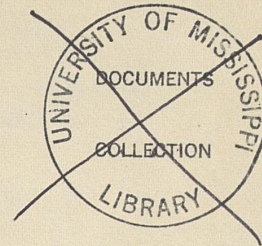


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FEDERAL WORKS AGENCY
UNITED STATES HOUSING AUTHORITY
Washington



USHA PRESS SECTION
Rm. 6044, North Interior Bldg.
RE. 1820 - Ext. 4193

Release No. 374

FOR RELEASE:

WASHINGTON, D. C. -- Loan contracts to local housing authorities for construction of low-rent projects to rehouse low-income families from the Nation's slums neared the \$500,000,000 mark today when President Roosevelt, upon recommendation of Nathan Straus, Administrator of the United States Housing Authority, approved loans totaling \$24,499,000.

The United States Housing Authority so far has \$493,949,000 in loan contracts with which local housing authorities in 130 communities will attack their slums and build decent homes for families in the lowest income group.

Besides the \$493,949,000 in loan contracts, there are outstanding earmarkings of \$177,731,000, making a total of \$671,680,000 in USHA commitments for 161 communities participating in the national slum clearance and low-rent housing program.

Today's loan contracts range from a high of \$7,719,000 for construction of a 1,345-unit development in Chicago to a \$572,000 loan for a 146-unit in Hartford, Connecticut. New York City moved into the fourth phase of its \$60,000,000 slum clearance program when it received approval of a \$6,631,000 loan contract today to finance 90% of the \$7,368,000 cost of a 1,326-dwelling low-rent project to be erected in Manhattan.

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Today's loan contracts are as follows:

City	App. Number of Family Dwelling Units	Average Estimated Construction Cost of Dwellings Per Family Unit	Total Estimated Cost of Project (including construction cost of dwellings, land, nondwelling facilities, architectural and overhead charges and cost of slum buildings to be torn down)	Federal Loan Not to exceed 90% of actual cost; term, 60 years; interest $3\frac{1}{4}\%$
Hartford, Conn.	146	\$2,984	\$636,000	\$572,000
x-*Jacksonville, Fla.	598	2,459	2,247,000	2,022,000
*Chicago, Ill.	1,345	3,920	8,577,000	7,719,000
*Elizabeth, N. J..	405	3,210	2,306,000	2,075,000
*New York City	1,326	3,246	7,368,000	6,631,000
*Cleveland, Ohio	715	3,045	3,981,000	3,582,000
x-*Charleston, S. C.	<u>438</u>	<u>2,634</u>	<u>2,111,000</u>	<u>1,898,000</u>
	4,973		\$27,226,000	\$24,499,000

*These cities previously received initial loan contracts to launch the first phase of a slum clearance program.

x Revised loan contract.

Administrator Straus announced USHA approval for construction of one additional project in New York City, and one in Boston. They do not involve additional USHA commitments but will be constructed under loan contracts previously approved for those cities.

The New York project will be a 1,188-unit slum clearance development erected on Long Island at an estimated cost of \$5,989,000.

In Boston, about 210 units will be added to the "South Boston" project at an estimated cost of \$969,000, making a total of 870 dwellings in that development.

The revised Jacksonville contract provides for the enlargement of the 230-dwelling "Brentwood Park" project, already under construction, to a total of 598 units, and covers 90% of the entire cost of the enlarged development. It will supersede the prior contract.

The revised Charleston contract will supersede two prior loan contracts and finance 90% of the entire cost of three previously approved projects.

Additional construction involved in the loan contracts approved today and in the New York and Boston authorizations under previous contracts will provide approximately 5,621 dwelling units. In all, the USHA has now signed contracts for the construction of about 107,582 family dwellings in 274 projects to rehouse about 430,000 dwellers in the slums.

The contracts for loans provide that prevailing wages and fees in each locality must be paid to all laborers, mechanics, draftsmen, technicians and others who work on the job, and that the new dwellings be so constructed as to have a useful life of at least 60 years.

In each instance, a voluminous and comprehensive report on the need for a slum clearance and low-rent rehousing project was filed with the USHA with the application for a loan.

(Note: See "Need for Public Housing and Slum Clearance" contained in accompanying data on each city.)

Accompanying each loan contract, approved by the President today, is an annual contributions contract in which the United States Housing Authority agrees to make annual contributions of not more than 3-3/4% of the total development cost of local housing projects.

These annual contributions are to maintain low rentals by bridging the gap between the economic rent necessary to maintain and operate the projects (including interest and amortization of the loan) and the social rent which low-income families of the slums can pay. The annual contributions made by the USHA to assure low rents are to be supplemented by contributions from the local community to bring rents still lower.

Commenting on the latest development in the slum clearance campaign, Mr. Straus said:

"It is interesting to note that most of the sites selected by the local housing authorities for new projects are in bad slums or blighted areas. However, whether the site selected is in the slums or in a vacant area, a provision of the United States Housing Act requires that a number of slum shacks or slum tenements, equivalent to the number of new dwelling units constructed, must be eliminated. This requirement of the Act is met by an agreement, in every case, that such 'equivalent elimination' will be carried out and the agreement imposes this obligation not only on the local authority, but on the local municipal or county government as well. Thus the United States Housing Authority program is in every community a program of slum clearance.

"Rents in the new projects will be within the means of families now living in the slum districts. Before a loan contract is executed by the United States Housing Authority, detailed figures as to rents now paid in the slums and blighted areas of that same community must be filed with the United States Housing Authority. Before a contract is executed, there must be assurance that the new homes to be erected will be within the means of the lowest income third of the population, those who need rehousing most.

"The extraordinary degree of local interest and local financial participation in these projects is also interesting to note.

"The United States Housing Act requires that at least 10% of the original capital development cost of every low-rent housing project must be met by the localities. Every locality has met that standard, frequently in part by outright donations, but more generally through agreements to sell local housing authority bonds to local investors. In most cases, the interest rate will be as low as 3%. This is one of the most significant facts about the new program -- the proof positive that private local capital can be induced to enter the field of low-rent housing at low interest rates.

"In addition to the local participation in the original capital development cost, the law sets up as a minimum condition that the localities must contribute at least 20% of the Federal annual contributions provided to achieve low rentals. In the interest of achieving very low rentals for very low-income groups, every one of the localities will supply, over the whole life of the project, local annual contributions in the form of tax exemption far in excess of this 20% minimum. These local contributions mean low rentals and a new concept of the relative responsibilities of the Federal and local Governments in the development of public programs.

"The localities without exception have looked upon this form of productive financial assistance to slum clearance and low-rent housing as much less of a burden on the taxpayer than the heavy costs of sickness, crime, delinquency, and fire imposed by slum conditions."

(Data on each city for which a loan contract was approved is attached.)

THE COMPLETE LIST OF COMMITMENTS BY THE UNITED STATES HOUSING AUTHORITY (INCLUDING EARMARKINGS OUTSTANDING AND LOAN CONTRACTS APPROVED) FOR 161 LOCAL HOUSING AUTHORITIES IN 29 STATES, THE DISTRICT OF COLUMBIA, THE TERRITORY OF HAWAII, AND PUERTO RICO, IS AS FOLLOWS:

<u>State and City</u>	<u>Earmarkings Outstanding</u>	<u>Loan Contracts Approved</u>	<u>Total Commitments for the State</u>
<u>ALABAMA</u>			
Anniston		\$550,000	
Birmingham		9,705,000	
Gadsden	\$900,000		
Mobile		1,649,000	
Phenix City		702,000	\$13,506,000
<u>CALIFORNIA</u>			
Los Angeles City	22,507,000	2,493,000	
Los Angeles County		5,682,000	
Oakland	2,409,000	2,591,000	
San Francisco	3,628,000	11,372,000	50,682,000
<u>COLORADO</u>			
Denver		3,132,000	
Pueblo	1,000,000		4,132,000
<u>CONNECTICUT</u>			
Bridgeport	757,000	5,733,000	
Hartford	3,928,000	572,000	
New Britain	1,500,000		
New Haven	1,964,000	3,536,000	
Norwalk		578,000	
Waterbury	1,000,000		19,578,000
<u>DELAWARE</u>			
Wilmington	2,100,000		2,100,000
<u>DISTRICT OF COLUMBIA</u>			
Washington	4,142,000	10,858,000	15,000,000
<u>FLORIDA</u>			
Daytona Beach		458,000	
Fort Lauderdale		439,000	
Jacksonville		4,532,000	
Miami		3,281,000	
Orlando		548,000	
Pensacola		1,055,000	
St. Petersburg		959,000	
Sarasota	87,000	183,000	
Tampa		3,916,000	
West Palm Beach	19,000	731,000	16,208,000

<u>State and City</u>	<u>Earmarkings Outstanding</u>	<u>Loan Contracts Approved</u>	<u>Total Commitments for the State</u>
<u>GEORGIA</u>			
Athens		\$625,000	
Atlanta		15,011,000	
Augusta		2,357,000	
Columbus		3,459,000	
Macon	\$108,000	1,642,000	
Rome		829,000	
Savannah		3,791,000	\$27,822,000
<u>HAWAII</u>	547,000	2,853,000	3,400,000
<u>ILLINOIS</u>			
Chicago		16,393,000	
St. Clair County	1,500,000		
Peoria		4,227,000	22,120,000
<u>INDIANA</u>			
Anderson		880,000	
Delaware County		427,000	
East Chicago	1,000,000		
Fort Wayne	1,500,000		
Gary	1,787,000	1,013,000	
Hammond	1,800,000		
Kokomo		634,000	
Marion	500,000		
Muncie		1,141,000	
New Albany	450,000		
Richmond	600,000		
Vincennes		317,000	12,049,000
<u>KENTUCKY</u>			
Covington	753,000	1,947,000	
Frankfort	102,000	348,000	
Lexington	159,000	1,191,000	
Louisville	5,000,000	8,446,000	
Newport	750,000		
Paducah		906,000	19,602,000
<u>LOUISIANA</u>			
New Orleans		25,311,000	25,311,000
<u>MARYLAND</u>			
Annapolis		478,000	
Baltimore	1,409,000	21,591,000	
Frederick	1,000	449,000	23,928,000

<u>State and City</u>	<u>Earmarkings Outstanding</u>	<u>Loan Contracts Approved</u>	<u>Total Commitments for the State</u>
<u>MASSACHUSETTS</u>			
Boston	\$355,000	\$28,445,000	
Cambridge	2,685,000	1,815,000	
Chicopee	1,000,000		
Fall River	159,000	2,341,000	
Holyoke	972,000	828,000	
Lawrence	1,500,000		
Lowell		2,619,000	
New Bedford		2,013,000	
Somerville	2,000,000		
Worcester	3,800,000		\$50,732,000
<u>MICHIGAN</u>			
Dearborn	1,500,000		
Detroit	13,436,000	16,564,000	
Flint	3,500,000		35,000,000
<u>MISSISSIPPI</u>			
Hattiesburg		744,000	
Laurel		868,000	
McComb		558,000	
Meridian		1,228,000	3,398,000
<u>MONTANA</u>			
Billings		402,000	
Butte		962,000	
Great Falls		632,000	
Helena	6,000	294,000	2,296,000
<u>NEBRASKA</u>			
Omaha	810,000	3,433,000	4,243,000
<u>NEW JERSEY</u>			
Asbury Park		675,000	
Atlantic City		1,855,000	
Camden	1,219,000	1,281,000	
Elizabeth		4,094,000	
Harrison		993,000	
Jersey City	3,004,000	4,496,000	
Long Branch		546,000	
Newark	765,000	11,835,000	
North Bergen		863,000	
Perth Amboy		1,145,000	
Plainfield	900,000		
Summit		391,000	
Trenton		2,429,000	36,491,000

<u>State and City</u>	<u>Encumbrances Outstanding</u>	<u>Loan Contracts Approved</u>	<u>Total Commitments for the State</u>
<u>NEW YORK</u>			
Buffalo		\$8,424,000	
New York City	\$5,739,000	47,261,000	
Schenectady	1,400,000		
Syracuse		3,930,000	
Utica		900,000	
Yonkers		2,976,000	\$70,630,000
<u>NORTH CAROLINA</u>			
Charlotte		2,014,000	
Raleigh		1,756,000	
Wilmington		1,825,000	5,595,000
<u>OHIO</u>			
Akron	3,855,000	1,145,000	
Canton	2,000,000		
Cincinnati	5,071,000	8,429,000	
Cleveland	5,265,000	12,735,000	
Columbus	1,098,000	5,402,000	
Dayton	2,890,000	3,110,000	
Portsmouth	1,000	999,000	
Toledo	2,458,000	2,942,000	
Warren		990,000	
Youngstown	438,000	4,397,000	
Zanesville		1,349,000	64,574,000
<u>PENNSYLVANIA</u>			
Allegheny County	1,475,000	1,525,000	
Allentown		1,446,000	
Bethlehem	1,000,000		
Chester		1,948,000	
Harrisburg		1,843,000	
McKeesport		980,000	
Philadelphia	11,886,000	20,114,000	
Pittsburgh		16,623,000	
Reading		1,804,000	60,444,000
<u>PUERTO RICO</u>			
Mayaguez	1,000,000		
Ponce		1,063,000	
Puerto Rico Housing Authority	7,000,000		
San Juan	2,212,000	788,000	12,063,000
<u>SOUTH CAROLINA</u>			
Charleston		3,194,000	
Columbia		1,851,000	
Greenville	800,000		
Spartanburg	800,000		6,645,000

<u>State and City</u>	<u>Earmarkings Outstanding</u>	<u>Loan Contracts Approved</u>	<u>Total Commitments for the State</u>
<u>TENNESSEE</u>			
Chattanooga	\$155,000	\$3,945,000	
Johnson City	300,000		
Kingsport		541,000	
Knoxville	245,000	3,259,000	
Memphis		7,767,000	
Nashville		2,516,000	\$18,728,000
<u>TEXAS</u>			
Austin		1,158,000	
Brownsville		534,000	
Corpus Christi		1,521,000	
Dallas	2,848,000	3,152,000	
El Paso		2,407,000	
Fort Worth		2,028,000	
Houston	7,000,000	3,002,000	
Laredo		898,000	
San Antonio	5,612,000	3,588,000	
Waco	90,000	810,000	34,648,000
<u>VERMONT</u>			
Burlington		436,000	436,000
<u>VIRGINIA</u>			
Bristol		644,000	
Portsmouth	1,500,000		2,144,000
<u>WEST VIRGINIA</u>			
Charleston	325,000	2,175,000	
Huntington		2,101,000	
Martinsburg		344,000	
Mt. Hope		263,000	
Morgantown	270,000		
Parkersburg		672,000	
Wheeling	595,000	755,000	7,500,000
<u>WISCONSIN</u>			
Superior	675,000		675,000
TOTALS	\$177,731,000	\$493,949,000	\$671,680,000

FEDERAL WORKS AGENCY
UNITED STATES HOUSING AUTHORITY
Washington

USHA PRESS SECTION
FOR RELEASE UPON RECEIPT

To Accompany
Release No. 374

Data on
HARTFORD, CONNECTICUT

Number of Family Dwelling Units: Approx. 146

Average Estimated Construction Cost
of Dwellings per Family Unit: \$2,984

Total Estimated Cost of Project
(including construction cost of
dwellings, land, nondwelling
facilities, architectural and
overhead charges): \$636,000

Federal Loan (Not to exceed 90% of
actual cost, term 60 years, in-
terest $3\frac{1}{4}\%$): \$572,000

Local Capital Participation:

10% of actual cost, most of which
will be raised through the sale
of bonds to private investors.

The rentals, while not yet
established, definitely will
be within the reach of families
of low income now living in
substandard houses.

NEED FOR SLUM CLEARANCE AND PUBLIC HOUSING IN HARTFORD:
(As set out in the local Housing Authority's application)

Although noted as a city of beautiful homes, Hartford houses a large proportion of its low-income families in substandard dwellings, according to figures set out in the local Housing Authority's application.

Of the 44,983 dwelling units enumerated in a Real Property Survey this year, 13,431, or about 30%, were listed as substandard, and of these, all but 309 were occupied.

Hartford's largest area of substandard houses is a mile long strip, with other small slum areas scattered over a city otherwise characterized by fine homes and by imposing structures which house the 35 or more great insurance companies that have their headquarters there.

Private enterprise in recent years has failed to such an extent to provide decent homes for low-income families that today there are fewer dwelling units in Hartford than there were in 1930.

During the nine years 1930-38, only 686 dwellings were constructed and these at an average cost which placed them far beyond the reach of families of small means. At the same time 1,169 dwelling units were demolished, resulting in a net loss of 483 dwellings during a period when the number of families increased from the 1930 census figure of 40,646 to 44,571 as enumerated in the Real Property Survey.

That Hartford, like all other cities, pays a heavy penalty for its areas of bad housing was emphasized in a Slum Clearance Study Committee report. The committee surveyed districts of substandard housing embracing 9.65% of the city's

whole area but containing 28.5% of its families and found that in a recent five year period they had contributed 51% of all the tuberculosis cases reported in the city. In this connection the committee noted:

"Since medical treatment against tuberculosis depends a great deal on the vital elements of ample light, air, sunshine and sanitation, it is no wonder that the germ of this disease thrives in areas of dark, insanitary dwellings."

The Committee found that 58% of all the city's arrests for drunkenness and breach of peace, 75% of the arrests for assault, 66.5% of the vice and immorality charges, 72.5% of the arrests for burglary and theft, and 58% of miscellaneous arrests came from these sections containing less than 10% of the city's area and less than 29% of its families. Likewise, 57% of all juvenile delinquency commitments were from homes in the surveyed area.

The development planned under the USHA loan approved today will consist of about 146 units, of which about 110 will be in 2-story row houses and the remainder in 3-story apartments. All units will contain fully equipped kitchens and bathrooms and there will be surfaced play areas for the children. Ample indoor community and recreational space will be provided for the tenant families.

The Housing Authority of the City of Hartford, with offices at 650 Main Street, is headed by Chairman Stillman F. Westbrook, vice president of the Aetna Life Insurance Company. The other members are William A. Scott, G. Burgess Fisher, Rev. William K. Hopes, and Bruce Caldwell.

FEDERAL WORKS AGENCY
UNITED STATES HOUSING AUTHORITY
Washington

USHA PRESS SECTION
FOR RELEASE UPON RECEIPT

To Accompany
Release No. 374

Data on

*JACKSONVILLE, FLORIDA

Number of Family Dwelling Units: Approx. 598

Average Estimated Construction Cost
of Dwellings per Family Unit: \$2,459

Total Estimated Cost of Project
(including construction cost of
dwellings, land, nondwelling
facilities, architectural and
overhead charges): \$2,247,000

Federal Loan (Not to exceed 90% of
actual cost, term 60 years, in-
terest 3 $\frac{1}{2}$ %): \$2,022,000

Local Capital Participation: 10% of actual cost, most of which
will be raised through the sale
of bonds to private investors.

The rentals, while not yet
established, definitely will
be within the reach of
families of low income now
living in substandard houses.

*Revised contract, includes cost of previously approved project.

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(more)

NEED FOR SLUM CLEARANCE AND PUBLIC HOUSING IN JACKSONVILLE
(As set out in the Local Housing Authority's application)

Jacksonville's loan contract today is to finance 90 per cent of the cost of completing "Brentwood Park," a low-rent housing project already partially occupied.

"Brentwood Park" now consists of 230 dwelling units and is being developed under a USHA loan contract for \$1,027,000. When completed it will contain about 598 units. Under still another loan contract, for \$2,510,000, the local Housing Authority is proceeding with plans for a project to provide about 708 dwellings. Thus with completion of its immediate USHA program, and including the 215 dwellings in "Durkeeville," a PWA Housing Division project, Jacksonville will have about 1,521 units in public housing.

The "Brentwood Park" completion will consist of 1- and 2-story row houses of the same architectural type and construction as the existing buildings.

Like many other Florida cities, Jacksonville has grown with unusual rapidity in recent years. Its population in 1937 was estimated at 150,237, compared with only 28,459 in 1900.

During the eight years 1930-37 the number of families in Jacksonville is estimated to have increased by 14,422, but private industry in that time erected only 3,802 dwelling units, few of which were available to low-income families. In the same eight years 1,617 dwellings were demolished, and these were generally structures which had provided homes for families of slender means--a net gain of only 2,185 dwellings.

A Real Property Inventory in 1934 showed that 6,480 of the 30,548 residential structures in Jacksonville were either in need of major repairs or wholly unfit for human habitation. These structures contained 36,798 dwelling units, of which 11,476 were without bathtub or shower; 7,230 without private indoor toilet; 11,463 had neither gas nor electricity for lighting; and 2,619 lacked even running water.

74698 H 2 (more)

The penalty that taxpayers must shoulder for maintenance of bad housing areas was emphasized by a survey in 1933 which disclosed that 32 per cent of the major crimes and 42 per cent of the social crimes committed in Jacksonville emanated from a slum section which embraced less than 1.8 per cent of the city's area. Likewise, it developed that 14.5 per cent of the major crimes and 17.5 per cent of the social crimes committed by juveniles originated in the same 1.8 per cent area.

Nearly 2,000 criminal arrests were made per square mile of slum area, as against only 210 per square mile in the remainder of the community. Thus it cost \$61,000 per square mile to police Jacksonville's slum areas, as against only \$7,000 per square mile elsewhere in the city.

Jacksonville's taxpayers were found to have paid at the rate of \$113,500 per square mile for fire and police protection in the slum areas, with tax collections totaling about \$58,300. In the areas of better housing, this cost was only \$16,000 per square mile, with tax collections of \$131,000.

The Housing Authority of the City of Jacksonville, with offices in the Barnett National Bank Building, is headed by Chairman William A. Stanly. The other members are Louis R. Fendig, George W. Simons, Jr., Fred B. Bradshaw and James T. Daniels. The Executive Director is Ray O. Edwards.

FEDERAL WORKS AGENCY
UNITED STATES HOUSING AUTHORITY
Washington

USHA PRESS SECTION
FOR RELEASE UPON RECEIPT

To Accompany
Release No. 374

Data on
CHICAGO, ILLINOIS

Number of Family Dwelling Units: . Approx. 1,345

Average Estimated Construction Cost
of Dwellings per Family Unit: \$3,920

Total Estimated Cost of Project
(including construction cost of
dwellings, land, nondwelling
facilities, architectural and
overhead charges): \$8,577,000

Federal Loan (Not to exceed 90% of
actual cost, term 60 years, in-
terest 3 $\frac{1}{2}$ %): \$7,719,000

Local Capital Participation: 10% of actual cost, most of which
will be raised through the sale
of bonds to private investors.

The rentals, while not yet
established, definitely will
be within the reach of
families of low income now
living in substandard houses.

NEED FOR PUBLIC HOUSING AND SLUM CLEARANCE IN CHICAGO:

(As set out in the local Housing Authority's application)

With construction under way on "Ida B. Wells Homes," the largest USHA-aided project in the Middle West, Chicago today received approval of a loan contract for a second great development in its program to relieve a condition which, according to the local Housing Authority, finds "almost one-third of all tenant families living in substandard accommodations."

"Ida B. Wells Homes," on a site about four miles south of the Loop, will consist of row houses, flats and apartments, and provide 1,662 decent homes for low-income families from the city's slums. The project planned under the second loan contract will consist of about 1,345 dwelling units.

Chicago has three PWA Housing Division projects, all fully occupied and under USHA lease to the local Housing Authority. They are "Jane Addams Houses," 1,027 dwelling units; "Julia Lathrop Homes," 925 units, and "Trumbull Park Homes," 462 units. Thus with completion of the two projects planned under the USHA program, Chicago will have about 5,421 units in public housing.

The project for which today's loan contract was approved will consist entirely of 2-story row houses, with an Administration and Service Building containing a management office, maintenance and repair space, and a meeting hall. Tenant families will have access to numerous nearby community facilities, and there will be surfaced play areas within the project for the younger children. Laundries, drying spaces and tenant storage room will be provided.

The Chicago Housing Authority in its application estimated from sample studies and Census data that "there are at least 164,000 units in the city which are substandard by virtue of either physical condition or occupancy conditions." Many of

these dwellings, especially in the North Side, are frame tenements hastily constructed after the great fire of 1871 and still giving substandard shelter to low-income families.

There are virtually no standard vacant dwelling units within the reach of families having an income of \$1,000 or less, the local Housing Authority stated, adding:

"In summary, it may be assumed that almost one-third of all Chicago tenant families are living in substandard accommodations and/or cannot, without sacrifice, afford to rent standard housing."

Chicago, the second largest city in the country, in 1930 had a population of 3,376,438, comprising 842,578 families. By 1938, the number of families was estimated to have increased by 60,517. During the 1930-38 period, however, only 9,457 new dwelling units were built while demolition of existing units totaled 18,321. The application explained that this net loss of 8,764 units bore more heavily upon low-income families than the figures indicate on their surface, stating:

"The great majority of the dwelling units demolished in the 1930-38 period were so old or so deteriorated, or both, that they were fit only for demolition. Hence the great majority were probably low-rent dwellings, but of the new dwellings constructed in this same period, few were within the financial reach of the families in the low-rent market."

Relatively little building of multi-family structures has taken place since 1930, except for the three PWA Housing Division projects, it was stated.

The Chicago Housing Authority, with offices at 208 South La Salle Street, is headed by Chairman Joseph W. McCarthy, an architect. The other members are Coleman Woodbury, Vice-Chairman; Edgar L. Schnadig, Robert R. Taylor and Patrick F. Sullivan. The executive secretary is Elizabeth Wood.

FEDERAL WORKS AGENCY
UNITED STATES HOUSING AUTHORITY
Washington

USHA PRESS SECTION

To Accompany
Release No. 374

FOR RELEASE UPON RECEIPT

Data on
ELIZABETH, NEW JERSEY

Number of Family Dwelling Units: Approx. 405

Average Estimated Construction Cost
of Dwellings per Family Unit: \$3,210

Total Estimated Cost of Project
(including construction cost of
dwellings, land, nondwelling
facilities, architectural and
overhead charges): \$2,306,000

Federal Loan (Not to exceed 90% of
actual cost, term 60 years, in-
terest $3\frac{1}{2}\%$): \$2,075,000

Local Capital Participation: 10% of actual cost, most of which
will be raised through the sale
of bonds to private investors.

The rentals, while not yet
established, definitely will
be within the reach of
families of low income now
living in substandard houses.

NEED FOR PUBLIC HOUSING AND SLUM CLEARANCE IN ELIZABETH:
(As set out in the local Housing Authority's application)

Elizabeth, where one low-rent project already is under construction, today received a loan contract for a second development to relieve an acute shortage of decent homes for low-income families of that city.

"Mravlag Manor", named for the late Dr. Victor Mravlag, who served as mayor of the city for many years, got under way on May 29 and will provide 423 dwelling units in 3-story apartments. With completion of this project and of the development approved in today's loan contract, Elizabeth will have about 828 units in public housing.

The second project will likewise consist of fireproof 3-story structures with complete equipment in each of the kitchens and bathrooms. Excellent social and recreational facilities will be available to the tenant families in nearby schools and parks, and there will be surfaced play areas within the project for children of pre-school age. The project will be heated by a 2-pipe steam vacuum system from three oil burning plants.

Elizabeth, primarily an industrial city with several large and numerous small industrial plants, is located in the Greater New York metropolitan area. It had a population of 114,589 in 1930 and by 1938 had grown to an estimated 123,000.

In recent years, however, a lag in construction of low-rent dwellings coupled with demolitions of structures occupied by low-income families has resulted in an ever decreasing number of decent homes available to families of slender means, the application set out.

During the years 1934-38, a period in which Elizabeth's population is estimated to have increased by 1,000 families, 498 dwelling units were demolished and

only 323 were constructed. While this resulted in a net loss of 175 dwellings, the shortage weighed more heavily upon low-income families than would appear on the surface, since the demolitions usually were of units occupied by low-income families and the new construction was far beyond the economic reach of such groups.

A survey by the Real Estate Board and the Chamber of Commerce in May of this year showed a city-wide vacancy ratio of only 2.1%, regardless of the condition of the structure or its availability to low-income families. In the Elizabethport section, however, the vacancy ratio was only 0.82%.

According to the New Jersey State Housing Authority's real property inventory in 1934, 8,201 out of a total of 23,501 dwelling units in Elizabeth at that time were in need of major repairs, while 1,538 had reached the stage where they were entirely unfit for occupancy. Thus more than 34% of all the dwellings in the city were in these two categories.

The survey further disclosed 4,981 dwellings that did not have tub or shower, 4,317 that had cold running water only, and 396 that were without indoor toilets.

The Elizabeth Housing Authority, with offices at 1139 East Jersey Street, is headed by Otto G. Altenburg, a merchant. The other members are Mathilda Flynn, J. Henry George, Joseph B. Patalski and George J. Reiss. John A. Kervick is secretary-treasurer.

FEDERAL WORKS AGENCY
UNITED STATES HOUSING AUTHORITY
Washington

USHA PRESS SECTION
FOR RELEASE UPON RECEIPT

To Accompany
Release No. 374

Data on
*NEW YORK CITY

Number of Family Dwelling Units: Approx. 1,326

Average Estimated Construction Cost
of Dwellings per Family Unit: \$3,246

Total Estimated Cost of Project
(including construction cost of
dwellings, land, nondwelling
facilities, architectural and
overhead charges): \$7,363,000

Federal Loan (Not to exceed 90% of
actual cost, term 60 years, in-
terest 3 $\frac{1}{2}$ %): \$6,631,000

Local Capital Participation: 10% of actual cost, most of which
will be raised through the sale
of bonds to private investors.

The rentals, while not yet
established, definitely will
be within the reach of families
of low income now living in
substandard houses.

*In addition, New York received USHA approval for construction of a project
of about 1,188 units, under previous loan contracts.

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(more)

NEED FOR PUBLIC HOUSING AND SLUM CLEARANCE IN NEW YORK:
(As set out in the local Housing Authority's application)

With approval of another United States Housing Authority loan contract, New York City today entered upon the fourth phase of a \$60,000,000 offensive against the shame of its slums.

The loan contract approved today is to finance 90% of the \$7,368,000 estimated cost of a low-rent project in Manhattan, to rehouse about 1,326 low-income families.

In addition to the loan contract, the New York Housing Authority received USHA approval for construction of another project for which no additional USHA funds will be advanced, but will be constructed under previous USHA contracts totaling \$40,630,000. This latter project, to be erected on Long Island at a total estimated cost of \$5,989,000, will provide about 1,188 decent dwellings for low-income families now forced to live under slum conditions.

Under a \$30,000,000 contract approved in April 1938, the great Queensbridge project in Long Island City is nearing completion and the Red Hook project in South Brooklyn already is partially occupied, representing New York's opening attack under the USHA program against the evils of its slums. Under an \$3,390,000 loan approved on December 14, ground has been broken for Vladeck Houses, another great development in the heart of a teeming Lower East Side slum area, while under a \$2,240,000 contract approved February 27, still another project will be built in South Jamaica, in the Borough of Queens.

The mammoth Queensbridge development will provide 3,161 decent, safe and sanitary dwellings for low-income families who, because of the lack of such dwellings at rents they can afford to pay, now must live within the city's slums. The Red Hook project will make 2,541 more dwellings available to such families, the lower East Side project will add about 1,531, the South Jamaica project about 448, and the two approved today will provide about 2,514 family units.

When these six projects are completed, and including the 1,622 dwellings in Williamsburg Houses and the 574 in Harlem River Houses -- Public Works Administration Housing Division projects under USHA lease to the New York Housing Authority -- New York will have a total of about 12,391 units in public housing for its low-income families.

This does not represent the conclusion of the current program, however, for New York still has an outstanding earmarking for further public housing.

The two latest projects in the New York City program will consist of attractively arranged 6-story fireproof apartment buildings with automatic elevators. The developments will be heated by two-pipe vacuum steam systems, with oil-fired boiler plants.

Liberal space for education, recreation, etc., together with community laundry facilities will be included in the basements of the buildings. There will be surfaced play areas equipped with settees, sand boxes, small slides and chair swings. Each unit will be equipped with cooking range, refrigerator, medicine cabinet and window shades.

During the nine years 1930-38, the local Housing Authority reported, only 159,618 dwelling units were constructed in the Greater City, and of these new houses the application stated:

"The new construction has not been in the low-rent field and the scarcity of livable accommodations at low rentals has become acute."

Furthermore, during the same nine-year period, 63,245 dwelling units, which for the most part were of the type occupied by low-income families, were demolished. Thus there was a net gain of but 96,373 dwelling units, few of which were available for rent to low-income families, during a period in which the population is estimated to have increased by at least 165,000 families. According to a Department of Health estimate, the city had a population of 7,491,790 in 1938.

The Vacancy Listing Bureau of the local Housing Authority recently conducted a survey of all apartments renting for less than \$45 per month in Manhattan and in the low-rent areas of the other boroughs with the exception of Richmond, which disclosed a vacancy rate of only 2.32% in the 765,415 dwellings surveyed. Only 0.6% of these 765,415 dwellings were listed as vacancies in satisfactory condition.

The application estimated that 516,360 dwellings, or more than 28% of all those in the city, are substandard. In this category were included all of the notorious old-law tenements. These, the local Housing Authority reported, "were built before any regulatory laws were enacted to safeguard the life and health of the tenants. By their very plan, the average old-law tenements in New York are deficient in light, ventilation and opportunities for decent living. In addition, the great majority lack such elementary facilities as a toilet for each apartment, central heat, etc. The great bulk of these buildings are firetraps."

A Real Property Inventory in 1934, covering 2,067,065 dwelling units in the five boroughs, disclosed 249,608 dwellings that did not have a private indoor toilet, 309,157 without bathtub or shower, and 322,065 lacking hot water facilities. There were 11,339 that had neither gas nor electricity for illumination.

Of the 594,437 residential structures surveyed, only 277,347 were listed as in good condition structurally, all of the remainder needing either major or minor repairs or being entirely unfit for habitation. About 32% of the structures, or 190,120, were 35 years old or older.

Characteristic of cities which have much bad housing, the tuberculosis death rate in New York City is above the rate for the Nation as a whole. Last year, 4,798 persons died of the "White Plague" in the greater city -- a death rate of 65 per 100,000 of population, or nearly 23% greater than the rate of the entire United States, which was 53 per 100,000 population.

The New York City Housing Authority with offices at 10 East 40th Street, is headed by Chairman Alfred Rheinstein. Other members of the Authority are: Mrs. M. K. Simhovitch, Rev. E. R. Moore and Mr. E. F. McGrady.

FEDERAL WORKS AGENCY
UNITED STATES HOUSING AUTHORITY
Washington

USHA PRESS SECTION

To Accompany
Release No. 374

FOR RELEASE UPON RECEIPT

Data on
CLEVELAND, OHIO

Number of Family Dwelling Units:
Two Developments Approx. 715

Average Estimated Construction Cost
of Dwellings per Family Unit:

\$3,045

Total Estimated Cost of Project
(including construction cost of
dwellings, land, nondwelling
facilities, architectural and
overhead charges):

\$3,981,000

Federal Loan (Not to exceed 90% of
actual cost, term 60 years, in-
terest $3\frac{1}{4}\%$):

\$3,582,000

Local Capital Participation:

10% of actual cost, most of
which will be raised through
the sale of bonds to private
investors.

The rentals, while not yet
established, definitely will
be within the reach of
families of low income now
living in substandard houses.

NEED FOR PUBLIC HOUSING AND SLUM CLEARANCE IN CLEVELAND:

(As set out in the local Housing Authority's application)

Cleveland, the nation's sixth largest city, today received approval of a loan contract to launch the second phase of its USHA-aided program to provide decent housing for its low-income families.

Under its first loan contract, Valleyview Homes, a 582-dwelling project, and Woodhill Homes, 568 units, already are under construction and a 627-unit development has been authorized.

These three projects, together with the two covered in the loan contract approved today, provide for a total of 2,492 dwelling units. In addition, Cleveland has three PWA Housing Division slum clearance projects--Cedar Central Apartments, Outhwaite Homes and Lakeview Terrace--which total 1,849 units.

The larger of the two projects covered in Cleveland's second loan contract will consist of about 491 dwelling units in 3-story apartments, 2-story row houses and 3-story combination row houses and flats. The other project, of about 224 dwellings, will be made up of 1-story duplex and 2-story row houses. All bathrooms and kitchens will be completely equipped, surfaced play areas will be provided for the children, and provisions made for indoor recreational and community space. In the larger project the plans call for community laundries in the basements, while in the smaller development there will be laundry trays in each kitchen.

Demolition of structures housing low-income families, with practically all new construction beyond the reach of such groups, has resulted in an actual decrease in recent years in the number of dwellings available to families of slender means, the Cleveland Authority reported, adding:

"Private enterprise obviously has not been meeting the need for housing for low-income groups."

Cleveland's blighted areas are mostly in the oldest sections of the city and usually consist of frame dwellings which at one time housed well-to-do families. Many of these structures have been converted into multiple family dwellings and in scores of instances other buildings have been constructed on the same lot, shutting out air and light.

The Real Property Inventory of 1934 listed 45,202 dwelling units in Cleveland that were either in need of major repairs or were in such an advanced state of dilapidation as to be unfit for habitation. There were 23,030 dwellings without bathtub or shower and 8,976 that had no private indoor toilet, while 28,190 were without hot water facilities. Much overcrowding also was brought to light by the survey, which listed 15,977 families doubled up with others in dwellings intended to house but a single family.

The excessive price that a city pays as the penalty for maintaining its slum areas was graphically illustrated in a Cleveland survey by the National Housing Committee. The investigation covered a slum district that covered only 0.73 per cent of Cleveland's land area but which contained 2.4 per cent of its population.

In this tiny area it was found that public expenditures in a single year had totaled \$1,356,998, while tax collections totaled but \$225,035. In addition, various private welfare agencies spent \$490,836, making a total deficit of more than \$1,622,000 that had to be defrayed by the community at large.

Of the total amount that Cleveland spent for fire protection, 14.4 per cent poured into this section containing less than 1 per cent of its area. Likewise, 6.5 per cent of its police department expenditures went for a little more than 2 per cent of its population.

The investigation also developed that 21 per cent of the city's murders and 13 per cent of its deaths from tuberculosis during the preceding 12 years were charged against the surveyed area.

The Cleveland Metropolitan Housing Authority, with offices in The Housing Center, West Mall Drive, is headed by Marc. J. Grossman, a lawyer. The other members are D. E. Green, M. S. Hayes, J. C. Kline and John C. McHannan. The Director is Ernest J. Bohn.