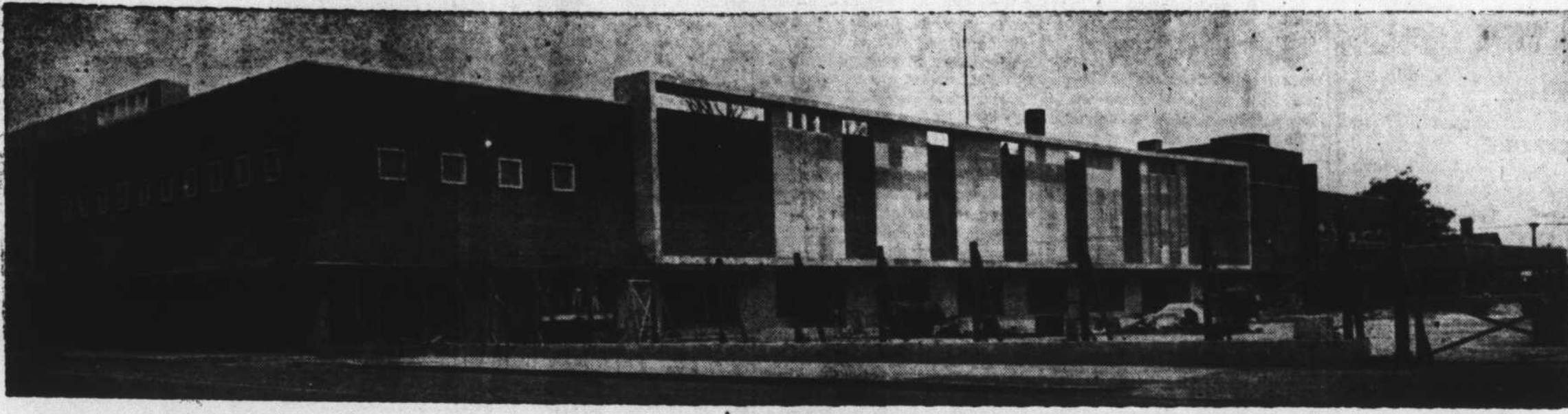


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 We Rebuild & Paint Bodies
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Anniversary Greetings
Jolly Hotel Coffee Shop
 14 Mill Street
 Tel. 325
 BELMONT, N. C.

ANNIVERSARY GREETINGS
TALLEY ELECTRIC COMPANY
 1109 Battleground Avenue
 Phone 9834
 GREENSBORO, N. C.

ANNIVERSARY GREETINGS
NORTH STATE HATCHERY
 1223 West Lee Street
 Phone 2-1653
 GREENSBORO, N. C.

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 CARL E. TATE, Owner & Mgr.
 229 Summit St. Phone 2-2181
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 GENERAL CONTRACTOR
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ANNIVERSARY GREETINGS
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Green Charges Rent Increase Ruling Go Far Beyond Intent of Congress

Washington. — AFL President William Green charged that Tighe E. Woods, Federal Rent Control Administrator, has acted to grant rent increases which go far beyond the intent of Congress in writing into the law a "fair net operating income" provision for landlords.

Commenting on the recent rent regulations authorizing landlords a return on their gross income ranging from 25 to 30 percent, Mr. Green said this increase "will mean substantial boosts in rents just at a time when many tenants are facing actual or threatened unemployment."

Meanwhile, reports from all sections of the country showed that thousands of requests for the new forms which landlords must file to qualify for the rent boosts are pouring into federal regional housing offices. In New York City alone, more than 12,000 forms have been requested by increase-happy landlords.

Mr. Green urged all tenants to be on the alert to use all the protections afforded them in protesting increases and in requiring landlords to prove that they are genuinely entitled to lift rents under the new procedure. His statement follows:

"Although Congress did not define what it meant by 'fair net operating income,' it did lay down certain standards to be used by the administrator. The clear language of these standards is to suggest that a landlord's income is to be judged in accordance with his own income during previous years. However, Mr. Woods has adopted instead, as his criterion of 'fair income' a specific average figure which may have no relation whatsoever to the previous income experience of a particular landlord. I see no reason why a landlord who has been satisfied in the past with a net operating income of only 10 to 15 percent should now be entitled to claim 25 to 30 percent.

"Mr. Woods, in his statement, asks the nation's tenants to accept his word that landlords are entitled to a net operating income equal to 25 or 30 percent of their gross income. It is difficult to see how Mr. Woods arrives at this figure. While he mentions certain OPA statistics covering the years 1939-1946, he does not mention that because of the very small vacancy rate and reduced expenses, these years were extremely profitable ones for the nation's landlords. Mr. Woods has, in effect decided that the abnormal profits of this period were normal.

"With no justification whatsoever, Mr. Woods has, in effect, made his 'average' the floor for landlords' income. This automatically means that approximately one-half the landlords in the country will be entitled to an increase in rents. A parallel would be to immediately set the minimum wage for factory workers at \$1.37, the current average level.

"In addition, Mr. Woods seems to have decided what is 'fair' without making any attempt to find out how his definition would affect the rents paid by the nation's tenants. There are no figures in his statement indicating the expected rise in rents. Preliminary estimate by the AFL indicate that many landlords will now be able to obtain a net income far beyond what they have obtained in the past. This increase in income will mean substantial boosts in rents just at a time when many tenants are facing actual or threatened unemployment.

"I urge all tenants faced with a rent increase under this regulation to utilize the procedures under the new rent control law and require their landlord to prove, by specific figures, that he is genuinely entitled to an increase."

Stabilize Wages In Massachusetts

Boston—An agreement freezing the wages of laborers on heavy construction and highway projects on a statewide basis until August, 1950, was filed with John J. DelMonte, the Commissioner of Labor and Industries.

Hailed as "a milestone in labor-management relations" by Mr. DelMonte, the agreement was reached between the AFL's International Hod Carriers, Building and Common Laborers Union of America, and the New England Road Builders Association, an employer group of some 50 contractors.

The greater Boston scale for the laborers remains at \$1.55 an hour, the highest in the state. The existing scales in other areas will remain at their present levels, which range from \$1.15 in Pittsfield upward.

Vincent DiNunno, New England regional director for the union, said the agreement resulted from 2 years of meetings and conferences. The state-wide terms, he added, were "a step forward in labor-management relations that could be followed successfully by other industries."

The first book printed on the North American continent was a hymnal, produced on a printing press brought across the Atlantic by the Puritans. The book was entitled "Bay Song Book."

The population of Cairo, Egypt, is made up of people following so many different religions that every day is "the Sabbath" for someone.

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