

FW 3.7.2/7

PUBLIC HOUSING



Federal Works Agency - John M. Carmody, Administrator Vol. 2, No. 7 - August 13, 1940 U. S. Housing Authority - Nathan Straus, Administrator

Annapolis Opens First Maryland Project

The first USHA-aided project in the State of Maryland will open its doors to low-income Negro families August 15 when tenants move into College Creek Terrace at Annapolis.

Maryland's Governor Herbert R. O'Connor, commenting on the project recently, said: "College Creek Terrace impresses me as one of the best-planned housing projects I have seen."

Governor O'Connor's attitude is shared by the Honorable George W. Haley, Mayor of Annapolis, who recently declared: "I wish to congratulate the city of Annapolis for taking the lead in Maryland in the slum clearance movement . . . I am proud to feel that Annapolis is a colonial city, not slumbering and dreaming of a great, dead past, but awake and following the traditions of her forefathers in acting to meet the needs of the day."

A family of four—father, mother, and two children with an income of about \$1,000 a year—moving into College Creek Terrace will pay \$18 a month for rent, heat, light, water, cooking, and refrigeration, in a 4½-room dwelling consisting of living room, combined kitchen-dining room, bath, and

(Continued on page 2)

Alley Dwelling Authority of D. C. Says Capital Needs Defense Housing

With some of the worst slums in America in the shadow of the Capitol dome (see picture below), with a population increase of over 30 percent in the District during the last 10 years, and with the prospect of rapid increases in local Army, Navy, and civilian defense personnel here, Washington's Alley Dwelling Authority has pointed out the need for funds to construct 1,600 defense family dwellings in addition to regular low-rent housing developments for which USHA funds already have been set aside.

John Ihlder, ADA Executive Officer, meeting with USHA officials recently, said the 1,600 defense workers' homes constitute a conservative estimate, a "starter" which may be boosted later as the need becomes greater.

The expanded program for the Capital, however, depends upon cooperation from Congress, the Defense Advisory Commission, and local newspapers, Mr. Ihlder said. He recommended that immediate action be taken along three lines.

First, a survey should be made of Washington's present housing facilities. These should be measured against the expected influx of defense workers.

To date, any estimates on the probable number of defense workers are based on pure guesswork.

Second, Washington tenants should be protected against possible skyrocketing of rents—the

logical result of the city's rapid growth, as evidenced in the 1940 Census.

Finally, the local program should be made operative throughout the entire Metropolitan area. Counties and towns in nearby Maryland and Virginia, environs of Washington, should be included.

Four sites, Mr. Ihlder said, could be used for defense projects: one includes half the area bought by the ADA for the Fort Dupont Dwellings at Anacostia and Ridge Roads, Southeast; each of the other three are owned by one or two persons who are willing to sell.

The new homes would be open to defense workers with families, whose incomes are under \$2,000. Lowest paid workers would pay one-fifth of their incomes for housing; those with incomes around \$2,000 would pay about one-fourth. After the emergency has passed, defense projects would be incorporated in the ADA's regular slum clearance and low-rent housing program.

The Alley Dwelling Authority is unique among public housing agencies. As an agency of the District of Columbia, it would normally receive funds by direct appropriation from Congress. Until the creation of the USHA, and for a short time afterward, this was the case; but now ADA may borrow funds from USHA.

Unlike the slums of many large cities, Washington slums are not confined to one or two badly congested areas. They are spotted throughout the whole community, usually springing up around ill-smelling alleys just off the popular thoroughfares. The ADA has been successful in clearing a number of these "spot slums," and will continue its program along with the new defense projects.



Above: Slums like these, in the shadow of Capitol Dome, prompt John Ihlder of ADA and Jacob Crane of USHA (center) to recommend an expanded housing program for the District.



Right: Playground and buildings at Langston, Washington, D. C. This project, managed by ADA, freed 274 Negro families from D. C. slums.



UK LIBRARIES

All Available Dwellings Occupied First Day As Texas Project Opens

Opened to tenants on the morning of July 31, the first 96 units of Cuney Homes, USHA-aided project in Houston, Tex., were occupied before dark of the same day. Dwellings in the 360-unit project are to be opened in three groups as they are completed. The next group of 57 will open in September, and a final group of 207 will open in November.

The annual Government subsidy at Cuney Homes is only 1.862 percent of the development cost of the project. This nearly halves the maximum subsidy of 3.5 percent permitted under the United States Housing Act. At this rate, the cost per family to the Government is only \$1.52 per week. See PUBLIC HOUSING, Vol. 1, No. 45, June 18, 1940, for complete information.

Slums Worse in Country Than City, Says Report

According to a report just completed by Department of Agriculture experts, slum housing is worse in the country than in the cities; nearly 2,000,000 farm families live in houses worth less than \$500.

One-third of all farm families, the report revealed, have an average annual income of less than \$500, including all of the produce they grow for themselves.

Dr. Sherman E. Johnson, acting head of the division of farm management in the Bureau of Agricultural Economics, directed the committee making the report. The study represents nearly two years of exhaustive research by specialists in every field of agriculture. Recommendations for far-reaching changes are being prepared on the basis of the report.

The 250-page study is expected to be made public in about three or four weeks. It will be distributed by the Bureau of Agricultural Economics.

First Maryland Project

(Continued from page 1)

two bedrooms. Such a family would have paid between \$15 and \$17.50 a month for substandard shelter, without any utilities, according to a recent survey of rents and incomes in Annapolis. The additional cost of \$8 to \$9 a month for utilities would raise the cost of substandard housing to between \$23 and \$26.50 a month.

The neat, home-like structures of the project, according to a local writer, "are appropriate to Annapolis. Soft red brick is relieved with a coping of white limestone. Small-paned windows in white frames . . . follow the pattern of colonial architecture so characteristic of Maryland's capital."

The fireproof buildings will be a distinct asset to a neighborhood which, when cluttered with slum shacks, was credited with 18 fires in the last 10 years. The only wood used in the project is for window frames. Walls are of brick and cinder block; floors are of concrete covered with asphalt tile; stairways are of steel; baseboards and door-jambes are metal.

Sunken receptacles are conveniently spotted around the project to facilitate efficient disposal of garbage.

The project is popular among Annapolis' colored folk. Long before the superstructures were up, applications were coming in. The staff in charge of tenant selection has been interviewing applicants for many months.

One interesting and practical aspect of the Annapolis development was the removal of 15,000 cubic yards of earth from the project site to adjacent ground owned by the authority. This area which before had been so cut up as to be useless for development purposes, is now level, desirable land which the authority plans to sell. The houses to be built on the reclaimed land will probably cost four or five thousand dollars, and be assessed at perhaps three thousand dollars each. This would add about \$36,000 to the city's assessable basis, more than offsetting the \$20,000 subtracted when the housing authority bought the project site, making it tax exempt.

Construction Costs Cut 12% in Twelve Months

In the period June 30, 1939, to June 30, 1940, the average net construction cost per dwelling, based on accepted bids for construction of USHA-aided projects, has been cut by more than 12 percent, or \$369 a dwelling.

In June 1939, with 24,600 dwellings in 55 projects under construction, the average net construction cost per dwelling was \$2,946. The average over-all cost, which has also been cut, was \$4,730. In the next 6 months, 108 projects (39,975 dwellings) went into construction at an average net cost of \$2,744 per unit—\$202 under the average cost 6 months earlier—and an average over-all cost of \$4,337 per unit. By June 30, 1940, the average net construction cost per unit for the 62 projects (20,352 dwellings) to go into construction during the preceding 6 months had dropped to \$2,577, and the average over-all cost to \$4,191.

The consistent decline in construction costs, USHA officials feel, is due to: excellent cooperation on the part of local housing authorities in cutting out the gadgets and planning for a maximum of tenant maintenance; cheaper money, made possible by issuing to private investors short-term notes covered by USHA loans; no-strike, steady-wage agreements with labor, giving contractors assurance of a minimum of delay through labor disputes; and new methods of construction developed through experience on the large jobs.

The net construction cost includes structural, plumbing, heating, and electrical costs. The over-all cost includes all expense *except* the cost of buildings to be torn down, the cost of land bought for future development, and the local housing authority's administrative, carrying, and contingent expenses which are applicable to these excepted items.

The average net construction cost per dwelling on all projects to go into construction since July 1, 1939, is \$2,688; over-all cost, \$4,287.



Above: Main court and drive at College Creek Terrace, Annapolis, first USHA project to open in Maryland. Open space in foreground is play area for children.

Below: Two-story row house at College Creek Terrace. Space under stairways provides convenient storage room in ground-floor units. All dwellings have large amount of closet space. With exception of wooden window frames, structures are completely fireproof throughout.



9/25/40

Defense Housing Vital, Rents and Incomes Established Cromwell Tells N. J. Housing Conferees For 73 Public Housing Projects

Housing officials, labor leaders, social workers, educators, legislators, and others from all over New Jersey and from Washington participated in the one-day Second Annual Conference of the New Jersey Council of Housing Authorities held on August 2, at Asbury Park, N. J.

During the day six round-table discussions were held. In the session on defense housing, Neil J. Convery, Executive Director, Housing Authority of the City of Newark, declared that unless defense housing plans are carried out, "we will be put in the position of crowding defense workers into hovels unfit for human habitation." Charles P. Gillen cited conditions in Newark in the last war, when tent cities had to be built for defense workers.

Harry L. Tepper, counsel for the State Authority, in the session dealing with the legal aspects of public housing, declared that enabling legislation was needed if defense housing were to be carried out most effectively.

Harry B. Weiss, Tenant Relations Director of Newark, spoke of the need for integrating project occupants into community life. Other sessions of the conference considered problems of construction, public relations, and management.

The conference was climaxed by a dinner attended by more than 1,000, at which James H. R. Cromwell, Former U. S. Minister to Canada, and Leon H. Keyserling, Deputy Administrator and General Counsel of the USHA, were the featured speakers.

Mr. Cromwell told the conference that long-range employment planning must accompany the national defense program. "Our national housing program has been overshadowed by the recent developments in Europe and Asia. As a result of these developments, our military and naval estimates approach the colossal sum of \$12,000,000,000 . . . the spending of these vast sums will no doubt produce a feverish, if brief, prosperity which might solve, if only for a short time, the problem of unemployment. But what then? Must we repeat the experiences following the last war? We shall face depression more terrible than the last unless suitable measures are taken in advance . . . measures which will assure us a long period of full employment."

Describing the need for defense housing, Mr. Keyserling said:

"If we define defense housing narrowly, and according to common usage, the need for it arises in connection with the growth of military establishments, navy yards, airports, and the like, and the expansion of plants producing materials needed for defense purposes. But it is obviously impossible as a practical matter to draw a sharp line showing where materials needed for defense begin and end. The truth is that under modern economic conditions, the only adequate defense is total defense."

Dean Clarence P. Partch of Rutgers University was re-elected President of the Council and Michael Weinstein, Chairman, Housing Authority of the City of Asbury Park, was named Vice-President.

Average rents and incomes have now been established for 73 USHA-aided projects. As explained in Public Housing, Vol. 1, No. 45, the average rents and incomes shown in the accompanying table were established in the management resolutions adopted by local housing authorities. The individual projects shown here are those which have adopted such resolutions in the period June 11-July 31. In addition, Jacksonville, Fla., and Pittsburgh, Pa., have reported revised data. They are, therefore, included in this new list. The regional averages are revised to include all projects within a region for which rents and incomes have been finally established.

The 378-unit project in Miami known as Liberty Square Addition has reported the lowest average monthly shelter rent per dwelling unit—\$6.32, and the lowest average annual family income anticipated in the project—\$442. The South Atlantic region, with average shelter rent and family income at \$8.86 a month and \$566 a year, respectively, has the lowest averages.

The North Atlantic States have reported the highest average shelter rents—\$14.96. The average annual family income for this group—\$861—is, however, exceeded by the average family incomes anticipated in the one New England project for which final data are now available.

Average rents and family incomes: Regional averages for all USHA-aided projects for which management resolutions have been approved by the Administrator and adopted by the local housing authorities, as of July 31, 1940¹

Region	Number of dwelling units	Average monthly shelter rent per dwelling unit	Average annual family income anticipated in project
Total, all regions (73 projects).....	25, 212	\$12. 58	\$766
New England (1 project).....	1, 251	12. 90	1, 000
North Atlantic (21 projects).....	9, 794	14. 96	861
Middle Atlantic (8 projects).....	1, 449	11. 99	744
South Atlantic (19 projects).....	4, 587	8. 86	566
East North Central (6 projects).....	2, 435	13. 52	856
East South Central (9 projects).....	3, 877	11. 11	661
West South Central (7 projects).....	1, 179	10. 14	626
West North Central (1 project).....	522	13. 35	851
Pacific (1 project).....	118	13. 78	830
USHA-aided projects which reported adoption of management resolutions in the period June 11-July 31:			
Baltimore (Md.-2-4), Edgar Allen Poe Homes.....	298	10. 36	669
Bridgeport (Conn.-1-1), Yellow Mill Village.....	1, 251	12. 90	1, 000
Brownsville (Tex.-7-1), Buena Vida.....	150	8. 10	492
Charleston (S. C.-1-3), Anson Borough Homes.....	290	7. 50	450
Charleston (S. C.-1-4), Wragg Borough Homes.....	452	7. 96	549
Charlotte (N. C.-3-2), Fairview Homes.....	582	13. 49	817
Cleveland (Ohio-3-1), Valleyview Homes.....	568	15. 38	790
Cleveland (Ohio-3-4), Woodhill Homes.....	236	10. 92	524
Columbia (S. C.-2-1), Gonzales Gardens.....	244	8. 20	492
Columbia (S. C.-2-2), Allen-Benedict Court.....	349	9. 59	663
El Paso (Tex.-3-1), Alamito.....	150	7. 80	555
Ft. Lauderdale (Fla.-10-1), Dixie Court.....	214	13. 65	907
Harrison (N. J.-16-1), Harrison Gardens.....	230	² 10. 64	² 702
Jacksonville (Fla.-1-1), Brentwood Park.....	808	10. 22	627
Louisville (Ky.-1-2), Beecher Terrace.....	352	8. 05	541
Miami (Fla.-5-2), Liberty Square Addition.....	378	6. 32	442
Miami (Fla.-5-3), Liberty Square Addition.....	522	13. 35	851
Omaha (Nebr.-1-1), South Side Terrace Homes.....	258	12. 48	869
Perth Amboy (N. J.-6-1), William Dunlap Homes.....	216	8. 56	658
Phenix City (Ala.-5-1-R), Riverview Courts Apartments.....	535	12. 70	915
Philadelphia (Pa.-2-1), James W. Johnson Homes.....	3, 073	² 16. 33	778
Pittsburgh (Pa.-1-1), Terrace Village I.....	118	13. 78	830
Pittsburgh (Pa.-1-2), Bedford Dwellings.....	534	8. 55	583
Pittsburgh (Pa.-1-3), Terrace Village II.....	246	8. 03	603
San Francisco (Calif.-1-1), Holly Courts.....	618	12. 43	1, 020
Tampa (Fla.-3-1-R), North Boulevard Homes.....			
West Palm Beach (Fla.-9-1), Dunbar Village.....			
Youngstown (Ohio-2-1), Westlake Terrace.....			

¹ This table does not include any project which does not have a finally approved and adopted management resolution, even though the project may be open. See Public Housing, Vol. 1, No. 45, p. 3, for an explanation of these averages, list of States included in each region, and data for 49 projects.
² Revised data received since original publication.

19 New Projects Opened, 23 Loans Signed in July

On July 23, the President approved loan contracts for 17 USHA-aided projects, and on July 25, 6 defense housing projects were approved. During July loan contracts for 13 projects were withdrawn, either to be re-submitted or rescinded, and one additional project was made up from savings.

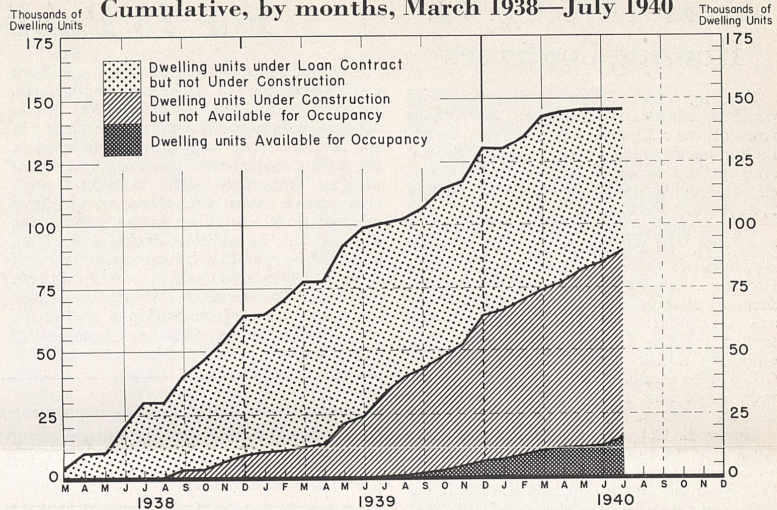
The following projects entered the construction stage during July:

Atlanta (Ga.-6-5-R-2)	520 units
Fall River (Mass.-6-2)	223 units
Houston (Tex.-5-1-A)	204 units
Kinston (N. C.-4-1)	152 units
Mayaguez (P. R.-4-1)	476 units
Memphis (Tenn.-1-4)	500 units
Montgomery (Ala.-6-1)	137 units
Montgomery (Ala.-6-2)	150 units
Montgomery (Ala.-6-4)	424 units
New Britain (Conn.-5-1)	340 units
Pensacola (Fla.-6-3)	200 units
Phoenix (Ariz.-1-1)	224 units
Ponce (P. R.-1-3)	116 units
San Antonio (Tex.-6-5)	342 units
Stamford (Conn.-7-1)	250 units
Spartanburg (S. C.-3-1)	150 units
Springfield (Ill.-4-1)	599 units
Thomas County (Ga.-12-1)	200 units
Wheeling (W. Va.-3-2)	302 units

From June 22 to July 20, the following projects were opened for occupancy in whole or in part:

Bridgeport (Conn.-1-1), Yellow Mill Village.
Buffalo (N. Y.-2-3), Commodore Perry.
Charleston (S. C.-1-4), Wragg Borough Homes.
Charleston (W. Va.-1-2), Littlepage Terrace.
Chattanooga (Tenn.-4-2-R), East Lake Courts.
Ft. Lauderdale (Fla.-10-1), Dixie Court.
Harrisburg (Pa.-8-1), William Howard Day Homes.
Knoxville (Tenn.-3-2), College Homes.
Long Branch (N. J.-8-1), Garfield Court.
Miami (Fla.-5-2), Liberty Square Addition.
New York (N. Y.-5-4), South Jamaica Houses.
North Bergen (N. J.-4-1), Meadow View Village.
Pensacola (Fla.-6-2), Attucks Court.
San Francisco (Calif.-1-1), Holly Courts.
Savannah (Ga.-2-1), Fellwood Homes.
Tampa (Fla.-3-1-R), North Boulevard Homes.

Progress of the USHA Program Cumulative, by months, March 1938—July 1940



West Palm Beach (Fla.-9-1), Dunbar Village.
Wilmington (N. C.-1-2-R), New Brooklyn Homes.
Yonkers (N. Y.-3-1), Mulford Gardens.

Youth Administration. For 10 years he was associated with the Fort Valley (Georgia) Normal and Industrial School, serving as dean and acting principal.

NOTE: This analysis was omitted from the last issue of PUBLIC HOUSING because of space limitations. Some of the data referred to appeared in that issue in the Construction Report table.

Dr. Frank S. Horne to Act In Absence of Dr. Weaver

Dr. Frank S. Horne was this week designated to serve as Acting Special Assistant in charge of the Office of Racial Relations, United States Housing Authority.

Dr. Horne will assume the duties formerly directed by Dr. Robert C. Weaver, who has been loaned to the Advisory Commission to the Council of National Defense upon request of Commissioner Sidney Hillman. The Acting Special Assistant has been with the USHA as Assistant Adviser on Racial Relations since April 1938. Previously, he had been assistant director of the Division of Negro Affairs, National

Schedule of Bid Opening Dates¹

Local authority and project number	No. of units	Date of opening
Baltimore (Md.-2-3)	688	8-14-40
Bridgeport (Conn.-1-2)	510	8-12-40
Caguas (P. R.-3-4)	152	8-29-40
Columbus (Ohio-1-4)	350	8-23-40
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
Marietta (Ga.-10-1)	108	9-3-40
Marietta (Ga.-10-2)	120	9-3-40
New Bern (N. C.-5-1)	138	8-20-40
New Orleans (La.-1-1, Pt. II)	36	9-11-40
Newport News (Va.-3-1)	252	9-5-40
Pelly (Tex.-12-1)	30	9-3-40
Pelly (Tex.-12-2)	30	9-3-40
Philadelphia (Pa.-2-3)	1,250	9-5-40
Portsmouth (Va.-1-1, Defense)	400	8-16-40
Rock Island Co. (Ill.-10-1, Defense)	100	8-26-40
San Antonio (Tex.-6-3)	796	8-22-40
San Juan (P. R.-2-4)	84	8-13-40
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
Washington (D. C.-1-7)	314	8-28-40
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.

Weekly Construction Report

Item	Week ended August 2, 1940	Week ended July 26, 1940	Week ended August 5, 1939
Number of projects under construction ¹	244	237	81
Number of dwellings under construction ¹	90,436	88,518	35,029
Total estimated over-all cost ² of new housing	\$394,198,000	\$387,421,000	\$162,954,000
Average over-all cost ² of new housing per unit	\$4,359	\$4,377	\$4,652
Average net construction cost ³ per unit	\$2,734	\$2,742	\$2,912

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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