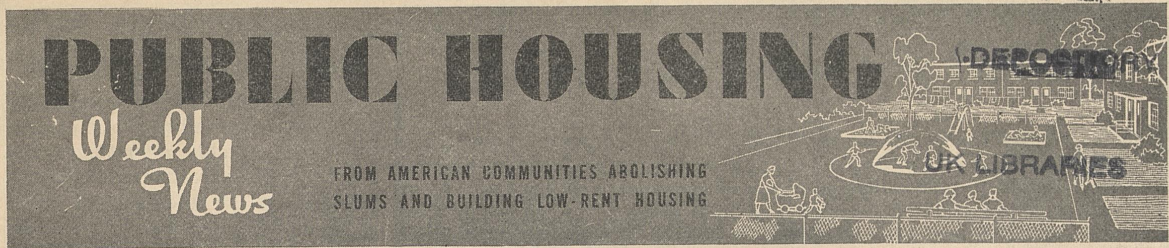


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Federal Works Agency, U. S. Housing Authority — Nathan Straus, Administrator

October 17, 1939

USHA Second Year Sets Housing Record

All known production records for the second year of operations of a public housing agency are destined to be broken by the local authority-USHA program for the year 1939. The present American (USHA) public housing program shows about 65,000 dwellings going into construction for this year, USHA's second full year.

The second year of the great British post-war public housing program (1920) showed about 16,000 dwellings going into construction. Sir Raymond Unwin recently reported that not until its twentieth year (1939) did the big British post-war housing program reach a rate of production as large as the USHA-aided program is reaching now.

The American efforts in public housing during the World War yielded about 6,000 dwellings by the U. S. Housing Corporation and about 12,000 by the Emergency Fleet Corporation. The Housing Division of the PWA built about 22,000 dwellings.

Dr. Soper, Sanitation Expert, to Advise Local Authorities

Waste disposal problems on public housing projects are the special concern of Dr. George Albert Soper, recently appointed USHA consulting engineer. Dr. Soper, well-known expert in the field of public sanitation, will work with managers of existing projects, and advise local authorities in the planning of new projects. He will devote himself chiefly to developing efficient waste collection and disposal systems, and to establishing methods of ground maintenance.

Loans for 27 Projects in 13 Cities Approved by President

Loan contracts have now been entered into for four-fifths of all currently available USHA funds. The most recent contracts, for 27 low-rent housing projects totaling \$30,026,000, was approved by President Roosevelt on October 5 upon recommendation of Nathan Straus, USHA Administrator. These loans, to defray 90 percent of the estimated development cost of the projects, bring the total of USHA loan contracts to \$522,413,000 for 298 projects in 135 communities, in 28 States, the District of Columbia, Puerto Rico, and Hawaii. In addition, there are outstanding earmarkings of \$142,160,000, making a total of \$664,573,000 in USHA commitments for 157 communities and the Puerto Rico Housing Authority.

The 8,651 family dwelling units provided for in the new contracts, bring to 114,660 the total which will be available to rehouse approximately 463,000 slum dwellers when projects under loan contract are completed.

The largest loan contract approved was one for \$6,886,000 to Houston, Tex., for construction of five projects.

The projects for which the new contracts have been authorized are located in Dallas, Houston, and San Antonio, Tex.; Phoenix, Ariz.; Gary and Hammond, Ind.; Springfield, Ill.; Biloxi, Miss.; Wilmington, N. C.; Philadelphia, Pa.; Fajardo, Mayaguez, and Ponce, Puerto Rico. The Wilmington, N. C., project includes 188 units already approved, and an additional 28 units provided in the amended contract.

Conference is School for Tenant Selection

"Imagination plus a little hand-work" is the formula for restoring old furniture, according to an exhibit at the Tenant Selection Conference, held in Washington October 2-7.

The phrase might well refer to the entire conference. Some 40 persons, responsible for the supervision of tenant selection for 31 housing authorities in 16 States, were impressed that experience and training must be liberally supplemented with imagination and plenty of work if tenant selection is to be efficient and successful.

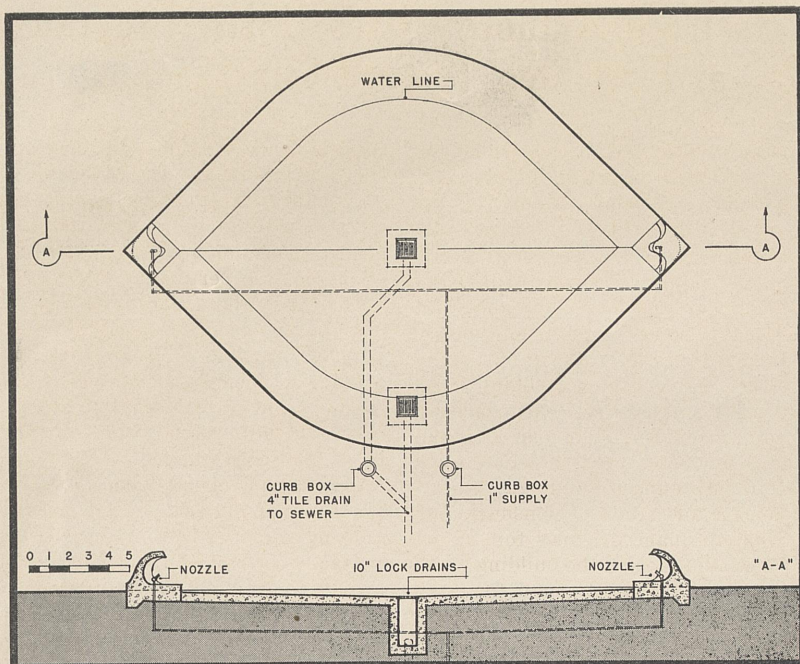
The first of its kind ever held in the United States, the conference constituted a brief training school for tenant selection supervisors.

During the 6-day session those attending were reminded that selection of tenants within the requirements of the United States Housing Act is only part of their job. Further duties include telling the housing story to the public, introducing tenants to their new environment and helping them to

(See CONFERENCE SCHOOL on p. 3)

New Edition of Housing Act Available to Local Authorities

A new 69-page reprint of the "United States Housing Act of 1937, as Amended" is now available to local authorities. The new edition differs from the former edition in that it includes a complete alphabetical index, by page and section, and a table of contents. Recent laws and executive documents pertaining to the United States Housing Authority are also included.



Working details of the spray pool pictured on the opposite page. About 3 inches of water may be retained in the basin after the shower is turned off.

Two Labor Groups Praise USHA Housing Program

Support of low-rent housing by civic, religious, and patriotic organizations is steadily mounting. The USHA housing program was recently endorsed by the International Union of Mine, Mill, and Smelter Workers at its 36th convention in Denver, Colo. The convention further praised the "United States Housing Authority for its fairness in dealing with labor and for providing employment." Also commended was the USHA's fair distribution of the benefits of the program.

Recently passing a resolution endorsing the USHA program, the Indiana State Federation of Labor further resolved: "That all local unions support the creation of local housing authorities and the development of low-rental projects in their respective communities." The A. F. of L. has traditionally supported public housing for low-income families.

Nineteen Added to List of Colleges Teaching Housing Courses This Year

PUBLIC HOUSING continues its list of colleges and universities offering courses in housing during the present semester. (See issue of Oct. 3 for earlier list.)

ALABAMA, UNIVERSITY OF—Home Ec. 140—Housing. 3 hrs. cr. Miss Helen Bosard.

ARMOUR INSTITUTE OF TECHNOLOGY—Arch. 503, 504 (Graduate Division)—Theory of Dwellings and Housing. 4 sem. hrs. each semester. Prof. Hilberseimer and Assoc. Prof. Dornbusch.

BOSTON UNIVERSITY—Realty and Construction Economics, 4 (Col. of Bus. Adm.). Asst. Prof. Andrews.

***—Housing Economics, 2 (Summer Session, Col. of Bus. Adm.). Asst. Prof. Andrews.

CENTRAL STATE TEACHERS COLLEGE (Stevens Point, Wis.)—Home. Ec. 228—Housing and Sanitation. 3 hrs. cr. Miss Wilson.

COLORADO, UNIVERSITY OF—City Planning (Dept. of Civ. Eng.). 3 hrs. fall quarter. Prof. R. L. Downing.

***—Municipal and Sanitary Design (Dept. of Civ. Eng.). 4 hrs. spring quarter. Prof. R. L. Downing.

DARTMOUTH COLLEGE—Art 23—City Planning and Housing. 3 sem. hrs. Prof. H. S. Morrison.

INDIANA UNIVERSITY—American and European Housing Policies (graduate division).

LOYOLA UNIVERSITY—178—Low-Cost Housing and Social Work (School of Social

Work). 1 major cr. Dr. Katharine Radke.

MICHIGAN, UNIVERSITY OF—Arch. 11—Domestic Architecture and Housing (Col. of Arch. and Design). 2 hrs. cr. Prof. Bennett.

***—Landscape Architecture 102—City Planning and Civic Improvement (Col. of Arch. and Design). 2 hrs. cr. Profs. Whittemore and Slack.

MINNESOTA, UNIVERSITY OF—Arch. 104f—Housing (School of Arch.). 3 cr. Messrs. Robert Jones, Anderson, Chapin, Fillipetti, Vaile, and Ludwig.

***—Architecture 106s—Housing (with special reference to the architects' functions therein). 2 cr. Mr. Robert Jones.

NEW YORK UNIVERSITY—Housing (School of Arch. and Allied Arts). 2 pts. first term, day and evening sessions. Dr. Carol Aronovici.

***—Community Planning (School of Arch. and Allied Arts). 2 pts. second term, day and evening sessions. Dr. Carol Aronovici.

OREGON, UNIVERSITY OF—Landscape Architecture 353, 354, 355—City Planning (School of Arch. and Allied Arts). 2 hrs. each term, fall, winter, and spring terms. F. A. Cuthbert and W. R. B. Wilcox.

PENNSYLVANIA STATE COLLEGE—Home Ec. 320—Housing the Family. 2 cr.

WASHINGTON, STATE COLLEGE OF—Home Ec. 162—Housing. 2 cr. Mrs. N. J. Howard.

WAYNE UNIVERSITY—Civil Eng. 276—City Planning and Housing (Col. of Eng.). 2 hr. cr. Mr. Alex L. Trout.

***—Civil Engineering 277—Introduction to City Planning (Col. of Eng.). 2 hrs. cr. Mr. Alex L. Trout.

WESTERN RESERVE UNIVERSITY—Arch. 317 and 318—Introduction to City Planning (Cleveland School of Arch.). 2 hrs. cr. Mr. John T. Howard.

***—Social Aspects of Public Housing (School of Applied Social Sciences). 1 hr. cr. Mr. Ernest J. Bohn and others.

WILEY COLLEGE—Home Ec. 8—Housing. Hours of credit and instructor not stated.

WISCONSIN, UNIVERSITY OF—Housing and Sanitation (Home Ec. Dept.). 3 sem. hrs. Miss Cowles, Miss Mayer, and Miss Roberts.

***—Seminar on Housing Problems (Home Ec. Dept., graduate students only). 2 sem. hrs. Miss Cowles.

XAVIER UNIVERSITY—Fundamentals of Housing I (School of Social Science). Mr. Herman Washington.

***—Fundamentals of Housing II (School of Social Science). Mr. Herman Washington.

***—Social Workers and the Community Housing Program (School of Social Science). Mr. Herman Washington.

***—Housing Management and the Tenant Relationship (School of Social Science). Mr. Herman Washington.

WE CAN TAKE IT! Had not PUBLIC HOUSING already spied its own error on page 1 of the September 15 issue, where a picture of the Olmsted Homes project was captioned "Atlanta, Ga." when it should have been "Augusta, Ga." the following friendly wire would have set us right: RE OLMSTED LOCATION SEPTEMBER FIFTEENTH PUBLIC HOUSING WE ARE OUTSIDE ATLANTA CITY LIMITS. C. E. FRIEND, JR.

Conference School

(Continued from p. 1)

take advantage of expanded opportunities, and enlisting the support of both public and private local agencies whose facilities are necessary to a satisfactory tenant activities program.

Speakers were chiefly concerned with techniques for obtaining these objectives. Lectures were followed by open discussions and laboratory periods in which the material presented was analyzed and applied to situations in particular communities.

Many conference members were new to the USHA program. All had been carefully chosen on the basis of proven ability and experience. USHA recommendations regarding tenant selection supervisors call for personalities "alert, resourceful, and imaginative, with ability to organize and direct the work of others."

The supervisor should have been graduated from a college of recognized standing with major training in the social sciences, and public or social work administration. He or she should have had 3 years' experience in recognized social agencies.

This work should have demanded a thorough knowledge of community organization and family welfare techniques. For 1 of the 3 years, he should have been working in an administrative capacity.

Tenant selection supervisors are employed by the local housing authorities. The conference, giving them special training, is one of the services USHA makes available to local authorities throughout the country.

Hartford Authority Uses USHA Program as First Step Toward City Planning

Conceiving itself responsible for an important aspect of its city's activities, the Housing Authority of the City of Hartford (Conn.) has envisioned a long-range program of housing reform and city planning in addition to the slum clearance and low-rent housing program undertaken within the USHA program.

The Hartford plan includes: Construction of four low-rent housing projects under USHA loan and subsidy contracts; eventual elimination of all substandard buildings; encouragement and study of nonsubsidized, privately financed homes for low-income families; and the building of so-called "garden apartments" for families in the middle income group for whom adequate housing facilities have not been provided.

The authority is working in close cooperation with the City Planning Commission and other departments of the city government. It is studying city plans and zoning regulations with a view to making use of present "waste" or unoccupied land and con-

trolling the future physical development of the city. The authority is also sponsoring the establishment of an agency merging building, fire, and health inspection services. Analysis of the real property survey will permit listing those buildings which must be demolished or repaired.

In Hartford, as in other cities, the housing problem is not limited to the needs of low-income groups. Thousands of white-collar workers in the large insurance companies and other big industrial plants have moved to the suburbs because of the lack of housing facilities within the city at rentals they can afford. Their exodus has meant a substantial loss in tax revenues, and increasing tax burdens on city residents.

The housing authority is considering making a survey of these workers, and, if a sufficient number can be induced to return to the city, it is proposed, with private financing, to build for them one or more "garden apartments," at rentals ranging from about \$35 to \$55 per month.



A model spray pool, as illustrated in the forthcoming USHA publication, "Housing and Recreation".

Construction Bids

Local authority and project number	Number of units	Date of bid opening
BID OPENINGS DEFINITELY SCHEDULED		
Boston (Mass.-2-2).....	873	10-27-39
Charlotte (N. C.-3-1).....	254	10-24-39
Cincinnati (Ohio-4-3).....	264	10-18-39
Columbia (S. C.-2-1).....	236	10-18-39
Lexington (Ky.-4-1).....	86	10-23-39
Lexington (Ky.-4-2).....	206	10-23-39
Los Angeles (Calif.-4-1).....	610	11- 8-39
Lowell (Mass.-1-1).....	536	11- 1-39
McComb (Miss.-3-1).....	90	10-24-39
Meridian (Miss.-4-3).....	80	11- 8-39
New York (N. Y.-5-3).....	1,531	10-23-39
Ponce (P. R.-1-1).....	300	10-25-39
San Francisco (Calif.-1-2-R).....	472	11- 7-39
Tampa (Fla.-3-1-R Pt.-II).....	184	10-25-39
Zanesville. (Ohio-9-1).....	324	10-26-39

TENTATIVE SCHEDULE OF BID OPENINGS¹

Asbury Park (N. J.-7-1).....	126	11- 3-39
Atlanta (Ga.-6-2 Pt.-II).....	358	11-10-39
Bridgeport (Conn.-1-1).....	1,250	11-14-39
Cincinnati (Ohio-4-1).....	750	11-15-39
Columbus (Ohio-1-2).....	340	11-14-39
Columbus (Ohio-1-3).....	255	11-14-39
Columbus (Ohio-1-4).....	350	11-14-39
Corpus Christi (Tex.-8-2-R).....	198	11-15-39
Corpus Christi (Tex.-8-3-R).....	102	11-15-39
Hartford (Conn.-3-1).....	146	11- 6-39
Knoxville (Tenn.-3-3).....	200	11-13-39
Laurel (Miss.-2-2).....	125	11- 9-39
McKeesport (Pa.-5-1).....	206	11-15-39
Meridian (Miss.-4-1).....	89	11-13-39
San Juan (P. R.-2-1).....	420	11- 8-39
Savannah (Ga.-2-2).....	480	11- 9-39
Tampa (Fla.-3-2).....	320	11- 8-39

¹ There is usually a 30-day period between bid advertising and bid opening. None of the bid openings shown here has as yet been definitely scheduled.

Construction Report Analysis

During the week ended October 6, the number of projects under construction rose to 104, with the addition of five new projects. The number of dwellings under construction did not increase proportionately, however, as three of the five new projects were comparatively small. The addition of the new projects caused a decline of about one-half of 1 percent in both the average over-all cost of new housing per unit and the average net construction cost per unit for all projects under construction.

Buffalo Compiles First Data on Tenant Income

The Buffalo Municipal Housing Authority is the first to report on actual tenant income in USHA-aided projects. The average income of the first 147 families to be located in the Lakeview and Willert Park projects was found to be \$930. The 67 families in Willert Park (colored) had an average income of \$896.72, while the average for 80 families in Lakeview (white) was \$957.87. Lowest family averages (for 2-person families) were \$796.99 for Willert Park and \$779.25 for Lakeview.

Much material has been available on estimated tenant income, statutory maximum income, PWA Housing Division project averages, and other types of income statistics, but the Buffalo figures are the first to reflect actual experience in USHA-aided projects. They further establish the fact that public housing is definitely reaching families of the lowest income group. Both projects show average tenant incomes substantially lower than the statutory maxima prescribed in the United States Housing Act.

Twenty-Two Newspapers Edited by Tenants

Twenty-two occupied public housing projects in the United States have weekly newspapers, written and edited entirely by the tenants themselves, and designed to direct attention to community opportunities.

Reported activities range from sewing circle meetings to soccer games. Editorial policies differ slightly, but all periodicals have the same general purposes: to report and encourage worthy tenant activities, and to stimulate community pride.

A typical editorial begins, "Say, neighbor, have you ever stopped to think just how lucky you and I really are?" Project tenants have lived in bad housing conditions; they appreciate the new homes; and they like the idea of being "good neighbors."

"Give the grass a chance," suggests one editor, "though the snow is on the ground and the grass apparently dead. Please remember your pledge." Such a request from one tenant to another is considerably more effective than the conventional terse order from the management: "Keep off the grass!"

Construction Report

Weekly Data

Item	Week ended Oct. 6, 1939	Week ended Sept. 29, 1939	Percentage change
Number of projects under construction.....	104	99	+ 5.05
Number of dwellings under construction.....	43,678	42,182	+ 3.55
Total estimated over-all cost ¹ of new housing....	\$201,187,000	\$195,399,000	+ 2.96
Average over-all cost ¹ of new housing per unit....	\$4,606	\$4,632	- 0.56
Average net construction cost ² per unit.....	\$2,896	\$2,910	- 0.48

Summary of USHA Program as of October 1, 1939

Item	Projects under loan contract	Projects under construction	Projects being tenanted
Number of projects.....	273	102	7
Number of local authorities represented.....	130	71	4
Number of States represented.....	³ 30	⁴ 23	3
Number of loan contracts.....	179		
Value of loan contracts.....	\$493,729,000		
Number of dwelling units in projects.....	106,349	42,968	6,915
Number of dwelling units completed.....			2,209
Total estimated development cost ⁵	\$548,704,000	\$215,204,000	\$34,655,000
Total estimated over-all cost of new housing ¹	\$505,220,000	\$198,641,000	

¹ 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.

² The cost of building the house, including structural, plumbing, heating, and electrical costs.

³ Including the District of Columbia, Puerto Rico, and Hawaii.

⁴ Including the District of Columbia and Hawaii.

⁵ 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.

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