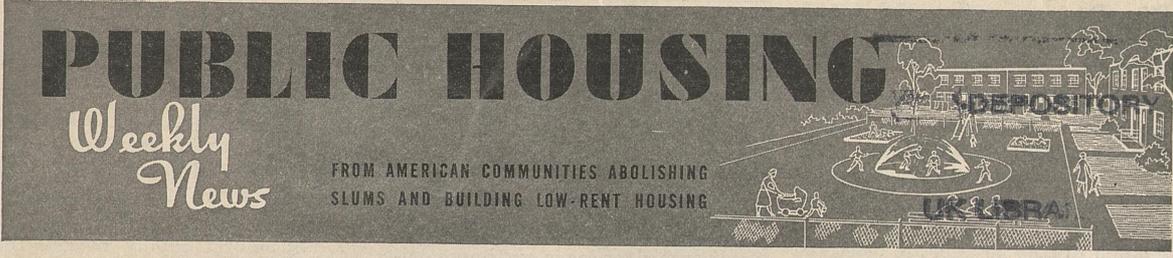


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Vol. 1, No. 5

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

September 8, 1939

New Fidelity Bonds to Increase Coverage

A new form of fidelity bond, with rates based on the position of persons disbursing funds rather than on the disbursing officers as individuals, will enable local authorities to obtain approximately five times the bonding coverage now obtained without increasing the aggregate cost.

Details on the new bonds will be released officially some time this month by the Towner Rating Bureau, Inc., and the USHA.

Under the new system, the positions of check-signer, counter-signer, and voucher certifier will be bonded at the rate of \$1 per \$1,000 of the amount covered by the bond. Formerly, each person disbursing funds was bonded at a rate of \$2.50 per \$1,000 covered.

The lower rate was established upon condition that the amount of coverage for disbursing jobs will be 10 percent of the estimated development cost of a community's USHA-aided projects under loan contract, but not less than \$50,000 and not more than \$500,000.

SLUMS COST YOU MONEY! The 1939 Report of the New Jersey Housing Authority includes a statement of income and expense for a blighted area in Atlantic City, N. J. Total expenses for the area, paid out of taxes, were \$153,372; total income from taxes and water rents amounted to \$17,070; total operating loss, \$136,302.

Detroit Realtors Fear Housing Shortage In Near Future

Detroit fears a housing shortage. Pointing out that vacancies have dwindled from about 30,000 to 2,000 dwelling units in the last 7 years, W. E. Knoertzer, Research Director for the Detroit Real Estate Board, recently said: "We must do much building and reconditioning of present housing in the period just ahead. An influx of new population in Detroit would create an extreme shortage of dwelling units."

The population of Detroit increased from 1,480,000 in 1932 to 1,670,000 in 1938. It is estimated that it will reach 1,700,000 in 1940.

USHA Heads to Address World's Fair Conference

"Public Housing in the World of Tomorrow—There shall be no more slums" is the theme of Public Housing Conference Day at the New York World's Fair on September 19.

Representatives from many local authorities which have started the uphill climb to "Public Housing in the World of Tomorrow" are expected to attend. Speakers scheduled for the day will include Nathan Straus, USHA Administrator, Secretary of Labor Frances Perkins, Assistant Attorney General Thurman Arnold, Mayor LaGuardia, NAHO Director Coleman Woodbury, Edward Weinfeld, Administrator New York State Housing Authority, and Alfred Rheinstein, chairman, New York City Housing Authority.

N. Y. City and Boston Cut Costs, Add Units

The housing authorities of New York City and Boston will build 1,524 additional homes for low-income families with savings effected on the construction of earlier projects. There could be no more dramatic evidence that local housing authorities are achieving low-cost, as well as low-rent housing.

In New York the first loan of \$30,000,000 from the USHA was expected to cover 90 percent of the cost of the entire Red Hook Project and about 80 percent of the Queensbridge Project, which together would provide about 5,100 family dwellings. Savings have so reduced construction costs over original estimates as to permit the completion of Queensbridge as well, or about 600 more dwellings. Now it is found that an additional project of 1,188 units in Brooklyn can be constructed, still with no additional loan from the USHA.

The Boston Housing Authority's USHA loan of \$16,924,000 was originally considered sufficient to cover 90 percent of the cost of 3,000 units in four projects. Latest estimates place the total number of units at 3,336, and cut the total estimated development cost by approximately \$350,000.

Major factors in reducing costs on the projects were: Signing of no-strike, steady-wage agreements with labor before construction bids were called for; simplified design; favorable prices on building materials due to large-scale purchases.

[Redacted text]

Big Denver Mass Meeting Backs Housing Program

Climaxing a several weeks' campaign led by the Denver Housing Action Committee, nearly 3,000 representatives of Denver's civic, business, labor, and social-welfare interests gathered in the City Auditorium August 23 to stop an effort to block the local housing program.

The principal speaker was Mr. Ernest Bohn, Chairman of the Public Development and Housing Committee of the Cleveland City Council and first president of NAHO. John A. Hogan, Professor of Economics at Denver University, presided.

A resolution was adopted by acclamation, calling upon the City Council, the Mayor, and the Denver Housing Authority to do nothing to halt the local program.

The Housing Action Committee has recently published "Homes for Low Wage Earners of Denver," a pamphlet addressed to "the citizens of Denver." The booklet describes Denver's housing problem, explains the program of the local authority, and urges public support of the program.

Revolutionary Hero Honored

Because it will liberate some 120 low-income families from the tyranny of local slums, the Pensacola Housing Authority has named its Negro housing project Attucks Court, in honor of Crispus Attucks, a Negro, the first person to fall in the struggle to liberate American colonists from the tyranny of George III.

The name was offered by a group of citizens as being more appropriate than Camellia Court, the original suggestion.

In 1770 Crispus Attucks, who is also honored by a statue on Boston Common, was shot while leading a crowd of angry citizens in the clash with British soldiers, since known as the Boston Massacre.

The Pensacola Housing Authority has USHA loan contracts for the construction of two projects, each to provide about 120 dwellings for low-income families.

News of Local Authorities

The Housing Authority of the City of Los Angeles has purchased 32 acres of land for construction of its first low-rent housing project. It will advertise for bids about September 15. The project will consist of 97 buildings containing 610 dwelling units. Applications for loans on three additional projects will be submitted to the USHA this month.

Spartanburg, S. C., has signed a cooperation agreement with the local housing authority. Formal application is expected to be made shortly to the USHA for a loan contract for construction of two proposed low-rent housing projects estimated to cost \$450,000 each.

Coming Events

The nineteenth annual convention of the National Council of Catholic Women, in San Francisco, September 9-14, will feature an address by Miss Elizabeth Moore, of the USHA, on "How Catholic Women Can Help the Housing Program in Their Own Communities." Approximately 3,000 women are expected to attend.

Low-rent housing will be the principal subject discussed on the second day's program of the Illinois Municipal League's twenty-sixth annual convention in Kankakee, September 12-14. Officials from over 800 Illinois communities will attend the meeting. Jacob Crane, Assistant USHA Administrator, will speak.

Problems confronting local housing authorities will be discussed at the first annual conference of the Indiana Council of Housing Authorities, to be held under the auspices of the National Association of Housing Officials, in Indianapolis, Ind., September 26. Delegates from local housing authorities, labor, civic, and social organizations will hold round-table discussions on the legal aspects of public housing, on planning and construction, on initiation and development of local housing programs, and on rural housing needs in Indiana.

Housing Exhibit to Tour Country at Close of Fair

The exhibition "Houses and Housing," now on display at the Museum of Modern Art in New York City, will be circulated by the Museum to cities throughout the country during the next 2 years. Already the show has been almost solidly booked for 1939-40. The first showing of the circulating exhibition will be in Philadelphia beginning November 19.

Local housing organizations desiring information on the exhibit may communicate with the USHA Informational Service Division, or directly with Miss Elodie Courter, Director of Circulating Exhibitions of the Museum.

By photographs, drawings, and models the exhibition illustrates the work of modern architects in designing individual houses; the value of this experimental design to large-scale housing operations; the best current housing designs in America and Europe; and the importance of housing in city planning. About 1,000 persons a day are attending the exhibition, which opened May 10 and will close October 19.

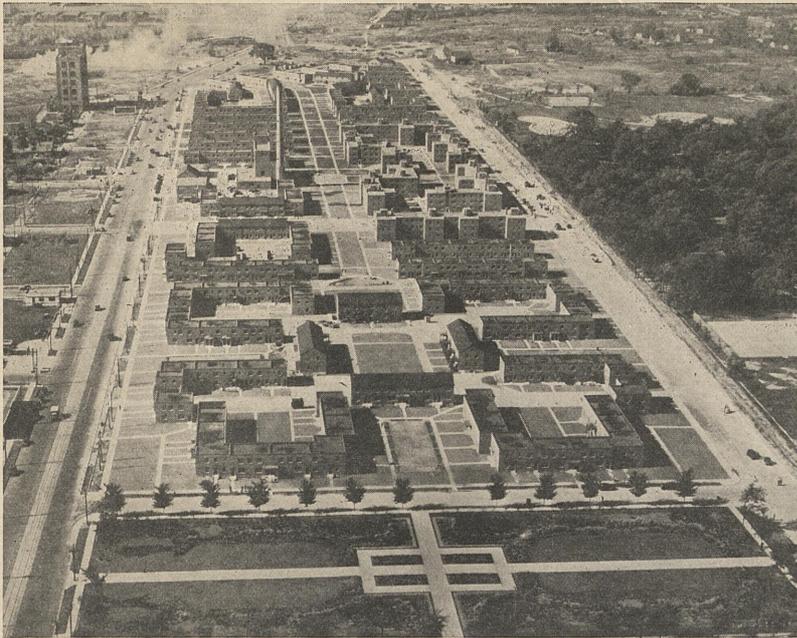
The exhibition has received favorable comment in architectural magazines and in the press, and is regarded as the most comprehensive exhibition yet assembled on the architectural and design aspects of the low-rent housing program.

Straus Visits Pennsylvania

Nathan Straus, USHA Administrator, will be the featured speaker on Public Housing Day at the Reading (Pa.) Fair, September 13. The Reading Fair, which is one of the largest county fairs in the East, is celebrating its twenty-fifth anniversary.

On September 15, Mr. Straus will attend flag raising ceremonies at Hanover Acres, project of the housing authority in Allentown, Pa., which is nearing completion. On the following day, September 16, the Administrator will address a meeting on public housing in Scranton, Pa., organized by the mayor, Scranton Housing Authority, and leading citizens.

9/26/39



Air View of Parkside, PWA Housing Division Project in Detroit

British Housing Program Active to Eve of War

Up to the actual outbreak of war, neither the current private building boom nor intensive preparation for war were able to curb Britain's public housing program. According to a recent issue of the *Christian Science Monitor*, the London County Council is now accepting tenants in its largest development, a community to house 11,000 persons—1,000 more than will be rehoused in New York City's Red Hook, biggest American slum clearance project to date.

Since 1933 some 92,000 Londoners have found new homes in public housing projects, and contracts have been placed to provide for 80,000 more.

Five miles from the center of London, and built at a cost of over \$8,000,000, the new project creates a complete new community, including church, school, playgrounds, shops, community center, reading rooms, clinic, and administrative offices.

Rental for a four-room flat with a kitchen and "white-tiled bathroom" ranges from \$3.75 to \$4.50 per week, including costs of local taxes and water. The larger flats have individual sun balconies.

The first housewife to move into the new development says she now pays about 65 cents per week less than in her old quarters which had no living room and no private lavatory.

Legal Notes

That local authorities, under the Massachusetts Housing Authority Law, may exercise the right of eminent domain in obtaining land for public housing projects was confirmed recently in the first two such cases to be tested before Massachusetts courts.

Actions were brought against the housing authorities of Lowell and Boston to prevent their obtaining certain areas for project sites by condemnation. Both authorities filed demurrers which were sustained by the Superior Courts of Suffolk and Middlesex Counties.

New Bedford Aids in Relocation of Tenants

Before slum dwellings can be demolished their occupants must be relocated. Finding homes for displaced tenants is a serious problem faced by every local authority building a slum clearance project.

A method followed by several local authorities in meeting this problem has recently been tried out by the New Bedford (Mass.) Housing Authority. The authority has endeavored to list all tenement vacancies suitable for low-income families forced to vacate the site of its proposed \$1,187,000 low-rent housing project. It has requested tenement owners to register their properties with the housing authority, listing the number and location of vacant rooms, the sanitary and other conveniences available, and the rentals asked. Such listings enable the authority to guide tenants of dwellings to be demolished in finding temporary quarters.

The approximately 181 families affected by the order to vacate will be given first choice of homes in the new project, if eligible.

Public Relations Manual For Local Authorities Issued by NAHO

To succeed, public housing must have public understanding and public support. In an endeavor to help local authorities to establish and maintain favorable contacts with the community, the National Association of Housing Officials has issued a report called *Public Relations of Local Housing Authorities*.

The first rule for sound public relations, the report points out, is that the authority know what it is doing and why. As a corollary, it must tell a clear, consistent story through as many mediums and to as many groups as possible. "Make it human," the report advocates. "A very good general rule in public relations methods is to be specific, local, and human."

The report deals with public relations problems and objectives, methods and mediums, the special problems of new and old housing authorities, and annual and other reports. The USHA public relations services are described in the appendix.

Current Housing Literature

HOUSING IN PHILADELPHIA, by Bernard J. Newman, *The Philadelphia Housing Association*, Philadelphia, 1939. 30 pp.

Progress report on local housing for 1938. Discusses USHA costs.

NEGRO HOUSING SURVEY OF CHARLESTON, KEYSTONE, KIMBALL, WHEELING, AND WILLIAMSON, Bureau of Negro Welfare and Statistics, Charleston, W. Va., 1938. 35 pp.

A study of the living conditions of the Negro population in West Virginia. Illustrations and charts.

CHECK LIST OF SELECTED SURVEYS WHICH SUPPLY PERTINENT HOUSING DATA FOR INDIVIDUAL CITIES, United States Housing Authority, August 1, 1939. Various pages.

Check list accompanied by explanatory notes giving pertinent data regarding scope of surveys and information supplied.

REPORT OF THE HAWAIIAN HOMES COMMISSION TO THE LEGISLATURE OF HAWAII. Regular session, 1939. 93 pp.

Report on feasibility and cost of establishing Hawaiians in homestead projects.

THE ADMINISTRATIVE ASPECT OF HOUSING IN SWEDEN, by Max Lock, *Journal of the Royal Institute of British Architects*, August 14, 1939, pp. 917-927.

Review of Sweden's municipal, private, and cooperative housing activities. Illustrations.

ZONING GROUP HOUSING PROJECTS, by Paul Oppermann, *The American City*, August 1939, pp. 44-45.

Revision of zoning ordinances by various cities to permit multifamily projects in single-family zones.

FSA DEVELOPS LOW-COST HOUSES, *The Constructor*, August 1939, pp. 8-10.

How Farm Security Administration has achieved significant results in low-cost housing. Illustrations of the prefabrication process.

Construction Report Analysis

During the week ended September 1, three projects went into construction, bringing to 92 the total number of public housing projects under way. (See table.) The addition of the three projects—378 units in Miami, Fla., 304 units in Charleston, W. Va., and 112 in Delaware County, Ind.—has raised the over-all cost of new housing on all projects under construction from \$179,542,000 to \$182,417,000.

The Miami project, with an average net construction cost per unit of \$1,862, was largely responsible for the decline in the average for all projects, although net construction costs on the Charleston and Delaware County projects were also below the average for the country.

Summary of USHA Program as of Sept. 1, 1939

Item	Status as of Sept. 1, 1939
PROJECTS UNDER LOAN CONTRACT:	
Number of projects.....	267
Number of loan contracts.....	176
Number of local authorities.....	129
Number of States ¹	30
Number of dwelling units.....	102,114
Total estimated over-all cost of new housing ²	\$484,007,000
Total estimated development cost ³	\$525,141,000
Value of loan contracts.....	\$472,525,000
"Advances" by USHA to date.....	\$82,111,000
PROJECTS UNDER CONSTRUCTION:	
Number of projects.....	92
Number of cities.....	66
Number of States ¹	22
Number of dwelling units.....	39,377
Total estimated over-all cost of new housing ²	\$182,417,000
Total estimated development cost ³	\$196,655,000
Monthly pay roll at sites.....	\$2,237,000
Monthly man-hours at sites.....	2,201,000
Peak men employed at sites during month.....	16,173
PROJECTS BEING TENANTED:	
Number of projects.....	6
Number of cities.....	4
Number of States.....	3
Number of dwelling units in projects.....	3,754
Total estimated development cost ³	\$19,262,000
Number of dwelling units completed.....	1,130

¹ Including the District of Columbia, Puerto Rico, and Hawaii.

² Includes: (1) Building the house, including structural costs and plumbing, heating, and electrical installation; (2) dwelling equipment, architects' fees, local administrative expenses, financial charges during construction, and contingency expenses; (3) land for present development; (4) nondwelling facilities.

³ 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.

⁴ Including Hawaii.

Material for Public Housing should be addressed to Informational Service Division, U. S. Housing Authority, Washington, D. C. Publication is approved by the Director, Bureau of the Budget, as required by rule 42 of the Joint Committee on Printing. For sale by the Superintendent of Documents, Washington, D. C. Subscription price \$1 domestic, foreign \$1.80 per year. Single copies, 5 cents.

Construction Bids

State and local authority	Project number	Number of units	Date of bid opening
BID OPENINGS DEFINITELY SCHEDULED			
Athens, Ga.....	GA-3-1.....	50	9-18-39
Athens, Ga.....	GA-3-2.....	120	9-18-39
Atlanta, Ga.....	GA-6-2.....	604	9-19-39
Baltimore, Md.....	MD-2-1.....	298	9-13-39
Boston, Mass.....	MASS-2-4.....	306	9-15-39
Charlotte, N. C.....	NC-3-2.....	452	9-22-39
Columbus, Ga.....	GA-4-1-R.....	360	10-2-39
Covington, Ky.....	KY-2-1.....	263	9-21-39
Covington, Ky.....	KY-2-2.....	168	9-21-39
Harrisburg, Pa.....	PA-8-1.....	200	9-26-39
Laurel, Miss.....	MISS-2-1.....	150	9-15-39
Los Angeles Co., Calif.....	CAL-2-2.....	300	10-5-39
McComb, Miss.....	MISS-3-1.....	76	9-26-39
Mobile, Ala.....	ALA-2-1.....	100	10-5-39
Peoria, Ill.....	ILL-3-1-R.....	400	9-30-39
Peoria, Ill.....	ILL-3-2.....	606	9-30-39
Perth Amboy, N. J.....	NJ-6-1.....	258	9-25-39
Phenix City, Ala.....	ALA-5-1-R.....	216	9-15-39
Wilmington, N. C.....	NC-1-1.....	116	9-29-39
Zanesville, Ohio.....	OHIO-9-1.....	324	10-17-39

TENTATIVE SCHEDULE OF BID OPENINGS¹

Boston, Mass.....	MASS-2-2-R.....	873	10-17-39
Butte, Mont.....	MONT-3-1.....	225	10-15-39
Charlotte, N. C.....	NC-3-1.....	254	10-17-39
Columbia, S. C.....	SC-2-1.....	250	10-13-39
Corpus Christi, Tex.....	TEX-8-2-R.....	198	10-13-39
Corpus Christi, Tex.....	TEX-8-3-R.....	72	10-13-39
Dallas, Tex.....	TEX-9-1.....	626	10-17-39
Gary, Ind.....	IND-11-1.....	305	10-5-39
Laurel, Miss.....	MISS-2-2.....	125	10-13-39
Lexington, Ky.....	KY-4-1.....	86	10-12-39
Lexington, Ky.....	KY-4-2.....	206	10-12-39
Meridian, Miss.....	MISS-4-3.....	81	10-14-39
Reading, Pa.....	PA-9-1.....	400	10-6-39

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.

New Local Authorities

Four new local housing authorities were created in three States during August. The addition of these four authorities brings to 259 the total for the country. (One authority included in the 256 reported last month has been determined to be inactive.) Those established since August 1 are:

Sacramento (Calif.) Housing Authority.
Danville (Ill.) Housing Authority.
Decatur (Ill.) Housing Authority.
Housing Authority of Warren County (Va.).

Weekly Construction Report

Item	Week ended September 1, 1939	Week ended August 25, 1939	Percentage change
Number of projects under construction.....	92	89	+ 3.37
Number of dwellings under construction.....	39,377	38,583	+ 2.06
Total estimated over-all cost ¹ of new housing.....	\$182,417,000	\$179,542,000	+ 1.60
Average over-all cost ¹ of new housing per unit.....	\$4,633	\$4,653	- 0.43
Average net construction cost ² per unit.....	\$2,905	\$2,916	- 0.38

¹ Includes: (1) Building the house, including structural costs and plumbing, heating, and electrical installation; (2) dwelling equipment, architects' fees, local administrative expenses, financial charges during construction, and contingency expenses; (3) land for present development; (4) nondwelling facilities.

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