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FEDERAL WORKS AGENCY
UNITED STATES HOUSING AUTHORITY
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Release No. 390

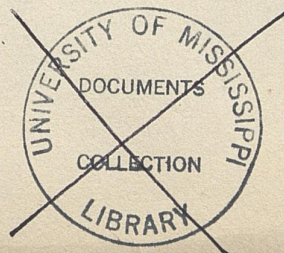
Washington, D. C. -- Slum clearance in the United States advanced another long stride today when President Roosevelt, upon recommendation of Nathan Straus, Administrator of the United States Housing Authority, approved loans to local communities totaling \$30,026,000 and brought the total number of low-rent housing projects to 299, costing in excess of half-a-billion dollars.

These loans, to defray 90% of the \$33,376,000 estimated cost of 27 low-rent and slum clearance projects in 13 cities, brought the USHA loan contract total to \$522,633,000, with which 135 communities are attacking their slums and building decent homes for families in the lowest income group.

Besides the \$522,633,000 in loan contracts, there are outstanding earmarkings of \$142,160,000, making a total of \$664,793,000 in USHA commitments for 157 communities participating in the national slum clearance and low-rent housing program.

The largest loan contract approved today was \$6,886,000 to Houston, Texas, for construction of five additional slum clearance and low-rent projects which will provide about 1,866 decent dwellings for low-income families of that city. The second largest went to Philadelphia for a project to rehouse about 1,001 families from the city's slums.

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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 charges and cost of slum buildings to be torn down)	Federal Loan Not to exceed 90% of actual cost; term, 60 years, interest $3\frac{1}{4}\%$
Phoenix, Ariz.	510	\$2,052	\$1,794,000	\$1,613,000
*Gary, Ind.	494	2,695	2,015,000	1,812,000
Hammond, Ind.	400	2,560	1,634,000	1,470,000
Springfield, Ill.	600	2,943	2,831,000	2,547,000
Biloxi, Miss.	300	2,370	1,081,000	972,000
x-Wilmington, N. C.	216	2,618	892,000	802,000
*Philadelphia, Pa.	1,001	3,145	5,628,000	5,065,000
Fajardo, P. R.	210	951	382,000	343,000
Mayaguez, P. R.	476	1,220	877,000	789,000
*Ponce, P. R.	576	xx 1,262	684,000	614,000
*Dallas, Tex.	628	2,588	2,867,000	2,580,000
*Houston, Tex.	1,866	2,501	7,653,000	6,886,000
*San Antonio, Tex.	<u>1,374</u>	2,044	<u>5,038,000</u>	<u>4,533,000</u>
	8,651		\$33,376,000	\$30,026,000

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

x Revised loan contract.

xx \$1,262 is average estimated construction cost of 236 dwelling units in two developments. A third development will consist of 340 land and utility units at an average estimated cost of \$114. (See attached "Need for Public Housing and Slum Clearance in Ponce").

(more)

The amended Wilmington contract provides for the enlargement of a previously approved project from 188 dwelling units to 216 units, and covers 90% of the entire cost of the enlarged development.

Additional construction involved in the loan contracts approved today will provide approximately 8,463 dwelling units. In all, the USHA has now signed contracts for the construction of about 115,893 family dwellings in 299 projects to rehouse about 463,000 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 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 157 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>ARIZONA</u>			
Phoenix		1,613,000	1,613,000
<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	767,000	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>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		183,000	
Tampa		3,916,000	
West Palm Beach	19,000	731,000	16,121,000

(more)

<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		1,642,000	
Rome		829,000	
Savannah		3,791,000	\$27,714,000
<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	
Springfield		2,547,000	24,667,000
<u>INDIANA</u>			
Anderson		880,000	
Delaware County		427,000	
East Chicago	900,000		
Fort Wayne	1,500,000		
Gary		2,825,000	
Hammond	330,000	1,470,000	
Kokomo		634,000	
Marion	500,000		
Muncie		1,141,000	
New Albany	450,000		
Vincennes		317,000	11,374,000
<u>KENTUCKY</u>			
Covington	753,000	1,947,000	
Frankfort	102,000	348,000	
Lexington		1,191,000	
Louisville	5,000,000	8,446,000	
Newport	750,000		
Paducah		906,000	19,443,000
<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		449,000	23,927,000

<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		\$28,445,000	
Cambridge	\$2,685,000	1,815,000	
Chicopee	1,000,000		
Fall River		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		\$50,018,000
<u>MICHIGAN</u>			
Dearborn	1,500,000		
Detroit	13,436,000	16,564,000	31,500,000
<u>MISSISSIPPI</u>			
Biloxi		972,000	
Hattiesburg		744,000	
Laurel		868,000	
McComb		558,000	
Meridian		1,228,000	4,370,000
<u>MONTANA</u>			
Billings		402,000	
Butte		962,000	
Great Falls		632,000	
Helena		294,000	2,290,000
<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		11,835,000	
North Bergen		863,000	
Perth Amboy		1,145,000	
Summit		391,000	
Trenton		2,429,000	34,826,000

<u>State and City</u>	<u>Earmarkings 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		2,914,000	
Raleigh		1,756,000	
Wilmington		1,957,000	5,727,000
<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		999,000	
Toledo	2,086,000	2,942,000	
Warren		990,000	
Youngstown		4,397,000	
Zanesville		1,349,000	63,763,000
<u>PENNSYLVANIA</u>			
Allegheny County	1,475,000	1,325,000	
Allentown		1,446,000	
Bethlehem	1,000,000		
Chester		1,948,000	
Harrisburg		1,843,000	
McKeesport		980,000	
Philadelphia	6,821,000	25,179,000	
Pittsburgh		16,623,000	
Reading		1,804,000	60,444,000
<u>PUERTO RICO</u>			
Mayaguez	211,000	789,000	
Ponce		1,677,000	
Puerto Rico Housing Authority	6,043,000	343,000	
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		\$3,945,000	
Kingsport		541,000	
Knoxville		3,259,000	
Memphis		7,767,000	
Nashville		2,516,000	\$18,028,000
<u>TEXAS</u>			
Austin		1,158,000	
Brownsville		534,000	
Corpus Christi		1,521,000	
Dallas		5,732,000	
El Paso		2,407,000	
Fort Worth		2,028,000	
Houston	\$114,000	9,888,000	
Laredo		898,000	
San Antonio	1,079,000	8,121,000	
Waco		810,000	34,290,000
<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		2,175,000	
Huntington		2,101,000	
Martinsburg		344,000	
Mt. Hope		263,000	
Wheeling	595,000	755,000	6,233,000
<u>WISCONSIN</u>			
Superior	675,000		675,000
TOTALS	\$142,160,000	\$522,633,000	\$664,793,000

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To Accompany
Release No. 390

Data on
PHOENIX, ARIZONA

Number of Family Dwelling Units:
Three Developments Approx. 510

Average Estimated Construction Cost
of Dwellings per Family Unit: \$2,052

Total Estimated Cost of Project
(including construction cost of
dwellings, land, nondwelling
facilities, architectural and
overhead charges): \$1,794,000

Federal Loan (Not to exceed 90% of
actual cost, term 60 years, in-
terest $3\frac{1}{2}\%$): \$1,613,000

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.

(more)

NEED FOR PUBLIC HOUSING AND SLUM CLEARANCE IN PHOENIX:

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

Phoenix, capital of Arizona and largest city in the State, has a serious shortage of decent dwellings for its low-income families, according to figures set out in the local Housing Authority's application.

Outside of the city's slum areas, less than one out of every 100 dwellings is vacant, while within the slum areas, a recent survey of 620 vacant dwelling units showed that no less than 563 of them were utterly unfit for habitation, the application stated.

Phoenix, which lies 350 miles east of Los Angeles, Calif., had a population of 48,118 in 1930. According to a directory count in 1938, the population was 70,000, much of the increase being due to extension of the city limits.

During the nine years 1930-38, the population is estimated to have increased by 2,300 families, exclusive of those in the recently annexed areas. In this same period, however, the net gain in dwelling units constructed by private enterprise fell 802 short of the increase in number of families, and comparatively few of the new dwellings were erected at a cost which would put them within the reach of low-income families.

The local Housing Authority reported that there are 1,836 white families, 1,680 Latin-American families and 825 Negro families in Phoenix who are forced to live in substandard housing because of the lack of decent accommodations within their slender means.

(more)

In 1934, a Real Property Inventory by the Department of Commerce disclosed that of the 10,646 dwelling structures in the city at that time, 2,336, or more than one in five, were either in need of major repairs or were utterly unfit for human habitation.

Of the 14,392 dwelling units contained in these 10,646 structures, 2,540 had neither bathtub nor shower and 2,157 were without private indoor toilet. There were 936 units that had no running water whatever, and 1,137 that were without either electricity or gas for illumination.

All three projects planned under the loan contract approved today will consist of 1-story group houses. The largest of the developments will provide about 225 units, another will rehouse about 150 families, and the third will have about 135 dwellings, all with completely equipped kitchens and bathrooms. Ample space will be provided for tenant families' community activities, and there will be surfaced play areas for the children. Virtually all landscaped areas will be maintained by the tenants.

The Housing Authority of the City of Phoenix, with offices in Luhrs Tower, is headed by the Rev. Emmett McLoughlin. The other members are Chris Totten, Joseph E. Refsnes, C. W. Bond and Robert A. Becker. William G. Elder is Secretary-treasurer.

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Data on
SPRINGFIELD, ILLINOIS

Number of Family Dwelling Units: Approx. 600

Average Estimated Construction Cost
of Dwellings per Family Unit: \$2,943

Total Estimated Cost of Project
(including construction cost of
dwellings, land, nondwelling
facilities, architectural and
overhead charges): \$2,831,000

Federal Loan (Not to exceed 90% of
actual cost, term 60 years, in-
terest $3\frac{1}{4}\%$): \$2,547,000

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.

(more)

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

Except for a few substandard structures, Springfield has practically no vacant dwellings available to its low-income families, the local Housing Authority reported in its application.

Out of 18,696 dwelling units in the Illinois State capital, there are only 310 vacancies, a ratio of 1.7%, the local Authority reported. Of the 310 vacant dwellings, about 30 are substandard and most of the remainder command rents that can be afforded only by high-income families, it was stated.

From the beginning of 1930 through June, 1939, private enterprise in Springfield erected a total of 885 dwelling units, of which comparatively few were for rent to low income groups. Meanwhile, 47 dwellings were demolished. Thus the net gain in dwellings was 838 during a period in which the city's population increased by an estimated 3,147 families. Springfield's population according to a directory count in 1938 was 81,000, as against 71,864 in 1930.

The local Housing Authority estimated that Springfield has at least 3,000 unsatisfactory dwelling units either concentrated in substandard areas or scattered throughout the city. The WPA is at present conducting a real property survey of the city.

The project planned under the loan contract approved today will consist of about 600 dwellings ranging from 3 to 6½ rooms, in 2-story row houses and 2-story flats, with completely equipped kitchens and bathrooms.

The management office, central heating plant, and maintenance and community space will be provided in a separate building, and there will be surfaced play areas for children. More than 75 percent of the landscaped area of the project will be maintained by the tenants.

The Springfield Housing Authority, with offices at 225 South Fourth Street, is headed by Chairman John E. Sankey. The other members are James W. Dunigan, J. Earl Welch, John D. Myers and Robert A. Byrd. The technical director is Georga A. Luers and the administrative director is Hugh Dobbs.

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Data on
GARY, INDIANA

Number of Family Dwelling Units: Two Developments Approx.	<u>494</u>
<hr/>	
Average Estimated Construction Cost of Dwellings per Family Unit:	<u>\$2,695</u>
<hr/>	
Total Estimated Cost of Project (including construction cost of dwellings, land, nondwelling facilities, architectural and overhead charges):	<u>\$2,015,000</u>
<hr/>	
Federal Loan (Not to exceed 90% of actual cost, term 60 years, in- terest $3\frac{1}{2}\%$):	<u>\$1,812,000</u>
<hr/>	
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.

(more)

NEED FOR PUBLIC HOUSING AND SLUM CLEARANCE IN GARY:

With one USHA-aided project of 305 units approaching the construction stage, Gary today received approval of a second loan contract to finance 90% of the cost of two more low-rent housing developments, one of about 317 dwellings and the other of about 177. Thus with completion of the three projects, Gary will have about 800 public housing units to relieve an acute shortage of decent dwellings for low-income families.

The two new projects will consist of 1-story twin and 2-story row houses, with surfaced play areas for children and indoor space provided for tenant families' community gatherings. The bathrooms will have recessed bathtubs and the kitchens will be equipped with ranges, and combined sink and laundry tray.

Gary, with an estimated population of 110,000, has only 116 vacant dwelling units of all types, according to a survey early this year. In 1936, a WPA survey listed 643 vacant dwellings exclusive of beach or summer resort property, and of these 643 vacancies, 296 were in units that were either in need of major repairs or had deteriorated to a point where they were no longer habitable. The fact that only 116 vacant dwellings of all types were disclosed by the survey this year indicates that many of the unfit dwellings found to be vacant in the earlier survey have since become tenanted by low-income families.

The construction of homes for low-income families has been at a virtual standstill in recent years, the local Housing Authority reported. During the period 1930-1938, inclusive, only 734 dwelling units were built in Gary, and of these only 189 were constructed at a cost which would put them within the reach of such groups. During the same nine years, 97 dwelling units were demolished-- a net gain of only 637 homes as against an estimated increase of about 3,800 in the number of families to be housed.

The 1936 survey by the WPA listed 4,869 of the 26,181 dwelling units in Gary as either in need of major structural repairs or unfit for occupancy. Dwellings which lacked private bath or shower totaled 6,650, or about one in four, while 1,330 had shared toilets and 2,102 had no indoor toilet facilities whatever. There were 1,624 dwellings with no running water.

An extra family doubled up with the regular occupants was found in 993 of the surveyed dwellings and two or more extra families were listed in 50 of the units.

The Housing Authority of the City of Gary, with offices at City Hall, is headed by Chairman Hartley Replogle. The other members are Jack Lazerwitz, McM. Coffing, John B. Radigan and L. A. O'Donnell. The executive secretary is Kenneth A. Parmelee.

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Data on
HAMMOND, INDIANA

Number of Family Dwelling Units:

Two Developments Approx. 400

Average Estimated Construction Cost \$2,560

Total Estimated Cost of Project
(including construction cost of
dwellings, land, nondwelling
facilities, architectural and
overhead charges): \$1,634,000

Federal Loan (Not to exceed 90% of
actual cost, term 60 years, in-
terest $3\frac{1}{4}\%$): \$1,470,000

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 HAMMOND:

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

With construction of dwellings for low-income families at a virtual standstill, and the city's rapid industrialization causing a correspondingly rapid increase in population, Hammond today has what is described as an "alarming" shortage of decent homes for its families of slender means.

Situated 20 miles southeast of Chicago, Hammond has oil refineries, heavy manufactures and diversified industries. Its population is estimated at 73,920, up 14.5% from the 1930 census figure of 64,560, which in turn represented a 79.3% increase over the 1920 enumeration.

Although a WPA real property survey in 1934 disclosed 487 vacant dwellings throughout the city, a recheck in July of this year showed that the number had dwindled to 65--a ratio of .36%, or about one out of every 300. Of the 65 vacant dwellings, only about 30 were available at a rent which would put them within the reach of low-income families.

It was stated that the present vacancy ratio of .36% "presents the most accurate picture of the inadequacy of private enterprise to supply decent, safe and sanitary dwellings to the low-income group."

During the nine years 1930-38, a period in which the city's population increased by an estimated 2,551 families, only 870 dwelling units were constructed in Hammond, while 63 were demolished. Of this net gain of 807 units--1,744 short of the estimated family increase--only about 161 were reported to have been constructed at a cost which would make them available to low income families.

The WPA survey in 1934 showed a total of 16,283 dwelling units in Hammond, of which 2,073 had no private bath and 942 were without private indoor toilet.

In 4,493 there was cold water only, and in 4,059 there was either no central heat or no heating facilities whatever. Dwelling units in need of major structural repairs or in such an advanced state of dilapidation as to be unfit for habitation, numbered 1,256. The survey also listed 696 extra families doubled up with others in living quarters designed to accommodate but a single group.

Each of the two projects planned under the loan contract approved today will consist of about 200 dwellings in 2-story row and 1-story twin houses. There will be surfaced play areas for the children and sitting out areas for the tenants in general, with indoor space for the tenant families' community activities. Virtually all of the landscaped areas will be tenant maintained.

The Housing Authority of the City of Hammond, with offices in City Hall, is headed by Chairman William J. Harrigan. The other members are Mrs. Laoretta Coleman, Matthias E. Hafner, Albert P. Guise and Numo T. Bagaloff.

FEDERAL WORKS AGENCY
UNITED STATES HOUSING AUTHORITY
Washington

USHA PRESS SECTION

FOR RELEASE UPON RECEIPT

To Accompany
Release No. 390

Data on

BILOXI, MISSISSIPPI

Number of Family Dwelling Units:
Three Developments Approx. 300

Average Estimated Construction Cost
of Dwellings per Family Unit: \$2,370

Total Estimated Cost of Project
(including construction cost of
dwellings, land, nondwelling
facilities, architectural and
overhead charges): \$1,081,000

Federal Loan (Not to exceed 90% of
actual cost, term 60 years, in-
terest $3\frac{1}{2}\%$): \$972,000

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.

(more)

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

Situated on the Gulf of Mexico and its principal industry the packing and shipping of seafood, Biloxi houses about half of all its families in substandard dwellings, according to figures set out in the Local Housing Authority's application.

The number of families in Biloxi is estimated at 4,528, an increase of 883 over the 3,645 enumerated in the census of 1930, when a population of 14,850 made that city the sixth largest in Mississippi.

The Biloxi Authority at the same time reported that there are 2,176 occupied substandard dwellings in the community and that these dwellings contain 82 additional families doubled up with the regular occupants. Thus, out of the 4,528 families in the city, 2,258 live under substandard housing conditions.

A survey last June disclosed that there were only 60 vacant dwellings in the entire city, and that of these only 14 were in the rental brackets that made them available to low-income families. The survey failed to disclose a single vacant unit available to Negro families.

During the nine years 1930-38, it was estimated, 225 dwelling units were constructed in Biloxi and 52 demolished--a net gain 709 short of the estimated increase in the number of families. A large proportion of the new construction was to be substandard from the start, while most of the remainder was beyond the reach of low-income groups.

Many Biloxi families live in "camps" provided by the canneries for their workers.

Each of the three projects planned under the loan contract approved today will contain about 100 dwelling units and will consist of 2-story row houses and 2-story flats, all with equipped bathrooms and kitchens. Generous community space will be provided for two of the projects, while in the third ample neighborhood facilities will be available to the tenants. Surfaced play areas for the children will be provided within all three developments.

The Housing Authority of the City of Biloxi is headed by Chairman Henry L. Schwan, Sr. The other members are Dr. R. F. Smith, C. A. Delecruz, C. N. Ellzey and W. J. Collins. Jules A. Schwan is temporary executive director.

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To Accompany
Release No. 390

Data on
PHILADELPHIA, PENNSYLVANIA

Number of Family Dwelling Units: Approx. 1,001

Average Estimated Construction Cost
of Dwellings per Family Unit: \$3,145

Total Estimated Cost of Project
(including construction cost of
dwellings, land, nondwelling
facilities, architectural and
overhead charges): \$5,628,000

Federal Loan (Not to exceed 90% of
actual cost, term 60 years, in-
terest $3\frac{1}{4}\%$): \$5,065,000

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.

(more)

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

Philadelphia, third largest city in the United States, today received approval of a third loan contract in its USHA-aided program to provide decent homes for low-income families now forced to live in the city's slums.

Under the first loan contract, "James Weldon Johnson Homes," a 535-unit development, and a 1,000-unit project tentatively designated as "Tasker" are under construction, while a third project of 1,361 units will enter the construction stage this winter. The second loan contract provides for a project of about 950 dwellings.

With completion of these four projects and of the 1,001-unit development planned under the third loan contract, Philadelphia will have about 5,100 public housing units, including the 258 dwellings in "Hill Creek," a PWA Housing Division project now under USHA lease to the local Housing Authority.

The project planned under the loan contract approved today will consist of 3-story apartments, 3-story duplex houses and some 4-story apartments, centrally heated. Ample space will be provided, for the most part in basements of the various structures, for community activities, and there will be surfaced play areas for the younger children. The kitchens will be completely equipped, containing refrigerators, ranges and combination sinks and laundry trays.

Like many other American cities, Philadelphia has fewer dwelling units today than it had in 1930, despite a population increase. During the nine years 1930-38, the local Housing Authority reported, 14,506 dwelling units were demolished, while construction of new units fell 2,536 short of that number. Meanwhile the city's population is estimated to have increased by at least 22,931 families.

(more)

This dwelling "deficit" has weighed particularly upon low-income families, since most of the demolished units were of the type that had been occupied by such groups, while practically all of the new construction was for families in the higher-income brackets.

A Real Property Survey in 1934 listed a total of 506,273 dwelling units in Philadelphia, of which 73,526 or 14.5% were without private bath and 70,242, or 13.9% had no private indoor toilet. In the rental units alone, however, 20.8% were found to be without the baths and 19.9% without the toilets. Of all the units, 46,193 were listed as having cold running water only, while 3,329 were without inside water facilities whatever.

A large degree of overcrowding likewise was revealed, with 23,779 families doubled up with others in dwelling units designed to house but a single family.

A resurvey of Philadelphia by the WPA is now in progress and the results are expected to reflect five more years of housing obsolescence and the attending lag in private construction.

The Philadelphia Housing Authority, with offices in the Administration Building, is headed by Chairman Frank Smith. The other members are Roland R. Randall, John McShain, Dr. W. Harry Barnes and J. L. McDevitt. The executive director is James B. Kelly.

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Data on

FAJARDO, PUERTO RICO

Number of Family Dwelling Units: Approx. 210

Average Estimated Construction Cost
of Dwellings per Family Unit: \$951

Total Estimated Cost of Project
(including construction cost of
dwellings, land, nondwelling
facilities, architectural and
overhead charges): \$382,000

Federal Loan (Not to exceed 90% of
actual cost, term 60 years, in-
terest $3\frac{1}{4}\%$): \$343,000

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.

(more)

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

Fajardo, a city of about 3,900 families some 35 miles east of San Juan, like many other Puerto Rican communities, houses a large proportion of its low-income population in sadly substandard dwellings and has, in addition, an extreme shortage of even such dwellings.

A recent survey by the Puerto Rico Housing Authority, which has jurisdiction in Fajardo, disclosed only seven vacant dwellings in the entire city, and six of these were substandard, the application set out.

As in San Juan, Ponce and Mayaguez, other Puerto Rican cities participating in the USHA program, the slums of Fajardo are featured by congested tumble-down shacks built of scrap material and in many instances erected on stilts over tidal swamps.

There is no production by private enterprise of decent dwellings for the low-income groups, it was stated. During the nine years 1930-38, only 334 new dwelling units were constructed, and practically none of these fell within the means of low-income families.

An unusual feature of the project planned under the loan contract approved today is that it will provide the tenant families an opportunity to be practically self sustaining. The proposed site is sufficiently large to permit allotment of about half an acre of fertile bottom land to each family. Thus, these diligent cane field workers, whose employment is seasonal, will be able to raise upon their allotted land produce valued at more than the amount of rent they will pay for their project dwellings.

The development will consist entirely of electrically lighted 1-story detached houses with community bath houses and a community building which will

include management space. Play areas and a spray pool will be provided for the children.

The Puerto Rico Housing Authority, with offices in San Juan, is headed by Chairman Frank L. Dorathy, a manufacturer. The other members are Dr. Manuel V. del Valle, Enrique Climano, Rafael A. Gonzalez and Dr. Jose Mendin Sabat. The acting executive director is Hector J. Semidey.

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Data on

MAYAGUEZ, PUERTO RICO

Number of Family Dwelling Units: Approx. 476

Average Estimated Construction Cost
of Dwellings per Family Unit: \$1,220

Total Estimated Cost of Project
(including construction cost of
dwellings, land, nondwelling
facilities, architectural and
overhead charges): \$877,000

Federal Loan (Not to exceed 90% of
actual cost, term 60 years, in-
terest $3\frac{1}{4}\%$): \$789,000

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.

(more)

NEED FOR PUBLIC HOUSING AND SLUM CLEARANCE IN MAYAGUEZ:

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

Mayaguez, on the west coast of Puerto Rico about 70 miles southwest of San Juan, houses an overwhelming proportion of its low-income families in slums, according to the local Housing Authority's application.

A recent survey which covered approximately 55% of the city's slum areas disclosed 4,669 families living under substandard conditions. If this ratio obtains in the remaining 45%, it would indicate that nearly 8,500 of the estimated 10,169 families in Mayaguez live without benefit of decent housing.

Hundreds of these families live under the most abject housing conditions in dilapidated shacks, often erected of scrap material and perched precariously on stilts over tidal swamps.

There is a serious shortage of standard dwelling units in Mayaguez, even at rents which can be afforded by higher income families, and there are practically no homes at all for the low-income groups, it was stated. Even in the slum areas, vacancies average only about 3 out of every 200 dwellings, according to a partial survey recently completed by the local Authority.

Because of high land rentals and other cost factors, private enterprise has found it economically impossible to provide standard dwellings for low-income groups. During the four years 1935-38, only 69 dwelling units were constructed in Mayaguez, and most of these were for owner occupancy.

(more)

The project planned under the loan contract approved today will consist of 2-story flats in a tropical setting of coconut palms, with a small balcony for each dwelling unit. Ample space for community activities will be provided, together with facilities for outdoor recreation. There will be a spray pool for the children.

The Mayaguez Housing Authority, with offices in City Hall, is headed by Chairman Fernando R. Colon, a banker. The other members are Jose A. Zapata, Pedro A. Bras, Jose Carmelo Martinez and Enrique Alers. Victor E. Domenech is executive secretary-director.

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Data on
PONCE, PUERTO RICO

Number of Family Dwelling Units:
Two developments Approx. 236 Dwelling Units
One development Approx. 340 Utility Units

Average Estimated Construction Cost
of Dwellings per Family Unit: \$1,262

Average Estimated Construction Cost
of Utility Units per family: \$114

Total Estimated Cost of Project
(including construction cost of
dwellings, land, nondwelling
facilities, architectural and
overhead charges): \$684,000

Federal Loan (Not to exceed 90% of
actual cost, term 60 years, in-
terest 3%): \$614,000

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.

(more)

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

Launching its second assault upon an acute slum problem, Ponce today received approval of a loan contract to finance 90 percent of the cost of three projects, one of which is unique in the USEHA program.

Two of the projects planned under the latest loan contract will follow the usual USHA lines, providing a total of about 236 dwelling units in 2-story flats.

The third, known as a "land and utilities" project, is designed to improve deplorable housing conditions of 340 families with incomes of less than \$15 per month -- of which there are about 2,830 in Ponce.

The local Housing Authority plans to acquire a site of about 29 acres and to relocate upon this land the small houses at present occupied by eligible families in the city's slums. When these structures have been set up on the site in orderly fashion, the tenants will be aided in whitewashing them and in making repairs that may be urgently needed.

The relocated houses will be in groups of four, each group to be served by a utility structure built by the local Authority and located at the intersection of the lines which mark the inner boundaries of the four lots.

Each utility structure -- there will be 85 in all -- will be in four sections. Each section will have its own private entrance and provide a toilet, a shower and a water hydrant for the use of the family it will serve. Built of reinforced concrete and equipped with batten doors, the utility units will be sufficiently large to provide protection for the tenants in the event of a tropical hurricane.

Thus about 340 of Ponce's poorest families whose shacks for the most part are erected on stilts over tidal swamps laden with disease-breeding filth, garbage and sewage, and who are denied any sanitary facilities whatever, will be relocated in

(more)

a healthful community of orderly arranged and partially rehabilitated structures, with plenty of light and air and modern sanitary conveniences. For this regeneration, the relocated family will pay a land rent averaging only about 90 cents per month, with a nominal charge for the utilities.

Accompanying the Ponce application was the case history of a typical slum dwelling family of five in that city. They live on the father's wage of \$3 per week, earned as a carpenter's helper. Their shack is one of the many thousands erected pell-mell in almost all Puerto Rican slums. The overall dimensions are about 10 by 13 feet. The father built it from discarded wood packing cases picked up at the warehouse in which he works, and the roof is covered with flattened kerosene cans obtained from a neighborhood grocer.

There is neither running water nor a pump, all the water being carried in 5-gallon cans by the mother from a public faucet 100 yards away. Toilet facilities consist of a shallow open latrine, a menace to the health of the neighborhood. Garbage is never collected because the shacks are erected helter-skelter by squatter families upon the municipally owned land. There are no fire hydrants nearby, and with the shacks only four and five feet apart, a small fire fanned by a slight breeze would wipe out the entire neighborhood in a few hours.

It is from surroundings such as those described in this case history that families will be removed to the "land and utility" project.

Under its first loan contract, the local Housing Authority will soon start construction of two projects which will provide a total of 580 decent dwellings for Ponce slum dwellers. With completion of the five projects planned under the two loan contracts, and including 150 units in Juan Morel Campos, a Puerto Rico Reconstruction Administration project, Ponce will have 966 public housing units in addition to the 340 utility structures.

The Housing Authority of the Municipality of Ponce is headed by Chairman Pedro Juan Rosaly. The other members are Isidoro A. Colon, Tomas Ortiz, Antonio S. Arias and Juan Cabrer. Teodoro Moscoso, Jr., is executive secretary.

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To Accompany
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Data on

DALLAS, TEXAS

Number of Family Dwelling Units: Approx. 628

Average Estimated Construction Cost
of Dwellings per Family Unit: \$2,588

Total Estimated Cost of Project
(including construction cost of
dwellings, land, nondwelling
facilities, architectural and
overhead charges): \$2,867,000

Federal Loan (Not to exceed 90% of
actual cost, term 60 years, in-
terest $3\frac{1}{4}\%$): \$2,580,000

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.

(more)

NEED FOR SLUM CLEARANCE AND PUBLIC HOUSING IN DALLAS:

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

Dallas, where one USHA-aided slum clearance project of 700 units is about to enter the construction stage, today received approval of a second loan contract for another development of about 628 units to relieve a condition which finds about 20,300 of the city's estimated 76,000 families living in substandard dwellings.

With completion of these two projects, and including the 181 units in "Cedar Springs Place," a PWA Housing Division project now under USHA lease to the local Housing Authority, Dallas will have about 1,509 units in public housing.

The project planned under the loan contract approved today will consist of attractively arranged 2-story row houses and 2-story flats, with porches. Space will be provided for tenant families' community gatherings and there will be surfaced play areas for the children. Kitchens and bathrooms will be fully equipped. More than three-fourths of all the landscaped areas will be tenant maintained.

An oil, insurance and wholesale distributing center and second largest city in Texas, Dallas has grown rapidly in recent years but there has been a marked lag in the construction of decent dwellings for low-income families. The population in 1938 was estimated at 295,000, up 13.3% from the 260,475 enumerated in 1930. During those nine years, 7,387 dwelling units were constructed, but only a small percentage could be classed as satisfactory dwellings for families of small means.

(more)

A general housing survey last year indicated that about 10,000 of the city's white tenant families and about 10,300 of the Negro tenant families live in substandard housing.

A Real Property Inventory conducted by the Department of Commerce in 1934 disclosed that 11,219 of the 71,274 dwelling units in Dallas were either in need of major structural repairs or were wholly unfit for habitation. Besides, 13,800 units--nearly one in five--had neither bathtub nor shower while 12,625 were without private indoor toilet. There were 16,697 dwellings with cold water only, and 5,666 without any running water at all, while 7,801 had neither electricity nor gas for illumination.

Reflecting a considerable degree of overcrowding, the inventory listed 6,527 extra families making their abode with others in single-family dwellings.

The Housing Authority of the City of Dallas, with offices at 2525 Lucas Drive, is headed by Chairman J. George Loving. The other members are Huber Boedeker, Dr. H. Raphael Gold and B. H. Majors. The executive director is James L. Stephenson.

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USHA PRESS SECTION

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To Accompany
Release No. 390.

Data on
HOUSTON, TEXAS

Number of Family Dwelling Units:
Five Developments Approx. 1,866

Average Estimated Construction Cost
of Dwellings per Family Unit: \$2,501

Total Estimated Cost of Project
(including construction cost of
dwellings, land, nondwelling
facilities, architectural and
overhead charges): \$7,653,999

Federal Loan (Not to exceed 90% of
actual cost, term 60 years, in-
terest 3-1/4%): \$6,886,000

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 sub-
standard houses.

(more)

NEED FOR PUBLIC HOUSING AND SLUM CLEARANCE IN HOUSTON:

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

Houston, where one USHA--aided project is under construction and another is nearing the construction stage, today received its second loan contract under which it plans five more slum clearance and low-rent housing developments, totaling about 1,866 dwelling units.

"Cuney Homes," now under construction, will provide a total of 360 dwellings, while "Lyons-Nance," which is scheduled to get under way this winter, is a 344-unit development. Thus with completion of the seven projects, Houston will have about 2,570 units in public housing to relieve a rapidly growing shortage of decent homes for low-income families in that city.

One of the projects under today's loan contract is a 204-unit addition to "Cuney Homes." The largest of the others will consist of about 672 units, another will have about 442 units, the fourth will have about 288 units and the fifth about 260. All will consist of 2-story row houses and 2-story flats with completely equipped bathrooms and kitchens, community space for the tenant families and surfaced play areas for the children.

Houston, an important railroad center and shipping port, has grown with unusual rapidity in recent years and in 1938 had an estimated population of 405,594. This compared with a 1930 population of 292,352, which in turn was an increase of 111 per cent over the 1920 enumeration.

During the period 1930-38, when the population is estimated to have increased by 28,991 families, private enterprise accounted for 13,592 dwelling units and 845 units were demolished. This net gain of 12,747 units did practically nothing to meet the demand for decent homes for low-income families.

About 50 of the units built each year were within the reach of such groups, but in many instances these structures were substandard from the start, it was stated.

A Real Property Survey of 8,650 dwellings in the city's slum areas discloses only 304 vacancies.

The local Housing Authority reported that 32,166 families in Houston live under substandard housing conditions. Of this number 17,630 are Negro families and 2,961 are Latin American, representing in each instance 75 per cent of all such families in the city. The number of white families living under similar conditions was set at 11,575, or 15 per cent of the total.

Houston's slums and substandard areas are made up for the most part of rickety frame buildings of four rooms or less and without decent toilets or bathing facilities. Comparatively few of the dwellings have an inside water supply, drinking water being obtained from spigots in alleys or streets.

There are also many 2-story "railroad" flats and tenements of crude frame construction, many of them covered with corrugated iron, in which 12 to 18 families live packed together in 3- and 4-room apartments.

The Housing Authority of the City of Houston, with offices in the Stewart Building, is composed of E. M. Biggers, vice-chairman; Bishop Clinton S. Quin, A. S. McBride, B. W. Steele, T. J. Donoghue and Travis Holland. George Masterson is acting executive director.

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UNITED STATES HOUSING AUTHORITY
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To Accompany
Release No. 390

Data on

SAN ANTONIO, TEXAS

Number of Family Dwelling Units:

Three Developments Approx. 1,374

Average Estimated Construction Cost
of Dwellings per Family Unit:

\$2,044

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

\$5,038,000

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

\$4,533,000

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.

(more)

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

With approval of its loan contract today, San Antonio entered upon the second stage of its USHA-aided program to combat what the local Housing Authority described as "a dire need" for improved housing conditions for the city's low-income families.

Under its first contract, for \$3,582,000, the San Antonio Authority has started construction of Alazan Courts, a slum clearance project to provide 932 decent, safe and sanitary dwellings for families of small means who, because of the lack of such accommodations at rents they can afford to pay, are now forced to live under slum conditions.

With completion of Alazan Courts and the three projects planned under today's loan contract, San Antonio will have about 2,306 units in public housing.

The three new projects will be made up of 1-story row houses and 2-story flats. The kitchens and bathrooms will be completely equipped. Surfaced play areas will be provided for the younger children and ample space will be provided for the tenants' indoor community activities.

Conditions set forth in its application, the local Authority emphasized, show "a dire need for improvement of housing conditions--an improvement which cannot be made in any noticeable degree by private enterprise."

The City of San Antonio is spread out over an area of 36 square miles, with a large Latin-American population concentrated for the most part in the southwestern section of the community. The Latin-American area is characterized by rows of shacks locally referred to as corrals, which constitute the worst slums of the city. Bathing facilities are rare and the buildings usually are served

by communal outdoor toilets, one to an average of six families. A survey of the buildings in this area showed 78% to be substandard.

San Antonio in 1930 had a population of 231,542, composed of 55,703 families. At the end of 1938 the population was estimated to have increased to 263,900 and the number of families to 63,470. During that nine-year period, 4,516 new dwelling units were constructed while 1,282 were demolished -- a net gain of 3,234 as compared with the estimated 7,767 gain in families.

A recent survey by the local Housing Authority indicated that 21,441 of the 63,470 families, or about 34% live in substandard dwellings.

The vacancy rate in San Antonio is only 2% and about half of all the vacant dwellings are substandard, the application stated.

The Housing Authority of the City of San Antonio, with offices in the Alamo National Building, is headed by Chairman Jesse N. Fletcher. The other members are H. Waldo Graff, Robert D. Barclay, Jesse L. Tiner and the Rev. Carmen Tranchese. The executive director is Ray Mackey.