

FW 3.7.216

PUBLIC HOUSING

Federal Works Agency - John M. Carmody, Administrator

Vol. 2, No. 6 - August 6, 1940

U. S. Housing Authority - Nathan Straus, Administrator

Atlanta Opens First Of Six USHA Projects

With two USHA-aided projects already open to tenants, three under construction, one in the planning stage, and two more, constructed by the PWA Housing Division, completely occupied, Atlanta, Ga., boasts the most extensive public housing program of any city its size in the country.

The 3,536 homes provided in six projects under the present program, plus the 1,279 built by PWA, will provide homes for some 20,000 persons, 8 percent of the city's entire population of about 270,000 (1930).

John Hope Homes and Clark Howell Homes, the first two projects ready for occupancy under the USHA program, are communities planned to accommodate in healthful surroundings, 606 and 630 families, respectively. The remaining projects for which USHA loans have been made are: Capitol Homes, Henry Grady Homes, John J. Egan Homes, and Alonzo F. Herndon Homes. These projects, Atlanta housers insist, are only the beginning of a 15-year plan to house some 20,000 Atlanta families. The authority is going quietly about the business of examining sites and perfecting its plans for the whole program. Only a lack of further financial aid from the Federal Government, local officials feel, could prevent realization of their plans.

Atlanta Authority Active

Atlanta's enthusiasm for public housing arises from 3 main sources: a widely recognized need for slum clearance and homes for low-income families; nearly 4 years' successful experience with occupied public housing projects; and a housing authority made up of alert, civic-minded townsmen headed by Chairman C. F. Palmer, businessman housing expert recently appointed Defense Housing Coordinator (see statement, page 4).

The facts about Atlanta's need for housing were clearly stated in the 1939 report of the local authority. "Within Atlanta's city limits there are 83,171 dwelling units, exclusive of hotels, dormitories, and institutions. Of these, 45,644 are substandard—Yes, 54.85 percent of Atlanta's dwellings are unfit for decent living!"

Says Mayor Wm. B. Hartsfield, "We cannot blame the poor but the poor can blame us if with our housing authority we do not promptly improve conditions."

B. Graham West, City Comptroller, says: "Atlanta's budget mainly goes into hospitals, police, prisons, fire protection, health, and sanitation. These items cost \$3,267,678.87 each year. If all our people were decently housed, every item of city expense would be substantially less."

(Continued on page 3)

Over 1,500 Defense Housing Units Under Construction In Four Cities

Some 1,550 defense workers' families will have new homes built with USHA assistance within 7 months as a result of loan contracts signed recently by President Roosevelt. The four loans, totaling \$5,670,000, to build homes for families of enlisted and civilian personnel, went to the housing authorities of Corpus Christi, Tex., Newport News, Va., Portsmouth, Va., and Pensacola, Fla.

The Corpus Christi loan of \$989,000 will provide 250 homes for the families of workers employed in building a huge naval base there. Work is already under way and will be rushed to completion as an important link in the national defense program. Some 1,325 civilian families will be employed at the base. There are at present only 25 vacant houses available. The commander of the Corpus Christi Naval Station has estimated that there is an immediate need for at least 700 low-rent homes to meet the present needs of defense activities in that locality.

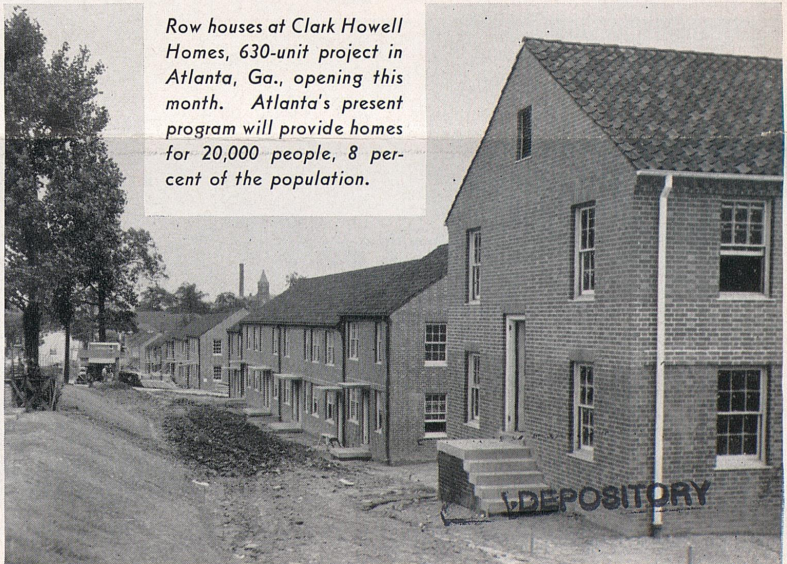
Newport News gets a loan of \$1,806,000 to provide 500 homes for families of workers to be employed in the Newport News Shipyards. The Newport News Shipbuilding and Drydock Company had about 6,000 persons employed in 1939; it has over 11,000 now. Millions of dollars in Government or-

ders for various types of warships call for an additional expansion of 8,000 employees within the next year. Meanwhile, 3,094 of Newport's 12,437 homes are in need of major repairs or unfit for habitation. In the last 10 years, the number of dwellings constructed has exceeded the number demolished by only 116.

Portsmouth Navy Yard Expands

The Portsmouth loan of \$2,160,000 will provide 600 homes for families of workers in the expanding Portsmouth Navy Yard. The Portsmouth housing authority says the defense program there has created a need for at least 3,000 homes for defense workers. Within the next year, the Navy Yard personnel will be increased by 4,130. Of this number, 880 are scheduled to begin work this month, with an additional 900 to report in October, the others to be added by next July.

The \$715,000 loan to Pensacola will provide 200 homes for families of enlisted personnel and civilian employees connected with extension of aviation training operations at the Naval Air Station. This contract is a substitute for one approved before enactment of the National Defense Housing Amendment.



Row houses at Clark Howell Homes, 630-unit project in Atlanta, Ga., opening this month. Atlanta's present program will provide homes for 20,000 people, 8 percent of the population.

UK LIBRARIES

Wheeling Educational Campaign A Success

The first Annual Report of the Wheeling (W. Va.) Housing Authority, dated June 30, 1940, describes an effective local educational program carried on with the use of such diversified media as: newspapers, radio, movies, exhibits, illustrated lectures, social and professional clubs, public schools, camera clubs, and folders distributed by local business firms. Following is the brief section on public relations.

"There have been no unpleasant experiences in the field of public relations in Wheeling. The Wheeling News-Register has published many informative articles and editorials about low-rent public housing. The Labor Advocate also has shown a sympathetic interest. The public manifested a keen interest in the proposed housing project model exhibited at the Better Homes Show. Radio Station WWVA has given good cooperation by carrying both national and local programs on Slum Clearance and Public Housing, as well as giving considerable time to the speakers of the Housing Campaign Committee. The Neighborhood Movie Theaters gave helpful cooperation by exhibiting educational films on Public Housing. Talks, illustrated by a movie film, have been presented before several groups interested in social progress, such as the Red Cross, the Family Service Association, several P. T. A.'s, Y. M. and Y. W. C. A. clubs, the American Association of University Women, the Elm Grove Women's Club, the Junior League at Neighborhood House, several church groups and Bible classes, the Pilot Club, and the South-Side Improvement Association. Housing folders were distributed with wrapped packages by three of the larger progressive department stores—and all the banks permitted us to place informative literature where customers could pick it up. Public schools equipped to use 16 mm. movie films have enjoyed the use of our sound movie on Slum

Defense Housing Timetable

To get defense housing projects built and occupied in the shortest possible time every step of the process has been speeded up. A typical "timetable" (for a 250-unit project in Corpus Christi, Tex.) runs as follows:

- July 3—Local Authority advised by USHA to get project ready for submission to President.
- July 3 to 23—Local Authority selects site, options land, prepares plans and specifications, and prepares application form. USHA reviews and approves these steps.
- July 27—President approves project and contract.
- July 27—USHA signs contract. Local Authority advertises for bids to be opened August 13.
- July 28—Local Authority to execute contract. USHA advances funds.
- July 28—Local Authority acquires land.
- August 13—Construction bids opened.
- August 16—Construction contract awarded.
- August 19—Construction work begins.
- October 19—Start taking applications for tenancy.
- December 19—Part of project opened for tenant occupancy.
- February 19—All of project completed and opened for tenant occupancy.

(Subject to local conditions, this schedule may be slightly extended or shortened.)

Clearance in sociology and public health classes as well as general forums. The Ohio Valley Camera Club joined with the Wheeling Housing Authority in sponsoring a picture contest in the interest of 'how the other half lives.'

Yonkers Opens First USHA-Aided Project

The Honorable John J. Condon, Mayor of Yonkers, N. Y., Matthew F. Kelly, Chairman of the local housing authority, USHA officials, and an interested crowd of townspeople, participated in recent ceremonies celebrating the formal opening of Mulford Gardens, Yonkers' first USHA-aided housing project.

Although tenants have been moving into the 552-unit development since June 28, the formal opening, featured by the unveiling of a memorial tablet, was deferred until July 20.

Reviewing the history of the local authority's activities, Chairman Kelly commented on the project site. "This site," he said, "—known affectionately as 'the Hill'—was selected after a WPA survey of nine prospective locations throughout the city. As you can see, it is well situated, convenient to schools, churches, parks, places of employment, and shopping areas.

Land Quickly Assembled

"This site was acquired for the Authority by seven local real estate men who were appointed late in October 1938, a short time after President Roosevelt approved the USHA loan for us, to assemble the land as agents of the Authority. Although there were more than 128 separately held parcels in this two-block area, the negotiators worked with such speed that by February 23, 1939, we were able to start closing titles. In all but four cases, the Authority reached amicable agreements with the owners."

Each home in Mulford Gardens is equipped with electric refrigerator, modern gas stove, incinerator, electric light, gas, and hot water. The rentals, ranging from \$22.50 to \$26.50 per month, include all utilities. Laundries are provided in all buildings.



One of the central courts at Liberty Square Addition, Miami, Fla. This 352-unit project was opened June 1.

9/25/40

Oregon 33d State To Get Loans; President Signs 10 New Contracts

With the granting of a \$317,000 loan contract recently to the Housing Authority of the County of Clackamas, Oregon, the total number of States in which USHA funds are being used in the construction of slum clearance and low-rent housing projects rose to 33, plus the District of Columbia, Hawaii, and Puerto Rico.

The Clackamas County authority is one of 10 to which USHA loan contracts totaling \$11,854,000 were released on July 25 by Presidential approval. USHA loan contracts with 175 local housing authorities now total \$622,480,483.

Two projects are planned by the Clacka-

mas County authority—one in Oregon City, the county seat, and the other in nearby West Linn. These communities are about 40 miles northwest of Salem, the State capital. Both developments will be 1-story single family and duplex houses. The larger, in West Linn, will have about 60 units, the other, 40. The average estimated net construction cost per unit is \$2,085.

Following is a tabulation of cities where local authorities received loan contracts by Presidential approval on July 25, together with the number of units to be provided, the net construction cost, and the amount of the USHA loan.

City	Approximate number of family dwelling units	Average estimated net construction cost of dwellings per family unit	Federal loan not to exceed 90% of actual cost; term 60 years, interest 2-3/4%
*Sacramento, Calif.....	216	\$2, 700	\$797, 000
Hartford, Conn.....	345	2, 875	1, 627, 000
*Middletown, Conn.....	208	2, 935	810, 000
**Fort Lauderdale, Fla.....	258	2, 183	814, 000
*Lakeland, Fla.....	160	1, 725	400, 000
Athens, Ga.....	270	2, 494	947, 000
Columbus, Ohio.....	1, 401	2, 698	5, 402, 000
Toledo, Ohio.....	139	3, 007	571, 000
*Clackamas Co., Oreg.....	100	2, 085	317, 000
Mayaguez, P. R.....	337	139	169, 000
Total.....	3, 434		\$11, 854, 000

*Denotes cities receiving USHA assistance for the first time.
 **Fort Lauderdale contract is substitute for existing \$439,000 contract, and is to provide for addition of 108 dwellings to previously approved project.

Defense Housing Need In Pittsburgh Region

A delegation from Beaver County, in the Pittsburgh, Pa., region, heart of the Nation's steel and coal industries, called on USHA Administrator Nathan Straus recently, and explained the need for the immediate construction of housing for Beaver County defense workers.

"In Beaver County," said Clemons Roark, spokesman for the group and Executive Director of the Housing Authority of the County of Beaver, "there are eight key industrial centers, all of which will suffer serious housing shortages as the defense program gets under way.

"Aliquippa, where the Jones & Laughlin Steel Corp. employs 12,000 men, has only 25 vacant dwellings at the present time, and most of these are uninhabitable. Any increase in plant personnel will cause a serious housing shortage in this town of 27,000.

"Ambridge, a community of 22,000, where the American Bridge Co. employs 2,000 men, has only 30 vacancies. Beaver Falls, with more than a dozen industrial plants, has only 60 vacancies. As in Aliquippa, most of the vacant dwellings are not occupied because they are unfit for occupancy.

Workers Must Commute

"At least two-thirds of the workers in the borough of Midland," Mr. Roark said, "must commute from nearby communities because there are no dwellings available in the borough.

"Similar situations exist in the Rochester-Monaca area, in Conway, and in New Brighton.

"What our communities are facing," Mr. Roark said, "is a sudden influx of industrial workers with absolutely no housing facilities for them. The housing authority of Beaver County has the whole-hearted support of the various communities on the condition that its housing program will be carried on according to the long-range USHA plan. They want no temporary housing, but developments which will endure as permanent, well-planned neighborhoods."

Atlanta Project Opens

(Continued from page 1)

First to Open PWA Project

Atlanta was one of the first cities in the United States to have a housing authority, and was the first to open a public housing project built with financial assistance from the Federal Government—Techwood, in August 1936.

Members of the Atlanta housing authority are men vitally interested in the welfare of their city. In addition to Mr. Palmer, Chairman, there are: James D. Robinson, Jr., Vice President, Trust Company of Georgia, and Treasurer, Atlanta Chamber of Commerce; A. R. Dorsen, President, J. M. High Company (Department Store), and Director, Atlanta Retail Merchants Association; Frank G. Etheridge, Manufacturer's Agent, President, West End Business Men's Association; and O. M. Harper, Builder, member, Executive Board, Carpenters' Union No. 225. James H. Therrell is Executive Director.



Visitors line up to inspect demonstration unit at Clark Howell Homes in Atlanta, Ga.

Navy Yard Workers Will Live In Phila. Project

Navy personnel will be accommodated in Philadelphia's Tasker Street project when it opens for occupancy early in December. Located in South Philadelphia, not far from the Navy Yard, this 1,000-unit USHA development will help to relieve the housing shortage threatened by expansion of Navy operations in the city.

The Philadelphia Housing Authority recently requested USHA permission to turn over 60 units in the project to families of Navy personnel.

Tasker Street is the second USHA project to be partially adapted for defense housing in recent weeks, similar action having been taken in Honolulu where 73 units of the Kamehameha Project have been assigned to families of Navy personnel stationed at Hawaii's Pearl Harbor base. (See PUBLIC HOUSING, Vol. 2, No. 4, July 23, 1940.)

Defense Housing Coordinator Outlines Purpose of His Job

In a recent statement to the press, Defense Housing Coordinator C. F. Palmer stated that his job is to see that the defense program does not bog down through lack of housing.

"The duty of the coordinator and his staff," said Mr. Palmer, recently appointed to the National Defense Advisory Commission, "as outlined to me, is to see that sufficient housing—private preferably, but if not, then public—is made available to meet emergency needs with such dispatch that national defense does not suffer."



Brentwood Park, after 1 year. Jacksonville's first USHA project, opened July 4, 1939.

Construction Report Weekly Data

Item	Week ended July 26, 1940	Week ended July 19, 1940	Week ended July 29, 1939
Number of projects under construction ¹	237	232	63
Number of dwellings under construction ¹	88,518	86,764	28,260
Total estimated over-all cost ² of new housing.....	\$387,421,000	\$382,261,000	\$134,016,000
Average over-all cost ² of new housing per unit.....	\$4,377	\$4,406	\$4,742
Average net construction cost ³ per unit.....	\$2,742	\$2,758	\$2,945

Summary of USHA Program as of July 31, 1940

Item	Projects under loan contract ¹	Projects under construction ¹	Projects being tenanted ⁴
Number of projects.....	424	244	50
Number of local authorities represented.....	175	132	40
Number of States represented.....	⁵ 36	⁵ 30	⁵ 16
Number of loan contracts.....	251		
Value of loan contracts.....	\$627,105,000		
Number of dwelling units in projects.....	\$145,126	90,436	20,176
Number of units available for occupancy.....			15,843
Total estimated development cost ⁶	\$700,998,000	\$428,120,000	\$96,941,000
Total estimated over-all cost of new housing ²	\$643,568,000	\$394,198,000	

¹ Includes projects which have been completed.

² Includes: (a) Building the house, including structural costs and plumbing, heating, and electrical installation; (b) dwelling equipment, architects' fees, local administrative expenses, financial charges during construction, and contingency expenses; (c) land for present development; (d) nondwelling facilities.

³ The cost of building the house, including structural, plumbing, heating, and electrical costs.

⁴ As of July —, 1940.

⁵ Includes the District of Columbia, Puerto Rico, and Hawaii.

⁶ Includes over-all cost of new housing plus the cost of purchasing and demolishing old slum buildings and the cost of land bought for future development.

Mr. Palmer made it clear that his work will supplement, not supplant, any existing agency or service. It is for the emergency only, he said.

The primary objective will be to encourage the use of private capital.

"It is believed adequate safeguards can be added to the many already provided, and that even during these uncertain times it will be good business for private capital to handle the requirements in most instances. Where it is not available, fails to respond,

or finds it impracticable to act with the promptness required by the emergency, then the government will have to do the job."

Mr. Palmer is Chairman of the Housing Authority of the City of Atlanta, Ga., and President of the National Association of Housing Officials.

Schedule of Bid Opening Dates ¹

Local authority and project number	No. of units	Date of opening
Baltimore (Md.—2-3).....	688	8-14-40
Bridgeport (Conn.—1-2).....	510	8-15-40
Columbus (Ohio—1-4).....	350	8-23-40
Corpus Christi (Tex.—8-4, Defense).....	258	8-13-40
Ft. Wayne (Ind.—3-1).....	120	8-23-40
Gary (Ind.—11-2).....	317	8-19-40
Gary (Ind.—11-3).....	177	8-19-40
Hammond (Ind.—10-1-R).....	400	8-12-40
Hopewell (Va.—5-1).....	96	8-27-40
New Bern (N. C.—5-1).....	138	8-20-40
Newport News (Va.—3-1).....	252	8-20-40
New York City (N. Y.—5-6).....	1,166	8-7-40
Portsmouth (Va.—1-1, Defense).....	400	8-14-40
Portsmouth (Va.—1-2).....	200	8-24-40
San Antonio (Tex.—6-3).....	796	8-22-40
San Juan (P. R.—2-4).....	84	8-14-40
Toledo (Ohio—6-4).....	134	8-24-40
Waco (Tex.—10-1).....	103	8-14-40
Waco (Tex.—10-2).....	140	8-14-40
Washington (D. C.—1-4).....	313	8-14-40
Williamson (W. Va.—8-1).....	72	8-23-40
Williamson (W. Va.—8-2).....	38	8-23-40

¹ There is usually a 30-day period between bid advertising and bid opening.

² Information not definite.

Publication is approved by the Director, Bureau of the Budget, as required by rule 42 of the Joint Committee on Printing. For sale by the Superintendent of Documents, Washington, D. C. Subscription price \$1 domestic, foreign \$1.50 per year. Single copies, 5 cents. Material for PUBLIC HOUSING should be addressed to Informational Service Division, U. S. Housing Authority, Washington, D. C.

250005 U. S. GOVERNMENT PRINTING OFFICE