

High Labor Prices Prevent Home Building

Public Will Not Pay Boom Time Wage Scales

Building Material Prices Already Down Near the 1913 Level

There is still a tremendous shortage of homes. The entire public is suffering directly or indirectly as a result.

We need homes. But it is impossible to build them—the cost is too great.

The high cost of labor has stopped building. Materials have been cut to almost a pre-war level. But wages are still at the peak of boom times. There has been practically no reduction.

The figures at the right of this column show that the materials used in building a home such as pictured above have been reduced \$1,073.50 in the last year, while in that time the labor on the same house has only been reduced \$186.

The public is waiting for labor to do its part. They will not build till labor comes down. They will not pay \$1.80 an hour for labor that was worth 70 cents before the war. The boom is gone and they will not pay boom wages.

The Cost of Living Has Come Down

It is perfectly fair to expect labor to reduce its wages. The cost of living has fallen. Every day retailers are making new reductions. Here are some figures gathered from reliable sources that show what has happened to the cost of living:

Goods	1920 Prices	Present Prices	Reduction
Groceries	45.00	32.00	13.00
Meat	15.00	10.00	5.00
Serge Suit	70.00	47.50	23.50
Shoes	15.00	10.50	4.50

These figures show that there has been a very material cut. Manufacturers, wholesalers and retailers have taken their losses to meet new conditions. Now it is up to labor to do its part before the wheels of industry can begin to move again.

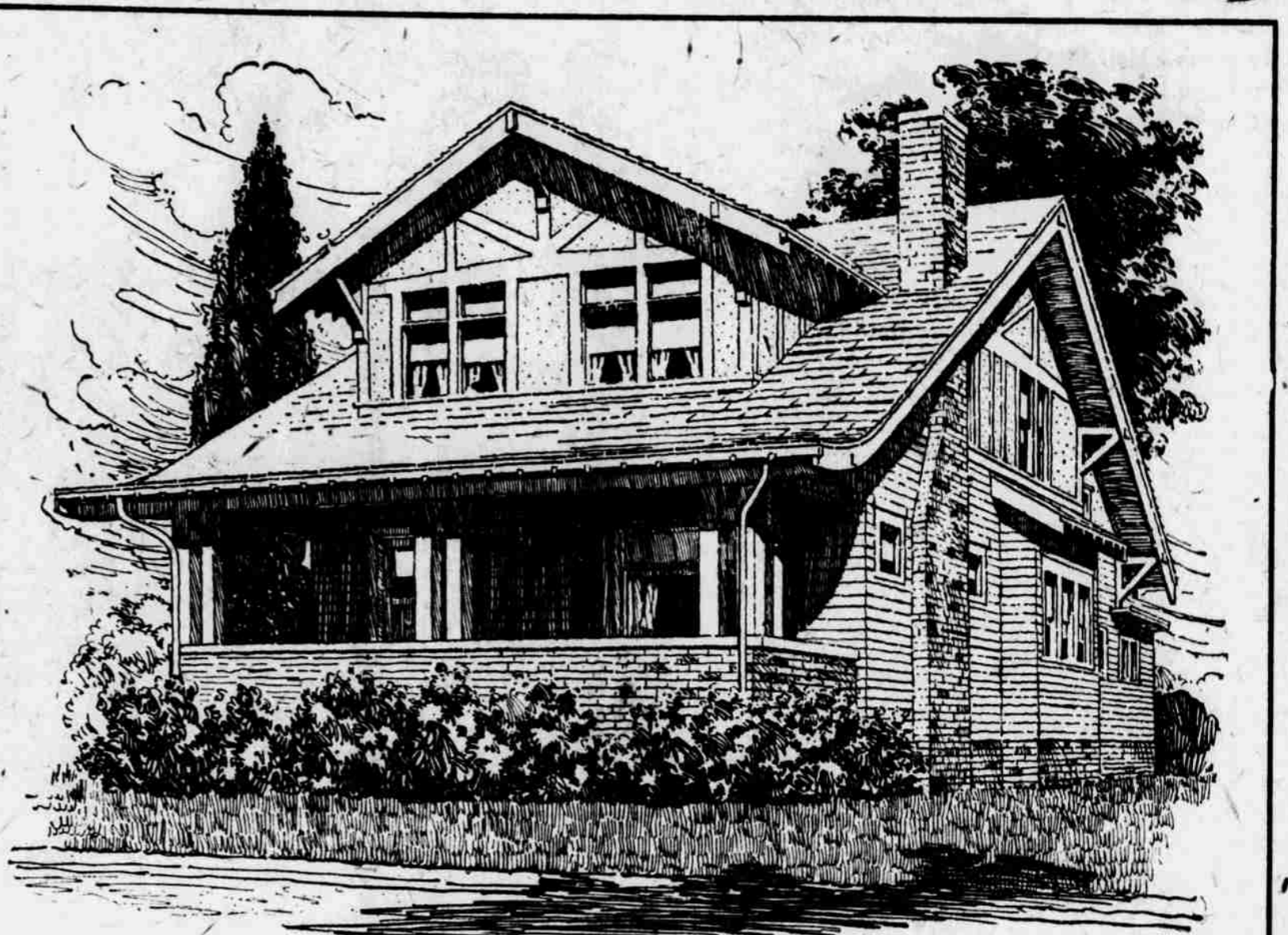
Labor Must Cut Wages

Skilled labor cannot escape making the cut. Wages are so high they are out of balance. No one will pay them. Men are out of work. Conditions are growing worse instead of better. Now is the time to return to normal. To wait will mean disaster.

Many union men are now working for less than union scale. That is the only way they can get work. Many are walking the streets. Conditions are becoming worse every day because building is being held up. Small cuts in wages will not give the public confidence that it is again safe for them to build. Then why not make the cut "all in a jump" and save the situation? Come down to present price levels. Then give the move the greatest possible publicity to get the public to go ahead with the buildings they want.

Laboring Men, here is the problem you face: Either you continue to demand wartime wages and remain idle, or you can reduce your wages to somewhere near the pre-war basis and have plenty of work and a good income. NOW is the time to make the cut. Gain the public confidence and your battle is won.

Material for this advertisement was gathered from wholesale, retail and labor sources by an investigating committee appointed by the Nebraska Lumber Dealers' association. The report of their findings will be read before their convention at the Rome Hotel, Wednesday, February 9, at 4 p. m.



The Costs on this House

Represent Costs of Items Used in Constructing the Average Home

Building Material Prices	1913 Pre-War Price	Freight Advance since 1913	1920 Boom Price	Present Price	Reduction in Year	Prospects of Further Reductions
Lumber	\$1,624.00	\$ 290.00	\$3,389.00	\$2,044.00	\$1,345.00	75% of Lumber Mills are closed. Cannot reopen under present conditions.
Interior Millwork	800.00 (Labor 30c)	30.00	1,680.00 (Labor 60c)	1,280.00 (Labor 60c)	400.00	Depends on Labor Reductions. Labor is 70% of Millwork Cost.
Building Tile	84.00 (Labor 20c)	8.80	195.00 (Labor 60c)	183.00 (Labor 60c)	12.00	Depends on Wage Reductions.
Common Brick	35.00 (Labor 20c)	10.80	65.00	58.50 (Labor 60c)	6.50	Depends on Labor Reductions.
Cement	52.80	15.85	138.60	132.00	13.20	Federal Aid Road and Paving Contracts will require large portion of 1921 output.
Hardware	85.00		162.90	127.90	35.00	Gradual Reductions Possible.
Paint	95.00		191.80	149.50	42.30	Gradual Reductions Possible.
Plaster	65.00	7.00	90.00	85.50	4.50	Gradual Reductions Possible.
Stucco (Contract)	78.00 (Labor 60c)		111.00 (Labor 1.25)	111.00 (Labor 1.25)	None	
Pressed Brick	125.00	28.00	225.00	215.00	10.00	85% of Cost of Pressed Brick is Labor and Coal.
Plumbing Fixtures	275.00	20.00	400.00	325.00	65.00	Depends on Lowering of Labor.
Electric Wiring	40.00		75.00	60.00	15.00	
Furnace Contract	160.00 (Labor 60c)	15.50	325.00 (Labor 1.00)	300.00 (Labor 1.00)	25.00	

Labor Costs on this House

Carpenter Work	748.00 (Labor 50c)		1,681.00 (Labor 1.12 1/2)	1,495.00 (Labor 1.00)	186.00
Bricklaying	105.00 (Labor 75c)		175.00 (Labor 1.25)	175.00 (Labor 1.25)	None
Plumbing	60.00 (Labor 75c)		150.00 (Labor 1.80)	150.00 (Labor 1.80)	None
Painting	250.00 (Labor 50c)		394.00 (Labor 1.00)	394.00 (Labor 1.00)	None
Electric Wiring	55.00 (Labor 50c)		110.00 (Labor 1.25)	110.00 (Labor 1.25)	None
Plastering	240.00 (Labor 75c)		480.00 (Labor 1.25)	480.00 (Labor 1.25)	None

The Above Facts Show

All material men have marked off their losses. If it were not for freight rate increases, they would now be selling at practically their pre-war figures. These freight rates cannot be reduced.

Lumber Mills and Retail Lumber Men are selling at bedrock figures. Their prices are based on the present market. They are not trying to save themselves from losses by holding up the market.

The five largest Millwork Factories in Nebraska have

marked off total losses of \$220,000 on millwork and lumber left over from last year. They are basing their prices today on the present low lumber market.

On the other hand labor has not lowered wage scales in proportion. The cost of living has come down, but there has only been one small reduction in labor to date.

Is this fair? We who need homes, we who are paying extraordinarily high rents are the judges. Rents will not come down till more homes are built. Labor must cooperate with us or else suffer in public opinion.

This Advertisement Paid for by Building Material Dealers Who are Taking Their Losses and Wish the Public to Know the Facts