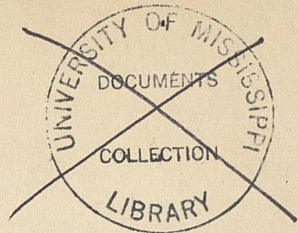


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FEDERAL WORKS AGENCY  
UNITED STATES HOUSING AUTHORITY  
Washington



USHA PRESS SECTION  
Rm. 6044, North Interior Bldg.  
RE. 1820 - Ext. 4193

August 31, 1939.

FOR RELEASE UPON RECEIPT

RELEASE NO. 377.

WASHINGTON, D. C. -- The United States Housing Authority continued its scaling downward of rentals in low-rental housing projects to meet the purses of families in the lowest-income groups by announcing reductions averaging \$7.93 per unit per month in the shelter rent of the 354 dwellings in Will Rogers Courts in Oklahoma City.

The new shelter rentals will average \$10.81 per dwelling per month, 42.3% below the present scale.

The new schedule will go into effect September 1.

The reduced rentals automatically result in a substantial lowering of the income "ceiling" placed by the USHA on tenant families in conformance with the United States Housing Act. Under the old schedules, maximum income levels for admission to Will Rogers Courts ranged from a low of \$1,069 to a high of \$1,969.

In sharp contrast, the new maximum limits for admission will range from a low of \$690 for a family of two to a high of \$1,065 for a family of seven.

The maximum income limit for admission for a family of three will be \$780; for a family of four, \$840; for a family of five, \$925; and for a family of six, \$990.

These new income levels are the maximum and few, if any of the new tenant families will have these maximums. A great majority are expected to have much lower incomes.

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In announcing the new schedule, Nathan Straus, USHA Administrator, pointed out that the "average shelter rents of \$10.81 per dwelling per month will make it possible \* \* \* to provide low-rent housing of the character contemplated by the United States Housing Act of 1937".

The average shelter rental of \$10.81 per dwelling per month does not include utility charges for heat, hot water, light, cooking and refrigeration. The cost of utilities averages \$4.42.

Mr. Straus estimated that the average shelter plus utilities rent of \$15.23 will be sufficient to pay, with 3% of the units vacant, the cost of management, operation, maintenance and insurance; will provide for a payment to the City of Oklahoma City in lieu of taxes, and will set aside an amount as reserve for future repairs and replacements and for other necessary reserve funds.

The project, which was constructed by the Housing Division of the Public Works Administration and was opened in September 1937, has been approximately 100% rented ever since.

Indications are that a number of the present 354 families will exceed the new maximum income limits for continued occupancy and probably will be forced to move to other quarters to make way for families whose incomes fall within the lower limitations scheduled.

In scheduling the new rentals, Mr. Straus pointed out that "net income", when used with respect to a family applying for admission to, or residing in, a dwelling in the project, means the aggregate income, in whatever form received, of all members of a family, less allowable deductions.

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Aggregate income is defined as including all wages, salaries, commissions, fees, tips, earnings from work relief, and other compensation in kind, such as meals or food provided to domestics and hotel workers; pensions; unemployment compensation and Social Security benefits; relief payments in cash, and the cash value of relief allowances in kind; alimony or other contributions or gifts toward the support of the family; and all other income from any and all sources whatsoever.

"Net income" at any time means the amount of the family's net income for the twelve calendar months next preceding the date of application or review adjusted to reflect the anticipated net income of the family for the twelve calendar months next succeeding.

Occupancy of a dwelling in the project is limited exclusively to a natural family or to a cohesive family group, which may be comprised of or include dependent relatives or other dependents clearly established as an inherent part of the family group; or working adults known to have regularly lived as an inherent part of the family group, whose earnings are an integral part of the family income and whose resources are available for use in meeting family expenses.

A natural family or cohesive family group may not be comprised of or include two distinct family groups, lodgers or transient paying guests, a household composed of unrelated working adults or a person living alone.

In selecting tenants who are eligible in accordance with the above standards there will be no discrimination because of religious, political, or other affiliations.