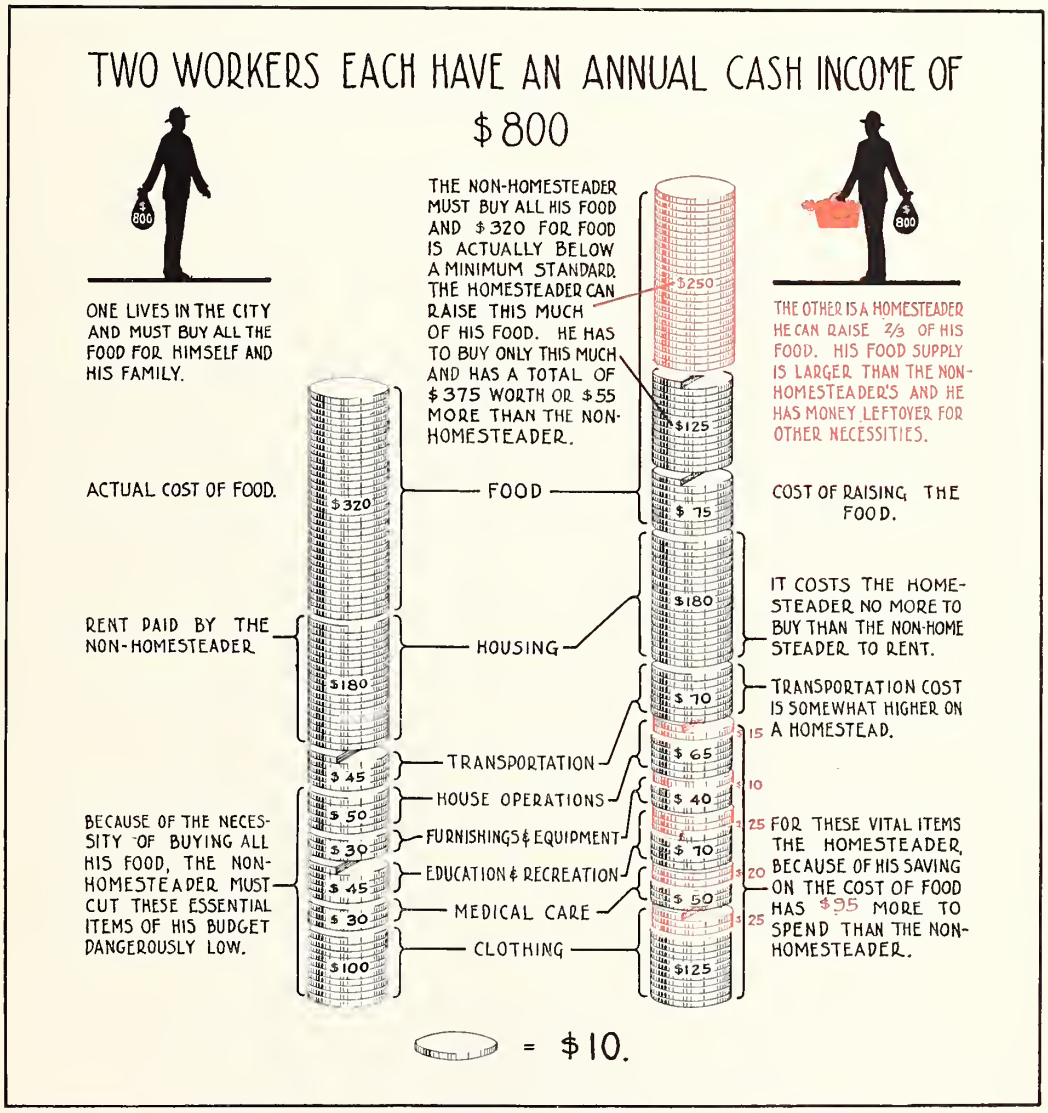
BEST OF ALL, perhaps, the subsistenee homesteads program offers its benefits on the basis of a liberal but a business-like purehase plan. Residence on a subsistence homestead is no mark of mendieaney. Rather, it is a sign that the homesteader has met and passed rigid inquiry into his ability and his dependability.

HOW—

Projects



HE PRINCIPAL TYPE of project undertaken by the Division is the industrial. Projects of this type range from communities established near large industrial cities to those set up close to small industrial towns. Homesteaders are drawn from the ranks of workers, usually part-time or seasonally employed, in industry and the trades, and in more limited number from the "white-collar" class. Approximately 90 percent of the approved projects are of this industrial type.



TWO OTHER TYPES of project are being undertaken in a limited way. Projects have been established for the accommodation of so-called "stranded groups", that is, workers who have been left unemployed, probably for good, by the closing down or the removal of the industries upon which they once depended. Workers in the bituminous coal industry and in the lumber industry and its dependencies are typical of this class.

IN THE CASE of the stranded-groups type of project, the homesteader ordinarily has not even part-time employment. Virtually all of the stranded-group homesteaders have been on the relief rolls, some for several years. The employment problem is met by the development of community industries, by a certain amount of agricultural production for sale, and by the encouragement of private industry to establish factories or assembly plants in conjunction with the projects.

A THIRD TYPE of homestead community is the rural type, of which only two projects have been established. In the case of these communities, the homesteaders will depend for income upon the commercial sale of crops, the attempt being made to emphasize production which will not run counter to control measures set up by the Agricultural Adjustment Administration.

THE DIVISION is for the present undertaking no further rural or stranded-group projects, but is concentrating its efforts on the development of homesteads of the industrial type.

PLANS FOR THE FUTURE call for the development of three new types of projects. These will be homestead communities for the industrially superannuated, for the industrially handicapped, and for persons working in the country's conservation and recreational areas, such as the national parks, forests, and game refuges.

UNDER PRESENT CONDITIONS workers become classified as industrially over-aged long before they are old in years. Many such persons have small fixed incomes which were formerly large enough to assure reasonable security and comfort, but which in recent years have so shrunk that the persons receiving them are driven to relief or its border line. Living in a northern city and forced to purchase their entire food supply, they have great difficulty in keeping up; but given an opportunity to relocate on a subsistence homestead in the South, where living costs are cheaper and a large portion of their food supply may be grown, their income becomes sufficient to maintain a decent standard of living. It is with this idea in mind that the Division is planning to establish homestead communities in the South and in southern California for the so-called industrially superannuated. It is felt that if a successful demonstration can be staged, Northern States may find it worth while for economy's sake to help a considerable number of families to move to subsistence homesteads in the South where they will be self-supporting, rather than to continue to support them through expenditures for relief.

SIMILARLY CALCULATED to redeem the lives of persons forced out by the present-day competition for jobs are the Division's plans for projects for the industrially handicapped. Numbers of persons, fully hale enough for life on a homestead, are denied employment because of some physical injury or incapacity. Many such persons now receive, and more will receive, at least temporary compensation. This income will permit them to become homesteaders, the plan being to help them become retrained in some new means of livelihood during the first year or two of homesteading.

THE THIRD CLASS of proposed projects contemplates homesteads in conjunction with the development of the country's natural resources. The homesteader will gain his income from lumbering, trail building, fire-prevention work, and from services as warden or caretaker in the national forests, parks, and game refuges.

PLANS—



SUBSISTENCE HOMESTEADS projects are planned and established by the Division, using the $25,000,000 revolving fund provided by Congress. To date 64 homestead projects, of which 45 have been publicly announced, have been approved. The projects thus far approved will include, when completed, a total of approximately 6,600 individual homesteads.

SINCE, as has been noted, a majority of projects are of the industrial type, the site selected must be easily accessible to manufacturing and other industrial enterprises capable of providing employment. In choosing a site care is taken to see that the location is in the line of industrial development and that available employment depends not upon one or two, but upon several well-diversified industries—this in order that the homestead community may not be left stranded by the inevitable shifting of industry.

THE LAND for a project site must be well suited to intensive cultivation. There must be a sure water supply. Utilities, such as light and power, must be available. Transportation facilities must be adequate. The location must be within reach of schools, churches, and shopping and recreational centers.

THE PROJECT must have the endorsement of local officials and of local civic, agricultural, and labor groups. Local sponsors of the project must produce some assurance that there are within the community and its immediate vicinity a sufficient number of qualified homestead applicants.

A SUBSISTENCE HOMESTEADS project may originate through a proposal from city officials or some group of responsible citizens in a community. Such a proposal is considered by the Initiation and Planning Section of the Division. Where preliminary information indicates a project would be feasible, the Section assembles necessary data, and the proposed program of development is submitted first to the General Manager and then to the Secretary of the Interior for approval. The necessary allocation of funds is then made.

PROJECTS also are originated by the Division, and similarly planned and approved. This latter method of origination is being more and more followed by the Division as tending toward the establishment of sounder projects than those which are the outgrowth of some local movement.

THE PLANS and budget for a project having been approved, negotiations are then entered into with the owners of the land desired for the project site. Upon obtaining assurance that the land can be acquired at a satisfactory price, plans and data are turned over to the Division's Construction Section. This unit, once the site is acquired, has supervision over preparation of the tract, including the building of roads, the installation of public utilities, and the construction of houses and other buildings.

IN MOST CASES construction work is let on contract following competitive bidding in the same manner that other construction projects are carried on by the Federal Government. Construction may also be done on force account, usually through the use of prospective homesteaders as laborers.



CAN NOT'S—

THE PLANNING and development of subsistence homesteads projects is entirely an operation of the Federal Government. Though in its early days the Division managed projects through local corporations, projects today are wholly Federal and are supervised by the Division and the Federal Subsistence Homesteads Corporation through Federal project managers and other Federal officials located on the project or in the field.

THE DIVISION was originated for one set purpose and can NOT—

1. Lend money directly to individuals for the purpose of buying farms, livestock, or building homes on individual subsistence homesteads outside of the Division's projects.
2. Make loans to corporations, whether limited dividend, nonprofit, or commercial, for the establishment of a subsistence homesteads project.
3. Grant funds to aid in the initiation of industrial or commercial enterprises, whether in connection with projects established or otherwise.
4. Purchase land except for specific projects approved and undertaken by the Division.
5. Use any part of the $25,000,000 revolving fund to carry on industry or business by the establishment of Federal enterprises.

THE DIVISION has no connection with the general homestead laws or their administration. These apply to the public domain and are under the jurisdiction of the General Land Office, United States Department of the Interior. The Division is also distinct from the various Government agencies created to finance and encourage individual and group housing, and from agencies of the Federal Emergency Relief Administration and the Agricultural Adjustment Administration promoting relief and rural homesteads. The Division deals only with the specific types of homestead problems described in this Bulletin.



HOMESTEADERS BUILD THEIR OWN HOMES AT CROSSVILLE, TENN.

HOMESTEADERS—



UBSISTENCE HOMESTEADERS are selected from a list of applicants on the basis of character, need, adaptability, and ability to pay for their homesteads.

HOMESTEADERS MUST be United States citizens; this requirement applies to both husband and wife, since both must sign the purchase contract.

HOMESTEADERS MUST be residents of industrial areas or have removed from such areas as the result of the depression; this rule is imposed by the language of section 208.

HOMESTEADERS MUST have an annual income of less than $1,200 and not own such savings or property as to make it appear that they could obtain financing from private sources.

HOMESTEADERS MUST, on the other hand, have an income, or reasonable prospects of an income, large enough to permit them to make the payments on their homesteads. They must not be so burdened with debt as to make it unwise for them to assume the additional obligation of homestead purchase.

HOMESTEADERS MUST have children, or be of such an age that children may be expected.





HOMESTEADERS MUST be of legal age—both husband and wife—in order to sign the purchase contract. No upper age limit is set, but applicants 45 years old and over must have children old enough so that they may be expected to assume the homestead obligation should one or both of the parents die or become disabled.

HOMESTEADERS MUST be physically able to do gardening and light farming.

HOMESTEADERS MUST have an employment record indicating steadiness and initiative; the reputation of the family in the community must be good.

HOMESTEADERS MUST, except in unusual circumstances, come from the general vicinity of the project on which they wish to locate.

OTHER FACTORS being equal, a preference is given to applicants who have had experience in farming and gardening. Social adaptability, as shown in neighborhood contacts and membership in church, fraternal, and social organizations, is also given due weight.

THE IMPORTANT PART played by the wife in homestead life is recognized. The wife must be willing to live on a subsistence homestead and understand the problems associated with a semirural life.

APPLICATIONS for a homestead are sent to the local Project Manager.

THE PROJECT MANAGER, under supervision of the Community Development Section of the Division, has charge of the preliminary investigation of applicants. He is usually assisted by a committee of local citizens. Applicants who are apparently eligible are personally investigated; their references are checked; an attempt is made to overlook nothing which will help guarantee the selection of homesteaders who will make a success of their prospective livelihood. Investigators of the Community Development Section are sent out from Washington whenever their services are required. Following the preliminary investigative work, the records of the applicants and their families are submitted to the Community Development Section at Washington, where they are analyzed and classified by economists and sociologists on the Section's staff. A committee of officials in the Washington office finally passes on all applications and approves the names of those who appear best qualified as homesteaders.

THE DIVISION does not cease its interest with the settlement of homesteaders on a project. Through the Community Development Section it acts to assure the homesteaders a well-rounded community life. Working in all cases through or with local authorities and agencies, officials of the Division guide the homesteaders' agricultural activities, see that school facilities are adequate and up to standard, and assist in matters of public health, recreation, and community activities.

NOT THE LEAST important of the Division's responsibilities is that of assisting in the provision of employment where it is needed by the homesteaders, particularly in the case of the "stranded groups" projects.

COMMUNITY ENTERPRISES are encouraged; help is given in training for handicrafts; and every effort is made to interest private industries in establishing themselves on or near homestead projects. Under its law the Division cannot loan working capital to private industries, but it can and does loan funds to homesteaders' cooperative associations to enable them to erect industrial buildings on project land not required for homestead use. The homesteaders may then lease the buildings to private industries which will agree to employ homestead labor. With the income from the lease the loan from the Division is paid back.

PURCHASE—



XPENSES incurred in the development of a homestead project are paid by the Treasury of the United States out of the Division's revolving fund, subject to the approval of the Comptroller General.

HOMESTEADS are sold to qualified purchasers through the Federal Subsistence Homesteads Corporation. No down payment is required, though such a payment may be, and often is, made. The purchase contract provides for regular, usually monthly, payments over a term of 30 years, with interest at 3 percent. The Federal Subsistence Homesteads Corporation retains title to the property until 75 percent of the purchase price has been paid. In order to prevent homesteads from falling into the hands of real-estate speculators, it is provided that, while a homesteader may pay 75 percent of the purchase price ahead of the time called for in his payment schedule, he will not gain title until 5 years from the date of the contract.

SHOULD HOMESTEADERS, as frequently happens, move onto their homesteads before the entire project is completed, they do so under temporary licensing agreements which call for substantially the same rate of payment as the final contract. With the completion of the project, the total cost is prorated among the individual homesteads. The temporary agreements are exchanged for final contracts, payments under the agreement being credited against the purchase price.

IN ENTERING into a contract to purchase a subsistence homestead, the purchaser undertakes to maintain the value of the property by keeping the buildings in repair and keeping up the fertility of the land. He must pay the premium for insurance on his equity in the property prior to taking title.

THE LIBERAL TERMS offered by the Division make the monthly payments on a homestead in most cases less than the rent the homesteader formerly paid. Interest and amortization amount to a fraction less than $4.22 per month, or $50.59 per year, per $1,000 of homestead price.

THE PRICE of the homestead includes the house, outbuildings, land, and usually seed and fertilizer for the first year, a small flock of chickens, perhaps a pig or two, possibly a cow or horse.

EXPERIENCE has shown that a homesteader may safely devote approximately 20 percent of his cash income to the purchase of a homestead. Thus a $2,000 homestead, which calls for payments totaling approximately $101 per year, may be bought by a family with a yearly income of around $500. A $3,000 homestead calls for a yearly income of some $750. A $3,500 homestead requires a minimum yearly income of approximately $900.

TO BUY A HOMESTEAD THAT COSTS	REQUIRES A MONTHLY PAYMENT OF	WHICH IS	OF A REQUIRED MONTHLY CASH INCOME OF
$2000.00	$ 8.43	20 PER CENT	$42.15
$2500.00	$ 10.54	20 PER CENT	$52.70
$3000.00	$ 12.65	20 PER CENT	$63.25
$3500.00	$ 14.76	20 PER CENT	$73.80

LAND—

THE LARGE MAJORITY of subsistence homesteads, being of the industrial type, range in size from 1 to 5 acres each; homesteads in the "stranded group" projects range from 5 to 15 acres in size; homesteads in the few purely rural projects range from 15 to 60 acres each. Where conditions permit, provision is made so that a homesteader who proves the need of it can acquire additional land at some future date.

IT HAS been shown that enough vegetables and small fruits can be raised on three-fourths of an acre of good land to furnish a family of five with all they require of such foodstuffs during the summer, and with a surplus for canned, stored, and dried products during the winter.

TO INSURE the best use of the land, competent technical guidance, especially at the beginning, is essential for most families. This is arranged for by the Community Development Section through cooperation with existing educational and service agencies, such as the State Agricultural Colleges, the Experiment Stations, and the Agricultural Extension Service.

TOPOGRAPHY AND SOIL vary so greatly between different localities that the plan for using any plot of land must be adapted to its specific conditions. The Division has prepared garden and farm layouts suited to sections in which subsistence homesteads projects are now, or will be, located.

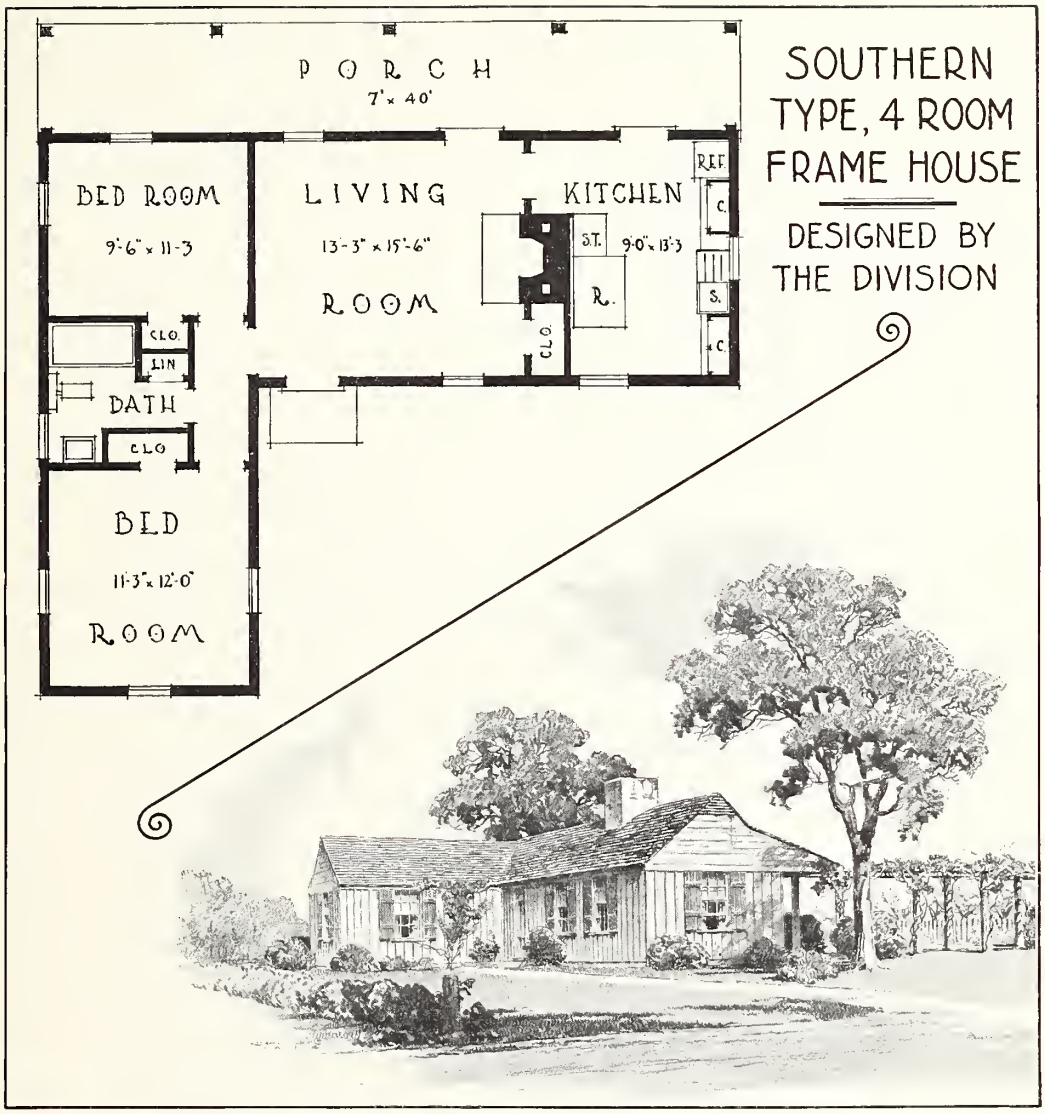
POULTRY production is an important feature of the subsistence homestead plan. If properly kept, a flock of 25 hens is sufficient to furnish a family with eggs throughout the year, and in addition, with at least 120 pounds of meat.

STUDIES INDICATE that a family of five should have from 1,200 to 1,500 quarts of milk and from 90 to 150 pounds of butter a year. One good cow will yield well over this quantity of milk and butter. Subsistence homesteads other than the urban type are provided with outbuildings and pasture for a dairy animal, or provision is made for a cooperative dairy farm. Some of the larger homesteads will have 2 or 3 pigs, this number being sufficient, as a rule, to provide a family with from 400 to 600 pounds of meat and cooking fat per year. The orchard is an integral part of all but the smallest homesteads.

THE COOPERATIVE use of land and equipment offers subsistence homestead residents the opportunity for considerable savings in many ways. The part-time farmer, as a rule, cannot afford to own horses or a tractor, but common ownership gives him the use and benefit of modern farm machinery. The Division of Subsistence Homesteads is fostering cooperative activities on all projects where they are feasible.



HOUSES—



IN PLANNING homestead houses the Architectural Section of the Division has made detailed studies and established certain principles of design looking to the elimination of unnecessary cost, and improved livability and attractiveness. At the same time, local and regional needs and traditions are respected. It is the purpose of designs prepared by the Division to provide for privacy, comfort, convenience, and attractiveness insofar as cost permits.

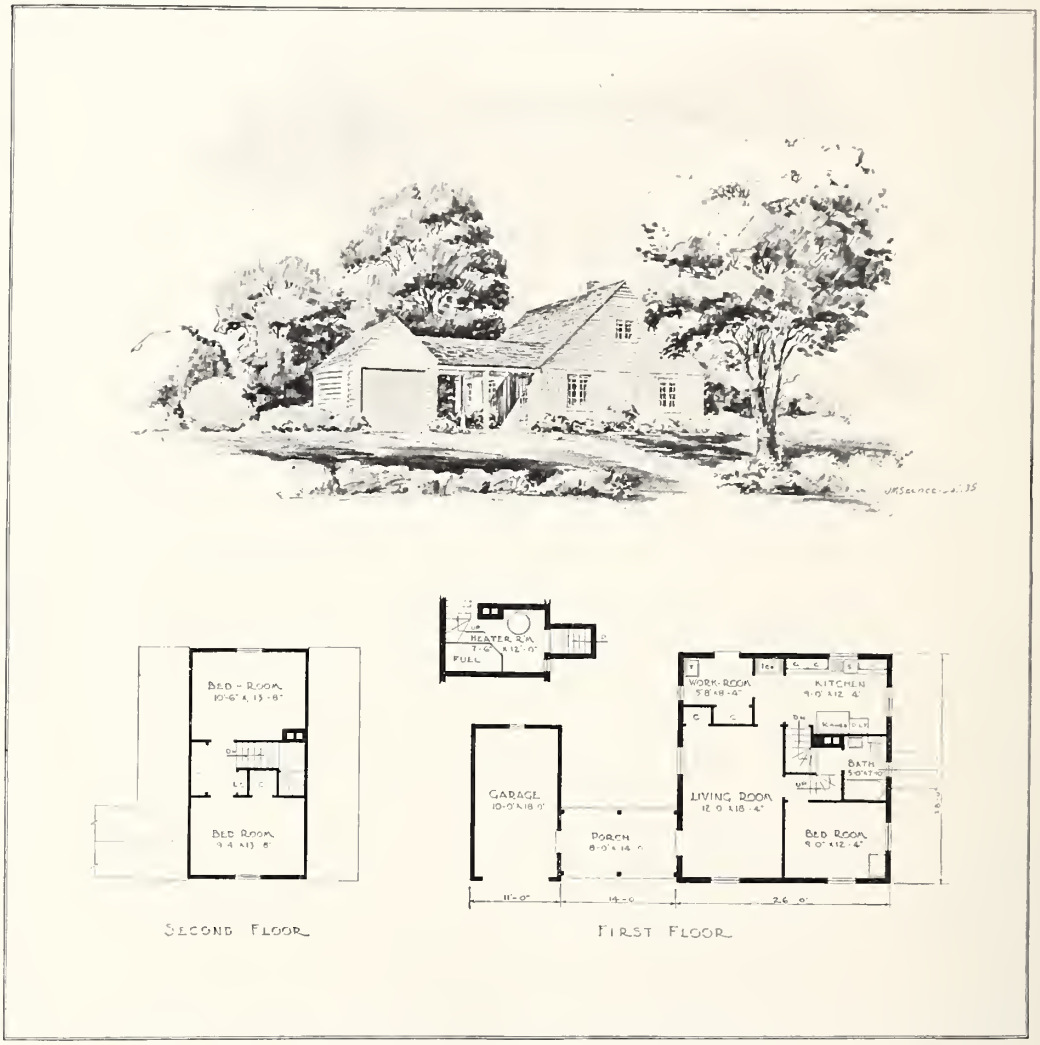
THE SQUARE-FOOT area of homestead houses must necessarily be reduced to one which conforms to a minimum standard, in order to keep within budget requirements.

DINING ROOMS and other spaces which are used but a few hours weekly must be omitted and their functions provided for in other areas. This economy of space means double-purpose rooms wherever operations may be suitably grouped.

THE DIVISION considers of paramount importance proper bedroom accommodations for both adults and children, and access from the bedrooms to the bath without passing through other rooms.

ALL KITCHENS, living rooms, as well as most bedrooms, are provided with cross-ventilation. All have ample lighting.

HOUSES are planned so that they may be conveniently expanded without destroying the design of the original unit.



NORTHERN TYPE, CINDER BLOCK AND FRAME, 5-ROOM HOUSE—GARAGE TO BE ADDED BY HOMESTEADER

(Designed by the Division)

CONCLUSION—



HE DIVISION hopes that it may so conduct its program, so prove the feasibility and benefits of subsistence homesteading, that other agencies—State and local, public and private—may be induced to contribute their help in bringing many thousands of American families, not *back*, but *on* to the land.

SUBSISTENCE HOMESTEADING is a significant part of the program of the New Deal. It complies eminently with the three tests laid down by President Roosevelt in his message to Congress on January 4, 1935, when he said:

"I RECALL to your attention my message to the Congress last June in which I said: 'Among our objectives I place the security of the men, women and children of the Nation first.' That remains our first and continuing task; and in a very real sense every major legislative enactment of this Congress should be a component part of it.

"IN DEFINING immediate factors which enter into our quest, I have spoken to the Congress and the people of three great divisions:

"(1) THE SECURITY of livelihood through the better use of the national resources of the land in which we live.

"(2) THE SECURITY against the major hazards and vicissitudes of life.

"(3) THE SECURITY of decent homes."

THE DIVISION feels that it is pioneering a new trail ahead of a movement which will lead the American people into a condition of greater security, comfort, and happiness.





BUILT OF NATIVE STONE BY HOMESTEADERS AT CUMBERLAND HOMESTEADS, CROSSVILLE, TENN.



HOUSE AT HOUSTON GARDENS, HOUSTON, TEX.

ORDERS—

EXECUTIVE ORDER

(No. 6209)

REDISTRIBUTION OF THE OVERBALANCE OF POPULATION IN INDUSTRIAL CENTERS BY MEANS OF MAKING LOANS FOR AND OTHERWISE AIDING IN THE PURCHASE OF SUBSISTENCE HOMESTEADS

By virtue of the authority vested in me by the act of Congress, entitled "An Act to encourage national industrial recovery, to foster fair competition, and to provide for the construction of certain useful public works, and for other purposes", approved June 16, 1933 (Public No. 67, 73d Congress), in order to effectuate the intent and purpose of the Congress as expressed in section 208 under title II thereof, I hereby authorize the Secretary of the Interior to exercise all powers vested in me, for the purpose of administering all the provisions of section 208 under title II of said act, including full authority to designate and appoint such agents, to set up such boards and agencies, and to make and promulgate such regulations as he may deem necessary or desirable.

THE WHITE HOUSE,
July 21, 1933.

FRANKLIN D. ROOSEVELT.

ORDER ENTERED BY THE SECRETARY OF THE INTERIOR

Directing the Formation of a Corporation to be known as the Federal Subsistence Homesteads Corporation

WHEREAS, The Congress of the United States has in section 208, under title II, of the act entitled "An Act to encourage national industrial recovery, to foster fair competition, and to provide for the construction of certain useful public works, and for other purposes", approved June 16, 1933 (Public No. 67, 73d Congress), expressed its intent and purpose to provide for aiding the redistribution of the overbalance of population in industrial centers, and for that purpose has made available to the President, to be used by him, through such agencies as he may establish and under such regulations as he may make, the sum of $25,000,000 for making loans for and otherwise aiding in the purchase of subsistence homesteads, and

WHEREAS, The President of the United States has entered an executive order (No. 6209) on July 21, 1933, authorizing the Secretary of the Interior to exercise all powers vested in the President for the purpose of administering all the provisions of the said section 208 under title II of said act, including full authority to designate and appoint such agents, to set up such boards and agencies, and to make and promulgate such regulations as the Secretary may deem necessary or desirable,

AND WHEREAS, in order, effectively and efficiently, to carry out the provisions of the said act, it is expedient and necessary that a corporation be organized with such powers and function as may be necessary to accomplish the purpose of the said section of the said act;

NOW, THEREFORE, under and by virtue of the authority vested in me by the said order of the President, it is hereby ordered that an agency, to wit, a corporation under the laws of Delaware be created, such corporation to be named Federal Subsistence Homesteads Corporation.

The capital stock of such corporation shall be issued only to the incumbent of the office of the Secretary of the Interior of the United States of America at the time of such issuance, and shall not be transferable by him or his successors in office but shall be held by him or his successors in office in trust for the United States of America, which shall be the sole and only authorized holder of legal title to the stock.

It is further ordered that there is hereby made available to the said Federal Subsistence Homesteads Corporation the sum of $5,000,000 out of the sum of $25,000,000 which has been made available for such purpose in the said section 208, under title II, of the said act, for use in effectuating the intents and purposes expressed in the said section under title II of the said act, further sums to be made available to the said corporation out of the unexpended balance of the sum of $25,000,000, as needed from time to time, by orders to be entered by the Secretary of the Interior.

(Signed) HAROLD L. ICKES,
Secretary of the Interior.

OFFICE OF THE SECRETARY OF THE INTERIOR.
December 2, 1933.

NEW JERSEY

8. Jersey Homesteads,
Box M,
Hightstown, N. J.

NEW YORK

32. Monroe County Homesteads,
1400 South Avenue,
Rochester, N. Y.

NORTH CAROLINA

3. Penderlea Homesteads,
Wilmington, N. C.

OHIO

10. Mahoning Garden Homesteads,
305 Post Office Building,
Youngstown, Ohio.
12. First Homestead Unit of Dayton,
1125 U. B. Building,
Dayton, Ohio.
38. New Dayton Units,
1125 U. B. Building,
Dayton, Ohio.

OKLAHOMA

55. Tulsa County Homesteads,
Tulsa, Okla.

PENNSYLVANIA

6. Westmoreland Homesteads,
Box 157,
Greensburg, Pa.

SOUTH CAROLINA

40. Greenville Homesteads,
Taylors, S. C.
41. La France Homesteads,
La France, S. C.

TENNESSEE

19. Cumberland Homesteads,
Crossville, Tenn.

TEXAS

21. Houston Gardens,
3209 Gulf Building,
Houston, Tex.
22. Dalworthington Gardens,
300 Federal Building,
Dallas, Tex.
23. Wichita Gardens,
320 Federal Building,
Wichita Falls, Tex.
24. Three Rivers Gardens,
Three Rivers, Tex.
25. Beauxart Gardens,
201 New Post Office Building,
Beaumont, Tex.
47. Marshall Gardens,
Marshall, Tex.

VIRGIN ISLANDS

60. Virgin Islands Homesteads,
St. Thomas, Virgin Islands.

VIRGINIA

64. Newport News Homesteads,
Newport News, Va.

WASHINGTON

36. Longview Homesteads,
Post Office Building,
Longview, Wash.

WEST VIRGINIA

13. Reedsville Experimental Community,
Reedsville, W. Va.
7. Tygart Valley Homesteads,
Elkins, W. Va.

PROJECTS numbered 5, 14, 35, 42, 43, 44, 45, 46, 50, 51, 52, 53, 54, 56, 58, 59, 61, and 63 have received allocations of funds but have not yet been publicly announced.

6—8615