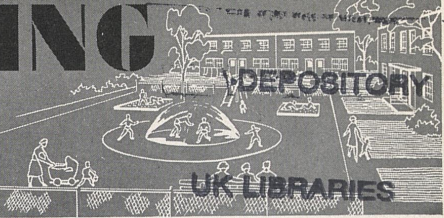


FW3.7:1/20

PUBLIC HOUSING

Weekly News

FROM AMERICAN COMMUNITIES ABOLISHING SLUMS AND BUILDING LOW-RENT HOUSING



Vol. 1, No. 20

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

December 26, 1939

La Guardia Chooses Swope Former G. E. President To Succeed Rheinstein

Gerard Swope, retiring President of General Electric, who has followed housing "since the work of Lawrence Veiller and the Tenement Housing Commission 40 years ago," was appointed early this month Chairman of the New York City Housing Authority, to succeed Alfred Rheinstein who resigned in October.

Commenting on the appointment, Mayor La Guardia said: "When you can get a man like Mr. Swope to assume the responsibility on a nonsalaried basis, I think we have good ground for rejoicing." Immediately after his appointment, Mr. Swope was elected to the Chairmanship by members of the authority. He will assume his duties in March after a brief vacation.

At the same time, Allan S. Harrison, former Secretary of the New York City Housing Authority, was appointed Director of Public Housing, and William H. Davis, Chairman of the State Mediation Board, was made the fifth member of the authority. Mr. Swope, in his new work, will be associated with one of the most experienced housing authorities in America.

Mayor La Guardia also announced that he had secured as consultants to the authority Mr. Gano Dunn, President of Cooper Union and President of the J. G. White Engineering Corporation, and Hugh S. Robertson, Executive Manager of Rockefeller Center. Mr. Swope's appointment is heartily endorsed by friends of housing in New York City.

Baltimore Project Sets Low Cost Record—Unimproved Land Is Major Economy Factor

Following the opening of construction bids recently on "Armistead Gardens," Baltimore's first low-rent housing project to be built on unimproved land, it was revealed that a new low total development cost has been attained for public housing projects built under the USHA program.

One of seven projects to be constructed in Baltimore with USHA aid, "Armistead Gardens" will cost about \$3,314 per dwelling unit. This includes the cost of land, construction of buildings, all nondwelling facilities, and architectural and overhead charges.

Net construction cost for "Armistead Gardens"—\$2,077 per dwelling

unit—also is a record for northern sections. It is more than 40 percent under the \$3,501 average for private building throughout the country, as reported by the United States Bureau of Labor Statistics, and \$770 less than the national average for USHA-aided projects.

Although the nature of vacant land development lends itself readily to low-cost planning, the chief economy in the "Armistead Gardens" project arises directly from the cost of land—about 3 cents per square foot as compared with well over a dollar for the "Edgar Allen Poe Homes" (improved) site in the same city, and with \$4.40 per square foot for the "Williamsburg Houses" site (also an improved area), a PWA Housing Division project in New York City.

The wide difference in land costs on vacant and on improved land in USHA projects is evident from the fact that the average land cost per square foot on 33 unimproved sites is only about 2 cents, whereas the average cost for improved land on 90 sites is just over 25 cents. In the larger cities such as New York, New Orleans, and Baltimore, improved sites invariably cost more than \$1 per square foot.

The "Armistead Gardens" site is rolling and wooded, and will be developed on the English garden city plan, with narrow service lanes closed to through highway traffic. The project will be made up of one- and two-story row houses and flats.



Slums Breed Crime. This arrest is being made in a Baltimore slum, soon to be replaced by a public housing project.

Recent Conferences and Conventions

Washington, D. C.

At a special housing luncheon in the Wardman Park Hotel, Washington, D. C., on Friday, December 8, a feature of the American Public Welfare Association's fourth Annual Round Table Conference, USHA's Dr. B. J. Hovde, Special Consultant in Charge of Management Review Division, met with municipal and county Welfare Directors interested in determining how the USHA program can be advanced in their communities.

Among the delegates to the Conference who conferred with Dr. Hovde and who saw the USHA movie short, "Housing in Our Time," were: Emmett R. Gauhn, Commissioner of the Department of Public Welfare, Rochester, N. Y.; William G. O'Hare, Executive Director, Overseers of the Public Welfare, Boston; Franklin H. Baker, Assistant Executive Director, the Pennsylvania State Department of Public Assistance; Miss Lucile Mahannah, Director of Public Welfare, Mesa County, Colo.; C. E. Goyette, County Director Public Welfare, Tucson, Ariz.; Miss Ruth Ritter, Director County Welfare, Delta, Colo.; B. F. Timmons, Associate Professor of Sociology and Chairman of the Social Administration Curriculum, University of Illinois; Clarence C. Klein, Director, Pittsburgh Department of Public Welfare; Elwood Street of Richmond, Va.; and Jean Coman, Informational Service Division, USHA.

Pittsburgh, Pa.

Business, civic, and labor leaders from five western Pennsylvania counties met in Pittsburgh recently as guests of the Pittsburgh and Allegheny County housing authorities to discuss the pressing need for low-cost homes in rural areas of Pennsylvania. Ellis Thompson, Executive Assistant of the Pittsburgh authority, was Secretary of the Conference. Special speakers were Dr. B. J. Hovde and

Judge Henry Ellenbogen. Mayor John Mullen of Clairton presided.

The group planned an educational campaign, and formed committees for Fayette, Westmoreland, and Beaver Counties for the purpose of setting up County housing councils. Beaver County has 40 representative members on a committee to create a County council. This activity ties in with the work of county authorities in Indiana, Illinois, Mississippi, and Georgia.

(See PUBLIC HOUSING, Vol. 1, No. 19, p. 1)

Baltimore, Md.

Members of all housing authorities in the State of Maryland, together with mayors, Congressmen, and interested citizens from other States, met in Baltimore, December 11, to organize a State Association of Housing Authorities. Mr. Y. W. Dillehunt, Executive Director of the Housing Authority of Baltimore City, was elected President of the Association, with members from each of the existing housing authorities in the State as Vice Presidents.

Guest speakers were: Honorable James A. Haley, Mayor of Annapolis; William F. Stromeyer, Chairman of the Annapolis housing authority; Judge W. C. McSherry, Chairman of the Frederick housing authority; United States Senator George L. Radcliffe; Mayor Howard Jackson of Baltimore; Congressmen Ambrose J. Kennedy and David J. Ward of Baltimore; Mrs. Raymond Clapper, member of the Montgomery County housing authority; Langdon Post, former New York City Tenement House Commissioner; and Carl Henry Monsees, of NAHO.

Mr. Stromeyer, speaking on municipal advantages of public housing, pointed out that the program in Annapolis is forcing the demolition of "unsafe and substandard dwellings, thereby freeing valuable property for much-needed development."

The next meeting of the Association is scheduled for the second week in January.

Huntington, W. Va.

Housing authority members in West Virginia and citizens and public officials from communities contemplating the organization of housing authorities met in Huntington, W. Va., December 14 to create a West Virginia State Housing Association. Mr. John Hudson, Chairman of the Huntington housing authority, was elected President. Vice Presidents were selected to represent all the authorities in the State.

Opened by a dinner at the Governor Cabell Hotel and attended by several hundred leading citizens of the State, including members of the State legislature, State judiciary, and the National Congress, the conference was addressed by Honorable George Hamilton, Treasurer of the State of Georgia and Chairman of the Georgia State Housing Board.

Covington, Ky.

Housing authority members and distinguished visitors from all over the State convened in Covington, Ky., early this month to organize the Kentucky State Housing Association and to join in the cornerstone laying ceremonies at Latonia Terrace, one of the two low-rent housing projects being constructed in Covington with USHA assistance.

Following a dinner at the Covington YMCA, where Nathan Straus, USHA Administrator, was the chief speaker, housing officials from Covington, Louisville, Danville, Paducah, Lexington, and other cities organized the State Association with N. H. Dosker, Executive Director of the Louisville housing commission, as State President. William F. Burke of Covington was named first Vice President, with T. Ward Havelly, Mayor-elect of Lexington, as Secretary-treasurer. The list of Directors follows: George Sager, Louisville;

Charles Berryman, Lexington; Kenneth Kern, Frankfort; Forrest J. Alvin, Covington; and S. E. Mitchell, Sr., Paducah. Hugh Meriwether, architect, was named Technical Advisor.

The day's activities began with a parade at 10:45 in the morning. Mr. Straus was met at his hotel by a welcoming committee including Representative Brent Spence, who, Mr. Straus declared, "is one of the best friends the Housing Act ever had."

At the dedication ceremonies, Mr. Straus said: "We hear the sound of saws and shovels. That is the second best sound I know. The best sound I know is the laughter of the little children who will live here."

There are seven housing authorities in Kentucky, in communities ranging in size from Dayton (pop. 9,071) to Louisville (pop. 307,745). Loan contracts have been approved for 9 projects in 6 cities. Total of USHA commitments for the State, including both earmarkings and loan contracts, is \$19,443,000.

Stamford Town Meeting O. K.'s Public Housing

Housing was approved by a New England town meeting for the second time, when the voters of Stamford, Conn., met recently and approved a cooperation agreement with the Housing Authority of the City of Stamford (see PUBLIC HOUSING, Vol. 1, No. 6, for town meeting vote in Enfield, Conn., Sept. 12). The agreement grants tax exemption to housing authority property. Stamford citizens at the meeting expressed themselves unmistakably, casting a 164 to 8 vote in favor of the housing program.

Fairfield Courts, local PWA Housing Division project, provides homes for 146 low-income families, and is now managed by the United States Housing Authority. At present, the Stamford authority has an earmarking of USHA funds amounting to \$1,000,000. This will be converted into a loan contract when an application and satisfactory plans have been presented to the USHA.

Jan 2

California Report Shows That Slum Rents Are Higher Than Those Under USHA Schedule

Further proof that rents in USHA-aided projects will actually be lower than slum rentals in the same communities is supplied by the Housing Authority of the City of Los Angeles. In a recent issue of the authority's magazine, "Public Housing and Slum Clearance News," reference is made to the Richards Report on Unemployment in California.

According to the latter report, over \$10,000,000 of California State Relief Administration funds for 1938 were spent for rent, or 26.3 percent of all S. R. A. expenditures. The report emphasizes the point that these millions constitute a virtual subsidy of poor housing.

The Los Angeles authority discusses the report as follows:

"How do rents being paid by relief families, which are obviously of low income, compare with rents to be charged in the public housing projects? The answer to this question

should also produce the answer to another question which many persons have asked: 'Can you really get rents down low enough so families of low income can afford to pay them?' The following table is the answer:

Number of persons in family	Monthly average allowance budget in Los Angeles County (S. R. A.)	Actual expenditure for rent	Approximate charge for rent and utilities in L. A. public housing projects
2	\$29.68	\$16.96	\$14.27
3	39.00	19.16	14.27
4	47.72	21.10	17.61
5	57.36	21.04	17.61
6	60.12	20.72	20.20
7	68.44	19.06	20.20

"The rents actually being paid by families on relief and shown in Column 3 above, do *not* include utilities such as water, gas, and lights. HOWEVER, the rents listed in Column 4, which are the rents that families of low income will pay for decent, safe and sanitary dwelling units, *do* include *all* those utilities."

Special Town Meeting CALL

The legal voters of the Town of Stamford are hereby notified and warned to attend a Special Town Meeting of said Town, to be held in the

Burdick Junior High School

Assembly Hall, Forest Street, Stamford, on

Monday, December 4, 1939

at eight o'clock P. M., Eastern Standard Time, for the following purposes, viz.

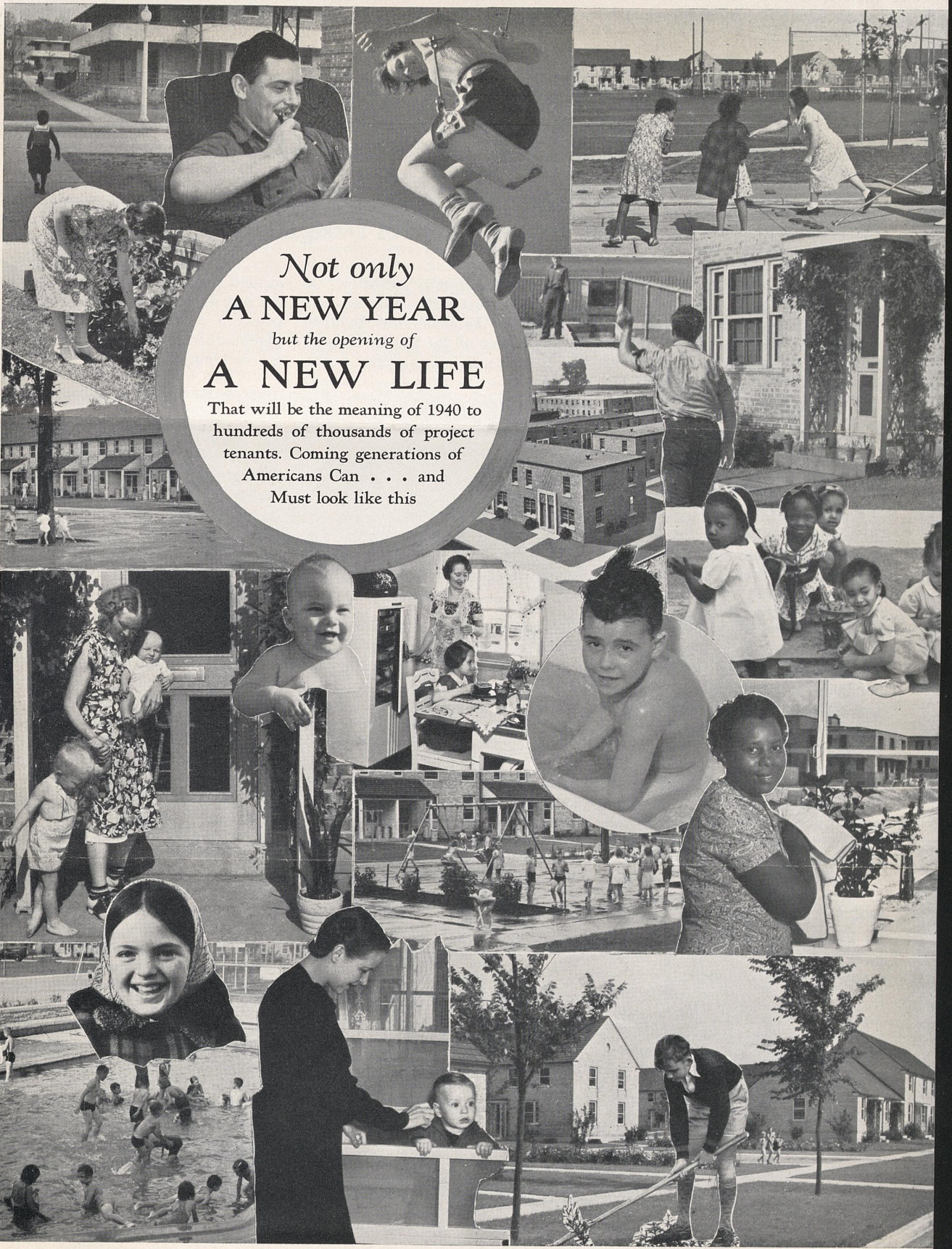
1. To act upon the recommendation and resolution of the Town Board of Finance in making an appropriation of \$73,184.37 for Outdoor Poor Relief and to make the necessary appropriation therefor.

7. To act upon and take whatever action may be deemed advisable and necessary confirming the action of the Board of Selectmen in its doings pertaining to the Housing Authority of the City of Stamford.

Dated at Stamford, Connecticut, this 27th day of November, A.D., 1939.

GEORGE T. BARRETT
PAUL P. PAVIA
THADDEUS HYATT

Selectmen of the Town of Stamford.



Not only
A NEW YEAR
but the opening of
A NEW LIFE

That will be the meaning of 1940 to
hundreds of thousands of project
tenants. Coming generations of
Americans Can . . . and
Must look like this

Nursery schools in Red Hook and Queensbridge, USHA-aided projects in New York City, have attracted wide attention. Local housing authorities all over the country should find valuable hints on how to achieve equally successful results in the following discussion, a condensed

version of a paper read by Miss Katharine Lansing of the New York City Housing Authority before the National Association for Nursery School Education Conference in New York, October 25. The title of the paper is "Policy and Design of Childrens' Centers in Housing Projects."

"An architect or community planner faced with the problem of designing a center for young children has a number of major items and a legion of small ones to decide. The size is the first factor to be determined. Several considerations act as limiting factors. The most realistic is the amount of money which the agency conducting the services can put into the work. Proceeding from the knowledge as to the number of teachers available, one can calculate the number of children that can be served. The regulations of the Department of Health on minimum standards for care of young children in New York City require 20 square feet per child.

"The next important consideration is the selection of the site. The desirable factors of location which operate fairly freely in large housing projects are: convenience of the parents, avoidance of long walks, and grouping

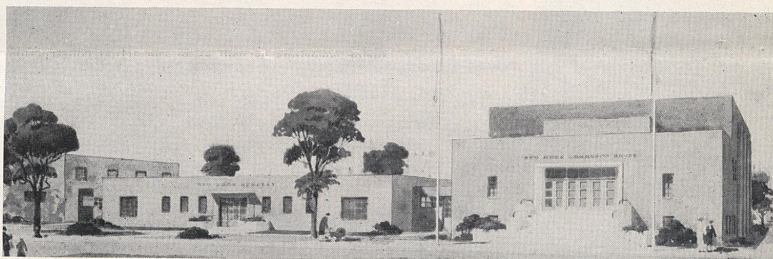
Keeping Up With USHA Research

New Projects Illustrate Principles of Nursery School Design

near other community facilities. On one site we located the children's center next to the community building on the corner of the project nearest to rapid transit. This corner is also

in our opinion, the Housing Authority has built single-story buildings or set aside first floor space in apartment houses.

"The Advisory Committee to the New York City Housing Authority on the care of the pre-school child recommended 60 square feet per child of playground space. This is an ideal standard and does not, in our opinion, represent a minimum. We locate the playgrounds on the southern side of the building to make them accessible



Architect's drawing of Red Hook Nursery and Community House.

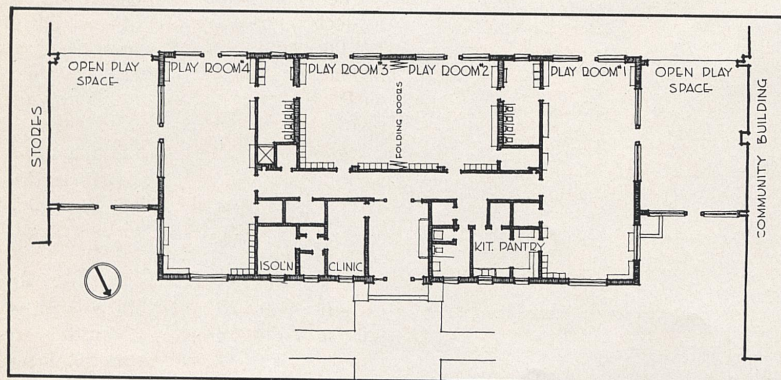
a shopping center. The mother or father on their way to work, or on their way to shop, can take the child to school.

"General experience dictates that the rooms used by the children for play should be located on the southern side of the building. In the older buildings designed or used perforce by children's agencies, cost of land and limitation of space available seemed to dictate the use of buildings with several floors. With a little more liberality and considerably more sense,

from the playrooms and to give them the benefit of sun. Some shade, however, must be planned. A small child is like a tiny plant. While it needs sun, it cannot thrive by constant exposure to strong sunlight. When it is possible to do so in our building plan, we incorporate covered porches.

"A recurring problem for which we know no really satisfactory solution is surfacing of the playgrounds. I am not satisfied with the asphalt surfacing of playgrounds, but, in the face of use by large numbers of children and the rigors of our climate, I doubt that we could maintain turf in any reasonable condition. No better solution has as yet presented itself.

"Playground equipment is another matter on which we do not feel confident of our decision. We provide small slides, swings, small jungle gyms, and sand boxes. We have trouble from accidents with all of this equipment. We are convinced from experience that all young children's playgrounds should be fenced. Sand boxes should not be provided unless there are covers which can be easily swung shut when they are not in use.



Floor plan of the Nursery school at Red Hook Houses.

"In planning the indoor spaces, we are governed by a few simple principles. We avoid cutting up rooms with many partitions, which may seem like a fine thing at one time and useless at another. We group the space in large rooms, providing folding doors in some of the major rooms. Our storage spaces open directly from the playrooms. We have designed cot carriers so the valuable rooms do not have to be set aside exclusively for sleeping purposes.

"We provide unit heaters or enclose all radiators to prevent danger to the children from hot pipes or radiators. The plumbing for the young children is covered by the Sanitary Code, which requires one toilet for 15 children and the same number of wash bowls. We provide a shower for use in summer in our center. A bubble fountain for 30 children is included. All our buildings are fireproof. We have learned from experience that either the ceiling should be higher than customarily provided for apartment house use and/or the ceiling provided with acoustical plaster. Cleanliness is another major item to consider throughout planning. We use linoleum on the floors, use washable paints, and all trim is flat wood or metal.

"We are working on a solution of a problem which is probably peculiar to children's centers in housing projects. That problem is the care of the vast numbers of visitors without disturbing the children. The Red Hook and Queensbridge jobs offer two solutions, and we are in hopes that the wide corridor with windows to the playrooms will keep the visitors out of the play space and will give them a feeling that they have seen the work that is going on.

"A building is beautiful and valuable when it best serves the use for which it is designed. It has been our effort to plan the building around the work program."

Miss Lansing's article is indicative of the brand of painstaking study and research being conducted by housing authorities all over the country.

Current Housing Literature

"GADGETLESS" RED HOOK HOUSES DEMONSTRATE MANY ECONOMIES POSSIBLE IN PUBLIC PROJECTS, *Real Estate Record* (Management Edition) Dec. 2, 1939, pp. 28-31.

Describes economies achieved in the planning and construction of Red Hook, method of tenant selection, and tenant rules and regulations. Illustrations and floor plans.

OPERATING EXPENSES OF HOUSING COMPARED, *Real Estate Record*, Dec. 9, 1939, p. 6.

Study of annual operating costs of two housing projects of the New York City Housing Authority, a limited-dividend housing development, a typical old-law tenement and a large-scale privately managed apartment project.

COTTON'S USES IN RELATION TO HOUSING AND CONSTRUCTION, by Charles K. Everett, *Manufacturers Record*, December 1939, pp. 19, 46, 58.

Describes utilization of cotton for interior and exterior coverings as well as in the actual construction of low-cost homes.

ECONOMIC FACTORS OF THE HOUSING PROBLEM, by John Ely Burchard, *Mechanical Engineering*, November 1939, pp. 781-787.

A statistical study showing the potential influence of various economic factors on the solution of the housing problem. Discusses cost to the country of USHA program and evaluates methods of attempting to reduce construction costs. Tables and graphs.

FEDERAL AGENCIES AND HOUSING, *Journal of Home Economics*, November 1939, pp. 633-634.

Summary of functions and limitations of principal Government agencies now actively concerned with housing.

THE HOUSING DEMAND OF WORKERS IN MANHATTAN: AN INCOME ANALYSIS OF THE WORKERS IN MANHATTAN TO DETERMINE RENT LEVELS FOR NEW APARTMENTS IN THE LOWER EAST SIDE AND OTHER NEW YORK AREAS, November 1938, by Herman Hoyt, L. Durward Badgley, and others. New York, 1939. 172 pp.

Presents data with regard to living habits of workers in Manhattan, showing by employment areas, where they live, what rentals they pay, time consumed in going to and from work, cost of transportation, etc. Reviews economic background of New York City. Charts, maps, and statistical tables.

SLUM CLEARANCE BY PRIVATE ENTERPRISE, by Annabel Paxton, *Nation's Business*, December 1939, pp. 29-30, 70-71.

LONE SLUM-CLEARER MAKES MONEY, *Business Week*, Dec. 9, 1939, pp. 32-33, 36.

Two accounts of Mr. Binns' successful experiment in rehabilitating Philadelphia's slum dwellings for the low-income group. Landlord-tenant relationships also discussed. Illustrations.

HOMES—TODAY AND TOMORROW, by Carol Aronovici, *The Family Dollar*, January 1940, pp. 11-14.

Suggests solution for housing problem in the United States and lists six principles which the teacher of home economics should instill in the minds of her pupils.

VARYING HOUSING IDEAS PRESENTED AT CONFERENCE, *American Lumberman*, Dec. 2, 1939, pp. 48-49, 62-63.

Résumé of proceedings of recent Construction Industry Conference held under the auspices of the U. S.

Chamber of Commerce. Includes a defense of the construction industry and points out the disadvantages of public housing.

REGIONAL DIFFERENCES IN THE COST OF HOUSING, *Monthly Labor Review*, November 1939, pp. 1094-1097.

Treats of variations in cost of residential buildings according to geographic regions and density of population. Other factors affecting construction costs are discussed.

FLORIDA SLUM CLEARANCE PROGRESS RANKS FIFTH IN THE NATION, by Ray O. Edwards, *Florida Municipal Record*, November 1939, pp. 40-41.

Describes Florida's low-rent housing projects and the progress of its local housing authorities. Illustrations.

REPORT OF ACCOMPLISHMENTS, 1938. Housing Surveys. Sponsored by New York City Housing Authority, Work Projects Administration Project 665-97-3-20. New York, 1939. 41 pp. Mimeographed.

Reports on activities and accomplishments of various divisions of the Housing Surveys Project. Includes charts indicating progress made.

CONSOLIDATED REPORT OF CITY OF NEW YORK: Complete Report of Cycle Survey Tabulation of Class "A" Multiple Dwellings, Work Projects Administration Project 665-97-3-20. New York, 1939. Unpagged. Mimeographed.

Tabulation of data regarding class "A" multiple dwellings covering the period from September 1935 to June 1939.

Additional Savings Seen As Insurance Companies Lower Project Rates

Because insurance companies believe in the durability and safety of USHA-assisted projects, insurance rates have been cut by about 62 percent on 44 projects. The former charge was based upon prevailing insurance rates for commercial projects.

The total annual savings on the 44 projects will amount to roughly \$38,000, and will, of course, be reflected in rent reductions. Savings on Detroit projects alone will amount to \$3,475 per year.

Before the reduction was made, insurance premiums for 3 years on the 44 projects amounted to \$182,100. This is now reduced to \$68,100 for the same period, a saving of \$114,000.

The average rent reduction per dwelling resulting from the new rates will be about 19 cents a month. In some projects, it will be as much as 75 cents a month.

Construction Bids

Bid Openings Definitely Scheduled

Local authority and project number	Number of units	Date of bid opening
Allegheny Co. (Pa.-6-2).....	288	1-12-40
El Paso (Tex.-3-2).....	314	12-28-39
Harrisburg (Pa.-8-2).....	200	1-12-40
Jacksonville (Fla.-1-1-A).....	368	1- 4-40
Los Angeles (Calif.-2-4).....	500	1-12-40
New Haven (Conn.-4-1).....	442	1- 4-40
New Orleans (La.-1-3).....	916	1- 9-40
New Orleans (La.-1-5).....	903	1-25-40
Norwalk (Conn.-2-1).....	136	12-29-39

Bid Openings Tentatively Scheduled¹

Local authority and project number	Number of units	Date of bid opening
Akron (Ohio-7-1).....	276	1-19-40
Atlanta (Ga.-6-4).....	598	1-27-40
Augusta (Ga.-1-3).....	276	1-22-40
Bristol (Va.-2-1).....	142	1-20-40
Bristol (Va.-2-2).....	56	1-20-40
Denver (Colo.-1-2).....	348	1-29-40
Gary (Ind.-11-1).....	305	1-22-40
Helena (Mont.-4-1).....	72	2- 1-40
Omaha (Nebr.-1-2).....	283	1-29-40
Tampa (Fla.-3-2).....	320	2- 1-40
Tampa (Fla.-3-3).....	328	1-17-40
Washington (D. C.-1-2).....	246	1-23-40

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

Construction Report Analysis

During the week ended December 15, five new projects were added to those under construction, bringing to 139 the total for the country. The new projects were: 324 units in Zanesville, Ohio; 146 units in Hartford, Conn.; 125 units in Laurel, Miss.; 356 units in Fall River, Mass.; and 112 units in Toledo, Ohio.

Syracuse Project to Open—116 Low-Income Families In New Homes January 1

To some 116 low-income families in Syracuse, Christmas 1939 means bright new homes in a well-planned community. Sergei N. Grimm, Executive Director of the Syracuse Housing Authority, announced recently that the first tenants will be in the project before January 1.

The average monthly rental for the 678 dwellings in the completed project is \$21.61. This pays for rent, heat, hot and cold water, electricity for lighting and refrigeration, and gas for cooking.

The new homes will accommodate families of from 2 to 9 persons. The maximum incomes at which tenants may be admitted into the project range from \$1,112 for a family of 2 persons to \$1,399 for a family of 9 persons. However, since these are top limits, actual tenant income limits will average considerably lower. Maximum income limits, set up by the Syracuse Housing Authority are about 20 percent lower than those required by the United States Housing Act.

Apartment sizes vary from 1 to 4 bedrooms. Rentals in the one-bedroom units are \$19, \$20, and \$21; in the two-bedroom units they are \$22 and \$22.50; in three-bedroom units, \$23.40 and \$24.50. The project consists of two-story row houses and flats, and three-story apartments.

Law Officers Publish Public Housing Study

"Public Housing Forges Ahead: 1939" is the title of the recently issued report of the Committee on Housing of the National Institute of Municipal Law Officers. The report presents an analysis of public housing developments during the year under such headings as "Housing Litigation," "Equivalent Elimination: Compulsory Improvement," "Temporary Financing: Recent Developments," and "Rural Housing Program."

The report contains an especially pertinent comment on the relationship between rural and urban housing. "Public housing can only prosper as it becomes a program sponsored by all communities, urban and rural, industrial and agricultural. Municipal law officers attached to cities or towns with adjacent rural or semi-rural areas have a primary interest in the proposed augmented farm housing program. City attorneys of the larger cities must also view this enlargement of the housing program with approval, for better rural housing may, in some degrees, halt the constant flight of rural populations to the cities, resulting in intensified unemployment and public relief. Whether we direct, assist or advise in the operations of the proposed rural housing program, we will bring an informed, open and certainly sympathetic mind to the task."

Weekly Construction Report

Item	Week ended December 15, 1939	Week ended December 8, 1939	Percentage change
Number of projects under construction.....	139	134	+3.73
Number of dwellings under construction.....	56,100	55,037	+1.93
Total estimated over-all cost ¹ of new housing.....	\$253,262,000	\$248,430,000	+1.95
Average over-all cost ¹ of new housing per unit.....	\$4,514	\$4,514	No change
Average net construction cost ² per unit.....	\$2,850	\$2,847	+0.11

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.

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