Their finding -- a rent average of \$40.86 for \$8,836 dwelling units -- agrees well with the Bureau's figure. The gist of the survey is given below:

Rented and vacant dwelling units by type of structure and rent classes — Washington, D.C. (Source: Public Utilities Commission Survey, January, 1934)

	Number of	Dwellin	g Units		% of Total
Range of Rent	Houses	Larger	Smaller	Total	Units
Under \$20 \$20 to \$30 \$31 to \$49 \$50 to \$70 \$70 & over	5310 7541 10822 6020 2104 31797	118 3056 2043 669 5886	92 472 523 66 	5402 8131 14401 8129 2773 38836	13.9 20.9 37.1 20.9 7.2

The air Street save 1183 56656 100.0

What did they get for their money? Pitfully little, the housing consus indicates. "Houses renting below 185 per month are, with few exceptions, dilapidated, lacking modern conveniences, or located in the most undesirable environments," the Commission reported. "A large number of these homes are probably at this time in process of condensation. It can be asserted with the greatest conviction that there are few houses fit for human habitation to be found vacant in the District of Columbia for less than 35 per month for white tenants and 39 for Negroes."

The following table shows the cost of space in modern apartment buildings for white tenants in January, 1934. Such high rentals lead in many cases to serious overcrowding.

			*				
1	room &	bath,	no	kitche	n	.\$25	to \$30
1	room &	bath,	k1	tchen		.\$30	to \$50
2	rooms,	kitche	n a	& bath.		.\$40	to \$60
3	rooms,	kitche	n	& bath.		.\$80	to \$90

cific comparisons:

In Real Property District No. I, which includes such typical cities as Frenton, Providence, and Portland, Me., 70 percent of the rental units could be has for less than \$30. District No. 2, which takes in Cleveland, Richmond, Va., and Wilainston, had 74 percent of its units available under \$30. In District No. 4, including Decatur, Peoria, Racine, and Indianapolis, 83 percent fell below this level. In Mashington, however, only 35 percent of the rental units could be had for less than \$30.

had for less than \$30.

Since this survey was made, the number of federal suployees in the District has increased more than 20 percent -- and rents have soared in proportion. The upshot is that many government workers either are living in quarters hardly better than slums, or else are paying experitant prices to escape them. They literally have no other choice.

Federal employees, however, are living on velvet in comparison with the city's lower-paid laborers. Repeated efforts to mon up the slums have failed, chiefly because of the complete lack of low-rent homes into which to move their inhabitants. The average slum-dweller cannot afford to pay more than \$10 or \$12 a month for rent. Yet there were only 8 houses available for white families at less than \$30 a month, the Public Utilities Commission discovered in its 193 consus. (Today the figure is considerably smaller). Regro houses were more plentiful, with 65% being listed at a rental of less than \$20. In both classes the number of homes with even the most primitive sanitary arrangements was negligible.



"With the exception of alley houses and shacks in uad condition, there are no single family dwellings with ordinary utilities in the District now rented or available for less than 325 a month, and insufficient dwellings within the means of those whose income ranges upward to \$2,500," the Commission pointed out.

Such scarcity has led to frequent cases of rent extortion. A tenant in logan Court paid \$5 a month rental in 1935; today, with no improvements and with the deterioration of thirty years, the same house costs his \$10. During the war a rent commission was set up to limit the increases caused by overcrowding. On one home it granted a rise in rent from \$13.50 to \$18.50 per month. The present tenant is paying \$32.50 - a 75 percent increase over the "abnormal" prices of war time.

The city's Alley Duelling Authority has at last recognized.

\$32.50 -- a 75 percent increase over the "abnormal" prices of war time.

• The city's Alley Dwelling Authority has at last recognized that slum clearance is impossible until new homes are provided, and it is now planning a three-point program for resetting alley dwellers. Its projects are: (1) to build a cheap, temporary, three-story apartment house equipped with nothing but the minimum conveniences; (2) to repair and rebuild a group of existing alley houses, arranging the units around a central court; (3) to set up a few small, cheap cottages on the outskirts of town. All three scheenes are intended as demonstration projects, to point the road to the large scale resettlement which must be undertaken soomer or later. Comparatively few dwellings will be provided, and these will be classed as "animuum," on "owole" housing.

• The cost to the community of bad housing is just beginning to receive recognition. The Second Precinct, for example, includes only 3.22 percent of the District's larritory; yet it is eating up more than 20 percent of the city's total expenditure for police, sanitation, fire protection, child welfare, correction, and swage disposal. At the same time it pays a steadily dwindling share of the community's taxes. The result is a gap of at least \$500,000 a year between the sum the Second Precinct pays into the city treasury and the sum it drains away. To put it bluntly, and housing in this one area is costing Yashington half a million dollars-annually.



Sanitary system --- laundry, toilet, and water supply.



Property values tumble when this kind of neighbor moves in.





Three reasons why Washington taxpayers spend nearly a million dollars a year on public health and hospital services.

e Human costs are even more scrious. "Bad housing and criminal tendencies up hand in hand," the Commission reported. "The account of children who have never had a chance because of conditions of their hose life and the lack of normal cleanliness might be extended to great length." Police figures show that both crime and juvenile delinquency reach their peak in the slue areas. Of all juvenile probationers, for example,72 percent come from crowded or congested homes.

The example, Z percent come from crowded or congested homes.

The health of thousands of children also is blighted by slue conditions. Mashington's tweerculosis death rate, to cite only one instance, is six times as high as its traffic fatalities; and the great asjority of these deaths occur in congested neighborhoods. Dr. Charles R. Mallay recently told health officials that "it is safer to be born a calf in Mentgowery county than a child in Mashington" so far as tweerculosis is concerned.

e The inability of private enterprise to take care of the situation has been demonstrated over along period of years. Low-cost housing is not an emergency need, although emergency accentuates it. In its recommendations the Public Utilities Commission outlined the only effective remedy.

outlines the only effective remedy.

• Slum clearance and resettlement, it declared, "cannot be accessibled if the buildings are erected under speculative conditions, and the management superdinated to the selfsible mass of speculative or promotional interests. The construction of low-cost housing ...should be undertaken only in conjunction with a plan for systematic inspection and careful management of the flats or houses. By this plan two important economic groups of the city's population may be served: the low-paid government employee and the poor residents of the aliey slums."