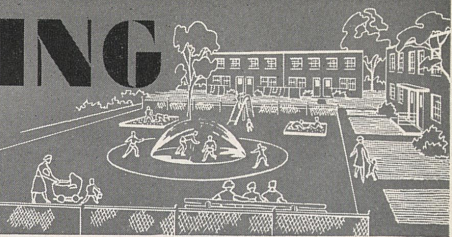


FW 3,711/46

PUBLIC HOUSING

Weekly News

FROM AMERICAN COMMUNITIES ABOLISHING SLUMS AND BUILDING LOW-RENT HOUSING



Federal Works Agency - John M. Carmody, Administrator

Vol. 1, No. 46 - June 25, 1940

U. S. Housing Authority - Nathan Straus, Administrator

Littlepage Terrace To Rehouse 170 Families

Low-income families in Charleston, W. Va., will be able to obtain new, well-equipped homes at rentals ranging from \$20 to \$21.25 per month (including heat, hot water, electricity, and gas for cooking and refrigeration) when Littlepage Terrace opens its doors to tenants in the near future.

Providing homes for 170 white families whose incomes range from about \$79 to \$97 a month, Littlepage Terrace is one of two USHA-aided projects now being constructed by the Housing Authority of the City of Charleston. Washington Manor, for Negro families, is expected to be completed some time in October.

The "Terrace" combines utility with simplicity. It has all the essentials for decent living; none of the nonessentials. Gas refrigerators and gas ranges are standard equipment for every kitchen. Linoleum-covered floors are easily kept clean; convenient cupboards, work table, and pantries make the kitchen the housewife's ideal workshop. Each family will have access to central laundry facilities. Play areas, social rooms, and landscaped yards provide for a wide variety of recreational opportunities for children and adults.

(Continued on page 2)

First Two Defense Housing Projects Approved; \$2,000,000 in USHA Loans

As a first move to meet housing needs in connection with the national defense program, President Roosevelt recently approved loan contracts for local housing authorities in Montgomery, Ala., and Pensacola, Fla., providing USHA loans for almost \$2,000,000. Demands for adequate housing for families of enlisted personnel and civilian employees engaged in national defense have resulted in many requests for USHA assistance forwarded to Washington both by local housing authorities and by commanding officers of Army and Navy reservations. In certain communities acute housing shortages already exist, while in others shortages are anticipated in the immediate future.

Details of the first two projects approved by the President are as follows:

Government reservation to be served	Amount of USHA loan	Dwelling units
Maxwell Field (Army Air Base), Montgomery, Ala.	\$1,305,000	424
Corry Field (Naval Air Station), Pensacola, Fla.	643,000	200
	\$1,948,000	624

The Pensacola housing authority, in its application for USHA assistance, stated that "The extraordinary increase in personnel of the Naval Air Station and Fort Barrancas and the acute shortage of safe and sanitary dwellings for families earning \$85 or less per month necessitate immediate action. The Mayor of the city of Pensacola pledges cooperation with the housing authority in the development of the project, and the Navy Department has urged early construction of the project."

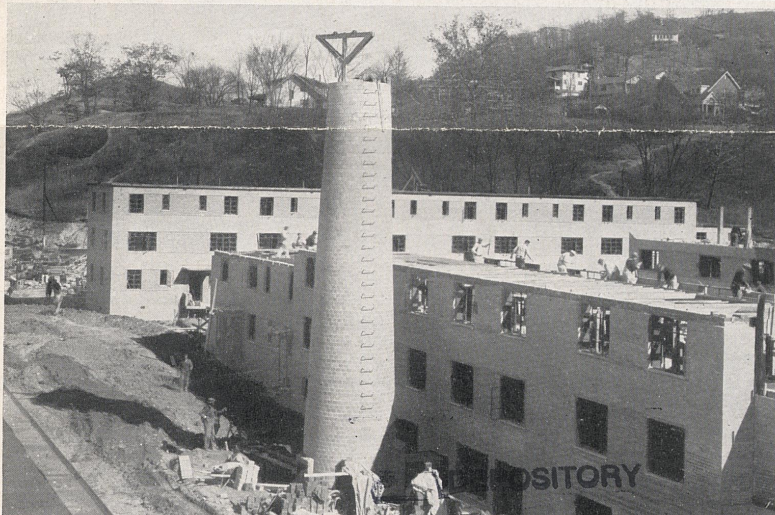
Nearly one-half of the white families in the metropolitan area of Montgomery are living under substandard conditions, according to the statement of the Montgomery housing authority. It was pointed out that the influx of enlisted personnel and civilian employees at Maxwell Field would greatly increase the already acute housing shortage and would produce an "intolerable" situation.

The net construction cost of homes in the Montgomery project will average \$2,321; the comparable figure for Pensacola will be \$2,415. Both projects will consist primarily of one- and two-story row houses, although a number of twin houses may be included. Each home will have a living room, kitchen and dining space, bathroom, and one, two, or three bedrooms. In addition, each dwelling will be equipped with cooking, refrigeration, and hot-water heating facilities. In accordance with the usual practice for southern projects, individual heating equipment will be installed in project units. Ample recreational areas are included in the preliminary plans submitted to the USHA.

New homes for families engaged in national defense will conform to regulations and policies adopted for all USHA-aided projects. Only families of low income will be eligible to become tenants.

Montgomery already has 256 units of public housing in the Riverside Heights and William B. Paterson Courts projects, constructed under the PWA Housing Division program, and occupied since 1937. Two additional projects soon to go into construction will provide 286 more low-rent dwelling units in the city.

Pensacola has two USHA-aided projects in Attucks Courts, almost ready for occupancy, and Aragon Courts, now under construction. These projects will provide homes for 240 families.



Scene during construction of Littlepage Terrace project in Charleston, W. Va. Homes for 170 families will soon be ready for occupancy.

UK LIBRARIES

The housing authority in Austin, Tex., reports a rent loss of only \$2.75 during the 11 months that USHA-aided public housing projects have been in operation in that city. The three Austin projects are occupied by 185 families.

Littlepage Terrace To Rehouse 170 Families

(Continued from page 1)

On the Littlepage Terrace site is the "Old Stone Mansion," 100-year-old landmark, which will house the project management offices and provide space for indoor recreation. The stately old two-story house, with its columned porches and shuttered windows, has been the home of the Littlepage family for nearly 100 years. It has been the scene of dramatic events in the history



"Old Stone Mansion," to be used as management office for Littlepage Terrace project.

of the community. During the war between the States, Union soldiers ordered the Littlepage family out of the mansion, intending to use it as officers' headquarters. They were repulsed, however, by Rebecca Wood Littlepage, then mistress of the mansion. Mrs. Littlepage refused to leave, even when a cannon was trained on the house and the order given to fire. The soldiers, struck with admiration at the good woman's courage, refused to carry out the order, and the Littlepage home was spared.

The last of the Littlepage family, Mrs. Alberta Rebecca Littlepage Putney, is now 78 years old. At the request of the Housing Authority of the City of Charleston, she prepared a history of the old house. In the concluding lines of her narrative she pictures her old home, presiding as a "dignified, grand old person, but lonely among strangers and taking up as little room as possible. And yet, I am grateful to whom gratitude is due for sparing the life of the 'old house' and protecting its good name."

The new structures are built of brick and tile on reinforced concrete and are in sharp contrast, architecturally, to their venerable neighbor; but, like it, they are designed to be the homes of American families for a great many years.

Los Angeles Authority Shows Slum Pictures Through Television

Leading the field in the utilization of modern facilities in the dissemination of housing information, George P. Tucker, public relations director for the Housing Authority of the City of Los Angeles, recently participated in a 30-minute television program in the studios of W6XAO, the Don Lee Broadcasting Company, in the city of Los Angeles.

Twenty minutes were devoted to a question and answer program presented in an interview between Tucker and a station announcer. The remaining 10 minutes were consumed in the presentation of photographs depicting bad housing in the city.

The pictures used were selected from several hundred "shots" submitted in an amateur slum-photo contest held during the month of April by the Los Angeles Daily News and the Los Angeles Evening News.

Great interest in the broadcast was evidenced by the studio staff, and, following Tucker's presentation of the housing program, arrangements were made for a series of future appearances.

Information gathered by the broadcasting company indicates that 1,800 television receiving sets are operated throughout Los Angeles and the immediate vicinity, many of which are in public and semipublic rooms: clubs, cafes, and hotels.

Middletown Council Votes For Housing

The City Council of Middletown, Conn., by unanimous action at a special meeting on June 14, passed a cooperation agreement with the local housing authority. Middletown, seat of Wesleyan University, is one of eight Connecticut cities now engaged in public housing programs. The population of the city in 1930 was 24,319.

The Middletown cooperation agreement provides for complete tax exemption and for the usual equivalent elimination of substandard dwellings. The proposed project will consist of 200 units, all in two-story row houses, and it is estimated that the total development cost will be \$900,000.

Total USHA commitments for the State of Connecticut now total \$22,032,000.

Scioto County, Ohio, Court Rules Local Project Legal

Judge Jacob E. Davis, in a recent decision handed down in the Court of Common Pleas for Scioto County, Ohio, declared that the development of a low-rent housing project on a vacant site is within the purview of the State and Federal law.

The Court's action resulted from a suit by John Rottinghaus to enjoin the performance of the cooperation agreement between the city of Portsmouth, Ohio, and the Portsmouth Metropolitan Housing Authority. The Court found that the local authority's cooperation agreement contract provided for lawful cooperation in accordance with applicable statutory and charter provisions.

Current Housing Literature

DISCUSSION OF ECONOMIC CONDITIONS OF SOUTH CAROLINA, *Bulletin of the University of South Carolina Extension Division*, 106 pp. Mimeographed. Appendix.

This is a republication of the Report on the Economic Conditions of the South, prepared for the President by the National Emergency Council in July 1938, with additional material relating to South Carolina inserted by the Extension Division of the University of South Carolina "to show South Carolina's relative place in the South." The Report to the President is printed in black type and the South Carolina data in red, thus either may be read without reference to the other, although it is suggested that the two sections be studied together "in order that the position of South Carolina within the region may be rightly understood."

"APPLICATION OF VIBRATORS FOR MEASURING MORTAR CONSISTENCY AND FABRICATING MORTAR CUBES," by Raymond L. Blaine and John Tucker, Jr. *Journal of Research of the National Bureau of Standards*, Vol. 24, No. 2, February 1940. pp. 103-123.

"Two vibrators—one magnetic, with linear vertical motion; one mechanical, with rotary horizontal motion—were employed to compact mortars of varying compositions, for various durations and at various frequencies and amplitudes. The effectiveness of the treatment was judged by (1) the reproducibility of the average strength of the six cubes in one batch, (2) the reproducibility of the strengths of individual specimens, and (3) the appearance of the compacted specimen. Standard Ottawa sand mortars possessed advantages over those with two or more types of aggregate. The mechanical rotary vibrator, designed for the investigation, was found to give better results than the magnetic vibrator. Either vibrator may be used to measure the consistencies of mortars of the dryness suitable for compaction by vibration."

Hill Creek in Bloom. Philadelphia Housing Authority. April 1940. 15 pp. Mimeographed.

A pamphlet designed to aid tenants of Hill Creek in the up-keep and care of their lawns, flowers, and shrubs. Contains useful and practical information on gardening, as well as reminders of project rules and regulations.

"DENSITY STANDARDS IMPROVED," by Jacob Crane and Neil Connor. *The American City*. June 1940. Vol. LV, No. 6. Page 53.

"A study of the first 150 USHA-aided projects to go into construction reveals that the standards of density prevailing in the USHA-aided program are generally far superior to those allowed in municipal zoning ordinances." Of the 150, 45 are located in areas where no zoning regulations are applicable, and 55 are on sites covered by zoning ordinances which contain no density regulations. Of the other 50, 40 have densities below the limits permitted by the zoning ordinance, while the remaining 10 require in effect only the extension of an area of less restrictive density to include part or all of the project site.

Housing Yearbook—1940, National Association of Housing Officials, 1313 E. 60th St., Chicago. Coleman Woodbury, Editor. Price \$3 (free to NAHO members.)

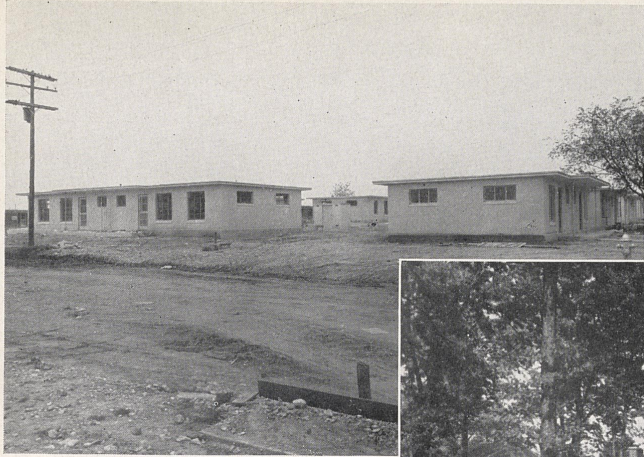
This year's NAHO Yearbook includes contributions from "over 200 persons . . . most of them local officials," and under the heading "State and Local Activity," presents the most complete available summary of public housing programs all over the country. Roughly, half the volume is devoted to this description of 1940 activities, State by State and city by city. A Directory of Housing Agencies is also included in the Report, together with lists of Advisory Agencies (official and unofficial). The Yearbook features five leading articles: "Public Housing 1939-1940: An Account and Forecast of the United States Housing Authority's Activities," by Nathan Straus, Administrator, United States Housing Authority; "Improving Building and Lending by Mortgage Insurance: The Activities of the Federal Housing Administration," by Stewart McDonald, Administrator, Federal Housing Administration; "Developing and Safeguarding Sources of Private Credit for Home Building and Ownership: The Work of the Federal Home Loan Bank Board," by John H. Fahey, Chairman, Federal Home Loan Bank Board; "Rural Housing—Today and Tomorrow: Based on the Observations and Activities of the Farm Security Administration," by Will W. Alexander, Administrator, Farm Security Administration; and "Teamwork Among the Federal Agencies: The Program of the Central Housing Committee," by Horace W. Peaslee, Secretary, Central Housing Committee.

7/2/40

Housing Projects

Around the Country

USHA-Aided Projects To Open This Summer



Above:
SAN ANTONIO. *Alazan Courts* (TEX-6-1)—932 units. To open in August.

Below:
NEW YORK CITY. *Vladeck Houses* (NY-5-3)—1,531 units. To open in August.



Above:
KNOXVILLE. *Western Heights* (TENN-3-1)—244 units. To open in July.



Below:
TAMPA. *North Boulevard Homes* (FLA-3-1, Pts. I & II)—534 units. To open in July.



The decentralized nature of the USHA program is brought out strongly by these pictures of projects planned and built by housing authorities in different parts of the country. From the six-story apartments in New York City to the flat-topped, one-story row houses on the plains of Texas, local builders are meeting the needs of different people, solving different problems.

Housing Conference Meets In Colorado

Representatives (both faculty and students) from schools, colleges, and universities throughout the Rocky Mountains are expected to meet in Boulder, Colo., July 1 and 2, in a Regional Conference on Housing sponsored by the University of Colorado.

Professors at the University, housing officials from Denver, and others prominent in the housing movement are expected to take part in the discussions.

On the first day, Professor F. A. Bushee, head of the Economics Department, University of Colorado, will discuss *The Significance of Housing in Relation to the Social, Political, and Economic Life of the People*; Mr. S. R. DeBoer, Landscape Architect, Denver, will discuss *Housing Problems in City Planning*; and Miss Catharine Bauer of the University of California, and Special Consultant, USHA, will discuss *The Role of the Federal Government in the Housing Movement*.

The second day of the conference will feature a discussion of *The Denver Housing Project* by Wendell Hedgecock, Director, the Housing Authority of the City and County of Denver; *The Home We Live In*, by Professor Muriel Sibell, head of the Art Department, in cooperation with members of the Home Economics and Art Departments; and *Housing for Seasonal Agricultural Workers in the Rocky Mountain Region*, by C. S. Hazard, Labor Relations Representative, Farm Security Adm., Denver.

Course In Management Given By University Of Washington

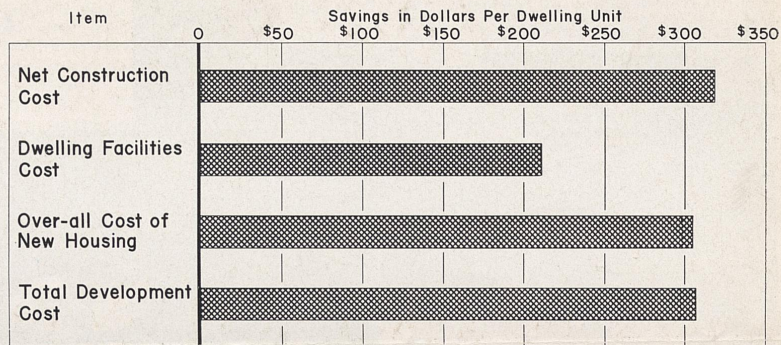
The University of Washington Graduate School of Social Work at Seattle has announced a course entitled *Housing Management*, to be given during the first term of the summer quarter, beginning June 17.

The course, according to Ernest F. Witte, Director, "will deal with housing conditions in the United States, the social and economic importance of housing, housing legislation, and housing management." Jesse Epstein, Exec. Sec. of the Housing Authority of the City of Seattle, is the instructor.

On July 8, 9, and 10, NAHO will hold its Far Western Regional Conference in San Francisco. The National Conference on Planning and a meeting of the California Association of Housing Authorities will also be held in San Francisco, July 8-11.

Average Savings on 215 USHA-aided Projects

Computed on the basis of the change from loan contract estimates to construction bid award estimates
As of May 31, 1940



26 Million To Be Saved In Development Costs

A saving of about \$26,000,000 in development costs (enough to provide 5,300 low-rent homes under the USHA program) has been achieved by local planners of 215 USHA-aided projects authorized for construction at the close of May 1940.

A comparison of estimated costs made months ago on the basis of loan contracts with the more recent cost estimates of accepted bids reveals a reduction of 6.1 percent per unit for total development costs, 6.1 percent for dwelling facilities costs, 6.5 percent for over-all costs, and 10.6 percent for net construction costs. Moreover, according to USHA officials, "the trend in cost estimates indicates a further reduction."

Savings in dollars per unit (see chart above) range from \$221 for dwelling facilities to \$328 for net construction. The savings reflect complete local cooperation with USHA's policy of eliminating all nonessentials and driving development costs down to a minimum.

The 215 projects included in the costs comparison will provide new homes for about 83,000 low-income families. The average net construction cost for each of these new homes has been reduced from \$3,103 (estimated when the loan contracts were approved) to \$2,775 on the basis of accepted bids. At the same time, average dwelling

facilities costs were reduced from \$3,625 per unit to \$3,404; over-all cost of new housing from \$4,746 to \$4,436; and total development costs from \$5,140 to \$4,827.

Schedule of Bid Opening Dates¹

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	2 7-18-40
Biloxi (Miss.-5-3)	100	7- 1-40
Honolulu (T. H.-1-2)	122	7- 1-40
Houston (Tex.-5-1-A)	204	7- 6-40
Kinston (N. C.-4-1)	152	7-15-40
Martinsburg (W. Va.-6-1)	48	6-25-40
Martinsburg (W. Va.-6-2)	52	6-25-40
Mayaguez (P. R.-4-1)	476	7-16-40
Memphis (Tenn.-1-4)	500	6-28-40
Montgomery (Ala.-6-1)	136	7-12-40
Montgomery (Ala.-6-2)	150	7- 3-40
Newark (N. J.-2-8)	300	7-15-40
New Britain (Conn.-5-1)	340	6-28-40
New Orleans (La.-1-1, Pt. II)	36	7-17-40
New York (N. Y.-5-6)	1,166	7-17-40
Pawtucket (R. I.-2-1)	226	7-15-40
Phenix City (Ala.-5-2)	206	7- 5-40
Phoenix (Ariz.-1-1)	225	7- 1-40
Phoenix (Ariz.-1-2)	150	7-15-40
San Antonio (Tex.-6-3)	796	7-18-40
San Antonio (Tex.-6-5)	342	7- 8-40
Spartanburg (S. C.-3-1)	150	7- 2-40
Stamford (Conn.-7-1)	250	7-10-40

¹ There is usually a 30-day period between bid advertising and bid opening.
² Date of bid opening not definitely established.

Weekly Construction Report

Item	Week ended June 14, 1940	Week ended June 7, 1940	Percentage change
Number of projects under construction ¹	216	215	+0.47
Number of dwellings under construction ¹	83,154	82,550	+0.73
Total estimated over-all cost ² of new housing	\$368,480,000	\$366,252,000	+0.61
Average over-all cost ² of new housing per unit	\$4,431	\$4,437	-0.14
Average net construction cost ³ per unit	\$2,772	\$2,776	-0.14

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.

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. Material for PUBLIC HOUSING should be addressed to Informational Service Division, U. S. Housing Authority, Washington, D. C.

239662 U. S. GOVERNMENT PRINTING OFFICE