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The forecast nationally site for an addition of one million for addition of



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mg next July.

The forecast nationally is for an addition of one million new households every year after 1967 for at least a dec-

after 1901 for at least a detade.

"These kids are the biggest source of today's surjing demand for new housing." according to James P. Gallagher, senior editor of House & Home, the majement magazine of housing published in New York.

ing published in New York. The ditor dismissed the current tight-money cycle at a passing phase of the local and national economy and called upon the builders of the Detroit metropolitan area, of which some 800 are members of the BAMD, to get reddy for the great surge of demind for housing in the late 10's and through the 70's.

"A yest majority of the

and through the TO's.

"A wast majority of the young couples will set up housekeeping in a pariments for the first years of their married life," and Gallagher. "and this fact may give us a roaring apartment shortage by the end of 1987, unlike arrything since World War II.

"The hast house house the couple of the through the thro

"The last figure I saw for Detroit FHA apartments Detroit FHA apartments; showed a one per cent va-cancy factor, just half of what it was a year ago. For all practical purposes, this means there are no vacan-cies in Detroit apartment."

Gallagher pointed out that Government action ending fast-depreciation write-offs on apartment was forcing some builders to postpone apartment starts, further complicating the situation.

complicating the situation.

"Couples of the future
will have fewer children
than their parents did,"
and the editor. "They will
be less inferested in moying laws, shoveling new
and painting the house
time. The head of the house
is likely to be an enginer
with a Master's degree. He
will want to live closer to
his job and thai goes for
his wife, hoo, because the
"also has a job."

his job and that goes for his wife, too, because he also has a job."

Multifamily housing has grown from under 10 per cent of the total new housing units a few years ago to a point where it presently accounts for almost 40 per tent of the total new housing units a few years ago to what is being produced today, Gallagher reminded the builders.

"I see nothing in the hear future to reverse this tradit, but the desires of the surfect of the two-million to so per cent, by the time the annual production of total housing units and the two-million housing units that we are going to ecep up, with the needs of the people. In spite of the surge of apartment buildings, said (Gallagher, half of the two million housing units that will be produced each year will be produced each year will be produced each year will be grouded each year will be grouded each year will be grouded each year will be founded and year, traditional styles and in traditional styles and in traditional subdivisions, produced to the produced to the produced each year will be grouded each year.

"All of he labove can be also were the produced to the produced t

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OPEN

HARTFORD REALTY's new Livonia office, 33539 Py-mouth Road near Farmington, will be opened with the fanfare and spirit of a grand opening Thursda-There'll be refreshments from 3 to 7 p.m. and all inte-ested are jurged to join in the festivities. Hartford Realty to Open Livonia Office Thursda

Curtis was a fulltime sales man at the home office priot to his fromotion. Future plans for the Livonia office include IBM machines which will provide patrons with in stant listings and sales in formation.

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Most movers will be happy to said a representative to the firms. The form of the contract of the firms. Your mover cannot disconversely the firms of the contract. Before th

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