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PUBLIC HOUSING

Federal Works Agency – John M. Carmody, Administrator | Vol. 2, No. 1 – July 2, 1940 | U. S. Housing Authority – Nathan Straus, Administrator

Fort Wayne Will Build At $2,850 Over-all Cost

The Fort Wayne, Ind., housing authority is undertaking to break records in the USHA-aided program. Instead of expanding the much-discussed "prefabricated" project built 2 years ago, it has decided to utilize the USHA plan for a very low-cost, low-rent, low-subsidy project to provide decent housing for poor families at a shelter rent of $10.83 per month (the same as that achieved in the prefabricated project).

The Fort Wayne authority proposes to construct 120 dwellings at a net construction cost of $1,791 each. Total development cost of the project will be $342,000, or an average of $2,850 per dwelling unit. This would be a new low for an urban project in a comparable section of the country. The local authority is convinced that this estimate can be reached, although the type of construction will be different from that used for the houses built 2 years ago, and even hopes that it may be bettered when bids are received.

The plans now being developed call for one-story frame buildings composed of two, three, or four dwelling units each on a concrete slab placed on the ground over gravel fill. The exterior walls will be finished with asbestos siding and insulated full height between studs. Interior partitions will be of conventional 2″ x 4″ stud construction and interior finish will probably be plaster. Roofs will be pitched, probably of truss-type construction, and ceilings will be plastered. Equipment will be conventional, with individual space heaters and individual hot water heaters for each dwelling unit.

The site is bounded on three sides by streets, and buildings are located within a "U"-shaped area surrounding a

(Continued on page 2)

28 Projects To Open In July— Homes For 8,421 More Families

With the beginning of the Government's fiscal year on July 1, *Public Housing* starts its second Volume. Owing to the fact that our first issue was published August 11, 1939, Volume 1 contained only 46 issues instead of the usual 52.

A new masthead marks the beginning of the new Volume.

In the last 12 months the USHA-aided program has reached its full stride. The scheduled opening this month of 28 projects from coast to coast and in Hawaii, bringing the total number of occupied projects to 59, marks the greatest advance since the opening of the first five projects in Jacksonville, Fla., Buffalo, N. Y., Austin, Tex., and New York City, on July 4, 1939.

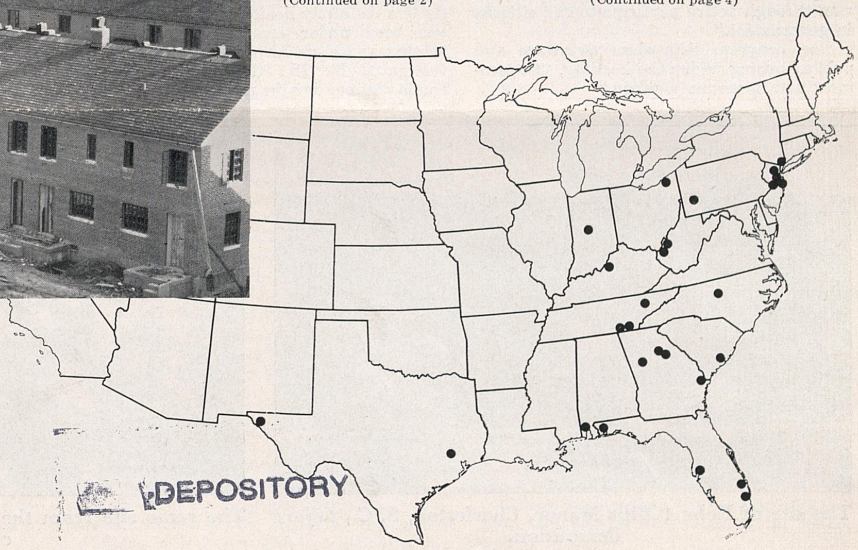
From now on, with projects under construction in all parts of the country, families will be moving into USHA-aided homes in ever-increasing numbers. The 28 projects opening this month will provide homes for 8,421 families (see tabulation on page 4) when fully occupied. Added to the 13,657 dwellings in USHA-aided projects already opened, this will bring the number of dwellings for low-income families in projects opened for tenancy by the end of July to 22,078.

Projects to be opened this month vary in size from 786 units in the Clarksdale project in Louisville, Ky., to 54 units in the Park View Homes project in Athens, Ga.; 15 are for white tenancy, 13 for Negro.

Scattered as they are, from New York to Florida, and from Texas to the Hawaiian Islands, the 28 projects represent widely differing types of construction, building materials, and equipment. Predominant in

(Continued on page 4)

East Lake Courts (shown above) in Chattanooga, Tenn., is one of the 28 projects scheduled for occupancy during July. See map (right) for location of projects. The Kamehameha project in Honolulu, not indicated on the map, also will open in July.



DEPOSITORY

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UK LIBRARIES

Housing Essay Contest In Dade County Schools

During the first week in June, $120 was awarded to 12 contestants from the schools of Dade County, Fla., for prize-winning essays on various aspects of the public housing program.

More than 2,400 students (both white and colored) from 23 schools submitted essays between March 15 and April 15. The 12 prizes—4 of $15 each, 4 of $10, and 4 of $5—were awarded at special exercises in the various schools.

The contestants in the white schools were divided into three age groups, and identical prizes ($5, $10, and $15) were awarded in each group. Group I included children from 11 to 14 years of age; group II, 15 to 18; group III, 19 to 21. Three additional prizes went to students from three Negro high schools.

The three judges were: Miss Mary B. Merritt, Dean of Women, University of Miami; Reverend R. L. Allen, Pastor, Trinity Methodist Church; and F. W. Borton, civic leader and Director of WQAM radio station.

Harry W. Watts, Executive Director of the Housing Authority of the City of Miami, Florida, reporting the contest, said: "We are very well pleased with the results of the contest in actual essays written, and believe that the educational work we have accomplished will result in many friends being made for the housing program."

Nat. League of Women Voters Advocates Public Housing

"Slum clearance and public housing for low-income groups with due regard for long-term city planning," is one of the subjects listed in the 1940–42 program of the National League of Women Voters.

The NLWV comprises some 550 local leagues distributed throughout 31 States. Its purpose is to "promote political education through active participation of citizens in government."

The program lists slum clearance and public housing under the heading, "Government and Economic Welfare."

Toy Loan Library Popular At Cedar Springs Terrace

Recognizing the need for toys for the pre-school children living not only in the project but the neighborhood, a toy loan library has been operating for many months at the Cedar Springs Place project, Dallas, sponsored by the Junior Dallas College Club and the Neighborhood Council. Two afternoons each week, over 300 children crowd into the social room with dolls, games, fire engines, and skates, to exchange them for trains, baby buggies, and books. Over 500 toys have been cataloged and made available to any child whose parents will sign an application blank. When toys are returned they are disinfected and renovated before being loaned to another child for a 2-week period.

Fort Wayne Low-Cost Record

(Continued from page 1)

central recreation and garden space. Interior streets have been eliminated. Instead, the buildings are serviced with cul-de-sac service drives.

The local authority expects to manage the project in connection with the 51 units previously constructed. With a subsidy of $5 per dwelling unit per month, it hopes not only to be able to meet all operating expenses but also to shorten the amortization period of the loan below the 60 years for which the contracts are written. The management program so far developed has fixed shelter rents at $10.83 per unit per month, to correspond with the existing project, and anticipates the need of only a 1.497-percent subsidy. One management staff will have charge of the entire program of the authority, with each project bearing its share of the administrative costs.

This proposal represents a real challenge to the entire low-rent housing program. Moreover, the fact that both low development costs and low operating costs are being so aggressively attacked by the local authority is a definitely healthy sign. The project has been under consideration for many months and costs have been thoroughly investigated by Mr. George Walling, economic planner for the project.

Current Housing Literature

BE IT EVER SO TUMBLED—The Story of a Suburban Slum, by Marvel Daines, with a Foreword by Alex. Linn Trout, Executive Secretary, Citizens' Housing and Planning Council of Detroit. March 1940. 51 pp. Processed.

A comprehensive study of a Negro slum on the outskirts of Detroit. In addition to presenting a thorough-going analysis of the physical characteristics of the houses in the area, the author has told the human side of the story—the kind of families living there, their attitudes, hopes, fears, and family histories. The community as a whole is studied, both as a separate entity and in its relation to the city of Detroit. Possible solutions to the problem of this one area are suggested.

HOUSING IN MISSISSIPPI. Release No. 30. Mississippi State Planning Commission, 329 North State Street, Jackson, Miss. April 1940. 75 pp. Processed.

This report, covering housing conditions in Mississippi, is presented against a background of housing conditions in the United States. Numerous statistical tables and charts are included. There is also a comprehensive summary of the Government agencies which have an interest in or are concerned with housing.

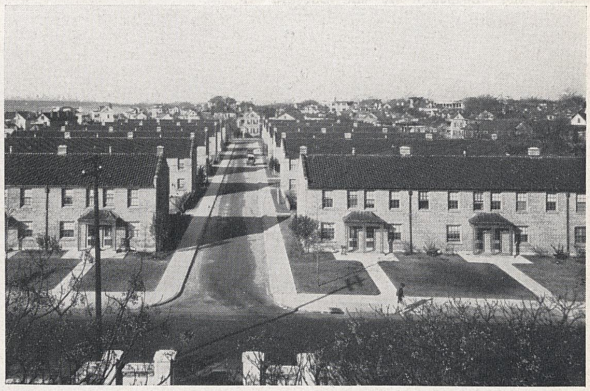
CIVIL SERVICE IN RELATION TO HOUSING MANAGEMENT PERSONNEL. Prepared by Beatrice Greenfield Rosahn, in cooperation with the Subcommittee on Civil Service, Committee on Housing Management, Citizens' Housing Council of New York. February 1940. 52 pp. Processed. $1.

A "study of civil service in relation to public housing personnel (with particular reference to New York City)." The report is divided into six parts: (1) The Civil Service in New York City; (2) Advantages and Disadvantages of the Civil Service; (3) The First Civil Service Examination in Housing Management; (4) Housing Management: Qualifications, Duties, Organization Charts; (5) Comments and Recommendations Concerning Future Examinations; (6) Labor Relations Under the Civil Service.

REQUIRED RENTALS IN THEIR RELATION TO BUILDING COST, LAND COST, INTEREST RATES. Prepared by James Felt & Co., Inc., New York, for the Investment Housing Committee of the Citizens' Housing Council of New York. December 1939. Unpaged. Processed. $1.

A presentation of charts which "permit the determination of rentals graphically in place of arithmetical calculations."

The site of Robert Mills Manor, Charleston, S. C., *before* demolition.



The same site from the same spot *after* the project was completed.

Masonry Cavity Walls Recommended For Leakage Resistance, Economy

Masonry cavity walls, almost universally used for housing purposes in England and Australia because of their superior resistance to rain and moisture penetration. have been recommended to local authorities by the USHA Technical Division. In addition to the lowered permeability of this type of construction, masonry cavity walls are economical to build—savings over the conventional wall (8-inch wall of brick facing, clay-tile backup, furring, and plaster) will approach 10 percent.

The USHA recommendation is based not only on English and Australian experience but also on some experience in this country, as well as on satisfactory test reports from the National Bureau of Standards on structural properties, leakage resistance, and insulating values.

History

Cavity walls with brick ties such as "All-Rolok" and "Rolok-Bak" walls have been used in this country on all types of buildings for at least 50 years. Cavity walls with metal ties were introduced many years ago but were not widely used until the last 5 years. In England and Australia, cavity walls with metal ties have been used for several decades, and during the past 15 years they have become the most commonly used type for housing.

Description

The cavity wall which is recommended for use on USHA-aided projects consists of an outer and an inner masonry section or wythe, separated by a continuous air space, not less than 2 inches wide. The two wythes are connected by metal ties, and floors bear only on the inner wythe to permit unobstructed drainage.

Water which penetrates the facing will run down the inside face of the outer section and small quantities of infiltration which may run onto the connecting ties should drip off before reaching the inner wythe. Rain leakage through the facing should never penetrate the inner section of the wall if adequate provision is made to catch the moisture at the bottom of the cavity or air space and over openings, and to deflect and drain the water outward by means of flashings and weep holes. In addition, the probability of condensation forming on the finished interior face of the inner section is reduced because the air space retards conductance through the wall.

National Bureau of Standards' Tests

National Bureau of Standards' tests indicate that cavity walls of various combinations of commonly available masonry units, built under ordinary commercial practices *but with high strength mortar*, have structural properties adequate for the usual loading conditions in low-rent houses and apartments. The cavity wall test results compare very favorably with the results of tests made on six types of conventional 8-inch walls, except for resistance to wind pressure. This weakness is satisfactorily corrected by using high strength mortars.

Permeability tests have been made but not yet published. However, the Bureau of Standards has confirmed, in advance of publication, that the cavity air space prevents water leakage through the facing from penetrating the inner section of the wall when adequate flashing and weep holes are provided to deflect and drain the water.

Construction Requirements

The following requirements are essential in the construction of cavity walls:

Masonry Units and Mortars: The masonry units may be any of those customarily used for masonry walls as determined by exposure and loading conditions. *High strength mortars must be used* in order to insure adequate resistance to wind pressure. With such mortars, the same unit pressures usually prescribed for bearing on various kinds of masonry may be used for the inner wythe. Load bearing inner wythes of 4 inches will normally be sufficient for two-story structures; 6- or 8-inch inner wythes are advisable for the first story of three-story structures.

Since high permeability will result in poor resistance to the destructive effects of freezing and thawing and erosion of the masonry facing, even though the inner wythe may not be affected, good plasticity and water retention properties in the mortar, and good workmanship are as essential for cavity walls as for other masonry walls.

Metal Ties: The metal ties should be steel rods, coated with portland cement grout, or a non-corroding metal. Galvanized or zinc-coated metal is not considered safe from chemical action of free limes that may be present in the wall. Copper of sufficient stiffness is considered satisfactory. Asphalt coatings have not demonstrated long life protection.

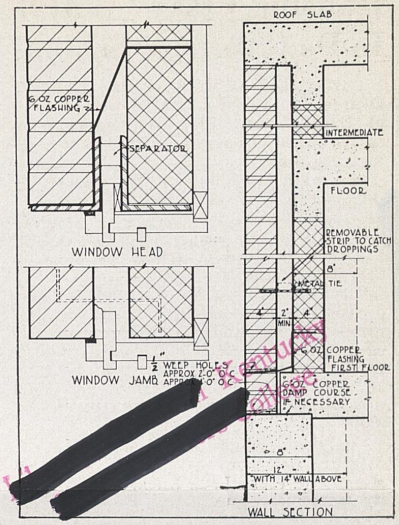
A ¼-inch steel rod or its equivalent should be used for each 3 square feet of wall surface. The ends should be bent to 90-degree angles, preferably forming a "Z" shape in order to provide hooks not less than 2 inches long for embedment in horizontal joints of each wythe. Dripping of infiltrated water is facilitated by deformed bars.

Drainage: The cavity should be kept clear of mortar droppings to permit free and adequate drainage. Mortar droppings can be collected on wooden slats placed on the wall ties as they are laid and removed before setting the next course of ties.

The bottom of the cavity should be drained by weep holes in the vertical joints of the bottom course of facing wythe.

Flashings and Damp Courses: Flashings must be used over all openings to deflect the water outward through weep holes or sidewise into the cavity on each side of the opening.

Where dampness prevails in the soil against the foundation, it is advisable to place a damp course slightly above grade and below the underside of the first floor construction to prevent water from rising into the wall by capillary attraction. Six ounce crimped copper sheets or two layers of slate, with joints broken, extending the full thickness of the wall are suggested as damp courses preferable to membrane felts.



Suggested cavity wall details.

In cases where the first floor construction is close to grade, the cavity should terminate at the top of the floor and metallic flashing should be provided to deflect water outward from the interior wythe. Floors above should bear only on the inner wythe, except at the roof, where a protective facia may cover the exposed edges of the roof construction.

Insulation: The insulating value of the cavity wall is higher than it is for the equivalent solid wall because of the air space between the two wythes. For this reason the added cost of furring and lathing is not considered justified except in localities where extreme temperature variations are combined with high fuel costs. Plaster may be applied directly to the inner surface without dampproofing.

It is not advisable to use insulating material in the cavity space since moisture penetration and condensation will cause deterioration, high conductivity, and the formation of fungi. Vapor seals will help prevent condensation but will not prevent wetting from rain penetration.

Basic Recommendations

Five basic features must be stressed in designing and building cavity walls:

Workmanship: Good workmanship is as essential for cavity walls as for other masonry walls.

Mortar: Mortar of at least 2,500 pound strength must be used.

Cavity: Any cavity less than 2 inches is impractical, since the cavity must be left clean to prevent capillary attraction of water to the inside face.

Anchors: Anchors or wall ties must be frequent and adequate in strength and lasting qualities and must provide a drip.

Drainage: Proper drainage must be provided.

Failure in any one of these essential features will destroy the value of the cavity type of wall.

Vincennes Reports $50 Average Monthly Income

According to Mr. Matthew E. Welsh, Secretary-Treasurer of the Housing Authority of the City of Vincennes, Ind., "the lowest income group in this community is being served by the Major Bowman Terrace project." The population of Vincennes was 17,564 in 1930.

The project is now 100 percent occupied, and the average income of its 83 tenant families is only $50 a month. A study conducted by the local authority revealed the following facts:

Total number of people housed	343
Number of children under 5 years of age	65
Number of children over 5 and under 12 years of age	65
Number of children over 12 and under 18 years of age	39
Number of families whose income is derived from private employment	43
Number of families whose income is derived from WPA employment	24
Number of families whose income is derived from social security assistance plus income from private employment	3
Number of families whose sole income is derived from social security assistance (aid for children and/or old age assistance)	7
Number of families whose income is derived from soldiers' pension	5
Average estimated annual income per family	$602.48

28 Projects To Open

(Continued from page 1)

the industrial sections of the North are three- and four-story apartments constructed of brick and tile on reinforced concrete. Most of these projects are heated from a central plant. In the South and West, apartments give way to one- and two-story row houses with brick, cinder block, or stucco exteriors. Where land is inexpensive, individual gardens are encouraged, and the percentage of building coverage is generally much smaller than in the highly congested metropolitan areas. Equipment varies according to climate and available utilities. In the extreme South, central heating is frequently not required.

USHA-Aided Projects Scheduled[1] To Open in July 1940

Region, city, and project	Total number of units
REGION II:	
Long Branch (N.J.–8–1) Garfield Court	127
Newark (N.J.–2–6) Stephen Crane Village	354
North Bergen (N.J.–4–1) Meadow View Village	172
Trenton (N.J.–5–1) Lincoln Homes	118
Yonkers (N.Y.–3–1) Mulford	552
Pittsburgh (Pa.–1–2) Bedford Dwellings	420
REGION III:	
Louisville (Ky.–1–1) Clarksdale	786
Huntington (W.Va.–4–2) Northcott Court	136
Huntington (W.Va.–4–3) Marcum Terrace	284
REGION IV:	
Mobile (Ala.–2–2) Orange Grove Homes	298
Fort Lauderdale (Fla.–10–1) Dixie Court	150
Miami (Fla.–5–3) Second Addition, Liberty Square	378
Pensacola (Fla.–6–2) Attucks Courts	120
Tampa (Fla.–3–1–R, Pt. I) North Boulevard Homes	350
Athens (Ga.–3–1) Park View Homes	54
Athens (Ga.–3–2) Broad Acres	126
Atlanta (Ga.–6–1) Clark Howell Homes	630
Savannah (Ga.–2–1) Fellwood Homes	176
Raleigh (N.C.–2–2) Halifax Courts	231
Charleston (S.C.–1–4) Wragg Borough Homes	128
Chattanooga (Tenn.–4–1) College Hill	497
Chattanooga (Tenn.–4–2–R) East Lake Courts	437
Knoxville (Tenn.–3–1) Western Heights	244
REGION V:	
Kokomo (Ind.–7–1) Gateway Gardens	176
Cleveland (Ohio–3–1) Valleyview Homes	582
REGION VI:	
El Paso (Tex.–3–1) Alamito	314
Houston (Tex.–5–1) Cuney Homes	360
REGION VII:	
Honolulu (T.H.–1–1) Kamehameha	221
TOTAL	8,421

[1] As of June 22.

USC Institute of Gov't Features Rural Housing

On the program of the Twelfth Annual Session (June 10–14) of the Institute of Government, the University of Southern California, housing, both rural and urban, assumed a prominent position. Carey McWilliams, Chief, Division of Immigration and Housing, Department of Industrial Relations, State of California, was chairman of the housing section. He was assisted by Wendy Stewart, M. D., member of the California Bar, Program Chairman.

Catherine Bauer, Special Consultant, USHA, made five talks in the course of the Institute: *Housing Outside Metropolitan Areas, Management Starts With Planning, The Housing Movement—All Things to All People, How We Can Get Rid of Substandard Dwellings, What Can We Expect of the Housing Movement During the Next Ten Years?*

A significant feature of the session was the emphasis on rural housing. The subject was discussed the first day of the Institute under a variety of heads: *Economics of Rural Housing*, Winters Haydock, Director, Region VII, USHA; *The Small Farmer's Housing Troubles*, George Sehlmeyer, Master of the Grange, Sacramento; *Agricultural Housing in Kern County*, Robert J. Wright, Department of Sociology, County of Kern High School and Junior College; *Suggested Housing Program for Rural Areas*, Harold E. Pomeroy, Director, Sacramento Housing Authority; *Farm Laborers' Homes*, Vernon DeMarrs, District Architect, Farm Security Administration, U. S. Department of Agriculture.

During the 5 days of the Institute aspects of public housing, both national and local, were covered by lecture, forum discussion, and practical demonstration (a supervised tour of a housing project).

Schedule of Bid Opening Dates[1]

Local authority and project number	Number of units	Date of bid opening
Atlanta (Ga.–6–5, Pt. II)	520	7–16–40
Bayamon (P.R.–3–5)	133	7–16–40
Houston (Tex.–5–1–A)	204	7– 6–40
Kinston (N.C.–4–1)	152	7–15–40
Mayaguez (P.R.–4–1)	476	7–11–40
Montgomery (Ala.–6–1)	136	7–12–40
Newark (N.J.–2–8)	300	7–10–40
Pawtucket (R.I.–2–1)	226	7–25–40
Phenix City (Ala.–5–2)	206	7– 9–40
Ponce (P.R.–1–3)	116	7–23–40
San Antonio (Tex.–6–5)	342	7– 6–40
Spartanburg (S.C.–3–1)	150	7– 2–40
Stamford (Conn.–7–1)	250	7–10–40
Washington (D.C.–1–4)	310	7–24–40
Wheeling (W.Va.–3–2)	302	7–24–40

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

Weekly Construction Report

Item	Week ended June 21, 1940	Week ended June 14, 1940	Percentage change
Number of projects under construction [1]	**221**	**216**	**+2.31**
Number of dwellings under construction [1]	**84,258**	**83,154**	**+1.33**
Total estimated over-all cost [2] **of new housing**	**$372,555,000**	**$368,480,000**	**+1.11**
Average over-all cost [2] **of new housing per unit**	**$4,422**	**$4,431**	**−.20**
Average net construction cost [3] **per unit**	**$2,766**	**$2,772**	**−.22**

[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.

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